

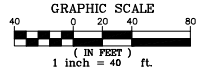
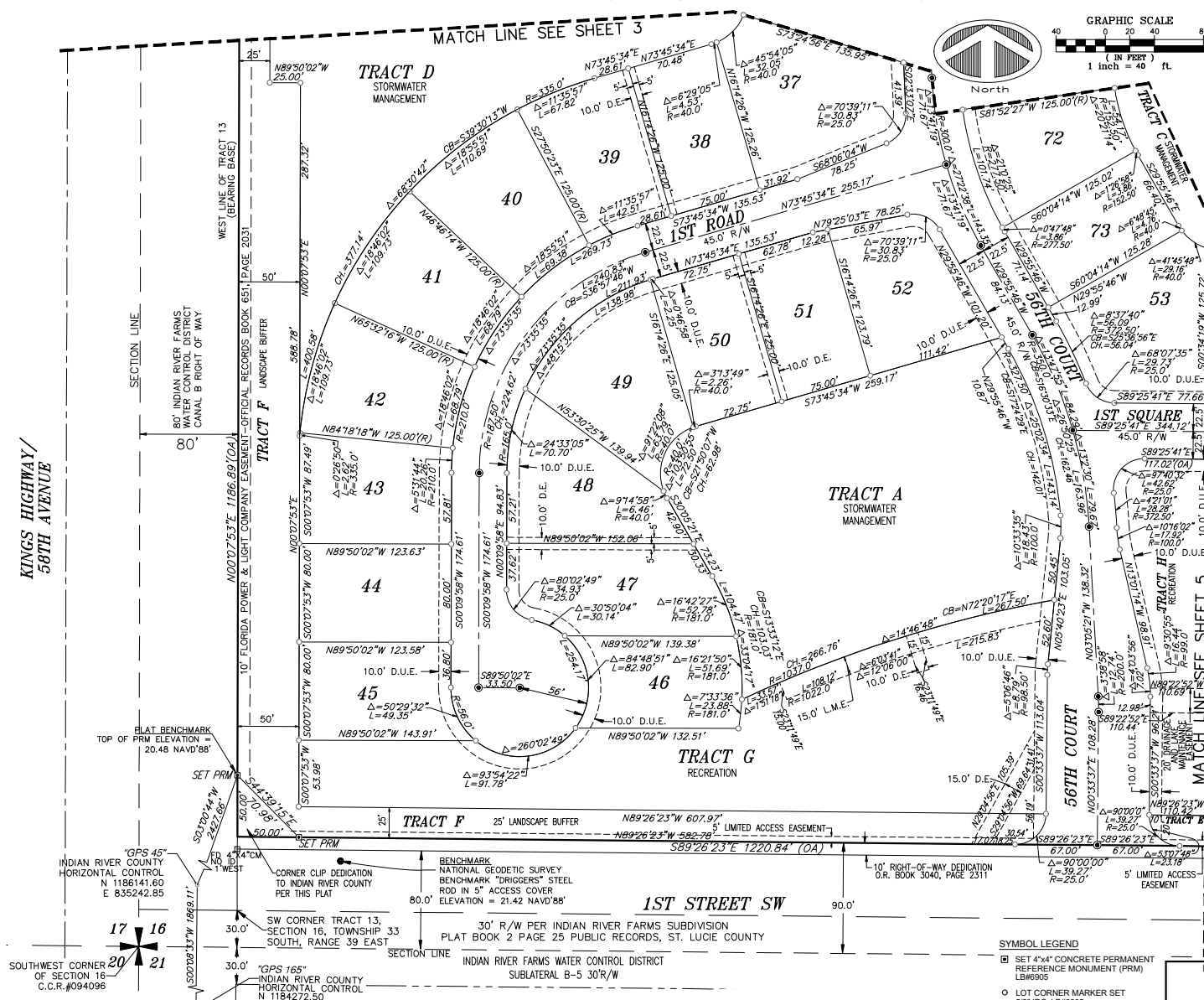
# ORCHARD PARK PD RESIDENTIAL SUBDIVISION

A RE-PLAT OF TRACT 13, AND THE WEST 24.99 FEET OF TRACT 14, SECTION 16, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW 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 RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

