# HAMPTON PARK PD PHASE 2

BEING A REPLAT OF OF TRACT "J" FUTURE DEVELOPMENT, HAMPTON PARK PD PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 33, PAGE 61 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. SAID LAND LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, 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 NO.3711. PAGE 819.

### CERTIFICATE OF DEDICATION

STATE OF FLORIDA COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT MERITAGE HOMES OF FLORIDA, INC, A FLORIDA PROFIT CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS HAMPTON PARK PD PHASE 2, BEING IN INDIAN RIVER COUNTY. FLORIDA HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

### 1) TRACT "K" STREETS AND RIGHTS-OF-WAY

TRACT "K" STREETS AND ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC. ALI PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALI HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. WHENEVER STREETS OR PAVED SURFACES WHICH ARE PART OF THE STREETS AND RIGHTS-OF-WAY ARE EXCAVATED OR OTHERWISE DISTURBED FOR UTILITY WORK OR OTHERWISE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SUCH COMMON AREAS. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

### 2) UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION. INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER INCLUDING CABLE TELEVISION SERVICES IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY. FLORIDA. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

## 3) DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH KATHMAN, SOUTH FLORIDA DIVISION VICE PRESIDENT ON BEHALF OF AND WITH THE AUTHORITY OF SAID CORPORATION THIS DAY OF \_\_\_\_\_, 2025.

MERITAGE HOMES OF FLORIDA, INC, A FLORIDA PROFIT CORPORATION

JOSEPH KATHMAN, SOUTH FLORIDA DIVISION VICE PRESIDENT

WITNESS PRINTED NAME WITNESS PRINTED NAME

### ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA **COUNTY OF INDIAN RIVER** 

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY , 2025 BY JOSEPH KATHMAN, AS SOUTH FLORIDA DIVISION VICE PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC, A FLORIDA PROFIT CORPORATION. WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR PRESENTED IDENTIFICATION AND DID TAKE AN OATH.

JOSEPH KATHMAN, SOUTH FLORIDA DIVISION VICE PRESIDENT NOTARY PUBLIC: PRINT NAME: COMMISSION NO. **EXPIRATION DATE:** NOTARY SEAI ACCEPTANCE OF DEDICATIONS BY HOA

HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS EACH AND EVERY DEDICATION CONTAINED ON THIS PLAT AND THE MAINTENANCE RESPONSIBILITIES FOR TRACT "K" STREETS, RIGHTS-OF-WAY AND DRAINAGE EASEMENTS CONTAINED ON THIS PLAT DATED THIS DAY OF

MARTHA SCHIFFER, PRESIDENT WITNESS PRINTED NAME WITNESS PRINTED NAME ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATION BY HOA

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF , 2025, BY MARTHA SCHIFFER, AS PRESIDENT, OF HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF SAID CORPORATION. SHE IS PERSONALLY KNOWN TO

IDENTIFICATION AND DID TAKE AN OATH.

**NOTARY PUBLIC:** PRINT NAME: COMMISSION  $\overline{NO}$ . **EXPIRATION DATE:** 

# CERTIFICATE OF TITLE

ME OR PRESENTED

COUNTY OF INDIAN RIVER

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY MERITIGE HOMES OF FLORIDA, INC., A FLORIDA PROFIT CORPORATION. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR OTHER ENCUMBRANCE ARE AS FOLLOWS:

**NOTARY SEAL** 

COUNTY SURVEYOR

DAVID SCHRYVER. PSM

PATRICK W. RYSKAMP, ESQUIRE, FLORIDA BAR NUMBER 178179

CLERK TO THE BOARD OF

COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA

PLAT BOO	)K	
PAGE _		
CLERK'S F	FILE NUMBER (CFN) ————————————————————————————————————	

ZONING=A1

LAND ....

USE=L1 |⊋||

LOCATION MAP

|ZONING=A1|

LAND

USE=L1

AND RS3

(NOT TO SCALE)

8th STREET

ZONING=A1

LAND USE=L1

### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THIS PLAT; THAT THE PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES AS AMENDED; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND CHAPTER 913 SUBDIVISION AND PLATTING, OF THE INDIAN RIVER COUNTY CODE; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. TIES TO GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FGCC THIRD ORDER CLASS 1 STANDARDS.

TERRY H. DRUM, PSM FLORIDA CERTIFICATE NUMBER 5597 GSS SURVEYING & MAPPING, LLC PROJECT 700 22ND PLACE, SUITE 2D VERO BEACH FLORIDA, 32960 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 8006

### COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF HAMPTON PARK PD PHASE 2, 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 AMENDED.

