

HAMPTON PARK PD PHASE 1

BEING A REPLAT OF A PORTION OF TRACT 13 AND THE EAST 12.50 ACRES OF THE WEST 20 ACRES OF TRACT 14, LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND LYING IN 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. , PAGE .

9) 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.

10) TRACT "C" PD BUFFER

TRACT "C" THE PD BUFFER IS HEREBY DEDICATED TO THE HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC. AND ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY LEXIE MCINTYRE, SOUTH FLORIDA DIVISION PRESIDENT ON BEHALF OF AND WITH THE AUTHORITY OF SAID CORPORATION THIS DAY OF , 2024.

MERITAGE HOMES OF FLORIDA, INC, A FLORIDA PROFIT CORPORATION
BY:

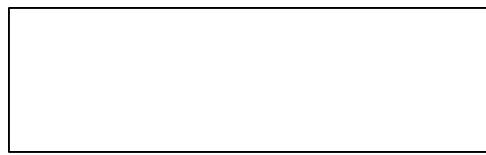
LEXIE MCINTYRE, SOUTH FLORIDA DIVISION PRESIDENT

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 , 2024 BY LEXIE MCINTYRE, AS SOUTH FLORIDA DIVISION PRESIDENT OF MERITAGE HOMES OF FLORIDA, INC, A FLORIDA 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

ACCEPTANCE OF DEDICATIONS BY HOA

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OF TRACT "K" STREETS AND RIGHTS-OF-WAY, TRACTS "A", "B", "E", "G", & "H" COMMON OPEN SPACE AND RECREATION, TRACT "F" COMMON OPEN SPACE, TRACT "D" STORMWATER MANAGEMENT, DRAINAGE EASEMENTS, AND TRACT "C" PD BUFFER, CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITIES FOR SAME DATED THIS DAY OF , 2024.

BY: _____
MARTHA SCHIFFER, PRESIDENT

WITNESS
PRINTED NAME _____

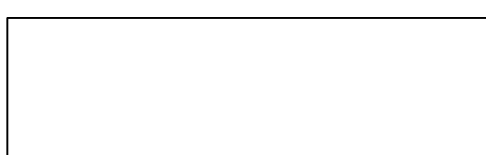
WITNESS
PRINTED NAME _____

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 , 2024, 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

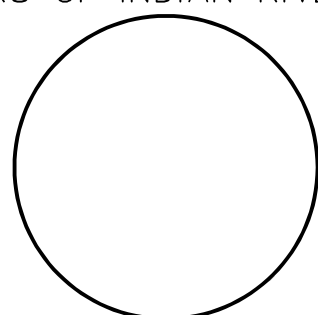
THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY MERITIGE HOMES OF FLORIDA, INC., A FLORIDA PROFIT CORPORATION. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; ALL MORTGAGES, LIENS, OR OTHER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

EASEMENT TO FLORIDA POWER AND LIGHT PER OFFICIAL RECORD BOOK 640, PAGE 497, OFFICIAL RECORD BOOK 3683, PAGE 1970, OFFICIAL RECORD BOOK 3683, PAGE 1973, INDIAN RIVER COUNTY PUBLIC RECORDS

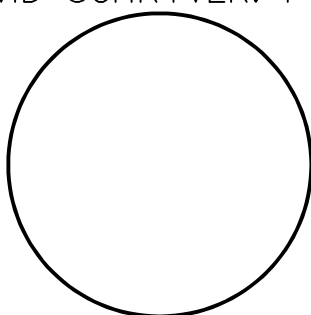
ELECTRIC EASEMENT TO THE CITY OF VERO BEACH (ITS SUCCESSOR FLORIDA POWER AND LIGHT) PER DEED BOOK 32, PAGE 273, INDIAN RIVER COUNTY PUBLIC RECORDS

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

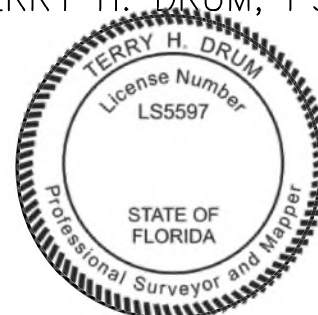
SEAL
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA



