STATE OF FLORIDA		
COLINTY OF INDIAN PINER		
COUNTY OF MINUMENTER. KNOW ALL MEN BY THESE PRESENTS, THAT 790 A1A, LLC, A FLORIDA LIMITED LIABILITY DESCRIBED AND PLATTED HEREIN, AS SANDY LANE PD, BEING IN INDIAN RIVER COUNTY SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS	Y COMPANY, FEE SAMPLE OWNER OF THI F, FLORIDA, HAS CAUSED SAID LANDS T S:	E LAND O BE
1) SIREET THE STREET AND RIGHT OF WAY AS SHOWN ON THIS PLAT ARE HEREBY IN THEY ARE DEDICATED IN PERPETUITY TO THE SANDY LANE HOMEOWNERS' BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION AND SHAL OBLIGATION OF SANDY LANE HOMEOWNERS' ASSOCIATION, INC. ALL PUBLIC TO, POLICE, FIRE, AMBULANCE, MOSOUNTO CONTROL DISTRICT AND UTILITY THE STREET IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. I NOIAN RIVER COUNTY, FLORIDA SHALL HAVE ON RESPONSIBILITY, DUTY OF	DECLARED TO BE AND SHALL REM ASSOCIATION, INC. FOR THE USE LL BE THE PERPETUAL MAINTENAN C AUTHORITIES, INCLUDING BUT NO PROVIDERS SHALL HAVE THE RIG THE BOARD OF COUNTY COMMISSI	AND ICE OT LIMITED HT TO USE ONERS OF
STREET. 2) INGRESS AND EGRESS EASEMENT AN INORESS AND EGRESS CASCUENT FOR THE LICE OF STREET AND BIGHT	T OF WAY IS COANTED TO WILLIAM	C COAVEC
AN INDEES AND EMESS PARSEMENT FOR THE USE OF SIRCE IN NORMAL ASSIGNS PURSUANT TO THAT CERTAIN AGREEMENT REGARDING EASEMENT PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND THAT CERTAIN MAINTENANCE AGREEMENT RECORDED IN BOOK 2527 PAGE 15.01. PUBLIC JUBLIC PROPERTY OF THE PROPERTY OF	S RECORDED IN BOOK 2937. PAGELEASE AND GRANT OF EASEMERECORDS OF INDIAN RIVER COUN	GE 1501. ENT AND TY, FLORIDA.
THE UTILITY EASEMENTS ARE OEDICATED IN PERPETUITY TO NOIAM RIVER COUNTY FOR AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION AND REGULATIONS AS WAT BE ADDRED FROM TIME TO TIME BY THE BOARD OF COUNT FLORIDA. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT APPROVED BY THE COUNTY.	SERVICES, IN COMPLIANCE WITH SUCH ITY COMMISSIONERS OF INDIAN RIVER CO	ORDINANCES OUNTY,
4) DRAINAGE EASEMENTS		
THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED IN PERPETUITY I CONSTRUCTION AND MAINTENANCE OF STORMWARE MANAGEMENT FACULTIES, AND SHAD HAME HOMEOWER'S ASSIGNATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RESIDENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE CRELIGATION, TO PERFORM E EASEMENTS. 5) TRACT A, B, C AND D	ALL BE THE PERPETUAL MAINTENANCE OF RIGHT TO USE AND DRAIN INTO THE D	BLIGATION OF RAINAGE
3) India 1, 6, C and D AS Shown Hereon are dedicated in Perpetuity to Sandy Drainage Easements and Landscape Easements for Native Landscape Preserv. OF Landscaping and Landscape Features and Shall be the Perpetual Mainten ASSOCIATION. 18	ATION AND FOR THE INSTALLATION AND	MAINTENANCE
6) BEACH ACCESS EASEMENT THE BEACH ACCESS EASEMONT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED IN PERPETU. SUBDIMSON, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SANDY LAN	UITY FOR BEACH ACCESS FOR THE LOT O NE HOMEOWNERS' ASSOCIATION, INC.	WNERS OF THIS
7) LIMITED ACCESS EASEMENTS THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO THE B COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS F	BOARD OF COUNTY COMMISSIONERS OF I	INDIAN RIVER
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THIS 12^{15} DAY OF 12^{15} 2016.	THESE PRESENTS TO BE SIGNED BY ITS	MANAGER
BY: 790 A1A, LLC, A FLORIDA LIMITED LIABILITY COMPANY	TINESS: SHEEF! SWEASON ITNESS: X	
	TINESS: A BATTA	
ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICA		6
STATE OF FLORIDA	IIION	
COUNTY OF INDIAN RIVER THE FORECOME INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THISLA^* DAY OF KAHLE III, MANAGER OF 790 A1A, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MHO WHO IS PERSONALLY KNOWN TO ME OF HAS PRODUCED AS IC.	EXECUTED SAME ON BEHALF OF SAID BENTIFICATION.	OLPHUS ENTITY AND
NOTARY PUBLIC: COMMISSION #: FF0428	14	
	creaber 22, 2017	
	DESTRUCTION OF COMMAND	
SANDY LANE HOMEDWINERS' ASSOCIATION, INC., A FLORIDA NOT FOR PRIOFIT CORPORAL DEDICATION OF THE STREET AND RIGHT OF WAY (SUBJECT TO AN INGRESS AND EGRES	TION, HEREBY ACCEPTS THE SS EASEMENT) AND TRACTS A. B. C.	MORTGA THE UNDERSIGN
AND D AS DRAINAGE EASEMENTS AND LANDSCAPE EASEMENTS, CONTAINED ON THIS MAINTENANCE RESPONSIBILITY FOR SAME, AS WELL AS MAINTENANCE RESPONSIBILITY EASEMENT. WITNESS:	PLAT AND ACCEPTS THE FOR THE BEACH ACCESS	THE DEDICATION ISA C. BECKER 2809, PAGE 789,
SANDY LANE HOMEOWNERS ASSOCIATION, INC. BY 10 10 TI WITNESS: KF GEORGE ADOLPHUS KAHLE III, PRESIDENT PRINTED NAME; KN J. I		N WITNESS WHE
ACKNOWLEDGMENT TO ACCEPTANCE OF DEDICATIONS STATE OF FLORIDA COUNTY OF INDIAN RIVER		ACKNOV
THE FORECOME WAS ACKNOWLEDGED BEFORE WE THIS 12 DAY OF 12 ADOLPHUS KAHLE III, PRESIDENT OF SANDY LANE HOUSEOWNERS' ASSOCIATION," CORPORATION, WHO EXECUTED ON BEHALF OF SAID ENTITY AND IS EITHER PERSON	89	COUNTY C
PRODUCED AS IDENTIFICATION.		BECKER REVOCA DENTIFICATION. NOTARY PUBLIC
NOTARY PUBLIC: COMMISSION *** OYAF*	*	COMMISSION NO
PRINTED NAME Sheer Swanson MY COMMISSION EXPIRES: 9-2	A SOLI SENE	SEAL:
COUNTY OF INDIAN RIVER	NAMES COLINTY ELOPIDA CO HEBERY C	EXE.
	IVER COUNTY FLORIDA DO HERERY C	ERTIFY TER 177 DED ON