DATE: DAVID W. SCHRYVER, PSM FLORIDA CERTIFICATE NO. 4864 INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS DAY FORGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA AND AT THAT TIME THE BOARD ALSO ACCEPTED THE DEDICATION OF UTILITY EASEMENTS AS SHOWN HEREON.

JOSEPH E. FLESCHER, CHAIRMAN OF THE BOARD

ATTEST: RYAN L. BUTLER, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

DEPUTY CLERK (CLERK OF THE BOARD)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: SUSAN J. PRADO DEPUTY COUNTY ATTORNEY FLORIDA BAR NUMBER 112130

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED:

DATE JOHN A. TITKANICH, JR., COUNTY ADMINISTRATOR

## **CLERK'S CERTIFICATION**

STATE OF FLORIDA COUNTY OF INDIAN RIVER

I, RYAN L. BUTLER, CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HAMPTON PARK PD PHASE 2 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA.

THIS PLAT FILED FOR RECORD THIS DAY OF , 2025, AND , PAGE CLERKS FILE NUMBER RECORDED IN PLAT BOOK THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER

DEPUTY CLERK INDIAN RIVER COUNTY SEAL PROJECT SURVEYOR

SEAL

TFRRY H. DRUM, PSM

CLERK OF THE CIRCUIT COURT

**GSS Surveying and Mapping, LLC** 4620 Lipscomb St NE Suite 2 **Palm Bay, FL 32905** 321-914-3978

GSS Surveying and Mapping, LLC 700 22<sup>nd</sup> Place Suite 2A Vero Beach, FL 32960

772-696-5300

SHEET 1 OF 5

# HAMPTON PARK PD PHASE 2

BEING A REPLAT OF OF TRACT "J" FUTURE DEVELOPMENT, HAMPTON PARK PD PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 61 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

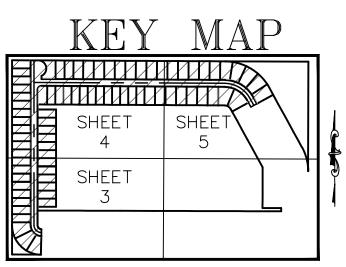
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE

SAID LAND LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.

PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO.3711, PAGE 819.

LEGAL DESCRIPTION:

TRACT "J" FUTURE DEVELOPMENT, HAMPTON PARK PD PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED INN PLAT BOOK 33, PAGE 61, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



(NOT TO SCALE)

### NOTICE

- 1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT INDIAN RIVER COUNTY APPROVAL.
- 2) ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- 3) 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.
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
- 5) 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.
- 6) 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, AND IT'S ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER, OR OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

### FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A ONE HUNDRED-YEAR 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.

## SURVEYOR'S NOTES

- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12061C0352H, HAVING AN EFFECTIVE DATE OF JANUARY 26, 2023, THIS PROPERTY APPEARS TO LIE WITHIN ZONE "AE" (BASE FLOOD ELEVATION = 20.70 FEET NORTH AMERICAN VERTICAL DATUM 1988)
- 2. TIES TO TRACT 13 CORNERS AND THE PLAT CORNERS, AS SHOWN ON SHEET 3-6 OF THIS PLAT, CONFORM TO FGCC MINIMUM THIRD ORDER CLASS 1 STANDARDS.
- 3. PERMANENT REFERENCE MONUMENTS SET ARE 4"X4" CONCRETE MONUMENTS WITH BRASS DISKS STAMPED GSS PRM LB 8006.
- 4. PERMANENT CONTROL POINTS SET ARE PK NAILS WITH BRASS DISKS STAMPED GSS PRM LB 8006.
- 5. LOT CORNER MARKERS SHOWN ARE PLACED IN CONFORMANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES. CORNER MARKERS SET BY GSS SURVEYING & MAPPING, LLC ARE 1/2" IRON RODS WITH YELLOW CAP STAMPED GSS LB 8006.

