

SOMMERS PLACE RESIDENTIAL SUBDIVISION

BEING A PORTION OF SECTION 23, TOWNSHIP 31 SOUTH, RANGE 39 EAST, LYING IN INDIAN RIVER COUNTY, FLORIDA.

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK ____, PAGE ____, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK _____

PAGE _____

CFN _____
CLERK'S FILE NO. _____

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 5, SECTION 23, TOWNSHIP 31 SOUTH, RANGE 39 EAST, LYING WEST OF STATE ROAD A-1-A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

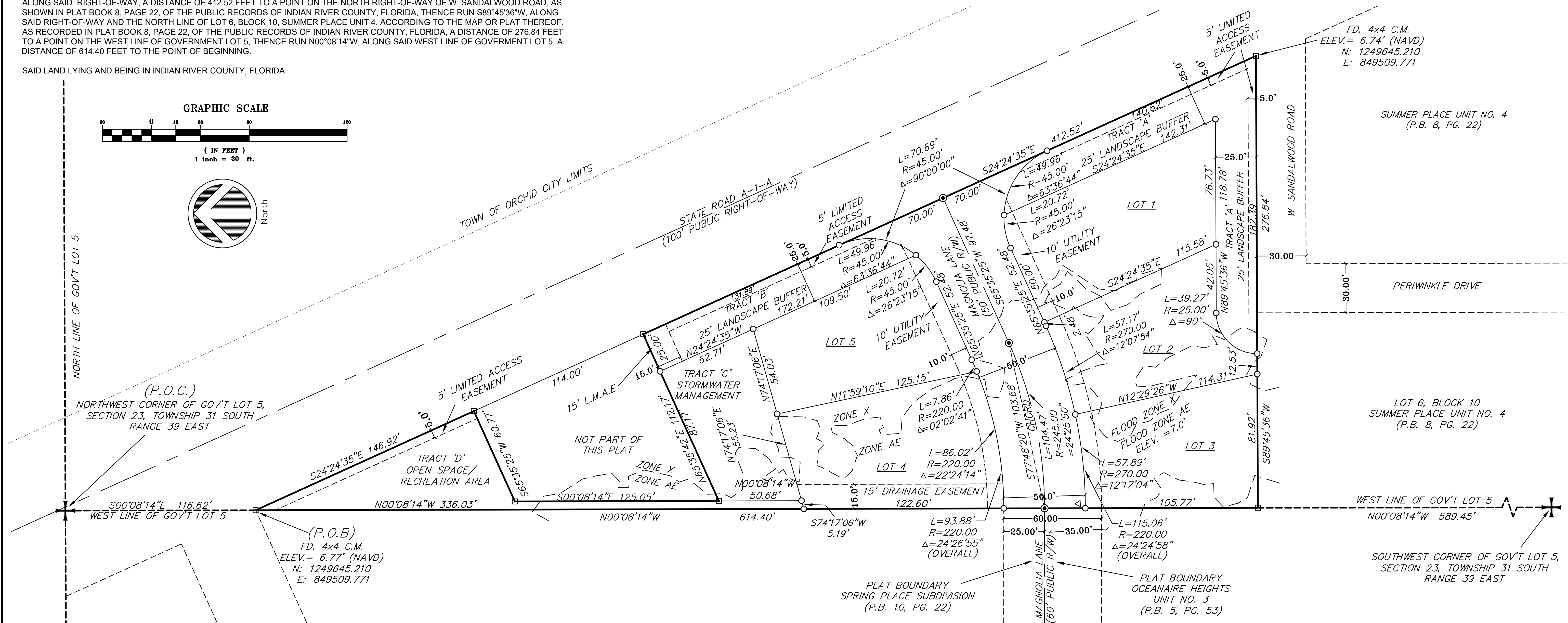
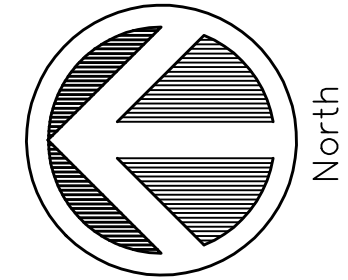
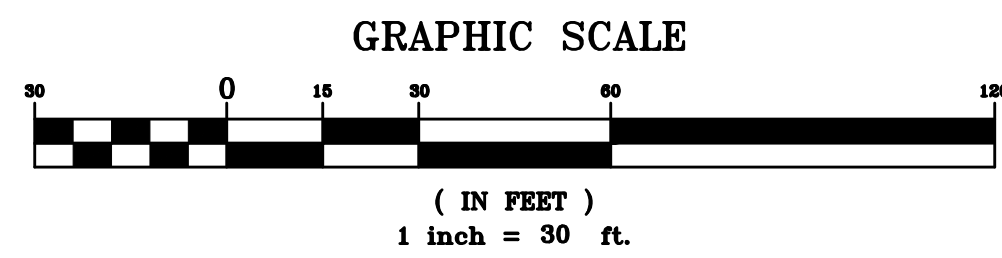
COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5, SECTION 23, TOWNSHIP 31 SOUTH, RANGE 39 EAST, THENCE RUN S00°08'14"E, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 116.62 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF STATE ROAD A-1-A.