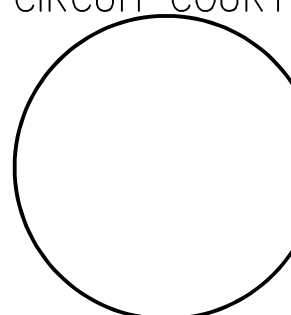
SEAL
COUNTY SURVEYOR
DAVID SCHRYVER, PSM



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 ON JANUARY 11, 2023 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 REPRESENTATION 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 Date: 2024.06.19
13:45:27 -04'00' DATE 6/19/2024

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 1, 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 , 2024, 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 TRACT "I" EMERGENCY ACCESS AND THE 22' ACCESS PATH, THE LIFT STATION EASEMENT AND THE UTILITY EASEMENTS AS SHOWN HEREON.

BY: _____
SUSAN ADAMS, 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 1 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA.

THIS PLAT FILED FOR RECORD THIS DAY OF , 2024, AND RECORDED IN PLAT BOOK , PAGE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER

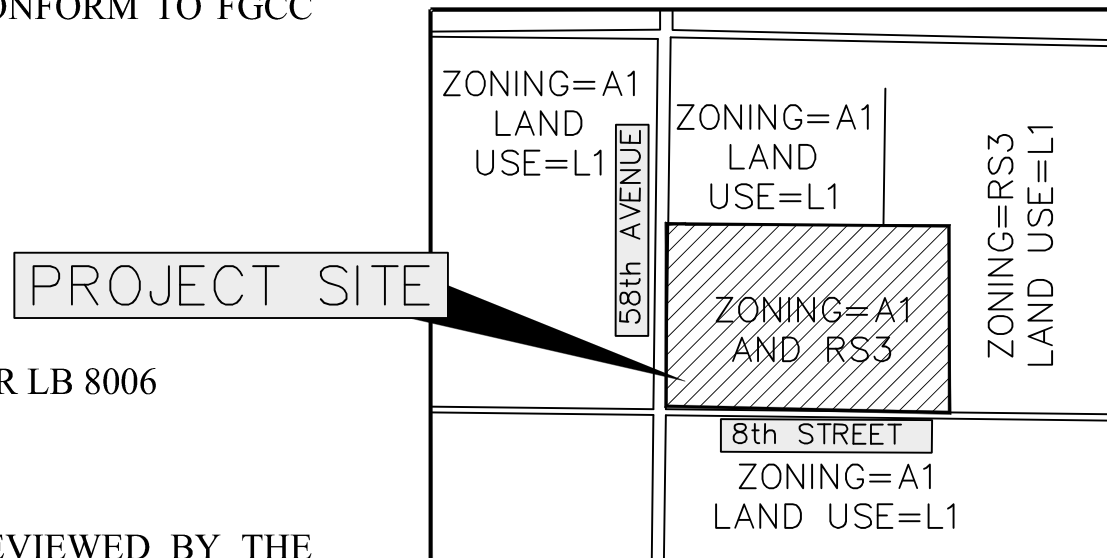
DEPUTY CLERK
INDIAN RIVER COUNTY

PLAT BOOK _____

PAGE _____

CLERK'S FILE NUMBER (CFN) _____

LOCATION MAP



(NOT TO SCALE)

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 1, 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 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) TRACT "I" EMERGENCY ACCESS AND 22' ACCESS PATH

TRACT "I" EMERGENCY ACCESS AND THE 22' ACCESS PATH SHOWN HEREON ARE HEREBY DEDICATED TO INDIAN RIVER COUNTY FOR EMERGENCY ACCESS PURPOSES. THE ACCESS TRACT AND ACCESS PATH SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.

3) TRACTS "A", "B", "E", "G" AND "H" COMMON OPEN SPACE AND RECREATION

TRACTS "A", "B", "E", "G" AND "H" COMMON OPEN SPACE AND RECREATION SHOWN HEREON ARE HEREBY DEDICATED TO THE HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC. FOR COMMON OPEN SPACE AND RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. WHENEVER SAID COMMON AREAS ARE EXCAVATED OR OTHERWISE DISTURBED FOR UTILITY WORK OR OTHERWISE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SUCH COMMON AREAS.

