

LAGUNA VILLAGE AT GRAND HARBOR P.D., PLAT 34

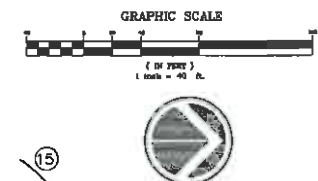
BEING A REPLAT OF A PORTION OF TRACT A OF RIVER VILLAGE - GRAND HARBOR PLAT 26, AS RECORDED IN PLAT BOOK 16, PAGE 81, INDIAN RIVER COUNTY, FLORIDA SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____
 PAGE: _____
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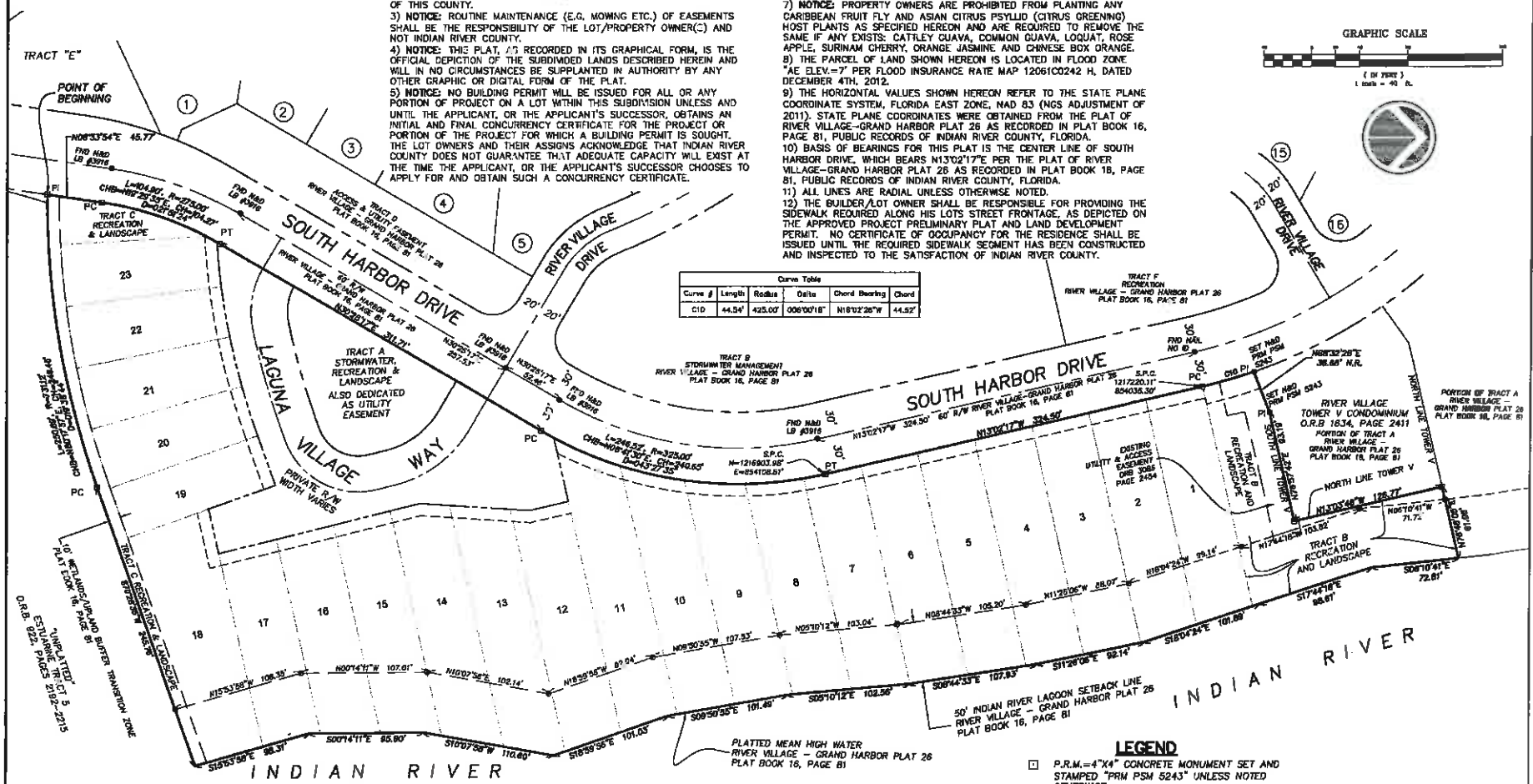
GENERAL NOTES

- 1) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- 4) 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.
- 5) NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF 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.

