

THE FALLS III AT GRAND HARBOR, PLAT 32

BEING A REPLAT OF A PORTION OF GRAND HARBOR PLAT 1 AS RECORDED IN PLAT BOOK 12, PAGE 62 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND A PORTION OF THE FALLS AT GRAND HARBOR PLAT 29 AS RECORDED IN PLAT BOOK 19, PAGE 53 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. LOCATED IN SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

OVERALL BOUNDARY SHEET

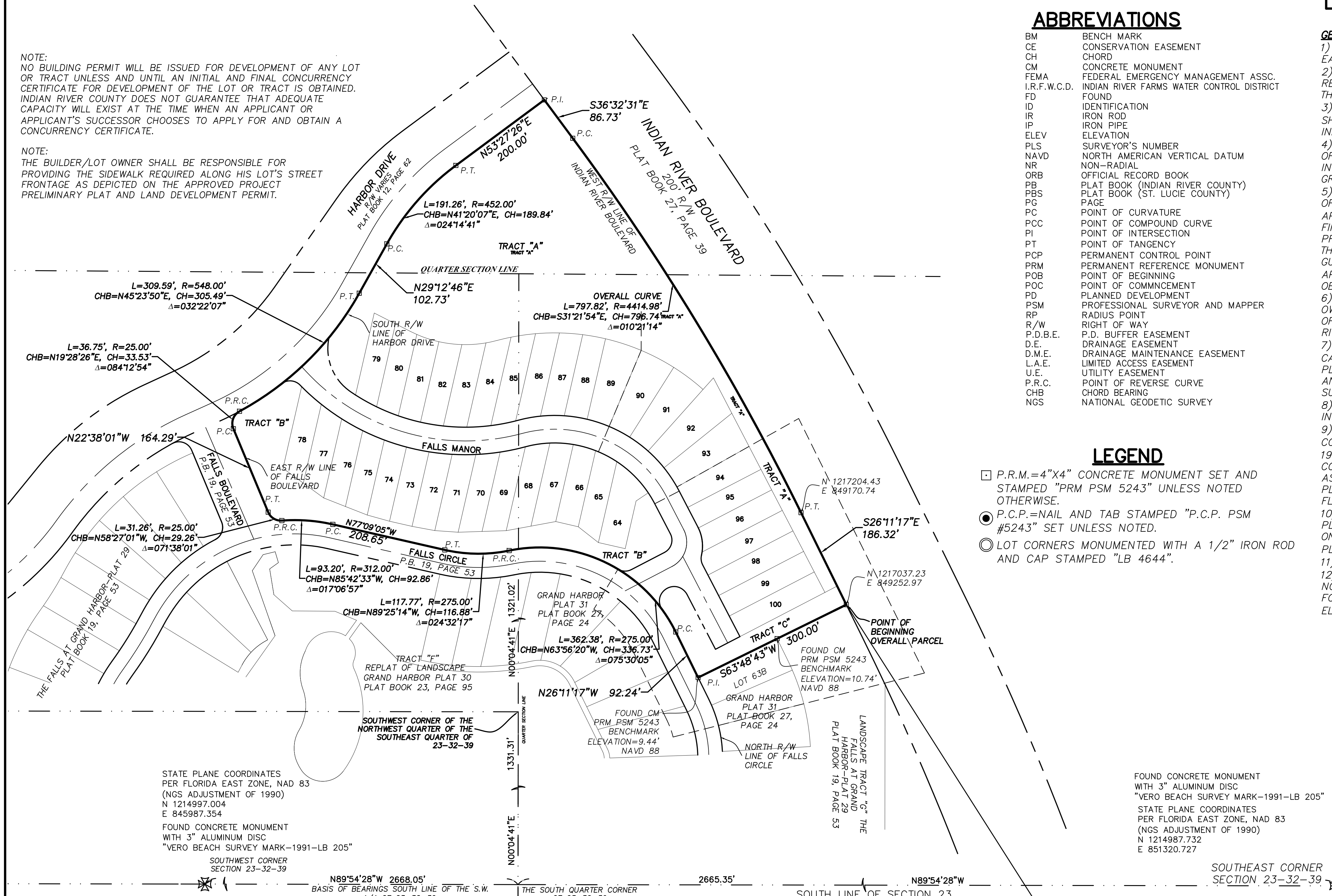
PLAT BOOK: _____

PAGE: _____

DOCKET NUMBER: _____

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE.

NOTE:
THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.



ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT ASSC.
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
P.D.B.E.	P.D. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
P.R.C.	POINT OF REVERSE CURVE
CHB	CHORD BEARING
NGS	NATIONAL GEODETIC SURVEY

GENERAL NOTES

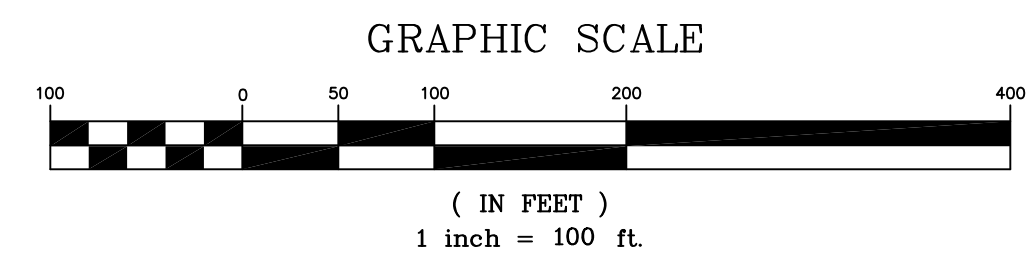
- NOTICE:** NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- NOTICE:** THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NOTICE:** ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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.
- NOTICE:** NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF A PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE APPLICANT, OR THE APPLICANT'S SUCCESSOR, 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 APPLICANT, OR THE APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
- NOTICE:** COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 1922, PAGE 2473 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- NOTICE:** PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- NOTICE:** FLOOD HAZARD ZONE "X" FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAP NUMBER 12061C0242 H, EFFECTIVE DATE 12-04-12.
- THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 1990). CONTROL UTILIZED FOR THIS SURVEY ARE THE STATE PLANE COORDINATES LISTED ARE TWO FOUND NAIL AND DISKS STAMPED PCP 3916. AS DEPICTED PER THE PLAT OF THE FALLS OF GRAND HARBOR, PLAT 29, PLAT BOOK 19, PAGE 53, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- BASIS OF BEARINGS AND STATE PLANE COORDINATE LISTINGS FOR THIS PLAT IS GRID NORTH BETWEEN THE TWO FOUND NAIL AND DISKS LOCATED ON THE CENTERLINE LINE OF FALLS CIRCLE, THE FALLS AT GRAND HARBOR, PLAT 29 AS DEPICTED. THE BEARING BEING N77°09'05"W.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ESTABLISHED BENCHMARK FOR THIS SURVEY IS INDIAN RIVER COUNTY BENCHMARK BMO68016. ELEVATION=13.79'. SITE BENCHMARKS ARE AS DEPICTED ON SHEET 2.

LEGEND

- P.R.M.=4"x4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

STATE PLANE COORDINATES PER FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 1990)
N 1214997.004
E 845987.354
FOUND CONCRETE MONUMENT WITH 3" ALUMINUM DISC "VERO BEACH SURVEY MARK-1991-LB 205"
SOUTHWEST CORNER SECTION 23-32-39

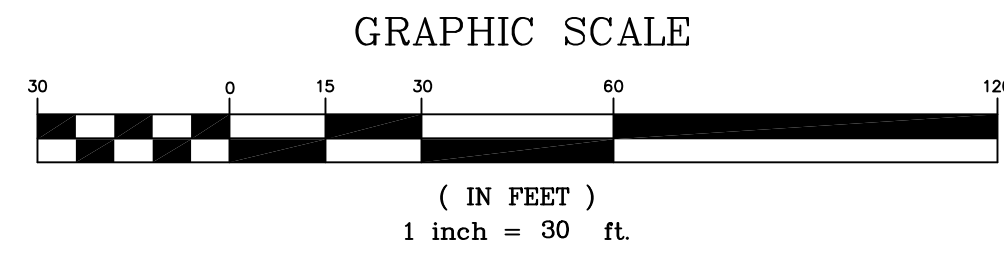
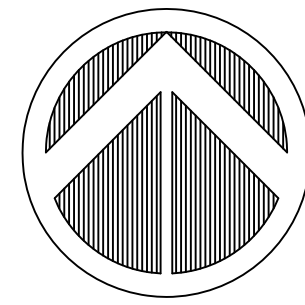
FOUND CONCRETE MONUMENT WITH 3" ALUMINUM DISC "VERO BEACH SURVEY MARK-1991-LB 205"
STATE PLANE COORDINATES PER FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 1990)
N 1214987.732
E 851320.727



PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: MAY 21, 2016

THE FALLS III AT GRAND HARBOR, PLAT 32

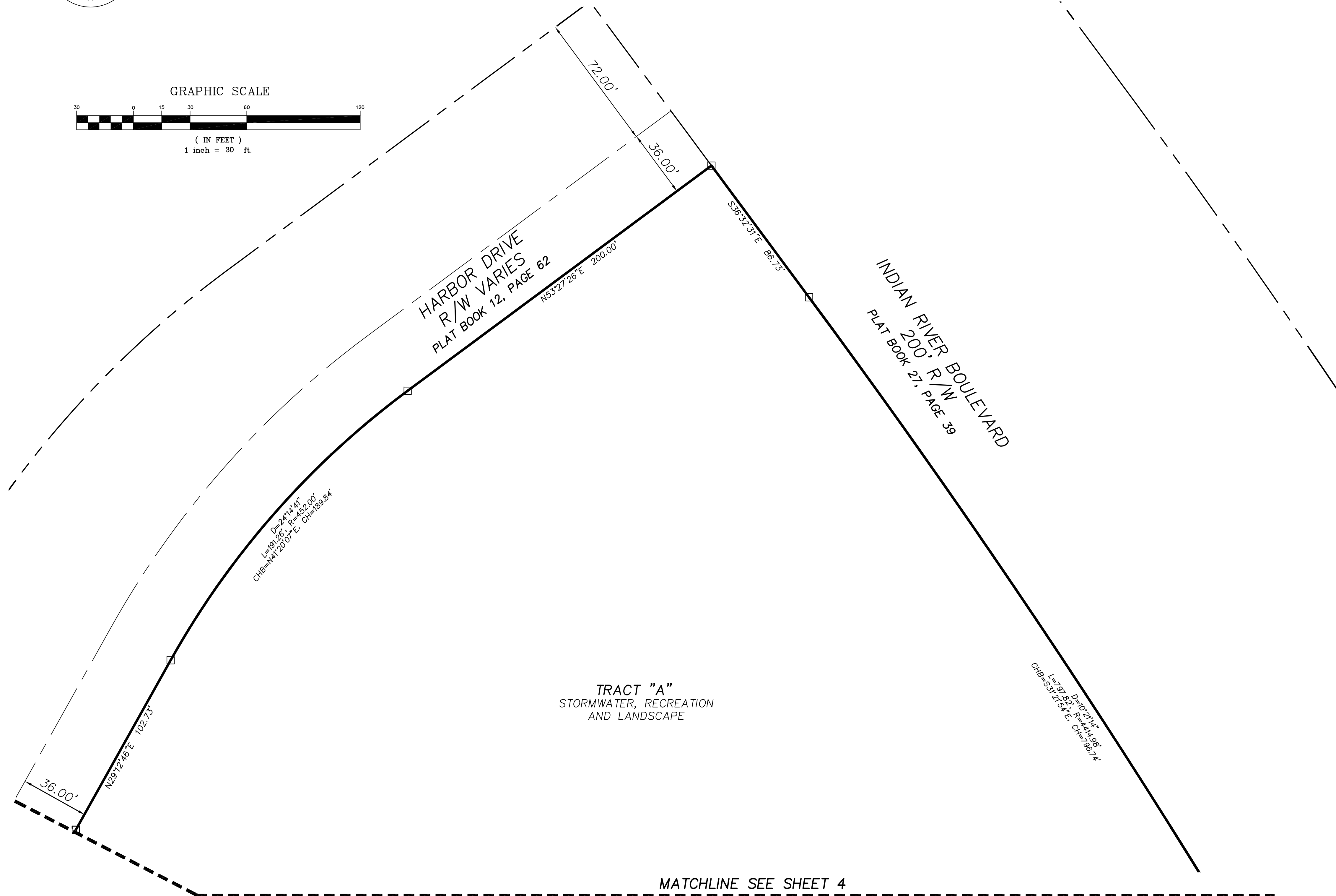
BEING A REPLAT OF A PORTION OF GRAND HARBOR PLAT 1 AS RECORDED IN PLAT BOOK 12, PAGE 62 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND A PORTION OF THE FALLS AT GRAND HARBOR PLAT 29 AS RECORDED IN PLAT BOOK 19, PAGE 53 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. LOCATED IN SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA



PLAT BOOK: _____

PAGE: _____

DOCKET NUMBER: _____



GENERAL NOTES

SEE SHEET 2 OF 5 FOR GENERAL NOTES.

ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT ASSC.
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
P.D.B.E.	P.D. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT

GENERAL NOTES

SEE SHEET 2 OF 5 FOR GENERAL NOTES.

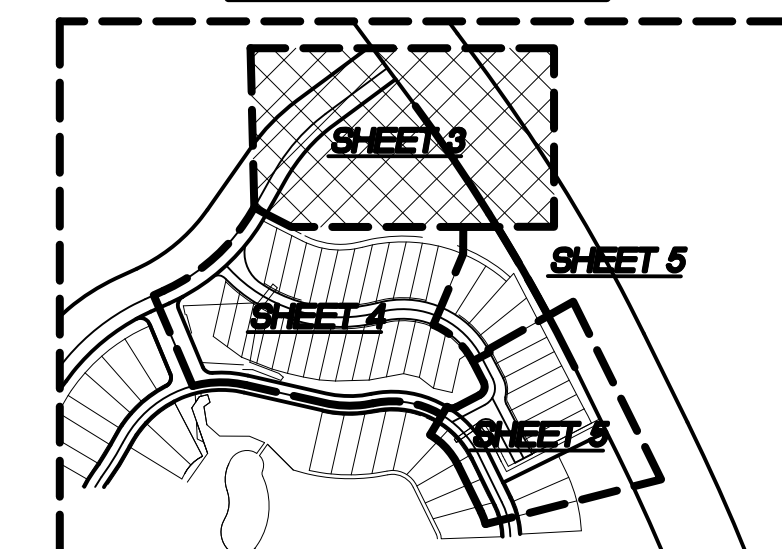
NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE.

NOTE:
THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

LEGEND

- P.R.M.=4"X4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- ⊙ LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

