

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. ALL  
PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE,  
AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL  
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  
BY:  
JOSEPH KATHMAN, SOUTH FLORIDA DIVISION VICE PRESIDENT

WITNESS  
PRINTED NAME\_\_\_\_\_

WITNESS  
PRINTED NAME\_\_\_\_\_

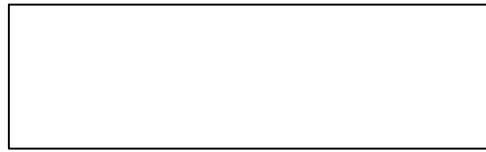
ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE  
OR ONLINE NOTARIZATION, THIS DAY \_\_\_\_ OF \_\_\_\_\_, 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.

BY:  
JOSEPH KATHMAN, SOUTH FLORIDA DIVISION VICE PRESIDENT

NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_



NOTARY SEAL

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 \_\_\_\_\_, 2025.

BY:  
MARTHA SCHIFFER, PRESIDENT

WITNESS  
PRINTED NAME\_\_\_\_\_

WITNESS  
PRINTED NAME\_\_\_\_\_

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATION BY HOA

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

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  
ME OR PRESENTED \_\_\_\_\_ IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
COMMISSION NO.: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_



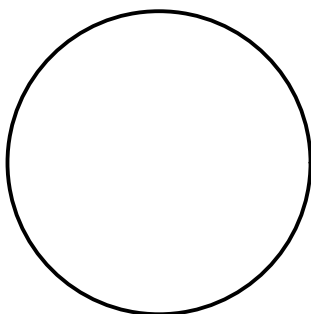
NOTARY SEAL

CERTIFICATE OF TITLE

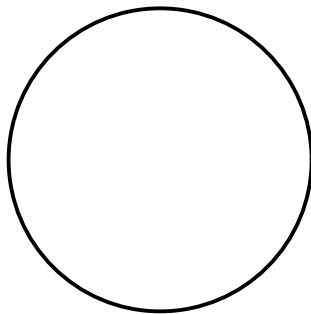
THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE  
IS HELD BY MERITIGE HOMES OF FLORIDA, INC., A FLORIDA PROFIT CORPORATION. ALL TAXES HAVE BEEN  
PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; ALL  
MORTGAGES, LIENS, OR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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PATRICK W. RYSKAMP, ESQUIRE, FLORIDA BAR NUMBER 178179

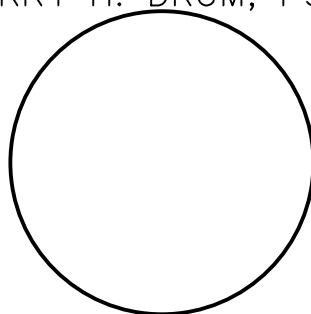
SEAL  
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA



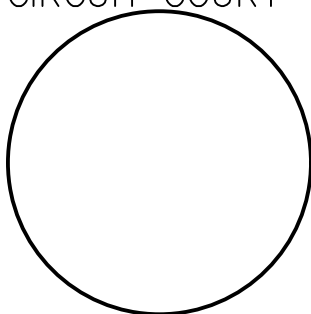
SEAL  
COUNTY SURVEYOR  
DAVID SCHRYVER, PSM



SEAL  
PROJECT SURVEYOR  
TERRY H. DRUM, PSM



SEAL  
CLERK OF THE  
CIRCUIT COURT



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.

\_\_\_\_\_, DATE \_\_\_\_\_  
TERRY H. DRUM, PSM  
FLORIDA CERTIFICATE NUMBER 5597  
GSS SURVEYING & MAPPING, LLC  
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.

BY: \_\_\_\_\_ 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 \_\_\_\_ OF \_\_\_\_\_, 2025, THE  
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.

BY:  
JOSEPH E. FLESCHER, CHAIRMAN OF THE BOARD

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

BY: \_\_\_\_\_  
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:

BY: \_\_\_\_\_ 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  
RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_ CLERK'S FILE NUMBER \_\_\_\_ IN  
THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY,  
FLORIDA.

RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER

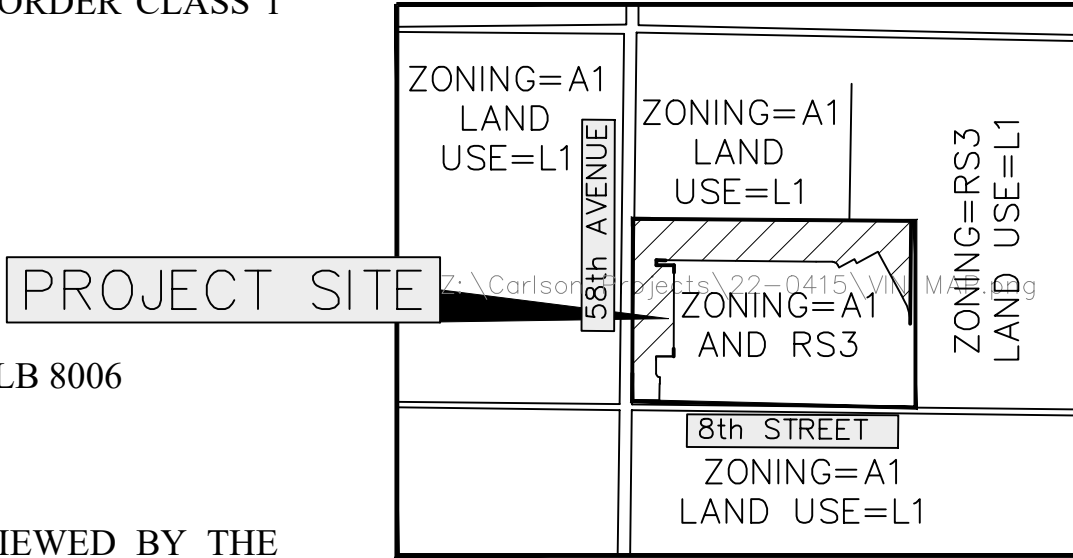
DEPUTY CLERK  
INDIAN RIVER COUNTY

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

PAGE \_\_\_\_\_

CLERK'S FILE NUMBER (CFN) \_\_\_\_\_

LOCATION MAP



(NOT TO SCALE)

SHEET 1 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

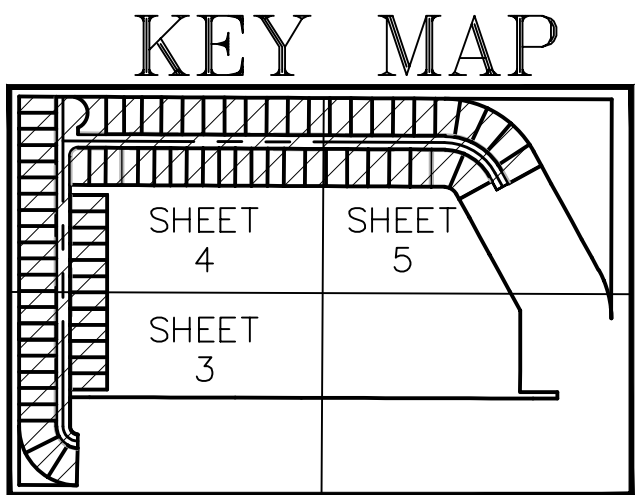


HAMPTON PARK PD PHASE 2  
BEING A REPLAT OF OF TRACT "J" FUTURE DEVELOPMENT, HAMPTON PARK PD PHASE 1  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
PLAT BOOK 33, PAGE 61 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.  
SAID LAND LYING AND BEING IN SECTION 9, TOWNSHIP 33 SOUTH,  
RANGE 39 EAST, 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.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
CLERK'S FILE NUMBER (CFN) \_\_\_\_\_

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 ITS 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.

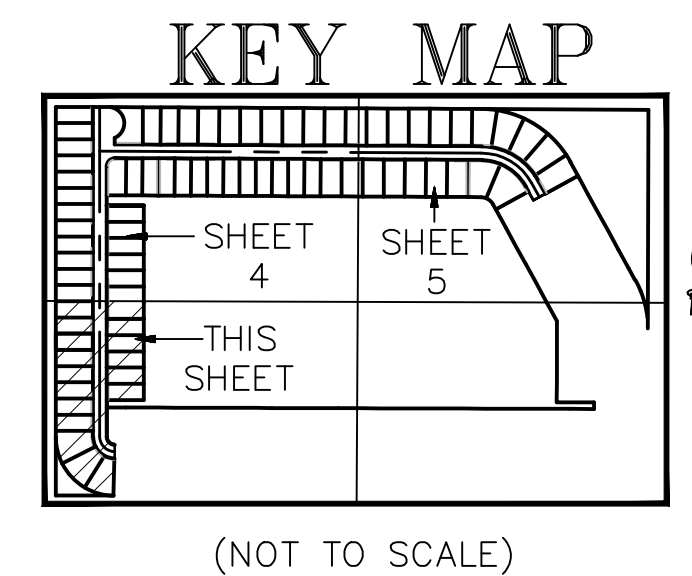
SURVEYOR'S NOTES

1. 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.

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.