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

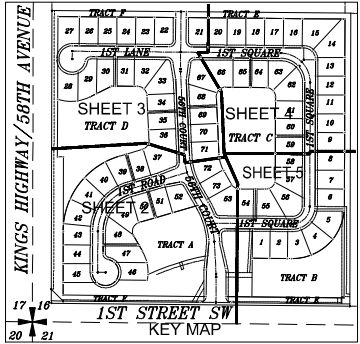
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ABBREVIATIONS

Δ = CENTRAL ANGLE	POB = POINT OF BEGINNING
L = LENGTH	POC = POINT OF COMMENCEMENT
R = RADIUS	PCP = PERMANENT CONTROL POINT
CH = CHORD LENGTH	PRM = PERMANENT REFERENCE MONUMENT
CB = CHORD BEARING	FD = FOUND MONUMENT
FB = PLAT BOOK	FD. = FOUND
OR = OFFICIAL RECORD BOOK	FD. = FOUND
PG. = PAGE	(OA) = OVERALL
P.L.S. = PROFESSIONAL LAND SURVEYOR	IRC = IRON ROD AND CAP
(R) = RADIAL	NAVD = NORTH AMERICAN VERTICAL DATUM
(TYP) = TYPICAL	D.U.E. = DRAINAGE AND UTILITY EASEMENT
L.B. = LAND SURVEYING BUSINESS	L.M.E. = LAKE MAINTENANCE EASEMENT
C.M. = CONCRETE MONUMENT	D.E. = DRAINAGE EASEMENT
C.C.R. = CERTIFIED CORNER RECORD	ID# = IDENTIFICATION



**FLOOD HAZARD WARNING:**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 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 THE 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 THE LOT/PROPERTY OWNER(S) 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: CATTLEYA 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 CONCURRENTLY CERTIFICATE FOR

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

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- 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.

- SYMBOL LEGEND**
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#6905
  - LOT CORNER MARKER SET 5/8" IRC LB#6905
  - SET PERMANENT CONTROL POINT (PCP) LB# 6905

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A  
**MERIDIAN**  
 LAND SURVEYORS  
 1717 INDIAN RIVER BLVD., SUITE 301  
 VERO BEACH, FL 33561 (888)965  
 PHONE: 772-794-1213, FAX: 772-794-1096  
 EMAIL: LB#6905@BELL.SOUTHLINET

