

II.A. 6.



**AGENDA REPORT**  
**April 10, 2018**

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**SUBJECT:**

Final Plat Approval, Re: The Lakes at St. Sebastian Preserve Phase 1  
Developer: Micco Road Investments, LLC and Atlantic Coast Paladin Estates, LLC  
District 3

**FISCAL IMPACT:**

NONE

**DEPT/OFFICE:**

Planning and Development

**REQUESTED ACTION:**

In accordance with Section 62-2841(I), it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat for The Lakes at St. Sebastian Preserve Phase 1.

**SUMMARY EXPLANATION and BACKGROUND:**

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on October 16, 2014. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on February 16, 2016. The third stage of review is the final plat approval for recordation.

Staff has reviewed the final plat The Lakes at St. Sebastian Preserve Phase 1 subdivision and has determined that it is in compliance with the applicable ordinances.

The Lakes at St. Sebastian Preserve Phase 1 is located on the south side of Micco Road, approximately 2 miles west of Highway 1. The proposed Phase 1 contains 42 lots on 99.85 acres.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 14SD-00875, 16SD00017

Contact: Rebecca Ragain, Assistant Director

Ext. 5-2362

**CLERK TO THE BOARD INSTRUCTIONS:**

**ATTACHMENTS:**

**Description**

- ▣ **Plat**
- ▣ **Location Map**



Tammy Rowe, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Tammy.Rowe@brevardclerk.us

April 11, 2018

**M E M O R A N D U M**

**TO:** Tad Calkins, Planning and Development Director                      Attn: Rebecca Ragain  
**RE:** Item II.A.6., Final Plat Approval for The Lakes at St. Sebastian Preserve Phase 1 –  
Micco Road Investments, LLC and Atlantic Coast Paladin Estates, LLC

The Board of County Commissioners, in regular session on April 10, 2018, granted final plat approval; and authorized the Chair to execute the final plat for The Lakes at St. Sebastian Preserve, Phase 1.

Your continued cooperation is always appreciated.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS  
SCOTT ELLIS, CLERK**

*Tammy Rowe*

Tammy Rowe, Deputy Clerk

/kp





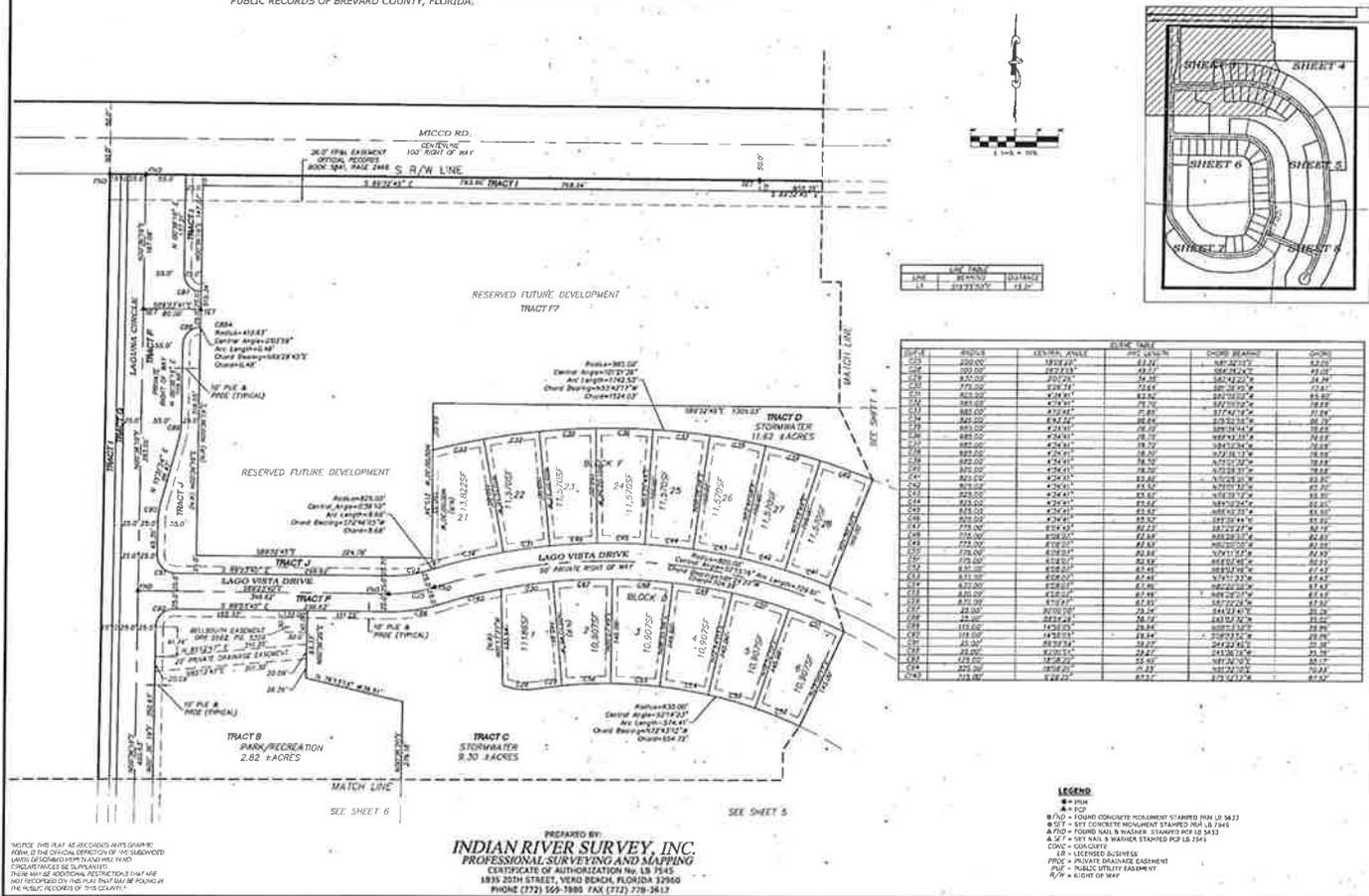
# THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1