4) TRACT "F" COMMON OPEN SPACE

TRACT "F" COMMON OPEN SPACE SHOWN HEREON ARE HEREBY DEDICATED TO THE HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC. FOR THE PURPOSE OF COMMON OPEN SPACE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. WHENEVER SAID COMMON AREAS IS EXCAVATED OR OTHERWISE DISTURBED FOR UTILITY WORK OR OTHERWISE, THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SUCH COMMON OPEN SPACE. THERE SHALL BE NO PLACEMENT OF ANY TREES, SHRUBS, OR STRUCTURES OF ANY KIND OVER THE UTILITY EASEMENT THAT EXISTS ON THIS TRACT.

4) LIFT STATION EASEMENT

THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF A LIFT STATION.

5) UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED 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.

7) TRACT "J" FUTURE DEVELOPMENT

TRACT "J" FUTURE DEVELOPMENT, IS HEREBY RESERVED BY THE DEVELOPER FOR FUTURE DEVELOPMENT. THE MAINTENANCE OBLIGATION SHALL REMAIN WITH MERITAGE HOMES OF FLORIDA, INC. UNTIL SUCH TIME IT IS DEVELOPED BY SAID ENTITY.

8) TRACT "D" STORMWATER MANAGEMENT

TRACT "D" STORMWATER MANAGEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC. FOR STORMWATER MANAGEMENT AND THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO SAID TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON SAID TRACT FOR THE LIMITED INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW.

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

HAMPTON PARK PD PHASE 1

BEING A REPLAT OF A PORTION OF TRACT 13 AND THE EAST 12.50 ACRES OF THE WEST 20 ACRES OF TRACT 14, LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND LYING IN 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. , PAGE .

LEGAL DESCRIPTION:

PARCEL 1:
THE SOUTH 1/2 OF THE FOLLOWING:
THE EAST 1/2 OF TRACT 13, LESS AND EXCEPT THE WEST 48.00 FEET THEREOF;
THE WEST 20.00 ACRES OF TRACT 14, LESS AND EXCEPT THE EAST 12.5 ACRES THEREOF, ALL IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 40.00 FEET THEREOF FOR ROAD RIGHT OF WAY, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 2:
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST THE SAID SW 1/4 OF THE SW 1/4 BEING ALSO KNOWN AS TRACT 13, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, AT PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS THE WEST 80 FEET OF THE SAID SW 1/4 OF THE SW 1/4 OF SAID SECTION 9, CONVEYED TO THE INDIAN RIVER FARMS DRAINAGE DISTRICT FOR R/W FOR LATERAL B. CANAL AND ROAD BY QUIT CLAIM DEED DATED 10/24/1921 AND RECORDED ON 2/18/1922 IN DEED BOOK 48, PAGE 23; AND LESS THE SOUTH 40 FEET CONVEYED TO THE STATE OF FLORIDA FOR RIGHT OF WAY OF GLENDALE ROAD. SUBJECT ALSO TO AN EASEMENT TO THE CITY OF VERO BEACH DATED 6/22/1940, RECORDED 5/6/1941 IN DEED BOOK 32, PAGE 273, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA FOR AN ELECTRIC TRANSMISSION LINE ALONG THE WEST PART OF SAID PROPERTY AND LOCATED IMMEDIATELY EAST OF THE WEST 80 FEET OF SAID QUARTER SECTION HERETOFORE CONVEYED AS THE RIGHT OF WAY FOR LATERAL B CANAL AND KING'S HIGHWAY. AND ALSO THE WEST 48 FEET OF THE EAST HALF OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA: LESS AND EXCEPT ALL RIGHT OF WAYS OF RECORD. (THE ABOVE PARCEL IS SITUATED IN TRACT 13, SECTION 9, TOWNSHIP 33 SOUTH RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF INDIAN RIVER FARMS COMPANY SUBDIVISION FILED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, PUBLIC RECORDS.) (OFFICIAL RECORD BOOK 0725, PAGE 0162, INDIAN RIVER COUNTY, FLORIDA), LESS ANY OF THE ABOVE DESCRIBED LANDS CONVEYED TO INDIAN RIVER COUNTY IN OFFICIAL RECORDS BOOK 1207, PAGE 1994.