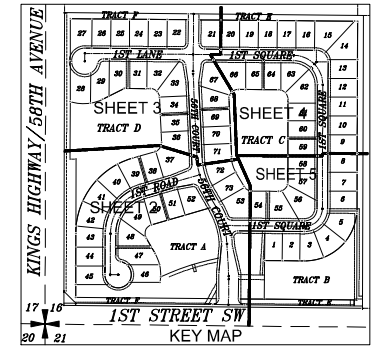
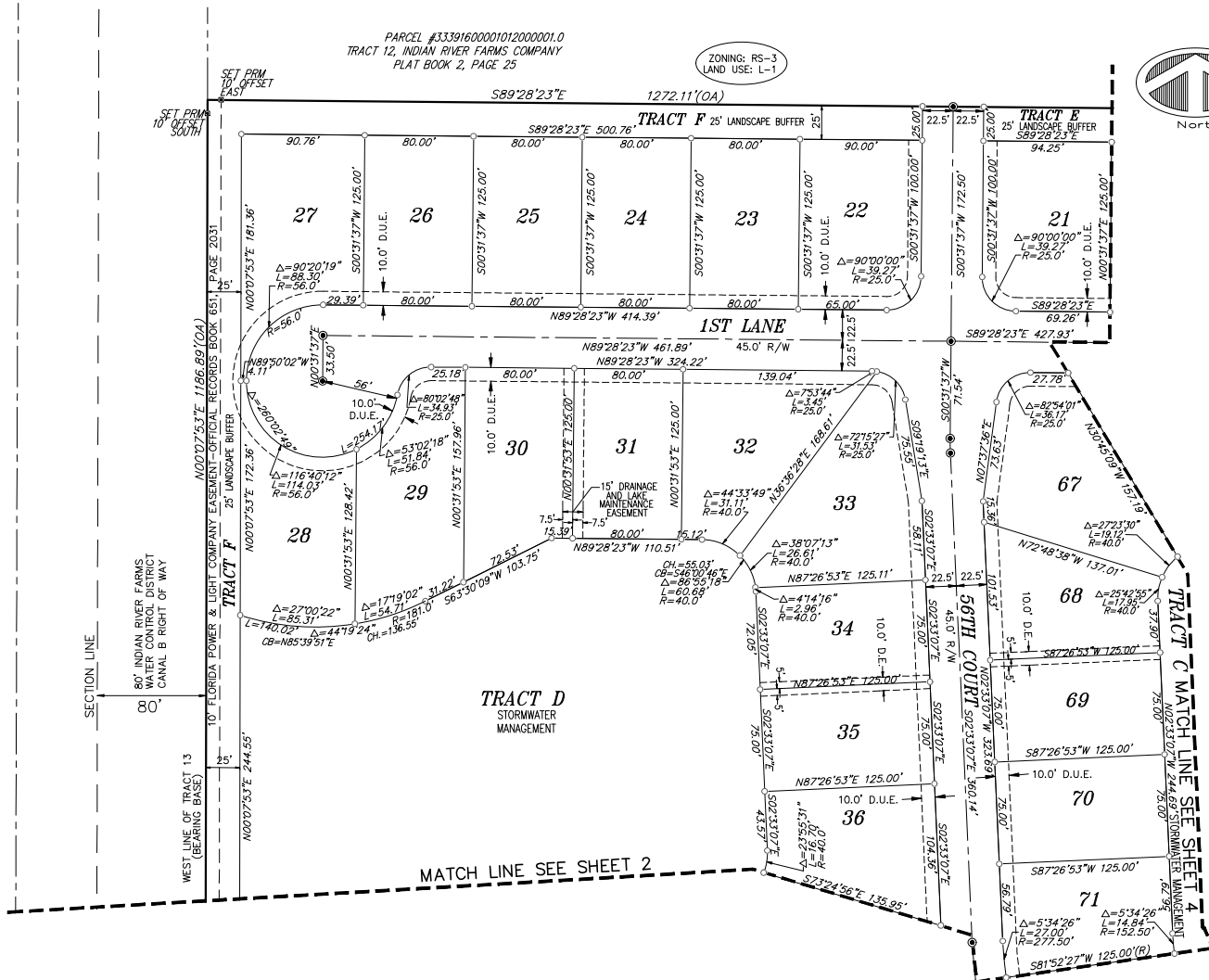
**SHEET**  
2 of 5

PREPARED BY: CHARLES H. BLANCHARD, PSM  
 MERIDIAN LAND SURVEYORS  
 DATE: AUGUST 11, 2018

# ORCHARD PARK PD RESIDENTIAL SUBDIVISION

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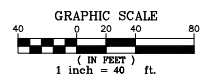
PLAT BOOK \_\_\_\_\_  
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  - LOT CORNER MARKER SET 5/8" IRC LB#6905
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PREPARED BY: CHARLES H. BLANCHARD, PSM  
 MERIDIAN LAND SURVEYORS  
 DATE: SEPTEMBER 10, 2018

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A  
**MERIDIAN LAND SURVEYORS**  
 1717 INDIAN RIVER BLVD, SUITE 201  
 VERO BEACH, FL 32960 LB#6905  
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**SHEET 3 of 5**

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PLAT BOOK \_\_\_\_\_  
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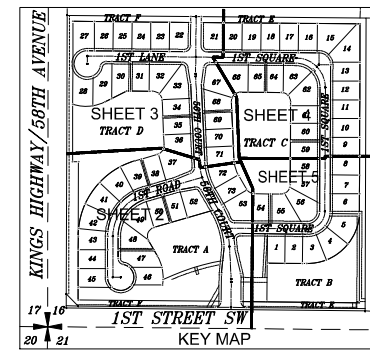
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 TRACT 11, INDIAN RIVER FARMS COMPANY  
 PLAT BOOK 2, PAGE 25

TRACT 11  
 WEST 24.99' OF  
 OF TRACT 14

SET PERM  
 PLAT BENCHMARK  
 TOP OF PRM ELEVATION =  
 21.00 NAVD'88

PARCEL #333916000014000001.0  
 TRACT 14, INDIAN RIVER FARMS COMPANY  
 PLAT BOOK 2, PAGE 25

ZONING: RS-3  
 LAND USE: L-1



**FLOOD HAZARD WARNING:**

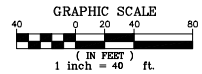
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**SYMBOL LEGEND**