6. THE NORTHERLY R/W LINE OF 8TH STREET IS ASSUMED TO BEAR N 89°35'59" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

7. ELEVATIONS IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 ADJUSTMENT.

PLAT BO	)OK				
PAGE					
CLERK'S	FILE	NUMBER	(CFN)		

SHEET 2 OF 5

GSS Surveying and Mapping, LLC 700 22<sup>nd</sup> Place Suite 2A Vero Beach, FL 32960

772-696-5300

GSS Surveying and Mapping, LLC 4620 Lipscomb St NE Suite 2 **Palm Bay, FL 32905** 321-914-3978

#### HAMPTON PARK PD PHASE 2 PLAT BOOK BEING A REPLAT OF OF TRACT "J" FUTURE DEVELOPMENT, HAMPTON PARK PD PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 61 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. PAGE SAID LAND LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. CLERK'S FILE NUMBER (CFN) COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO.3711, PAGE 819. 45, N 00 LOT #63 LOT #101 0.132" AC 0.132 AC SHEET 4 MATCH TO SHEET MATCH TO SHEET 4 LOT #100 0.132" AC SHEET 3 0.132 AC LOT #65 LOT #99 0.132 AC 0.132" AC 5.00' UTILITY 5.00' UTILITY EASEMENT \_\_\_ ■ EASEMENT » LOT #66 0.132 AC SHEET LOT #98 0.132<sup>"</sup> AC HAMPTON PARK PD PHASE 1 TRACT "D" STORMWATER MANAGEMENT (NOT TO SCALE) LOT #67 PLAT BOOK 33, PAGE 61 LOT #97 0.132 AC 0.132 AC AVENUE CURVE TABLE CURVE RADIUS ARC LENGTH DELTA ANGLE CHORD BEARING CHORD LENGTH C21 67.00' 1.09' 0°55'47" N 89°08'29" W 1.09' C22 25.00' 39.19' 89°49'12" N 44°41'47" W 35.30' LOT #96 0.132" AC 0.132 AC C22 25.00 39.19 89 49 12 N 44 41 47 W 35.30 C23 46.00' 72.11' 89 49 12" N 44 41 47" W | 64.95' C24 182.07' 282.31' 88 50 19" S 44 13 15" E 254.87' C25 182.07' 85.79' 26 59 46" S 13 17 58" E 85.00' C26 182.07' 102.37' 32 12 53" S 42 54 18" E 101.03' LOT #95 LOT #69 0.132 AC 0.132 AC C27 182.07' 94.15' 29\*37'40" S 73\*49'34" E 93.11' N89°47'11"W 115.00' C30 67.00' 32.06' 27°24'59" S 74°58'06" E 31.75' C47 67.00' 103.94' 88°53'19" S 44°13'57" E 93.83' - S00°12'49"W LOT #70 N89°36'23"W 1503.87' 0.132" AC 23.15 LOT #94 0.132 AC N89°47'11"W 115.00' ∽ 0.201 AC HAMPTON PARK PD PHASE 1 PLAT BOOK 33, PAGE 61 TRACT TABLE LOT #73 0.188 AC TRACT TRACT USE ENTITY DEDICATION TRACT "K" STREETS AND RIGHT OF WAY HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC 0.166 AC TRACT " PHASE 2 COMMON OPEI SPACE AND RECREATION AMPTON PARK PD PHASE 1 SW CORNER LOT 75 N89°36'23"W 181.43' N 89°36'23" W 542.73' HAMPTON PARK PD PHASE 1 TRACT C 33' PD BUFFER NORTH RIGHT OF WAY LINE N89°35'59"W 754.06' N89\*35'59"W 1892.87' SITE BM #1 N:1193821.8266 E:835383.7938 8TH STREET / GLENDALE ROAD ELEVATION=21.46 (120' RIGHT-OF-WAY ASPHALT ROAD VARIES PER ORB 3571, PAGE 341 AND S89\*35'59"E SOUTH LINE OF SECTION 9, TOWNSHIP 30' INDIAN RIVER FARMS WATER S89°35'59"E 1972.87' 33 SOUTH, RANGE 39 EAST SOUTHWEST CORNER CONTROL DISTRICT CANAL B3 SECTION 9 SOUTH RIGHT OF WAY LINE TOWNSHIP 33 SOUTH RANGE 39 EAST **BUILDING LOT SETBACKS: LEGEND** TYPICAL 50' TYPICAL 70' GRAPHIC SCALE BM = BENCHMARK SHEET 3 OF 5 LOT LOT ORB = OFFICIAL RECORDS BOOK FRONT 15' FRONT 15' FRONT 15' = CENTERLINE PC = POINT OF CURVE **GSS Surveying and Mapping, LLC** GSS Surveying and Mapping, LLC SIDE 10' SIDE SIDE 7.5' PCP = PERMANENT CONTROL POINT \* NOTE: STATE PLANE COORDINATES ARE BASED UPON NATIONAL GEODETIC SURVEY REAR 15' = SÉT'4"x4" CONCRETE MONUMENT WITH PLS = PROFESSIONAL LAND SURVEYOR 700 22<sup>nd</sup> Place 4620 Lipscomb St NE ( IN FEET ) CONTROL POINT P.I.D. NUMBER AF3490 PRM = PERMANENT REFERENCE MONUMENT (SETBACKS MUST BE VERIFIED WITH 1 inch = 50 ft.Suite 2 Suite 2A FLORIDA STATE PLANE EAST ZONE NAD 83 BRASS DISK GSS PRM LB 8006 PSM = PROFESSIONAL SURVEYOR & MAPPER INDIAN RIVER COUNTY PLANNING DEPARTMENT 1990 AND P.I.D. NUMBER AF3419 FLORIDA = SET PK NAIL WITH BRASS DISK Palm Bay, FL 32905 Vero Beach, FL 32960 PT = POINT OF TANGENT STATE PLANE EAST ZONE NAD 83 1990 PRIOR TO COMMENCEMENT OF CONSTRUCTION.) R/W = RIGHT OF WAY 772-696-5300 321-914-3978 GSS PCP LB 8006