SANDY LANE

BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 16, TOWNSHIP 33 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF STATE ROAD A-1-/



LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 16 TOWNSHIP 13 SOUTH RANGE 40 FAST INDIAN

COMMENCE AT THE SOUTHWEST CORNER OF AN ADDITIONAL RIGHT OF WAY DEDICATION AREA, AS SHOWN ON THE PLAT OF THE DUNES SUBDIVISION.
RECORDED IN PLAT BOOK 9, PAGE 45. PUBLIC RECORDS OF INDIAN RIVER COUNTY. FLORIDA, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A RIGHT OF WAY DEDICATION AS RECORDED IN OFFICIAL RECORD BOOK 2894, PAGE 2149 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN NORTH 89°41'11"HAS I BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID THE DUNES SUBDIVISION. DISTANCE OF 11.53 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 89°41'TI" EAST, A DISTANCE OF 1667.70 FEET TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCLAN: THENCE SOUTHERLY ALONG SAID MEAN HIGH WATER LINE. SOUTH 30°58'35" TAST, A DISTANCE OF 115.46 FFET; THENCE LEAVING SAID MEAN HIGH WATER LINE, RUN SOUTH 89°19'15" WEST, A DISTANCE OF 714.08 FEET THENCE RUN SOUTH 08/18/20" FAST A DISTANCE OF 100 55 FEET TO THE NORTH LINE OF TEN COINS ON THE OCEAN SUBDIVISION, RECORDED IN PLAT BOOK 9. PAGE 38 , PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA: THENCE RUN SOUTH 89°38'39" WEST ALONG SAID NORTH LINE, A DISTANCE OF 926.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, THE RADIUS OF WHICH BEARS SOUTH 66°27'37" WEST, A DISTANCE OF 1970.08 FEET, SAID POINT ALSO BEING 10.00 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF STATE ROAD A-1-A (100 FOOT WIDE RIGHT OF WAY): THENCE LEAVING SAID NORTH LINE RUN NORTHERLY ALONG EAST LINE OF AFORESAID RIGHT OF WAY DEDICATION AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°30'02", AN ARC DISTANCE OF 223.52 FEET TO THE POINT OF BEGINNING.

