ADVANCE AUTO PARTS OSLO ROAD SUBDIVISION

BEING A REPLAT OF A PORTION OF TRACT 16, SECTION 22, TOWNSHIP 33 SOUTH, RANGE 39 EAST

"INDIAN RIVER FARMS COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK
PAGE
DOCKET NO.
SHEET 2 OF 2

	NORTHWEST CORNER TRACT 16	NORTH LINE OF TRACT 16 EXISTING DRAINAGE EASEMENT (ORB 1128, PG 488) EXISTING DRAINAGE EASEMENT (ORB 1211, PG 1931) 50'	NORTHEAST CORNER TRACT 16 ACCESS EASEMENT (ORB 1128, PG 481) EXISTING 50'X50' ACCESS EASEMENT (ORB 1128, PG 468/481), (ORB 1211, PG 1928), ORB 1045, PG 82)
	50 25 0 50 100 Scale: 1" = 50'	EXISTING CONSERVATION EASEMENT (ORB 2488, PG 2297)	GPS CONTROL POINT #47 STATE PLANE COORDINATES N 1,187,350.880 E 848,555.140
	PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"CONCRETE MONUMENT AND CAP "PRM LB-6892"-OR PK NAIL AND DISK "PRM LB-6892" IN PAVEMENT ORB - OFFICIAL RECORDS BOOK (INDIAN RIVER	REMAINDER OF WEST 10.68 ACRES TRACT 16 INDIAN RIVER FARMS COMPANY SUBDIVISION (PLAT BOOK 2, PAGE 25	EXISTING 39.5' EXCLUSIVE, FREE AND UNOBSTRUCTED EASEMENT, LICENSE AND PRIVILEGE "ROAD EASEMENT AREA" (ORB 1128, PG 468)
SUBDIVISION 5)	COUNTY, FLORIDA) DB - DEED BOOK (INDIAN RIVER COUNTY, FLORIDA) PG - PAGE AC ACRE	PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW ST. IN INDIAN RIVER COUNTY, FOR AND EGRESS STAND FOR THE PORT OF THE PORT	ACRES OF TRACT SUBDIVISIC 25) RACT 16
COMPANY S 2, PAGE 25	± - PLUS OR MINUS/MORE OR LESS E.G IN EXAMPLE ETC ET CETERA	PEM S 89°36'55" E 349.82' PERPETURE ASEMEI 115' ACCESS (ORB 20) (ORB 20)	STATE PLANE COORDINATES N 1,182,628.720 E 844,927.278 REMAINDER OF TRACT 16
RIVER FARMS (PLAT BOOK	EXISTING 15' EASEMENT FOR STORM-WATER DRAINAGE (ORB 2447, PG 41) 92.657 TRACT 15	LOT 1 1.12 AC. ± LOT 2 1.12 AC. ± 0.97 AC. ± 1.12 AC. ±	INDICATES S 39.50' DRAINAGE, UTILITY, AND ACCESS EASEMENT IN FAVOR OF THE REMAINDER OF THE THE WEST 10.68 ACRES OF TRACT 16 OF "INDIAN RIVER FARMS COMPANY SUBDIVISION" ACCORDING NO DEPT 10 THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE NO DEPT 10 THE PLAT THEREOF AS RECORDED IN PLAT COUNTY, FLORIDA NOW LYING IN INDIAN RIVER COUNTY, FLORIDA
INDIAN	STATE PLANE COORDINATES N 1,182,891.527	10' PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 2 (SEE DETAIL AT RIGHT) (SEE DETAIL AT RIGHT) 10' REVISALING 58 122.32' N 89°36'55" W 10' REVISALING 58 122.32' N 89°36'55" W	**EXISTING 39.5' PERPETUAL, EASEMENT FOR EXISTING PAVED OR ROADWAY FOR INGRESS AND EGRESS (ORB 2095, PG 1453)
	E 844,579.095 PRM	188.00' 161.82' N 89°36'55" W 349.82' OSLO ROAD	NORTH RIGHT-OF-WAY LINE
E 840 SOUTHWEST SECTIO TOWNSHI RANGE	,056.403 0,583.310 Γ CORNER IN 22 SOUTHWEST IP 33 S CORNER	(9th STREET S.W.) (NOT WORKPHY (COUNTY ROAD 606) SEERAL TIME (COUNTY ROAD AT TIME (COUNTY R	STATE PLANE COORDINATES N 1,183,009.905 E 845,911.377 SOUTHEAST CORNER SECTION 22 TOWNSHIP 33 S RANGE 39 E 1331.52
17	9th PLACE S.W. (40' RIGHT-OF-WAY)	TRACT E LANDSCAPE AND STORMWATER MANAGEMENT AREA	TRACT D LANDSCAPE AND STORMWATER MANAGEMENT AREA
	ERLING LAKE ESTATES 151 000 000 000 000 000 000 000 000 000	3 2 DEVELOPMENT PLAT	BOOK 17, PAGES