PARCEL 3:
THE NORTH 1/2 OF THE FOLLOWING:
THE EAST 1/2 OF TRACT 13, LESS AND EXCEPT THE WEST 48.00 FEET THEREOF;
THE WEST 20.00 ACRES OF TRACT 14, LESS AND EXCEPT THE EAST 12.5 ACRES THEREOF, ALL IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 40.00 FEET THEREOF FOR ROAD RIGHT OF WAY AND RESERVATIONS OF RECORD, SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 4:
THE EAST 12 1/2 ACRES OF THE WEST 20 ACRES OF TRACT 14. SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 25; SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPT LAND DESCRIBED IN O.R. BOOK 63, PAGE 255, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT OF WAY AS DESCRIBED IN O.R. BOOK 3571, PAGE 341 AS RECORDED IN PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CONTAINING 55.04 ACRES MORE OR LESS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST; THENCE SOUTH 89 DEGREES 35 MINUTES 59 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 80.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST, A DISTANCE OF 90.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 8TH STREET (120 FOOT RIGHT-OF-WAY) ACCORDING TO OFFICIAL RECORDS BOOK 3571, PAGE 341, AS RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 12 MINUTES 49 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF LATERAL CANAL B AND THE WEST LINE OF SAID TRACT 13 , A DISTANCE OF 1267.05 FEET TO THE NORTHWEST CORNER OF SAID TRACT 13; THENCE SOUTH 89 DEGREES 30 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 13 AND THE NORTH LINE OF TRACT 14, A DISTANCE OF 1897.05 FEET TO THE NORTHWEST CORNER OF LAUREL OAKS SUBDIVISION, ACCORDING TO PLAT BOOK 13, PAGE 42, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 24 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LAUREL OAKS SUBDIVISION, A DISTANCE OF 1263.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID 8TH STREET; THENCE NORTH 89 DEGREES 35 MINUTES 59 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1892.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 55.04 ACRES MORE OR LESS

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°36'18" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 7) ELEVATIONS IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 ADJUSTMENT.

PLAT BOOK _____

PAGE _____

CLERK’S FILE NUMBER (CFN) _____

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

HAMPTON PARK PD PHASE 1

BEING A REPLAT OF A PORTION OF TRACT 13 AND THE EAST 12.50 ACRES OF THE WEST 20 ACRES OF TRACT 14, LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND LYING IN INDIAN RIVER COUNTY, FLORIDA.

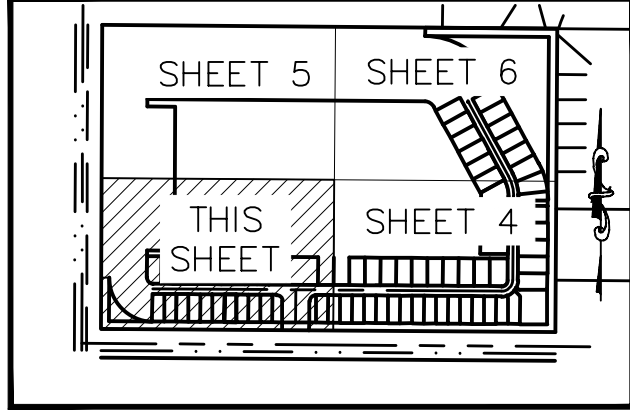
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. _____, PAGE _____.

PLAT BOOK _____

PAGE _____

CLERK'S FILE NUMBER (CFN) _____

KEY MAP



(NOT TO SCALE)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C19	25.00'	39.27'	90°00'00"	N 45°23'37" E	35.36'
C20	25.00'	39.27'	90°00'00"	N 44°36'23" W	35.36'
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'
C24	182.07'	282.31'	88°50'19"	S 44°13'15" E	254.87'

TRACT TABLE

TRACT	TRACT USE	ENTITY DEDICATION
TRACT "A"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "B"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "C"	PD BUFFER	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "D"	STORMWATER MANAGEMENT	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "E"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "F"	COMMON OPEN SPACE	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "G"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "H"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "I"	EMERGENCY ACCESS AND 22' ACCESS PATH	INDIAN RIVER COUNTY
TRACT "J"	FUTURE DEVELOPMENT	MERITGE HOMES OF FLORIDA, INC.
TRACT "K"	STREETS AND RIGHT OF WAY	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.