1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN

THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), NAD 83 (NGS

ADJUSTMENT OF 1990) AND ARE BASED ON INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS GPS137

HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS I STANDARDS.

4) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE

NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. THE

5) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED PRM LB 6905.

6) LOT CORNER MARKERS AS SHOWN ARE PROPOSED TO BE

SET IN CONFORMANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES, CORNER MARKERS SET BY MERIDIAN LAND SURVEYORS ARE 5/8" IRON RODS WITH CAP STAMPED HSBS

7) THE MEAN HIGH WATER ELEVATION OF 0.54' NAVD 1988 AS SHOWN 7) THE MEAN HIGH WAITER ELEVATION OF 0.54" NAVD 1988 AS SHOWN HERCON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WAITER INTERPOLATION POINTS 100903. AND 10094, BY METHODS APPROVED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTA PROTECTION IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES PART II — COASTAL MAPPRING.

SAID PARCEL CONTAINING 5.98 ACRES MORE OR LESS. SURVEYOR'S NOTES

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY, THAT ON MAY 2016, THE FORECOMO PLAT WAS APPROVED AND THE
UTILITY EASEMENTS AND LIMITED ACCESS ASSEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY
COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA

BOS SOLARI, CHARIMAN OF THE BOARD

ATTEST. JEFFREY R. SMITH, CLERK OF COURT AND COMPTROLLER

BY: Xiona Celen APPROVED AS TO FORM AND LEGAL SUFFICIENCY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED, DATE May 25, 2016 LE JOSEPH & BAIRD, COUNTY ADMINISTRATOR

CERTIFICATE OF TITLE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY, THE PERSON, PERSONS, OR ORGANIZATIONS EXECUTING THE CEDICATION; AND ALL TAXES HAVE BEEN PAID ON AND PROPERTY AS EN

LISA C. RECKER, AS TRUSTEE OF THE LISA C. RECKER REVOCABLE TRUST DATED JULY 27, 2006, AS AMENDED FROM TIME TO TIME:MORTGAGE AND SECURITY AGREEMENT DATED DECEMBER 8, 2014 AND RECORDED IN OFFICIAL RECORDS BOOK 2809, PAGE 789 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

ROSSWAY SWAN TIERNEY BARRY LACEY & OLIVER, P.L. BY: KBuz

BY: KEVIN M. BARRY, MANAGER FLORIDA BAR No.88939

MORTGAGEE'S CONSENT

HE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AFFECTING THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE COMMERT HEREOF AND AGREES THAT ITS MORTGAGE IN FAVOR OF LISA C, BECKER, AS TRUSTED OF THE ASSOCIATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE IN FAVOR OF LISA C, BECKER, AS TRUSTED OF THE ASSOCIATION OF THE LAND OFFICIAL RECORDS BOOK AS ALENDED FROM TIME TO TIME, A MORTGAGE AND SECURITY AGREEMING RECORDS BOOK ASSOCIATION OF FIGURE ACCORDS BOOK ASSOCIATION OF THE AND THE DEDICATIONS SHOWN HEREON.

SOURCE THE OWNER OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHALL BE SUBDROINATED TO THIS PLAT AND THE DEDICATIONS SHOWN HEREON.

Lui Char PRINTED NAME: LISA C. BECKER, AS TRUSTEE

ACKNOWLEDGMENT TO MORTGAGEE'S CONSENT STATE OF FLORIDA

> 80. 200

10 1105

COUNTY OF INDIAN RIVER

Homy Pasic Scan of Rase Wearn J Stevent My Convention (1) 202543 Expan-01-202114

THE FOREGOING MORTGAGE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS LEADY OF MAY. 2018 BY USA C. BECKER, AS TRUSTEE OF THE LISA C. BECKER, AS TRU COUNTY SURVEYOR'S CERTIFICATE

OTARY PUBLIC WILLIAM TENT AME WILLIAM I STOWN COMMISSION NO. FFZO2 563

EXPIRATION DATE: 03 30 2019

, to 6753

THIS PLAT OF SANDY LANE PD HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDIO.