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- LOT CORNER MARKER SET 5/8" IRC LB#6905
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PREPARED BY: CHARLES H. BLANCHARD, PSM  
 MERIDIAN LAND SURVEYORS  
 DATE: SEPTEMBER 10, 2018

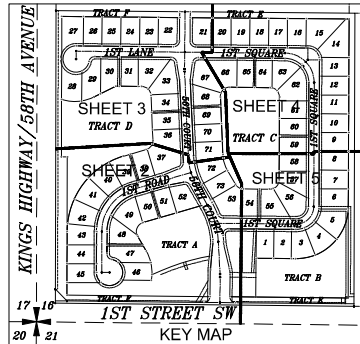
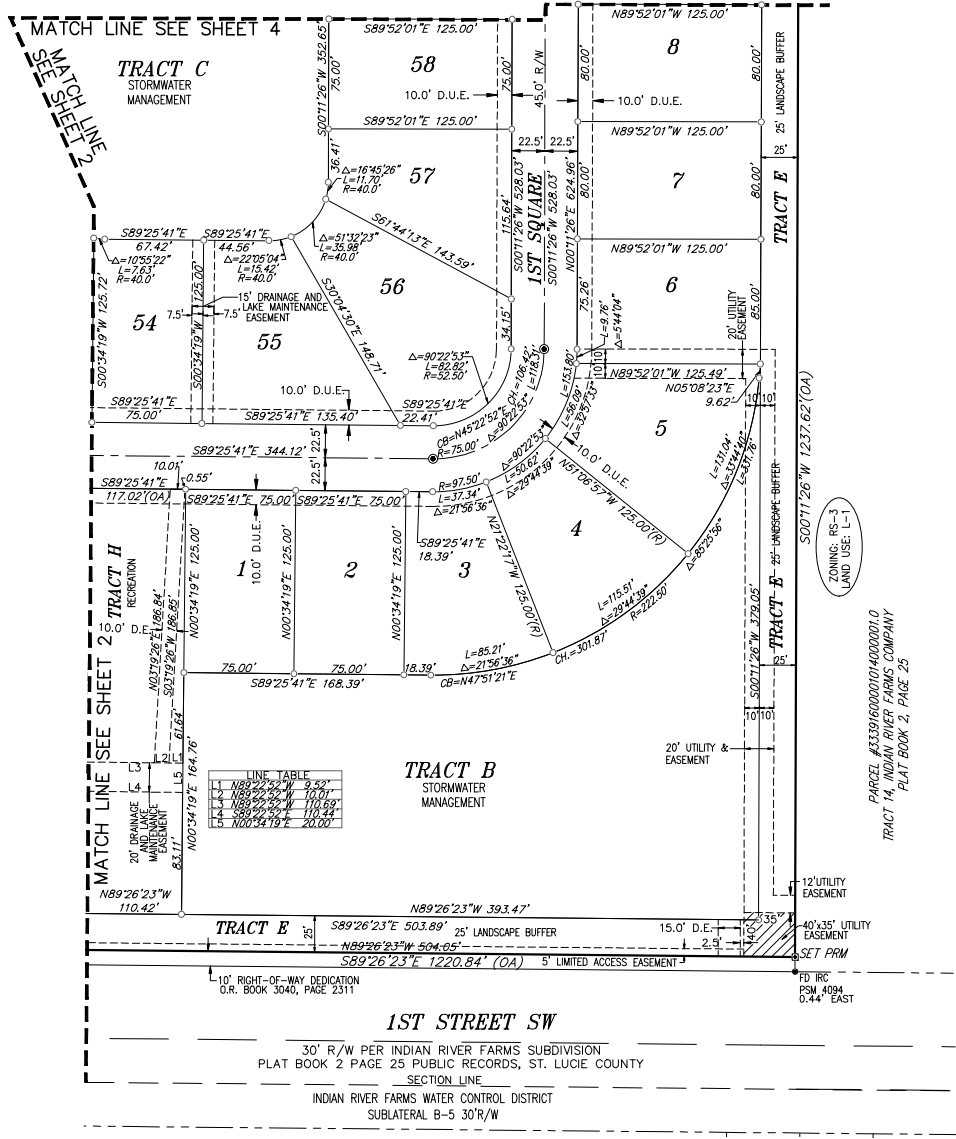
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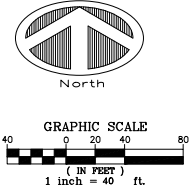
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**SHEET 5 of 5**