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
CLERK'S FILE NUMBER (CFN) \_\_\_\_\_



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'	
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'	
C27	182.07'	94.15'	29°37'40"	S	73°49'34" E	93.11'	
C28	67.00'	31.59'	27°00'46"	N	13°17'40" W	31.30'	
C29	67.00'	40.30'	34°27'33"	N	44°01'50" W	39.69'	
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'	

TRACT TABLE

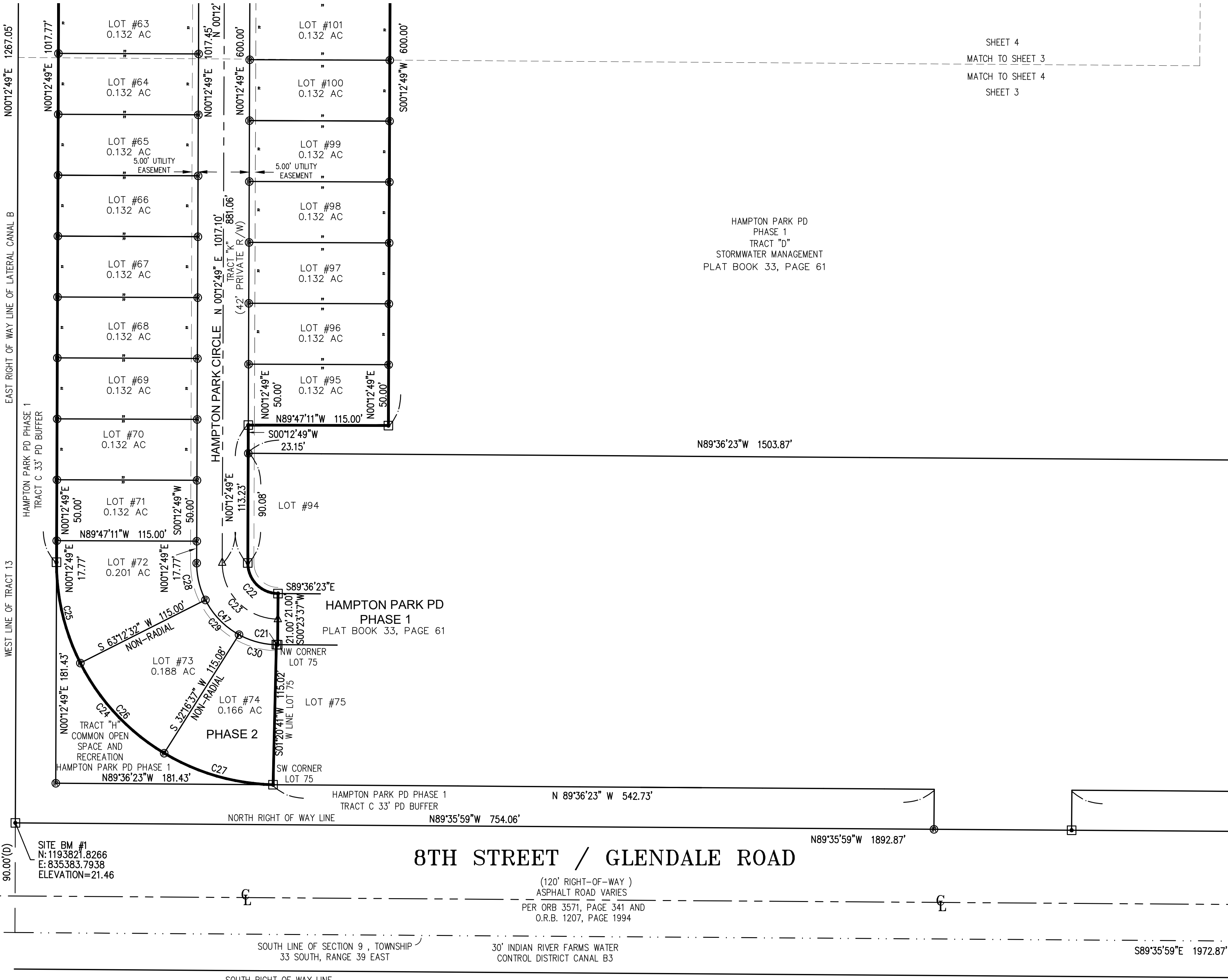
TRACT	TRACT USE	ENTITY DEDICATION
TRACT "K"	STREETS AND RIGHT OF WAY	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.