#### HAMPTON PARK PD PHASE 2 PLAT BOOK BEING A REPLAT OF OF TRACT "J" FUTURE DEVELOPMENT, HAMPTON PARK PD PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PAGE PLAT BOOK 33, PAGE 61 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. SAID LAND LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. CLERK'S FILE NUMBER (CFN) COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO.3711, PAGE 819. LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2063, PAGE 15 LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1260, PAGE 0323 REMAINDER OF TRACT 12, INDIAN RIVER FARMS COMPANY, EAST 660' OF TRACT 12, INDIAN RIVER FARMS COMPANY. PLAT BOOK 2, PAGE 25 PLAT BOOK 2, PAGE 25 ZONING A-1 NORTHWEST CORNER ZONING A-1 LAND USE L-1 TRACT 13 S89°30'10"E 80.00' \_\_ LAND USE L-1 PLATTED NORTH LINE TRACT 13 S89°30'10"E 1897.0 S89°30'10"E 948.52' HAMPTON PARK PD PHASE 1 NW CORNER TRACT "J" — HAMPTON PARK TRACT C 35' PD BUFFER ——PD PHASE 1 S89°30'10"E 1313.30' THIS SHEET 5 SHEET 5 N89°30'10"W N89\*30'10"W 97.58 55.00' 60.28 65.00' LOT #52 0.132" AC N89°47'11"W 115.00' S PHASE 2 LOT #50 💂 LOT #44 LOT #49 LOT #48 LOT #47 LOT #46 LOT #45 LOT #43 LOT #42 LOT #41 0.159<sup>"</sup> AC 0.172<sup>"</sup> AC 0.186 AC 🔚 0.145 AC 1 0.145" AC 🕇 0.172" AC **1** 0.172 AC **\*** 0.172" AC \* 0.172 AC \* 0.172 AC 0.172 AC • 0.172 AC LOT #53 0.132 AC 5' UTILITY EASEMENT 5.00' S89°30'10"E N89°30'10"W S89°30'10"E S89\*30'10"E 86.80' 55.00' 60.28 65.00' LOT #54 (NOT TO SCALE) 5' UTILITY S89°30'10"E 1130.86' 0.132" AC HAMPTON PARK CIRCLE EASEMENT 5.00' S89°30'10"E \_1176.64' (42' PRIVATE R/W) 5.00' UTILITY EASEMENT S89°30′10″E 1130.41′ N89°30'10"W S89°30'10"E LOT #55 S89°30'10"E 35.44' -10.00 50.00' 0.132 AC 65.00' 🗽 DRAINAGE EASEMEN LOT #107 LOT #108 LOT #109 LOT #110 LOT #111 LOT #112 LOT #113 LOT #114 LOT #115 LOT #116 LOT #117 LOT #118 LOT #119 LOT #120 LOT AVENUE LOT #56 0.132 AC 13 SE ER 5.00' N89°30'10"W S89°30'10"E N89°30'10"W 50.00' 60.00' LOT #57 65.00' 0.132<sup>"</sup> AC N89°30'10"W 1156.35' — S00°12'49"W 31.73 S89°47'11"E 115.00' 📙 LOT #58 LOT #106 0.132<sup>"</sup> AC 0.132 AC LOT #59 LOT #105 HAMPTON PARK PD 0.132 AC 0.132 AC PHASE 1 TRACT TABLE TRACT "D" TRACT USE ENTITY DEDICATION STORMWATER MANAGEMENT TRACT "K" STREETS AND RIGHT OF WAY HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC PLAT BOOK 33, PAGE 61