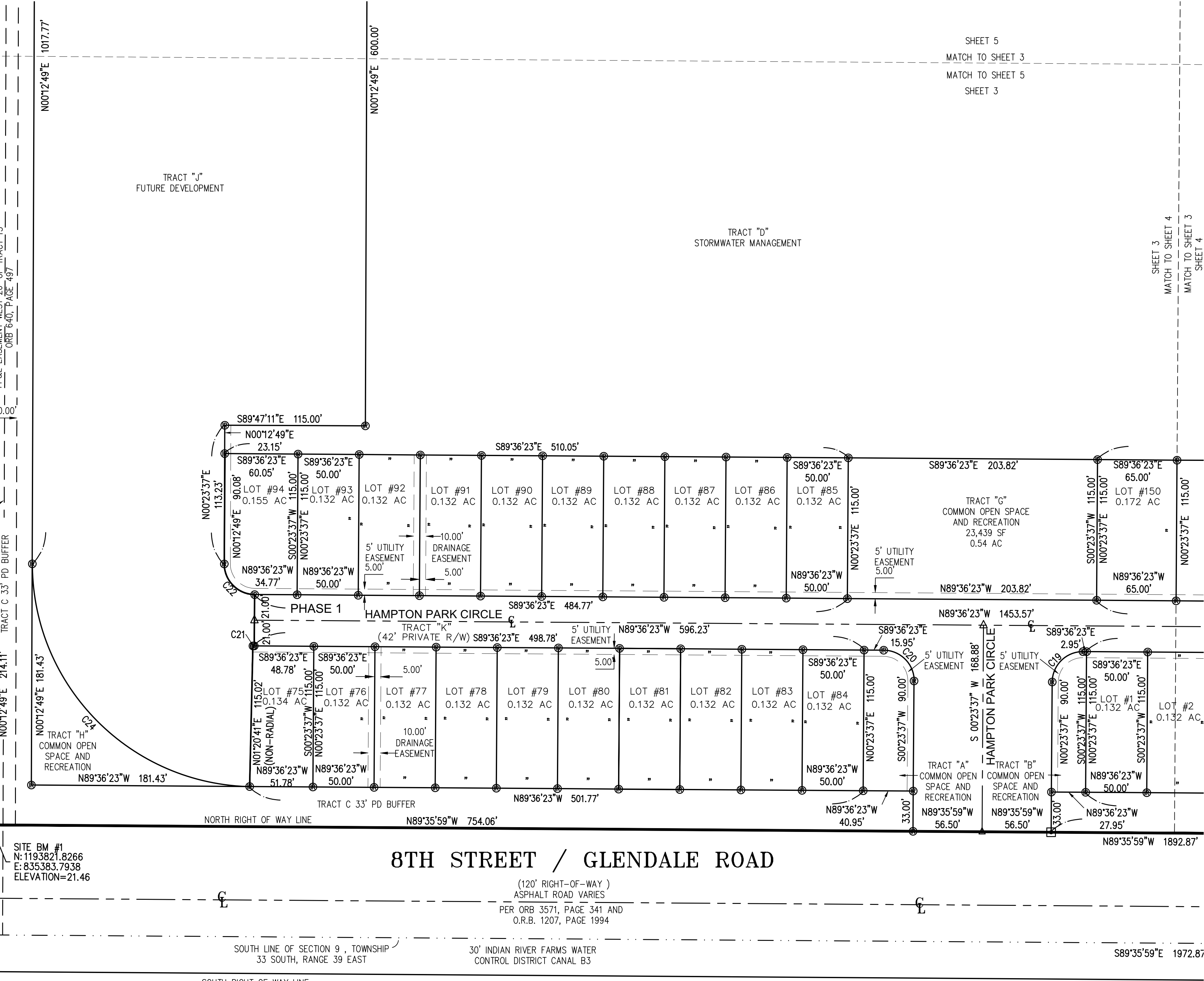
58TH AVENUE

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

POINT OF BEGINNING
POINT OF COMMENCEMENT
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
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