SHEET INDEX



PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: MAY 21, 2016

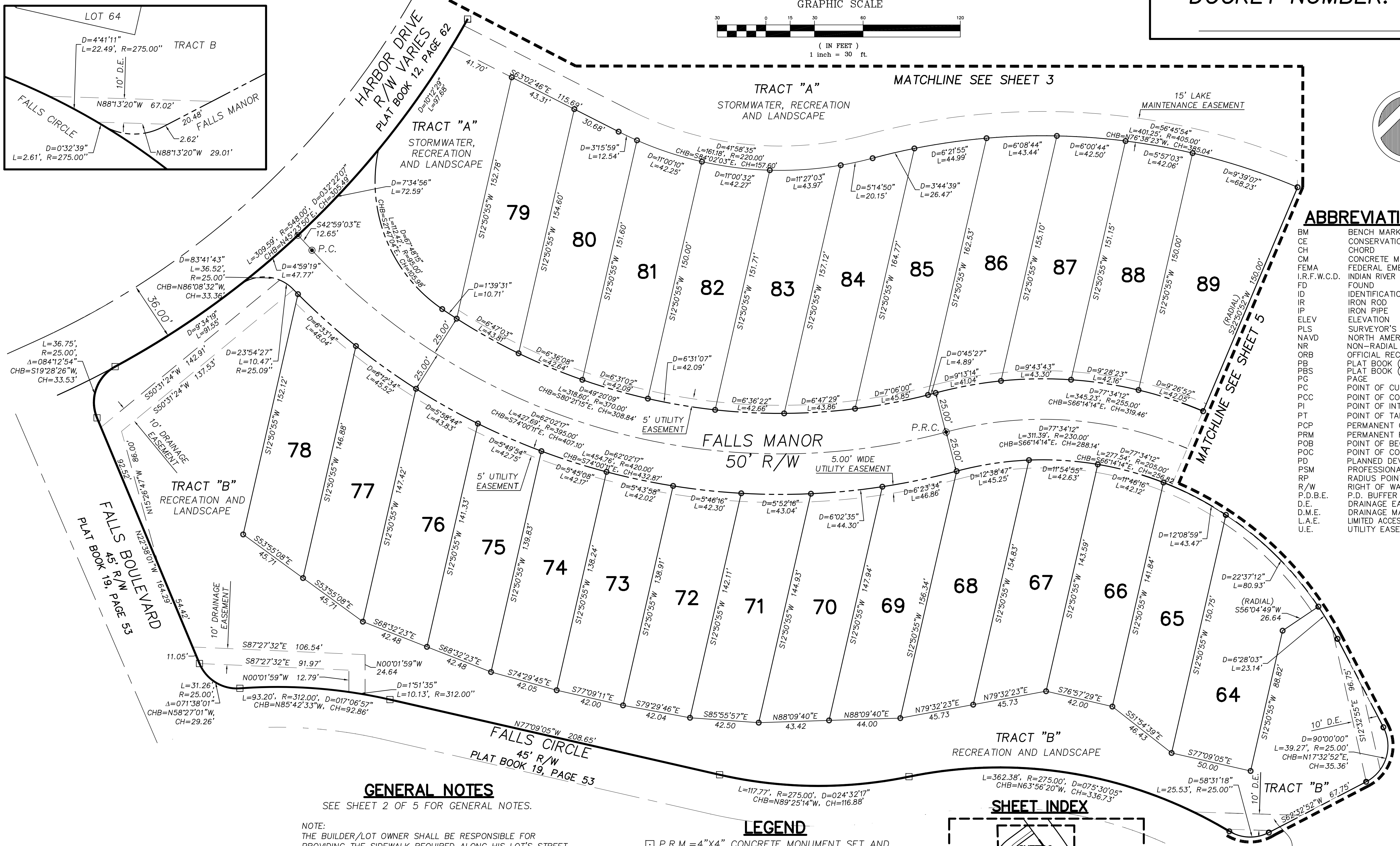
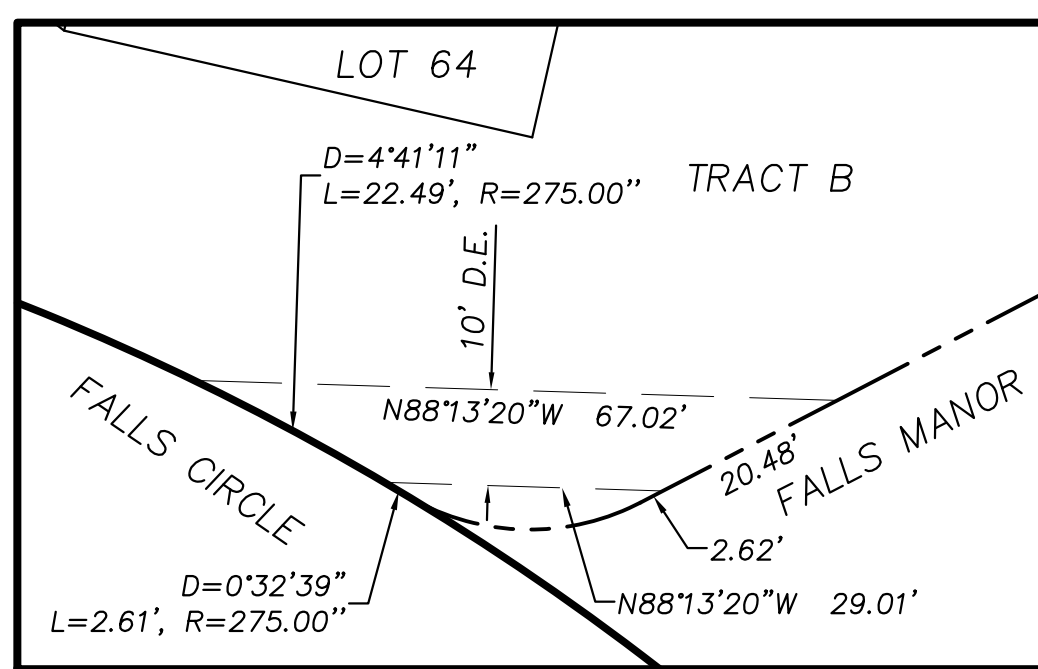
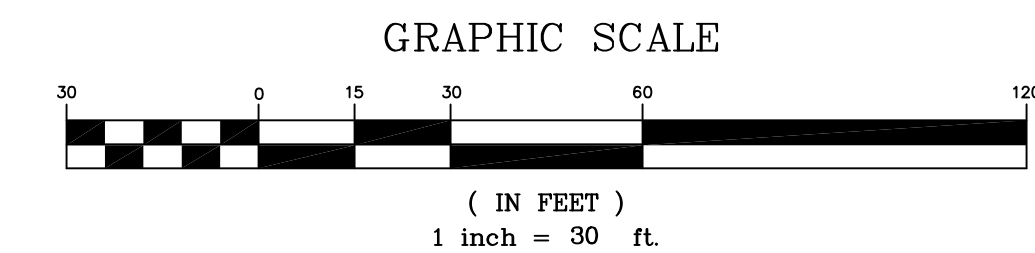
THE FALLS III AT GRAND HARBOR, PLAT 32