58TH AVENUE

PUBLIC RIGHT OF WAY VARIES  
26'± ASPHALT ROAD NORTHBOUND  
INDIAN RIVER FARMS WATER  
CONTROL DISTRICT LATERAL "B" CANAL

EAST RIGHT OF WAY LINE OF 58TH AVENUE  
WEST RIGHT OF WAY LINE OF CANAL "B"

WEST LINE OF SECTION 9



SOUTHWEST CORNER  
SECTION 9  
TOWNSHIP 33 SOUTH  
RANGE 39 EAST

BUILDING LOT SETBACKS:

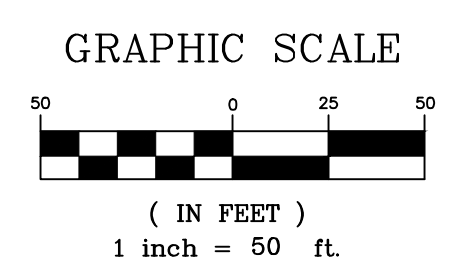
TYPICAL 50' LOT	TYPICAL 65' LOT	TYPICAL 70' LOT
FRONT 15'	FRONT 15'	FRONT 15'
SIDE 5'	SIDE 7.5'	SIDE 10'
REAR 15'	REAR 15'	REAR 15'

(SETBACKS MUST BE VERIFIED WITH  
INDIAN RIVER COUNTY PLANNING DEPARTMENT  
PRIOR TO COMMENCEMENT OF CONSTRUCTION.)

LEGEND

BM = BENCHMARK  
ORB = OFFICIAL RECORDS BOOK  
PCP = 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



\* 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

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

GSS  
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

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.

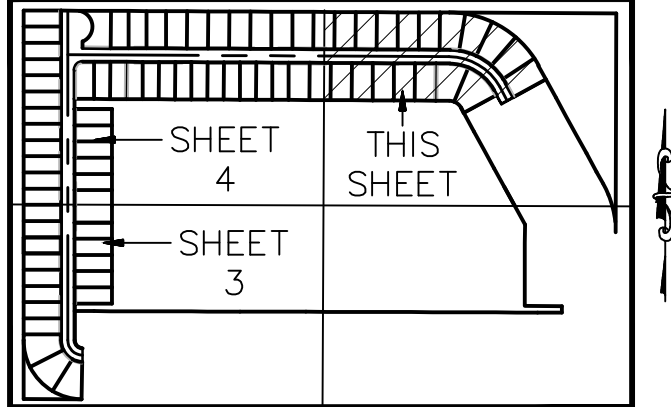
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE  
PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO.3711, PAGE 819.

PLAT BOOK

PAGE

CLERK'S FILE NUMBER (CFN)