DATE

DAVID W. SCHRYNGE PSM FLORIDA CERTIFICATE NO LINDIAN RIVER COUNTY SURVEYOR AND MAPPER

PREPARED BY: CHARLES H. BLANCHARD PSM #5755

MERIDIAN LAND SURVEYORS LB #6905 DATE: 12/17/15

ROED IN THE PUBLIC RECORDS OF TEY R SWITH, CLERK OF COURT INDIAN RIVER COUNTY FI, BK: 26 PG 20 Page 1 of 3 5/26/2016 3 48 PM

PLAT BOOK 28

PAGE 20

DOCKET NO.3120160030297

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.

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

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 CARBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EMSTE. CATTLEY GUAYA. COMMON GUAYA, LOQUAT, ROSE APPLE, SURINAM CHERRY, CHINESE BOX ORANGE, AND GRANGE JASMINE. FLOOD ZONE X & AO (DEPTH 1) PER FLOOD INSURANCE RATE MAP #12061C0376 H, DATED DEC. 12TH, 2012.

NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS PROJECT ON A LOT WHISH THIS SUBJINISHON UNLESS AND UNIL THE LOT OWNER, OR THE OWNER'S DESIGNER, OBTAINS AN INITIAL CONCURRENCY CRETHICARE FOR THE PROJECT OF PORTION OF THE PROJECT FOR PROJECT FOR PROJECT FOR PROJECT FOR THE LOT OWNERS AND THE THE LOT OWNERS AND THE THE THAT ADEQUATE ARACHITY MULL EXIST AT THE TIME. 3) TIES TO GOVERNMENT CORNERS AND INDIAN RIVER COUNTY THE LOT OWNER, OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK "GPS-137" ELEVATION=9.90' NAVD'88. SITE BENCHMARK IS AS SHOWN. CONCURRENCY CERTIFICATE.

COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PILAT ARE FILED IN OFFICIAL RECORD BOOK 2737. PAGE 1530. OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, ELORIDA

INDIVIDUAL OR SHARED PRIVATE BEACH ACCESSES, MUST COMPLY WITH ALL STANDARDS OF CHAPTER 932. INDIAN RIVER COUNTY LAND DEVELOPMENT JLATIONS, INDIAN RIVER COUNTY, FLORIDA

RESIDENTIAL AND OCEANFRONT DEVELOPMENT RELATING TO THIS SUBDIVISION MUST COMPLY WITH COUNTY ORDINANCES RELATING TO BEACH ACCESS, LIGHTING AND SEA TURTLE PROTECTION AS LISTED IN LAND DEVELOPMENT REGULATIONS, CHAPTER 932, INDIAN RIVER COUNTY LAND DEVELOPMENT OR COUNTY LAND DEVELOPMENT AS REGULATIONS, INDIAN RIVER COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CRETTEY THAT ON JUNE JOIN, 2015 HE COMMETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT, THAT THE PLAT WAS PREPARED UNDER SURVEY REQUIREMENTS OF PART I, CHAPTER 17, FLORIDA STATUTES AND THE LANDS THE LAND AS THE STATE OF THE LAND STATE OF THE LAN STATULES, AS AMERICAL AND CHAPTER STATE SOUTHWARD AND TEATHING, OF THAT INFO, OF THAT INFO, OF THAT INFO, OF THAT INFO, OF THAT INFO THA

alle DATE 5-11-16 CHÂRLES H. BLANCHARD, PSM FLORIDA CERTIFICATE NO. 5755 MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6905

MERIDIAN

LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE 772-794-1213, FAX: 772-794-1096
EMAIL: MLS.LB6905_GMAIL.COM



0 L of e

JEFFERY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER, INDIAN RIVER COUNTY, FLORIDA BY Mayellen Shortle

SEAL PK OF THE CLERK TO THE COUNTY SURVEYOR CHARLES H, CLERK OF THE OARD OF COUNTY AND MAPPER BLANCHARD, P.S.M. CIRCUIT COURT BOARD OF COUNTY COMMISSIONERS