FROM SAID POINT OF BEGINNING RUN S24°24'35"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 146.92 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY, RUN S65°35'25"W A DISTANCE OF 60.77 FEET, THENCE RUN S00°08'14"E A DISTANCE OF 125.05 FEET, THENCE RUN N65°35'42"E A DISTANCE OF 112.17 TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE ROAD A-1-A, THENCE RUN S24°24'35"E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 412.52 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF W. SANDALWOOD ROAD, AS SHOWN IN PLAT BOOK 8, PAGE 22, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE RUN S89°45'36"W, ALONG SAID RIGHT-OF-WAY AND THE NORTH LINE OF LOT 6, BLOCK 10, SUMMER PLACE UNIT 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 22, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 276.84 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 5, THENCE RUN N00°08'14"W, ALONG SAID WEST LINE OF GOVERNMENT LOT 5, A DISTANCE OF 614.40 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A ONE HUNDRED-YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR USE OF THIS PROPERTY.



NOTICE:

- NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF LOT/PROPERTY OWNERS, AND NOT INDIAN RIVER COUNTY.
- 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.
- 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, CHINESE BOX ORANGE AND ORANGE JASMINE.

- NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNERS AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- THE BUILDER / LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTING SIDEWALKS REQUIRED ALONG HIS LOT'S FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE RESPECTIVE LOT.

ABBREVIATIONS
 L.M.E.=LAKE MAINTENANCE EASEMENT
 C.M. = CONCRETE MONUMENT
 C.C.R.= CERTIFIED CORNER RECORD
 R = RADIUS
 RP = RADIUS POINT
 Δ = CENTRAL ANGLE
 L = ARC LENGTH
 CH. = CHORD
 PB.= PLAT BOOK
 O.R.= OFFICIAL RECORD BOOK
 PG. = PAGE
 P.L.S. = PROFESSIONAL LAND SURVEYOR
 (R) = RADIAL
 FD. = FOUND
 EASE. = EASEMENT
 R/W= RIGHT OF WAY
 N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
 OA = OVERALL
 IRC = IRON ROD AND CAP
 NAVD = NORTH AMERICAN VERTICAL DATUM

SYMBOL LEGEND
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 L.E. = LANDSCAPE EASEMENT
 L.A.E. = LIMITED ACCESS EASEMENT
 (TYP.) = TYPICAL
 L.B. = LAND SURVEYING BUSINESS
 IRC = IRON ROD WITH CAP
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PCP = PERMANENT CONTROL POINT
 PRM = PERMANENT REFERENCE MONUMENT
 D.&U.E. = DRAINAGE & UTILITY EASEMENT
 S.D.&U.E. = SIDEWALK, DRAINAGE & UTILITY EASEMENT
 L.M.A.E. = STORMWATER MAINTENANCE EASEMENT
 IRFWD = INDIAN RIVER FARMS WATER CONTROL DISTRICT

SYMBOL LEGEND
 ■ PLACED 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905. FOUND MONUMENTS WILL BE NOTED AS FOUND
 ○ LOT CORNER MARKER PLACED 5/8" IRC, LB#6905
 ● PLACED PERMANENT CONTROL POINT (PCP) LB# 6905

PREPARED BY: MATTHEW CROWLEY, PSM#7214
 MERIDIAN LAND SURVEYORS LB6905
 DATE OF PREPARATION: OCTOBER 9, 2019

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SHEET
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