KEY MAP

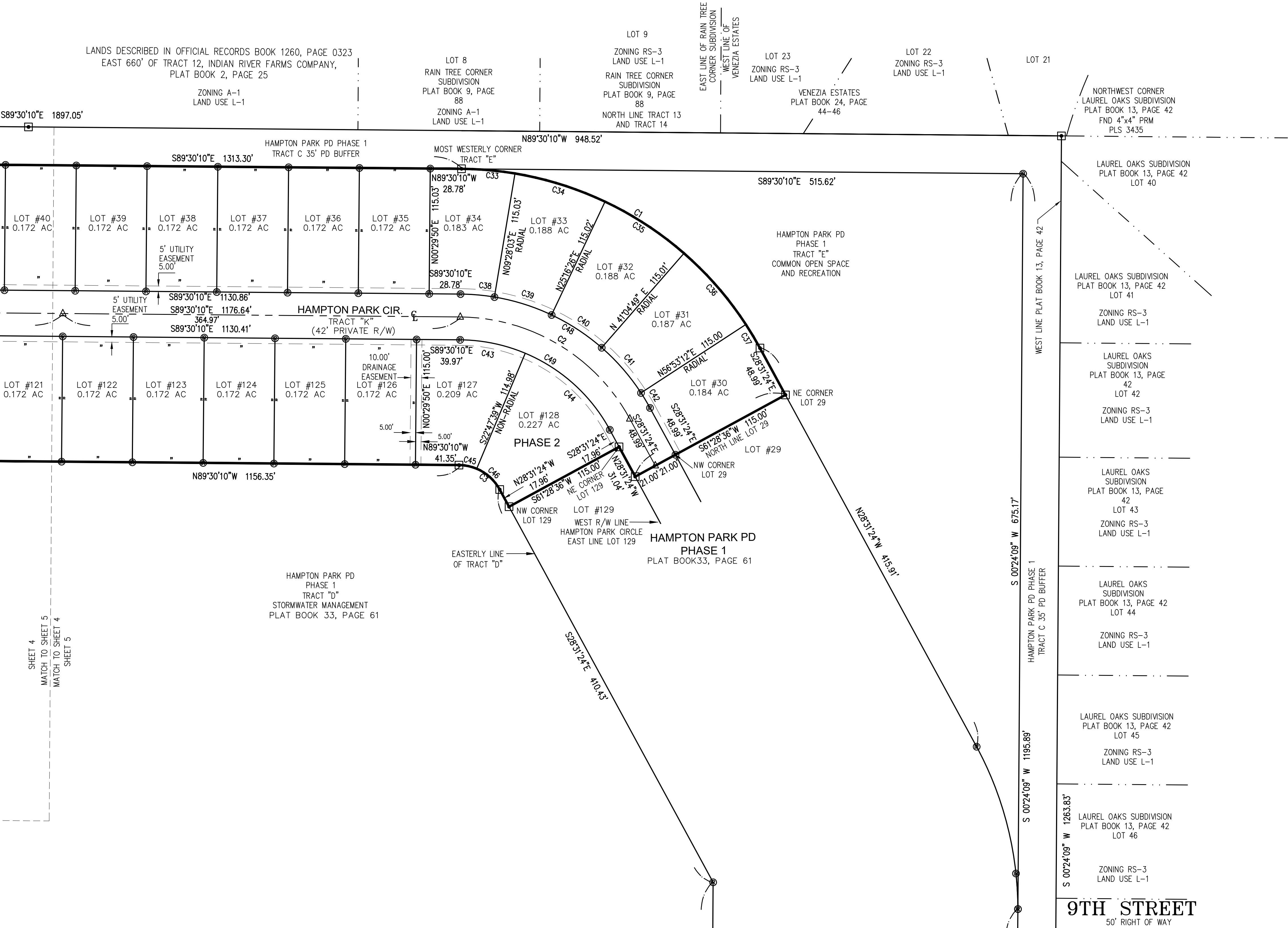


(NOT TO SCALE)

CURVE	RADIUS	ARC LENGTH	DELTA	ANGLE	CHORD	BEARING	CHORD LENGTH
C1	315.00	1335.25	60°58'42"	N 59°00'37" W	319.65		
C2	179.00	190.48	60°58'12"	S 59°01'04" E	181.62		
C3	43.00	44.37	59°07'18"	S 58°05'03" E	42.43		
C33	315.00	49.31	8°58'05"	S 85°00'55" E	49.25		
C34	315.00	86.90	15°48'25"	S 72°37'40" E	86.63		
C35	315.00	86.90	15°48'24"	S 56°49'15" E	86.63		
C36	315.00	86.90	15°48'24"	S 41°00'52" E	86.63		
C37	315.00	25.24	4°35'24"	N 30°48'58" W	25.23		
C38	200.00	31.30	8°57'56"	N 85°01'12" W	31.26		
C39	200.00	55.17	15°48'18"	N 72°38'05" W	55.00		
C40	200.00	55.17	15°48'20"	S 56°49'46" E	55.00		
C41	200.00	55.17	15°48'22"	N 41°01'25" W	55.00		
C42	200.00	16.02	4°35'21"	N 30°49'34" W	16.01		
C43	158.00	61.47	22°17'23"	S 78°21'28" E	61.08		
C44	158.00	106.66	38°40'45"	S 47°52'24" E	104.65		
C45	43.00	15.34	20°26'21"	S 77°25'31" E	15.26		
C46	43.00	29.03	38°40'57"	N 47°51'52" W	28.48		
C48	200.00	212.83	60°58'16"	N 59°01'02" W	202.93		
C49	158.00	168.13	60°58'08"	S 59°01'06" E	160.31		

TRACT TABLE

TRACT	TRACT USE	ENTITY DEDICATION
TRACT "K"	STREETS AND RIGHT OF WAY	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.



BUILDING LOT SETBACKS:

TYPICAL 50' LOT	TYPICAL 65' LOT	TYPICAL 70' LOT
FRONT 15'	FRONT 15'	FRONT 15'
SIDE 5'	SIDE 7.5'	SIDE 10'
REAR 15'	REAR 15'	REAR 15'

(SETBACKS MUST BE VERIFIED WITH  
INDIAN RIVER COUNTY PLANNING DEPARTMENT  
PRIOR TO COMMENCEMENT OF CONSTRUCTION.)

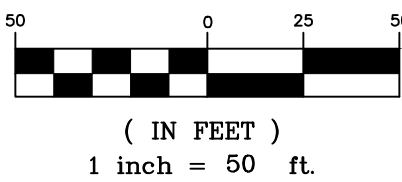
LEGEND

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  
RW = 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



\* 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

SHEET 5 OF 5

GSS Surveying and Mapping, LLC  
700 22nd 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