SECTION 1 OF FLEMING GRANT, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

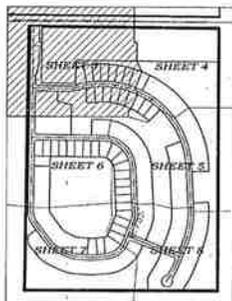
A REPLAT OF A PART OF TRACTS 36, 37, 39, 60, 61, 62, 63, 65, 66, 67, AND 68 OF A.A. BERRY'S PLAT OF FLEMING GRANT, AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALL OF PALADIN ESTATES AS RECORDED IN PLAT BOOK 57 PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 3 OF 3  
FLEMING GRANT SECTION 1, TWP. 30 S., RANGE 38 E.



INCH	METERS	FOOTING
1/8"	0.00315	1/8"
1/4"	0.00625	1/4"
3/8"	0.009375	3/8"
1/2"	0.0125	1/2"
5/8"	0.015625	5/8"
3/4"	0.01875	3/4"
7/8"	0.021875	7/8"
1"	0.025	1"



LINE	BEARING	DISTANCE
1-2	N 89° 54' 30" W	118.70
2-3	S 89° 54' 30" E	118.70
3-4	N 0° 00' 00" E	118.70
4-5	S 0° 00' 00" W	118.70
5-6	N 89° 54' 30" W	118.70
6-7	S 89° 54' 30" E	118.70
7-8	N 0° 00' 00" E	118.70
8-9	S 0° 00' 00" W	118.70
9-10	N 89° 54' 30" W	118.70
10-11	S 89° 54' 30" E	118.70
11-12	N 0° 00' 00" E	118.70
12-13	S 0° 00' 00" W	118.70
13-14	N 89° 54' 30" W	118.70
14-15	S 89° 54' 30" E	118.70
15-16	N 0° 00' 00" E	118.70
16-17	S 0° 00' 00" W	118.70
17-18	N 89° 54' 30" W	118.70
18-19	S 89° 54' 30" E	118.70
19-20	N 0° 00' 00" E	118.70
20-21	S 0° 00' 00" W	118.70
21-22	N 89° 54' 30" W	118.70
22-23	S 89° 54' 30" E	118.70
23-24	N 0° 00' 00" E	118.70
24-25	S 0° 00' 00" W	118.70
25-26	N 89° 54' 30" W	118.70
26-27	S 89° 54' 30" E	118.70
27-28	N 0° 00' 00" E	118.70
28-29	S 0° 00' 00" W	118.70
29-30	N 89° 54' 30" W	118.70
30-31	S 89° 54' 30" E	118.70
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201-202	N 89° 54' 30" W	118.70
202-203	S 89° 54' 30" E	118.70
203-204	N 0° 00' 00" E	118.70
204-205	S 0° 00' 00" W	118.70