NOTICE

- NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NOTICE: ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS:

CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE, AND CHINESE BOX ORANGE.

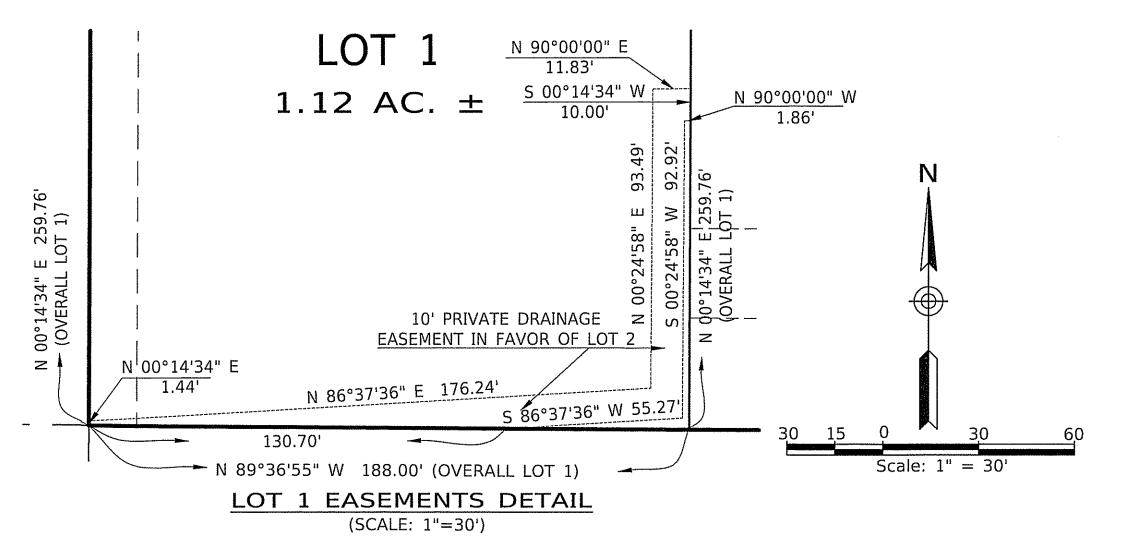
NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES

- THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT IS SITUATED IN FLOOD ZONE "X" AT THIS TIME PURSUANT TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NUMBER 12061CO258 H, DATED DECEMBER 4, 2012.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) REFERENCE IS ST. JOHNS WATER MANAGEMENT DISTRICT BENCHMARK NUMBER 07-32-630-0 - BEING A STAMPED ALUMINUM DISK SET IN CONCRETE. PUBLISHED ELEVATION = 20.884 (NAVD '88).
- THE HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (NATIONAL GEODETIC SURVEY ADJUSTMENT 0F 1990) THE BEARING BASE FOR THIS PLAT IS A GRID NORTH BEARING OF N 89°36'55" W ALONG THE NORTH RIGHT-OF-WAY LINE OF OSLO ROAD.



SURVEYOR'S REPORT:

THE LANDS WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING:

- 1. GRANT OF EASEMENT (POTABLE WATER) AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 31, 2006 IN BOOK 2095, PAGE 1458.
- 2. GRANT OF EASEMENT (SEWAGE CONNECTION) AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 31, 2006 IN BOOK 2095, PAGE 1470.
- 3. EASEMENT AGREEMENT (SIGNAGE) AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 31, 2006 IN BOOK 2095, PAGE 1476.

ALL THREE (3) OF THESE DOCUMENTS DO NOT DESCRIBE THE EXACT LOCATION AND WIDTH OF THE EASEMENTS, SO CAN NOT BE SHOWN ON THIS PLAT.

THIS INSTRUMENT WAS PREPARED BY:

PATRICK J. O'LEARY PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5130

PREPARATION DATE: 5/02/2015

NORTH POINT

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