BEING A REPLAT OF A PORTION OF GRAND HARBOR PLAT 1 AS RECORDED IN PLAT BOOK 12, PAGE 62 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND A PORTION OF THE FALLS AT GRAND HARBOR PLAT 29 AS RECORDED IN PLAT BOOK 19, PAGE 53 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. LOCATED IN SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

DOCKET NUMBER: _____



ABBREVIATIONS

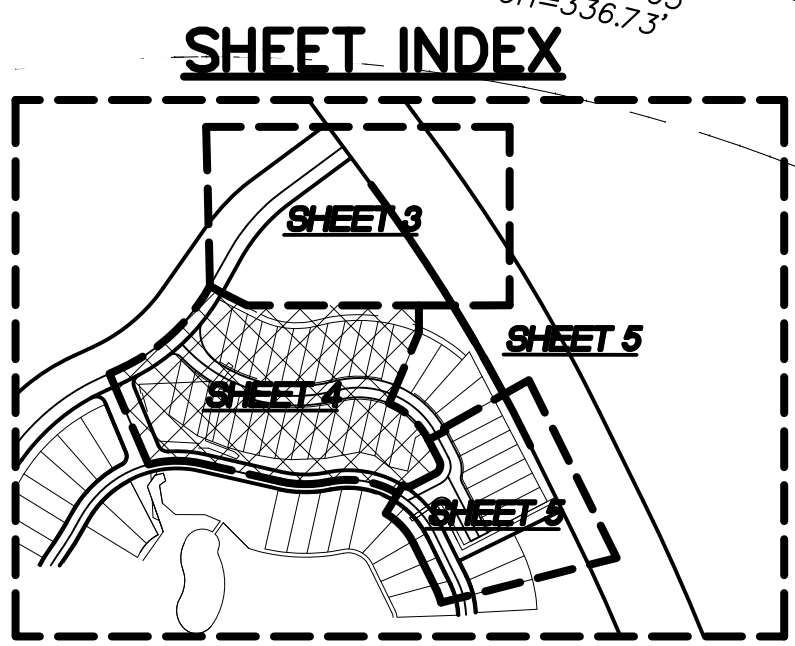
BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT ASSC.
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IP	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
P.D.B.E.	P.D. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT

GENERAL NOTES
SEE SHEET 2 OF 5 FOR GENERAL NOTES.

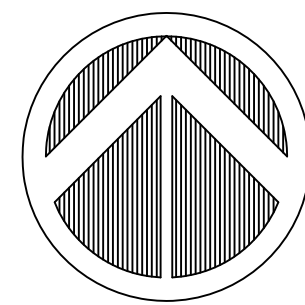
NOTE:
THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE.

- LEGEND**
- P.R.M.=4"x4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
 - P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
 - LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".



PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: MAY 21, 2016



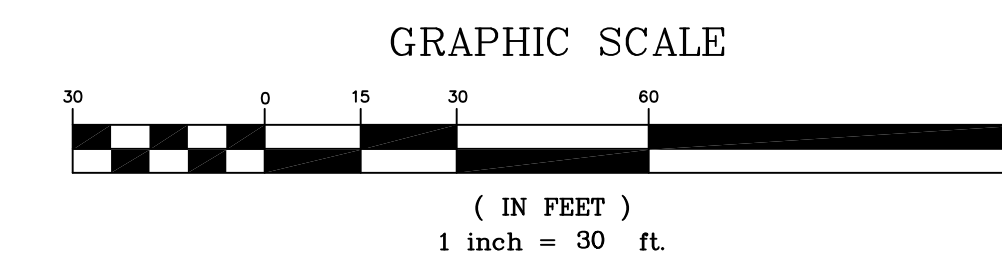
THE FALLS III AT GRAND HARBOR, PLAT 32

BEING A REPLAT OF A PORTION OF GRAND HARBOR PLAT 1 AS RECORDED IN PLAT BOOK 12, PAGE 62 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND A PORTION OF THE FALLS AT GRAND HARBOR PLAT 29 AS RECORDED IN PLAT BOOK 19, PAGE 53 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. LOCATED IN SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