**LEGEND**  
 ● PIN  
 ▲ PCP  
 ○ FOUND CONCRETE HOLDING STAMPED PIN IS 3433  
 ○ SET CONCRETE HOLDING STAMPED PIN IS 3443  
 ▲ FOUND NAIL IN WALKER STAMPED FOR IS 3433  
 ▲ SET NAIL IN WALKER STAMPED FOR IS 3443  
 CONC = CONCRETE  
 IR = IRON REINFORCING BARS  
 PFC = POLYURETHANE FOAM FILLING  
 RW = RIGHT OF WAY

NOTICE: THIS PLAN IS ACCORDING WITH SURVEYING PRACTICE AND THE OFFICIAL DECISIONS OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE WORK DONE BY HIMSELF OR HIS EMPLOYEES. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:  
**INDIAN RIVER SURVEY, INC.**  
 PROFESSIONAL SURVEYING AND MAPPING  
 CERTIFICATE OF AUTHORIZATION No. 13,745  
 1835 20TH STREET, VERO BEACH, FLORIDA 32906  
 PHONE (772) 566-7880 FAX (772) 278-3813





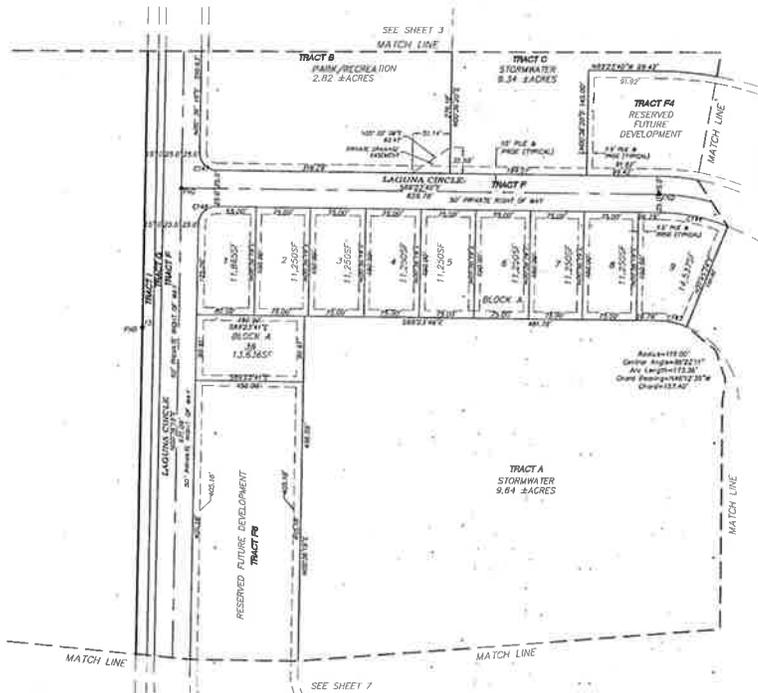
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SECTION 1 OF FLEMING GRANT, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

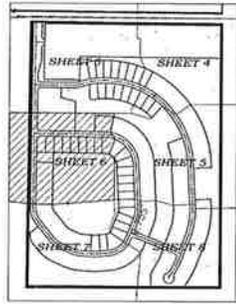
A REPLAT OF A PART OF TRACTS 36, 37, 59, 60, 61, 62, 63, 65, 66, 67, AND 68 OF A. A. BERRY'S PLAT OF FLEMING GRANT, AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALL OF PALADIN ESTATES AS RECORDED IN PLAT BOOK 57 PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 6 OF 8  
 FLEMING GRANT SECTION 1, TWP. 30 S. RANGE 38 E.