- 6) NOTICE: COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 1498, PAGE 2084 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 7) 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: CATLEYS GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- 8) THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" ELEV.=7' PER FLOOD INSURANCE RATE MAP 12061C0242 H, DATED DECEMBER 4TH, 2012.
- 9) THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE OBTAINED FROM THE PLAT OF RIVER VILLAGE-GRAND HARBOR PLAT 26 AS RECORDED IN PLAT BOOK 16, PAGE 81, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 10) BASIS OF BEARINGS FOR THIS PLAT IS THE CENTER LINE OF SOUTH HARBOR DRIVE, WHICH BEARS N13°02'17"E PER THE PLAT OF RIVER VILLAGE-GRAND HARBOR PLAT 26 AS RECORDED IN PLAT BOOK 16, PAGE 81, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- 11) ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- 12) THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG HIS LOTS STREET FRONTAGE, AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT. NO CERTIFICATE OF OCCUPANCY FOR THE RESIDENCE SHALL BE ISSUED UNTIL THE REQUIRED SIDEWALK SEGMENT HAS BEEN CONSTRUCTED AND INSPECTED TO THE SATISFACTION OF INDIAN RIVER COUNTY.



Curve #	Length	Radius	Delta	Chord Bearing	Chord
C10	44.34'	425.00'	006°00'18"	N18°02'26"W	44.52'



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

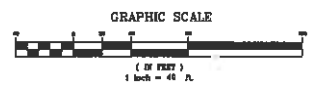
PREPARED BY: DAVID M. TAYLOR, PSJ
 HASTELLER, MOYER & TAYLOR, INC.
 1655 27th STREET, SUITE 2
 VERO BEACH, FLORIDA 32960 772-564-8050
 LICENSE BUSINESS NUMBER 4644
 DATE OF ORIGINAL PREPARATION: 11-30-2017

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.

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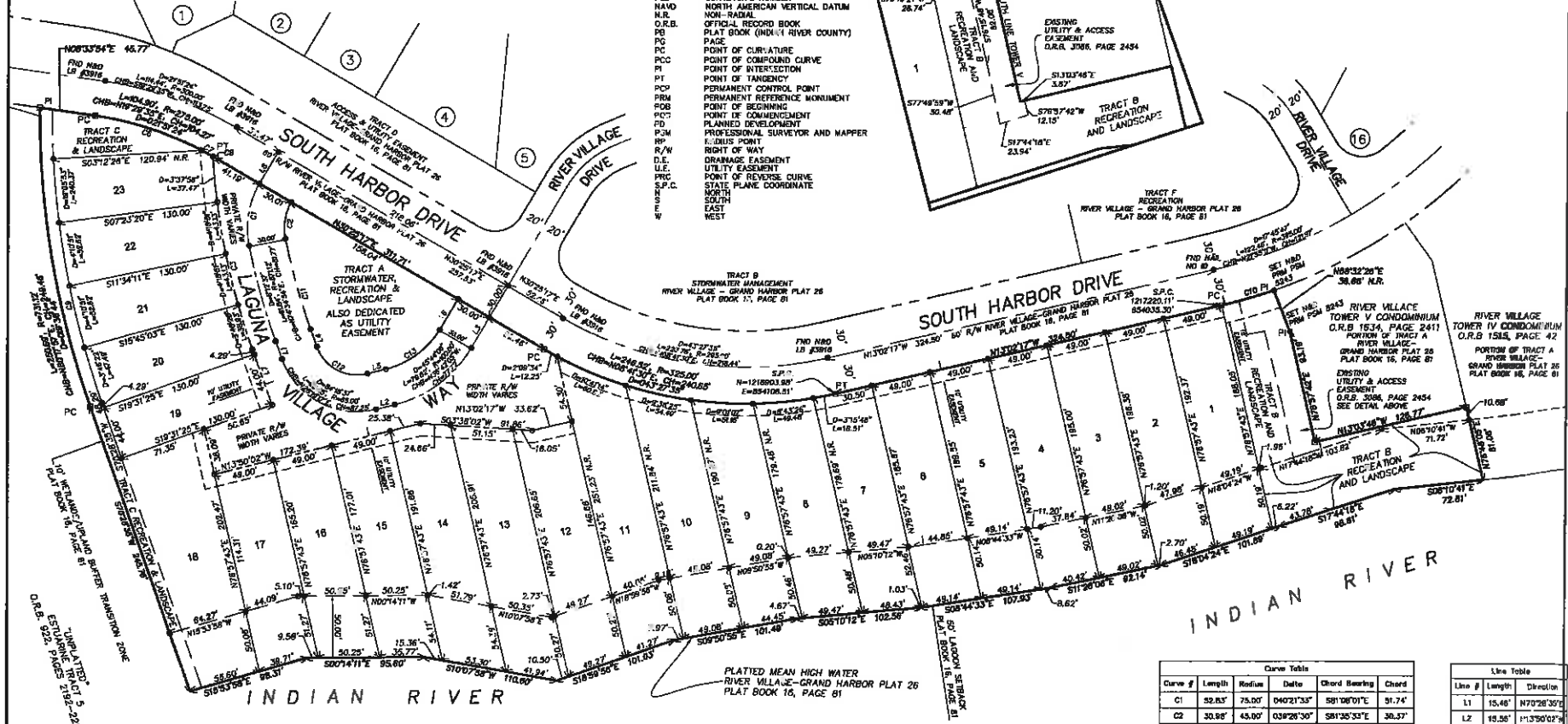
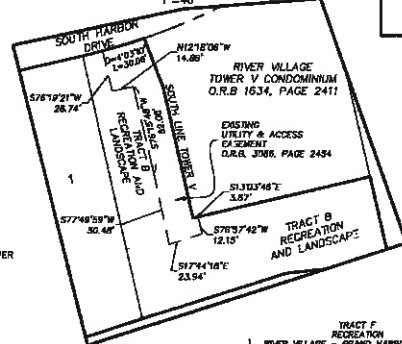
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ABBREVIATIONS