#ASE 1
#ACT TABLE

##ACT TO"

##ACT TO"

##ACT TO"

##ACT TO"

##ACT TO"

##ACT TABLE

##ACT TO"

##ACT TABLE

##ACT TABLE

##ACT TO"

##ACT TABLE

LOT #62 LOT #102 0.132 AC 0.132 AC LOT #101 0.132" AC 0.132 AC SHEET 4 MATCH TO SHEET 4 LOT #64 LOT #100 0.132" AC SHEET 3 0.132 AC LOT #65 0.132" AC 5.00' UTILITY 0.132 AC 5.00' UTILITY EASEMENT \_\_\_ EASEMENT " LOT #66

\* NOTE: STATE PLANE COORDINATES ARE BASED UPON NATIONAL GEODETIC SURVEY CONTROL POINT P.I.D. NUMBER AF3490 FLORIDA STATE PLANE EAST ZONE NAD 83 1990 AND P.I.D. NUMBER AF3419 FLORIDA STATE PLANE EAST ZONE NAD 83 1990 TYPICAL 50' TYPICAL 65' TYPICAL 70' LOT LOT LOT FRONT 15' FRONT 15' FRONT 15' SIDE 5' SIDE 10 SIDE 7.5' REAR 15' REAR 15' REAR 15' (SETBACKS MUST BE VERIFIED WITH

INDIAN RIVER COUNTY PLANNING DEPARTMENT

PRIOR TO COMMENCEMENT OF CONSTRUCTION.)

**BUILDING LOT SETBACKS:** 

BM = BENCHMARK
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVE
PCP = PERMANENT CONTROL POINT
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
PT = POINT OF TANGENT
R/W = RIGHT OF WAY

= CENTERLINE
= SET 4"x4" CONCRETE MONUMENT WITH

BRASS DISK GSS PRM LB 8006
= SET PK NAIL WITH BRASS DISK

GSS PCP LB 8006

= SET 1/2" IRON WITH WITH YELLOW CAP

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

GSS Surveying and Mapping, LLC
700 22<sup>nd</sup> Place
Suite 2A
Vero Beach, FL 32960
772-696-5300