NO.	AREA	NO. OF LOTS	AREA (SQ. FT.)	PERCENT OF TOTAL	COMMENTS
1	11.2500	1	11,250.00	1.00%	
2	11.2500	1	11,250.00	1.00%	
3	11.2500	1	11,250.00	1.00%	
4	11.2500	1	11,250.00	1.00%	
5	11.2500	1	11,250.00	1.00%	
6	11.2500	1	11,250.00	1.00%	
7	11.2500	1	11,250.00	1.00%	
8	11.2500	1	11,250.00	1.00%	
9	11.2500	1	11,250.00	1.00%	
10	11.2500	1	11,250.00	1.00%	
11	11.2500	1	11,250.00	1.00%	
12	11.2500	1	11,250.00	1.00%	
13	11.2500	1	11,250.00	1.00%	
14	11.2500	1	11,250.00	1.00%	
15	11.2500	1	11,250.00	1.00%	
16	11.2500	1	11,250.00	1.00%	
17	11.2500	1	11,250.00	1.00%	
18	11.2500	1	11,250.00	1.00%	
19	11.2500	1	11,250.00	1.00%	
20	11.2500	1	11,250.00	1.00%	
21	11.2500	1	11,250.00	1.00%	
22	11.2500	1	11,250.00	1.00%	
23	11.2500	1	11,250.00	1.00%	
24	11.2500	1	11,250.00	1.00%	
25	11.2500	1	11,250.00	1.00%	
26	11.2500	1	11,250.00	1.00%	
27	11.2500	1	11,250.00	1.00%	
28	11.2500	1	11,250.00	1.00%	
29	11.2500	1	11,250.00	1.00%	
30	11.2500	1	11,250.00	1.00%	
31	11.2500	1	11,250.00	1.00%	
32	11.2500	1	11,250.00	1.00%	
33	11.2500	1	11,250.00	1.00%	
34	11.2500	1	11,250.00	1.00%	
35	11.2500	1	11,250.00	1.00%	
36	11.2500	1	11,250.00	1.00%	
37	11.2500	1	11,250.00	1.00%	
38	11.2500	1	11,250.00	1.00%	
39	11.2500	1	11,250.00	1.00%	
40	11.2500	1	11,250.00	1.00%	
41	11.2500	1	11,250.00	1.00%	
42	11.2500	1	11,250.00	1.00%	
43	11.2500	1	11,250.00	1.00%	
44	11.2500	1	11,250.00	1.00%	
45	11.2500	1	11,250.00	1.00%	
46	11.2500	1	11,250.00	1.00%	
47	11.2500	1	11,250.00	1.00%	
48	11.2500	1	11,250.00	1.00%	
49	11.2500	1	11,250.00	1.00%	
50	11.2500	1	11,250.00	1.00%	
51	11.2500	1	11,250.00	1.00%	
52	11.2500	1	11,250.00	1.00%	
53	11.2500	1	11,250.00	1.00%	
54	11.2500	1	11,250.00	1.00%	
55	11.2500	1	11,250.00	1.00%	
56	11.2500	1	11,250.00	1.00%	
57	11.2500	1	11,250.00	1.00%	
58	11.2500	1	11,250.00	1.00%	
59	11.2500	1	11,250.00	1.00%	
60	11.2500	1	11,250.00	1.00%	
61	11.2500	1	11,250.00	1.00%	
62	11.2500	1	11,250.00	1.00%	
63	11.2500	1	11,250.00	1.00%	
64	11.2500	1	11,250.00	1.00%	
65	11.2500	1	11,250.00	1.00%	
66	11.2500	1	11,250.00	1.00%	
67	11.2500	1	11,250.00	1.00%	
68	11.2500	1	11,250.00	1.00%	
69	11.2500	1	11,250.00	1.00%	
70	11.2500	1	11,250.00	1.00%	
71	11.2500	1	11,250.00	1.00%	
72	11.2500	1	11,250.00	1.00%	
73	11.2500	1	11,250.00	1.00%	
74	11.2500	1	11,250.00	1.00%	
75	11.2500	1	11,250.00	1.00%	
76	11.2500	1	11,250.00	1.00%	
77	11.2500	1	11,250.00	1.00%	
78	11.2500	1	11,250.00	1.00%	
79	11.2500	1	11,250.00	1.00%	
80	11.2500	1	11,250.00	1.00%	
81	11.2500	1	11,250.00	1.00%	
82	11.2500	1	11,250.00	1.00%	
83	11.2500	1	11,250.00	1.00%	
84	11.2500	1	11,250.00	1.00%	
85	11.2500	1	11,250.00	1.00%	
86	11.2500	1	11,250.00	1.00%	
87	11.2500	1	11,250.00	1.00%	
88	11.2500	1	11,250.00	1.00%	
89	11.2500	1	11,250.00	1.00%	
90	11.2500	1	11,250.00	1.00%	
91	11.2500	1	11,250.00	1.00%	
92	11.2500	1	11,250.00	1.00%	
93	11.2500	1	11,250.00	1.00%	
94	11.2500	1	11,250.00	1.00%	
95	11.2500	1	11,250.00	1.00%	
96	11.2500	1	11,250.00	1.00%	
97	11.2500	1	11,250.00	1.00%	
98	11.2500	1	11,250.00	1.00%	
99	11.2500	1	11,250.00	1.00%	
100	11.2500	1	11,250.00	1.00%	