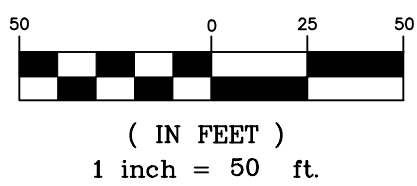
CL = CENTERLINE

□ = 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 GSS LB 8006

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

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

HAMPTON PARK PD PHASE 1

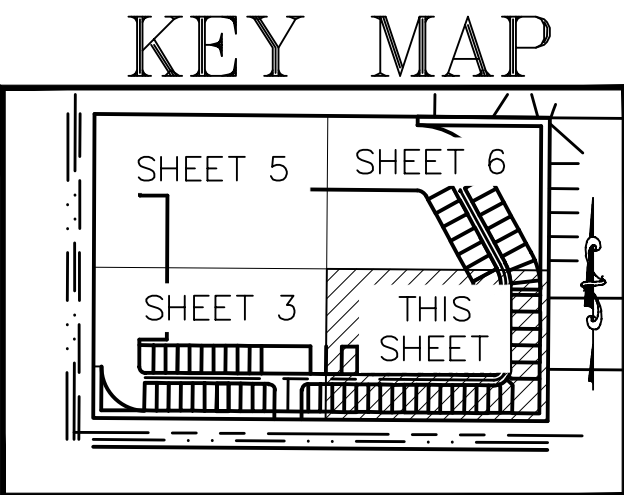
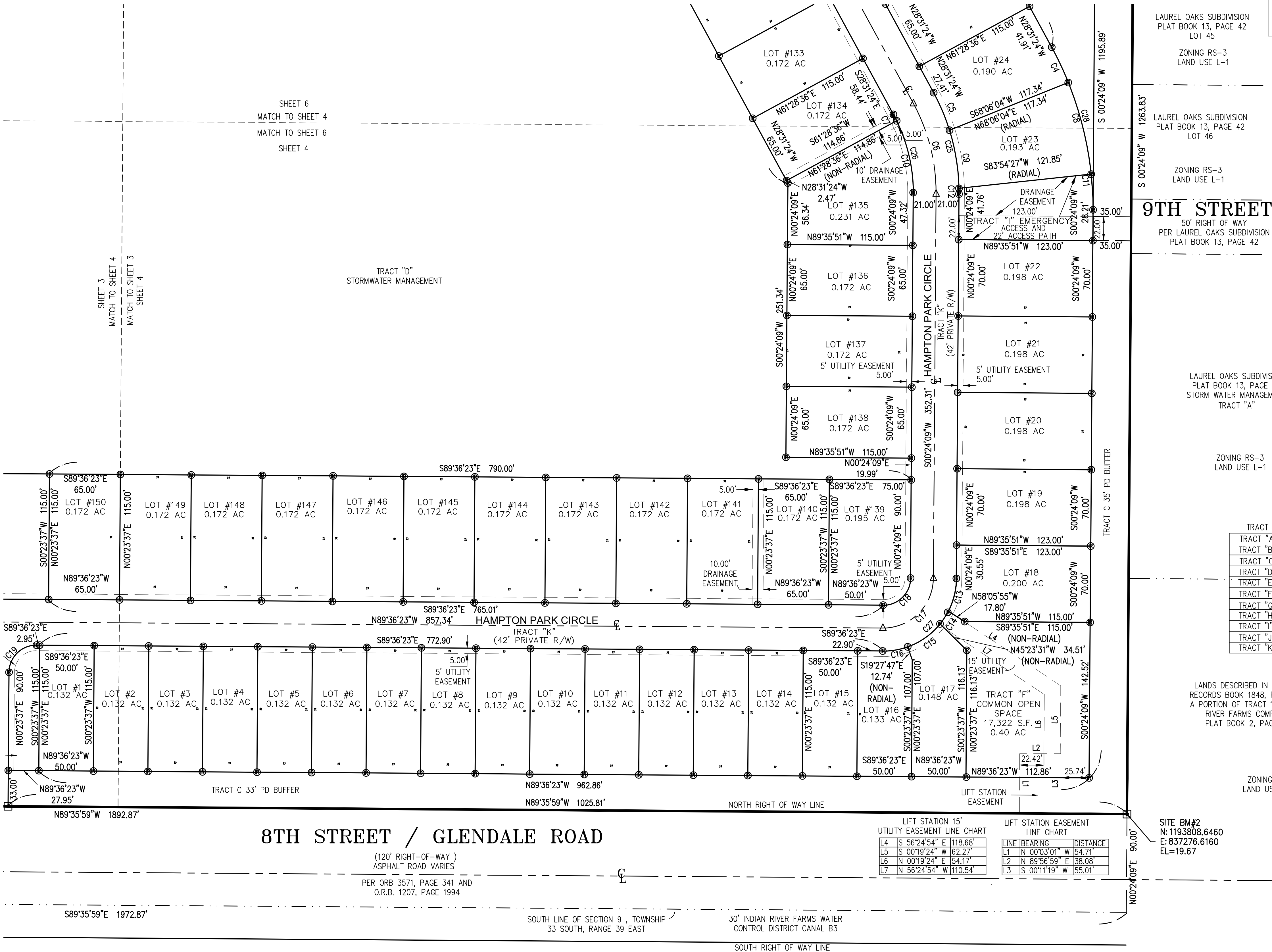
BEING A REPLAT OF A PORTION OF TRACT 13 AND THE EAST 12.50 ACRES OF THE WEST 20 ACRES OF TRACT 14, LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND LYING IN 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. _____, PAGE _____.