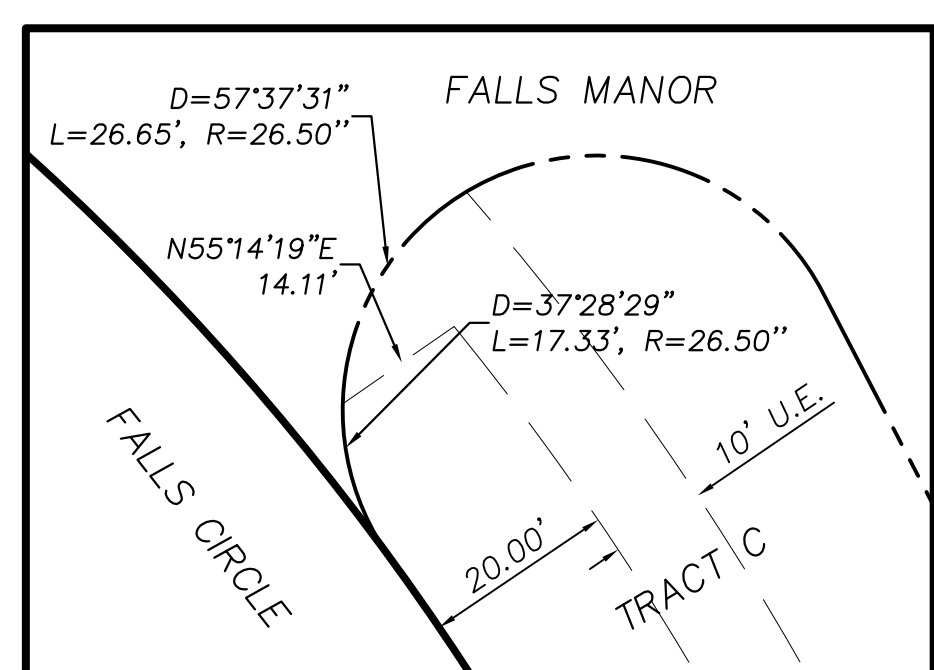
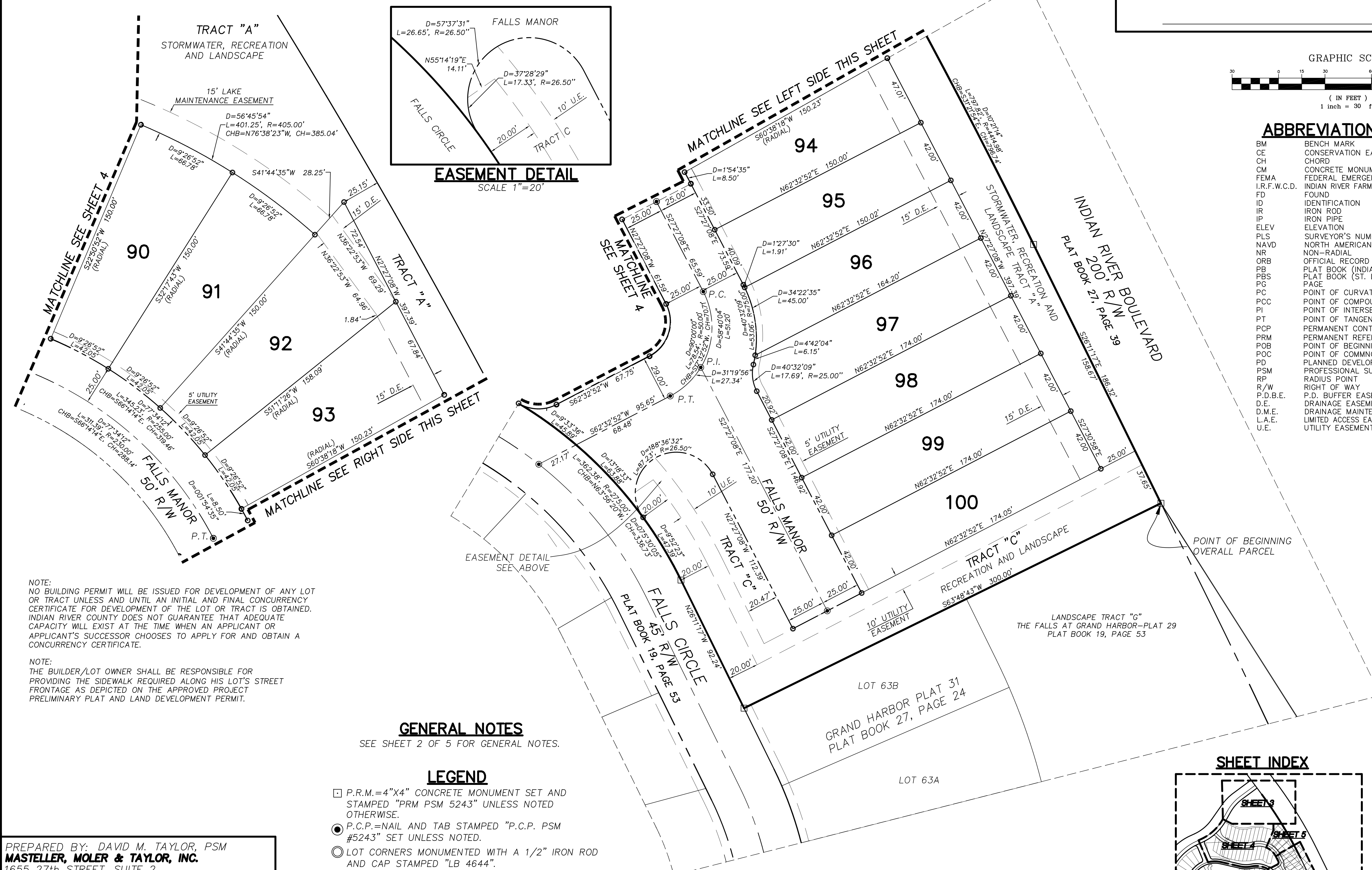
PAGE: _____