NOTICE: THIS PLAN, AS PREPARED AND/OR SUBMITTED, IS THE PROPERTY OF THE SURVEYOR. IT IS TO BE USED ONLY FOR THE PURPOSES AND LIMITATIONS SPECIFIED HEREIN. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAN IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR, IS STRICTLY PROHIBITED. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THIS PLAN.

PREPARED BY:  
**INDIAN RIVER SURVEY, INC.**  
 PROFESSIONAL SURVEYING AND MAPPING  
 CERTIFICATE OF AUTHORIZATION NO. 18,754-1  
 1875 20TH STREET, VERO BEACH, FLORIDA 32960  
 PHONE (772) 569-7885 FAX (772) 778-3617

**LEGEND**  
 B = BOUNDARY  
 C = CONCRETE  
 FND = FOUND CONCRETE FOUNDATION STAMPED WITH L.S. 5633  
 FNS = SET CONCRETE FOUNDATION STAMPED WITH L.S. 5645  
 FPD = FOUND PAVEMENT & WADERS STAMPED WITH L.S. 5637  
 FST = SET PAVEMENT & WADERS STAMPED WITH L.S. 5647  
 C = CONCRETE  
 L = LINED SURFACE  
 PCE = PUBLIC UTILITY EMBANKMENT  
 R/W = RIGHT OF WAY

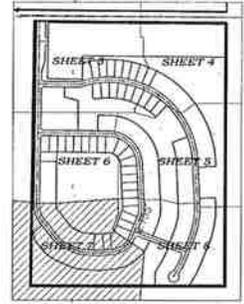
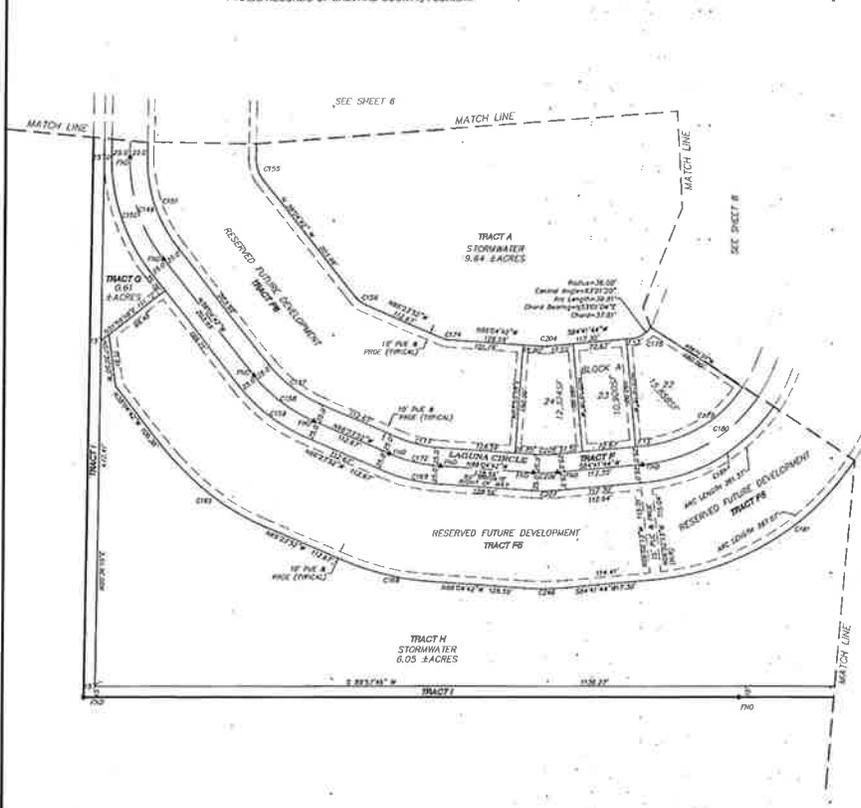
# THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1