- CH CONCORD
- CM CONCRETE MONUMENT
- RD ROUND
- ID IDENTIFICATION
- IR IRON ROD
- RP R.P. PIPE
- PLS SURVEYOR'S NUMBER
- N.A.D. NORTH AMERICAN VERTICAL DATUM
- N.R. NON-RADIAL
- O.R.B. OFFICIAL RECORD BOOK
- PLAT BOOK (INDIAN RIVER 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
- PLD PLANNED DEVELOPMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RP RADIUS POINT
- R/W RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- PRC POINT OF REVERSE CURVE
- S.P.C. STATE PLANE COORDINATE
- S.P. SOUTH
- N. NORTH
- E. EAST
- W. WEST

EASEMENT DETAIL



LEGEND

- ☐ P.R.M. = 1/4" CONCRETE MONUMENT SET AND STAMPED "PRM" PSM 5243" UNLESS NOTED OTHERWISE.
- ⊙ P.R.M. = 1/2" IRON ROD AND CAP STAMPED "PRM" PSM 5243 WITNESS UNLESS NOTED OTHERWISE.
- ⊙ P.C.P. = NAIL AND TAB STAMPED "P.C.P." PSM #5243" SET UNLESS NOTED.
- ⊙ LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LC 4844".

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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	32.83'	75.00'	040°21'33"	S91°00'01"E	31.74'
C2	30.88'	45.00'	038°26'30"	S81°35'33"E	30.33'
C3	162.58'	581.12'	015°46'04"	N78°21'34"E	162.16'
C8	91.99'	275.00'	018°04'33"	S18°08'10"W	91.14'
C7	10.71'	275.00'	002°13'01"	S28°45'22"W	10.71'
C8	2.84'	275.00'	000°32'56"	S30°05'48"W	2.84'
C9	205.38'	721.12'	016°18'59"	N76°38'04"E	134.68'
C10	44.54'	425.00'	000°00'18"	N18°02'26"W	44.52'
C11	77.54'	541.12'	008°12'37"	N74°34'34"E	77.47'
C12	51.80'	35.00'	084°18'37"	N26°19'17"E	46.98'
C13	58.89'	70.00'	045°44'06"	N36°42'05"W	54.40'

Line Table		
Line #	Length	Direction
L1	15.46'	N70°28'30"E
L2	18.58'	N13°50'02"W
L3	29.38'	N69°34'06"W
L4	15.48'	N70°28'30"E
L5	15.50'	N13°50'02"W
L6	29.38'	N69°34'06"W
L7	48.29'	S70°28'15"W
L8	30.00'	N69°34'42"E

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