DOCKET NUMBER: _____



ABBREVIATIONS

BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CHORD
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT ASSC.
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK (INDIAN RIVER COUNTY)
PBS	PLAT BOOK (ST. LUCIE COUNTY)
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PD	PLANNED DEVELOPMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RP	RADIUS POINT
R/W	RIGHT OF WAY
P.D.B.E.	P.D. BUFFER EASEMENT
D.E.	DRAINAGE EASEMENT
D.M.E.	DRAINAGE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT



NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR DEVELOPMENT OF ANY LOT OR TRACT UNLESS AND UNTIL AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR DEVELOPMENT OF THE LOT OR TRACT IS OBTAINED. INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME WHEN AN APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN A CONCURRENCY CERTIFICATE.

NOTE:
THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOT'S STREET FRONTAGE AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.

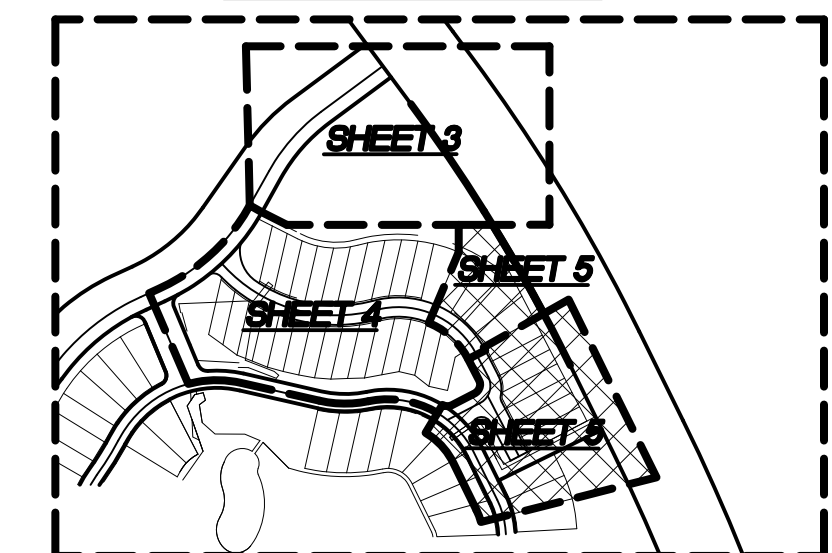
GENERAL NOTES

SEE SHEET 2 OF 5 FOR GENERAL NOTES.

LEGEND

- P.R.M.=4"x4" CONCRETE MONUMENT SET AND STAMPED "PRM PSM 5243" UNLESS NOTED OTHERWISE.
- P.C.P.=NAIL AND TAB STAMPED "P.C.P. PSM #5243" SET UNLESS NOTED.
- LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".

SHEET INDEX



PREPARED BY: DAVID M. TAYLOR, PSM
MASTELLER, MOLER & TAYLOR, INC.
1655 27th STREET, SUITE 2
VERO BEACH, FLORIDA 32960 772-564-8050
LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: MAY 21, 2016