SECTION 1 OF FLEMING GRANT, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

A REPLAT OF A PART OF TRACTS 36, 37, 59, 60, 61, 62, 63, 65, 66, 67, AND 68 OF A.A. BERRY'S PLAT OF FLEMING GRANT, AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALL OF PALADIN ESTATES AS RECORDED IN PLAT BOOK 57 PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 12 OF 8  
 FLEMING GRANT SECTION 1, TWP. 30 S, RANGE 38 E



LOT #	AREA	LENGTH	WIDTH	PERCENTAGE	ADJACENT	OWNER
101	111.00	100.00	11.10	1.11%	102, 103	101.00
102	111.00	100.00	11.10	1.11%	101, 103	102.00
103	111.00	100.00	11.10	1.11%	101, 102	103.00
104	111.00	100.00	11.10	1.11%	105, 106	104.00
105	111.00	100.00	11.10	1.11%	104, 106	105.00
106	111.00	100.00	11.10	1.11%	104, 105	106.00
107	111.00	100.00	11.10	1.11%	108, 109	107.00
108	111.00	100.00	11.10	1.11%	107, 109	108.00
109	111.00	100.00	11.10	1.11%	107, 108	109.00
110	111.00	100.00	11.10	1.11%	111, 112	110.00
111	111.00	100.00	11.10	1.11%	110, 112	111.00
112	111.00	100.00	11.10	1.11%	110, 111	112.00
113	111.00	100.00	11.10	1.11%	114, 115	113.00
114	111.00	100.00	11.10	1.11%	113, 115	114.00
115	111.00	100.00	11.10	1.11%	113, 114	115.00
116	111.00	100.00	11.10	1.11%	117, 118	116.00
117	111.00	100.00	11.10	1.11%	116, 118	117.00
118	111.00	100.00	11.10	1.11%	116, 117	118.00
119	111.00	100.00	11.10	1.11%	120, 121	119.00
120	111.00	100.00	11.10	1.11%	119, 121	120.00
121	111.00	100.00	11.10	1.11%	119, 120	121.00
122	111.00	100.00	11.10	1.11%	123, 124	122.00
123	111.00	100.00	11.10	1.11%	122, 124	123.00
124	111.00	100.00	11.10	1.11%	122, 123	124.00

NOTICE: THIS PLAT AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, IS THE OFFICIAL RECORD OF THE SURVEY. ANY DISCREPANCY BETWEEN THIS PLAT AND ANY OTHER RECORDS OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SHALL BE DEEMED TO BE IN FAVOR OF THIS PLAT.

PREPARED BY:  
**INDIAN RIVER SURVEY, INC.**  
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 CERTIFICATE OF AUTHORIZATION NO. 13 7955  
 1835 20TH STREET, VERO BEACH, FLORIDA 32960  
 PHONE (772) 569-7880 FAX (772) 778-3617

**LEGEND**  
 ● = MARK  
 ■ = POB  
 ○ FND = FOUND CONCRETE MONUMENT STAMPED PER 18 3463  
 ○ FCE = SET CONCRETE MONUMENT STAMPED PER 18 3463  
 ○ FWD = FOUND NAIL & WASHED STAMPED PER 18 3463  
 ○ SET = SET NAIL & WASHED STAMPED PER 18 3463  
 ○ CONCRETE  
 ○ LOCKED ADDRESS  
 ○ PRIVATE DRAINAGE BASIN  
 ○ PUBLIC UTILITY CASHEMENT  
 ○ RIGHT OF WAY