SURVEYING & MAPPING

GSS Surveying and Mapping, LLC

4620 Lipscomb St NE

Suite 2

Palm Bay, FL 32905

321-914-3978

#### HAMPTON PARK PD PHASE 2 PLAT BOOK BEING A REPLAT OF OF TRACT "J" FUTURE DEVELOPMENT, HAMPTON PARK PD PHASE 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PAGE PLAT BOOK 33, PAGE 61 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. SAID LAND LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. CLERK'S FILE NUMBER (CFN) COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO.3711, PAGE 819. LOT 9 LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1260, PAGE 0323 ZONING RS-3 LOT 22 LOT 21 LAND USE L-1 EAST 660' OF TRACT 12, INDIAN RIVER FARMS COMPANY. ZONING RS-3 ZONING RS-3 RAIN TREE CORNER LAND USE L-1 PLAT BOOK 2, PAGE 25 RAIN TREE CORNER LAND USE L-1 SUBDIVISION KEY MAP SUBDIVISION NORTHWEST CORNER PLAT BOOK 9, PAGE ZONING A-1 VENEZIA ESTATES PLAT BOOK 9, PAGE LAUREL OAKS SUBDIVISION LAND USE L-1 PLAT BOOK 24, PAGE PLAT BOOK 13, PAGE 42 44-46 ZONING A-1 S89°30'10"E 1897.05' NORTH LINE TRACT 13 FND 4"x4" PRM LAND USE L-1 AND TRACT 14 PLS 3435 N89°30'10"W 948.52' THIS HAMPTON PARK PD PHASE 1 MOST WESTERLY CORNER SHEET TRACT C 35' PD BUFFER S89°30'10"E 1313.30' TRACT "E" LAUREL OAKS SUBDIVISION PLAT BOOK 13, PAGE 42 S89°30'10"E 515.62' LOT 40 ≥ 28.78′ LOT #36 LOT #35 LOT #34 0.172 AC 0.183 AC 0.172" AC • 0.172 AC • • 0.172 AC • 0.172 AC (NOT TO SCALE) HAMPTON PARK PD PHASE 1 5' UTILITY TRACT "E" EASEMENT COMMON OPEN SPACE LOT #32 0.188 AC CURVE RADIUS ARC LENGTH DELTA ANGLE CHORD BEARING CHORD LENGTH AND RECREATION LAUREL OAKS SUBDIVISION PLAT BOOK 13, PAGE 42 5' UTILITY S89'30'10"E 1130.86' LOT 41 HAMPTON PARK CIR. LOT #31 0.187 AC ZONING RS-3 364.97' S89°30'10"E 1130.41' LAND USE L-1 (42' PRIVATE R/W) S89'30'10"E C43 10.00' LAUREL OAKS 39.97 SUBDIVISION DRAINAGE PLAT BOOK 13, PAGE EASEMENT—LOT #126 LOT #30 LOT #121 | 0.172 AC | LOT #122 0.172 AC LOT #125 0.172 AC LOT #123 0.172 AC LOT #124 42 0.184<sup>"</sup> AC LOT 42 0.172 AC 0.172 AC **6** 0.209 AC ZONING RS-3 LOT #128 LAND USE L-1 0.227 AC PHASE 2 LAUREL OAKS N89°30'10"W 1156.35' SUBDIVISION PLAT BOOK 13, PAGE NW CORNER LOT #129 LOT 43 LOT 129 WEST R/W LINE──► ZONING RS-3 HAMPTON PARK CIRCLE EAST LINE LOT 129 HAMPTON PARK PD LAND USE L-1 PHASE 1 EASTERLY LINE ----PLAT BOOK33, PAGE 61 OF TRACT "D" HAMPTON PARK PD LAUREL OAKS PHASE 1 TRACT "D" SUBDIVISION PLAT BOOK 13, PAGE 42 STORMWATER MANAGEMENT LOT 44 PLAT BOOK 33, PAGE 61 TRACT TABLE TRACT TRACT USE ENTITY DEDICATION ZONING RS-3 TRACT "K" STREETS AND RIGHT OF WAY HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC. LAND USE L-1 LAUREL OAKS SUBDIVISION PLAT BOOK 13, PAGE 42 LOT 45 ZONING RS-3 LAND USE L-1 % LAUREL OAKS SUBDIVISION PLAT BOOK 13, PAGE 42 LOT 46 ZONING RS-3 LAND USE L-1 9TH STREET 50' RIGHT OF WAY **BUILDING LOT SETBACKS: LEGEND** TYPICAL 70' TYPICAL 50' TYPICAL 65' BM = BENCHMARK SHEET 5 OF 5 LOT LOT ORB = OFFICIAL RECORDS BOOK GRAPHIC SCALE = CENTERLINE PC = POINT OF CURVE FRONT 15' FRONT 15' FRONT 15' PCP = PERMANENT CONTROL POINT = SÉT'4"x4" CONCRETE MONUMENT WITH GSS Surveying and Mapping, LLC GSS Surveying and Mapping, LLC SIDE 10' SIDE 7.5' \* NOTE: STATE PLANE COORDINATES ARE PLS = PROFESSIONAL LAND SURVEYOR BASED UPON NATIONAL GEODETIC SURVEY REAR 15' REAR 15' 700 22<sup>nd</sup> Place 4620 Lipscomb St NE PRM = PERMANENT REFERENCE MONUMENT CONTROL POINT P.I.D. NUMBER AF3490 BRASS DISK GSS PRM LB 8006 (SETBACKS MUST BE VERIFIED WITH ( IN FEET ) Suite 2A Suite 2 FLORIDA STATE PLANE EAST ZONE NAD 83 PSM = PROFESSIONAL SURVEYOR & MAPPER = SET PK NAIL WITH BRASS DISK 1 inch = 50 ft.1990 AND P.I.D. NUMBER AF3419 FLORIDA INDIAN RIVER COUNTY PLANNING DEPARTMENT PT = POINT OF TANGENT **Palm Bay, FL 32905** Vero Beach, FL 32960 STATE PLANE EAST ZONE NAD 83 1990 GSS PCP LB 8006 PRIOR TO COMMENCEMENT OF CONSTRUCTION.) R/W = RIGHT OF WAY 772-696-5300 321-914-3978 = SET 1/2" IRON WITH WITH YELLOW CAP