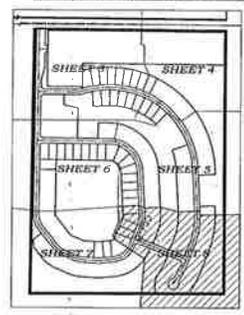
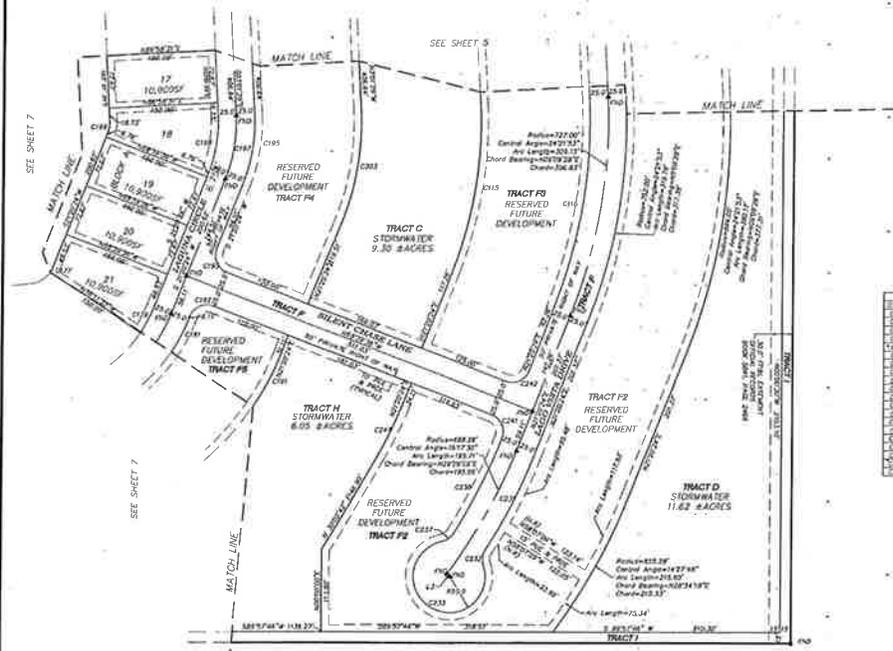
# THE LAKES AT ST. SEBASTIAN PRESERVE PHASE 1

SECTION 1 OF FLEMING GRANT, TOWNSHIP 30 SOUTH, RANGE 38 EAST, BREVARD COUNTY, FLORIDA.

A REPLAT OF A PART OF TRACTS 36, 37, 50, 60, 61, 62, 63, 65, 66, 67, AND 68 OF A. A. BERRY'S PLAT OF FLEMING GRANT, AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND ALL OF PALADIN ESTATES AS RECORDED IN PLAT BOOK 57 PAGE 7 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PLAT BOOK PAGE

SHEET 8 OF 8  
FLEMING GRANT SECTION 1, TWP. 30 S., RANGE 38 E.



LINE NO.	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE	CHORD ANGLE
101	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
102	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
103	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
104	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
105	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
106	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
107	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
108	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
109	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
110	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
111	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
112	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
113	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
114	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
115	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
116	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
117	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
118	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
119	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
120	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
121	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
122	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
123	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
124	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
125	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
126	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
127	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
128	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
129	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
130	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
131	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
132	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
133	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
134	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
135	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
136	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
137	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
138	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
139	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
140	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
141	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
142	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
143	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
144	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
145	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
146	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
147	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
148	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
149	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"
150	S 89° 15' 00" W	100.00	S 89° 15' 00" W	100.00	0° 00' 00"

**LEGEND**  
 B = PIN  
 A = PIV  
 B/P/C = POLY CONCRETE INSTRUMENT STAMPED PER LB 5533  
 B/C/P = SET CONCRETE INSTRUMENT STAMPED PER LB 7345  
 A/P/C = POLY W. S. WADDER STAMPED PER LB 7345  
 A/C/P = SET NAIL & WADDER STAMPED PER LB 7345  
 C/P = CONCRETE  
 I/S = IRON/STEEL BUSHES  
 P/S = IRON/STEEL SPANWISE SEGMENT  
 P/U = PUBLIC UTILITY EASEMENT  
 P/W = RIGHT OF WAY

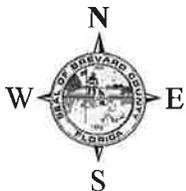
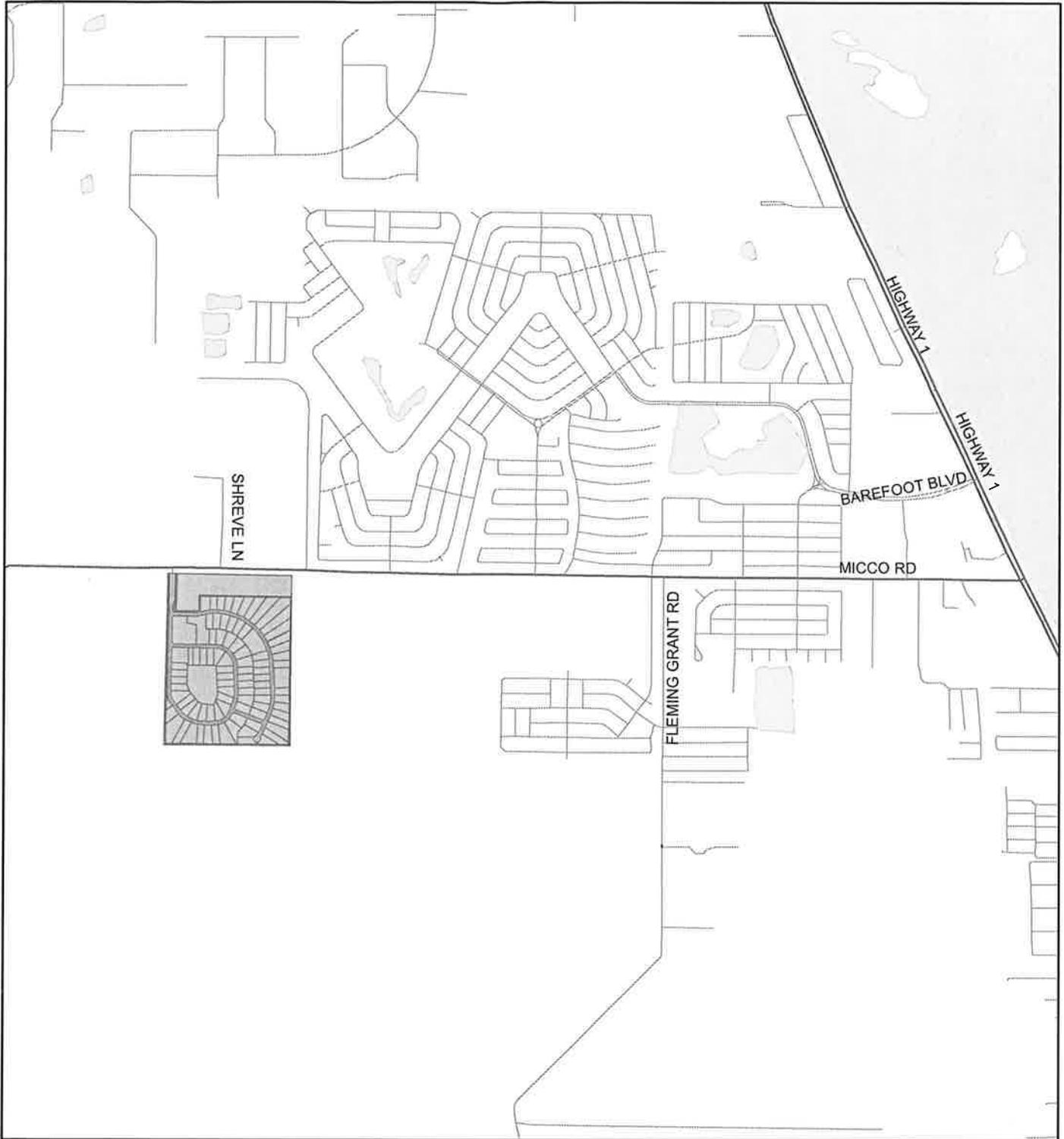
NOTE: THIS PLAT AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LOTS AND BOUNDARIES THEREON. ANY DISCREPANCIES BETWEEN THIS PLAT AND THE PUBLIC RECORDS OF THIS COUNTY ARE HEREBY CORRECTED TO THIS PLAT.

PREPARED BY:  
**INDIAN RIVER SURVEY, INC.**  
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# LOCATION MAP

THE LAKES at St SEBASTIAN PRESERVE PHASE 1

16SD00017



1:24,000 or 1 inch = 2,000 feet

 Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by the Brevard County Planning and Zoning Office - GIS Section Date: 10/19/2017