PLAT BOOK _____

PAGE _____

CLERK'S FILE NUMBER (CFN) _____



(NOT TO SCALE)

CURVE TABLE						
CURVE RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH		
C4	315.00'	36.42'	6°37'27"	S 25°12'40" E	36.40'	
C5	192.00'	37.55'	11°12'16"	S 22°55'16" E	37.49'	
C6	171.00'	86.33'	28°55'33"	S 14°03'37" E	85.42'	
C7	150.00'	6.56'	2°30'18"	S 27°16'15" E	6.56'	
C8	315.00'	86.90'	15°48'23"	S 13°59'45" E	86.63'	
C9	192.00'	54.10'	16°08'40"	S 09°14'48" E	53.92'	
C10	150.00'	69.17'	26°25'15"	S 12°48'28" E	68.56'	
C11	315.00'	32.69'	5°56'44"	N 03°07'11" W	32.67'	
C12	192.00'	5.28'	1°34'36"	S 00°23'09" E	5.28'	
C13	67.00'	31.28'	26°45'01"	S 13°47'14" W	31.00'	
C14	67.00'	13.84'	11°50'18"	S 33°03'11" W	13.82'	
C15	67.00'	36.87'	31°31'37"	S 54°45'22" W	36.40'	
C16	67.00'	23.24'	19°52'19"	S 80°27'21" W	23.12'	
C17	46.00'	72.25'	89°59'30"	S 45°23'53" W	65.05'	
C18	25.00'	39.24'	89°56'30"	S 45°22'24" W	35.34'	
C19	25.00'	39.27'	90°00'00"	N 45°23'37" E	35.36'	
C27	67.00'	105.23'	89°59'21"	S 45°23'49" W	94.74'	
C28	315.00'	156.01'	28°22'34"	S 14°20'07" E	154.42'	

TRACT	TRACT USE	ENTITY DEDICATION
TRACT "A"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "B"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "C"	PD BUFFER	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "D"	STORMWATER MANAGEMENT	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "E"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "F"	COMMON OPEN SPACE	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "G"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "H"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "I"	EMERGENCY ACCESS AND 22' ACCESS PATH	INDIAN RIVER COUNTY
TRACT "J"	FUTURE DEVELOPMENT	MERITIGE HOMES OF FLORIDA, INC.
TRACT "K"	STREETS AND RIGHT OF WAY	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1848, PAGE 1211 A PORTION OF TRACT 14, INDIAN RIVER FARMS COMPANY, PLAT BOOK 2, PAGE 25

ZONING A-1 LAND USE L-1

SITE BM#2
N:1193808.6460
E:837276.6160
EL=19.67

BUILDING LOT SETBACKS:

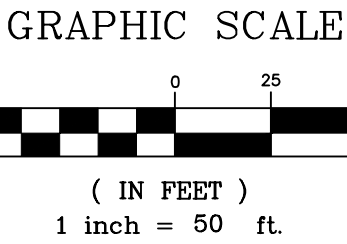
TYPICAL 50' LOT	TYPICAL 65' LOT	TYPICAL 70' LOT
FRONT 15'	FRONT 15'	FRONT 15'
SIDE 5'	SIDE 7.5'	SIDE 10'
REAR 15'	REAR 15'	REAR 15'

(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
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 GSS 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 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

HAMPTON PARK PD PHASE 1

BEING A REPLAT OF A PORTION OF TRACT 13 AND THE EAST 12.50 ACRES OF THE WEST 20 ACRES OF TRACT 14,
LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF
INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF
ST. LUCIE COUNTY, FLORIDA. SAID LAND LYING IN INDIAN RIVER COUNTY, FLORIDA.

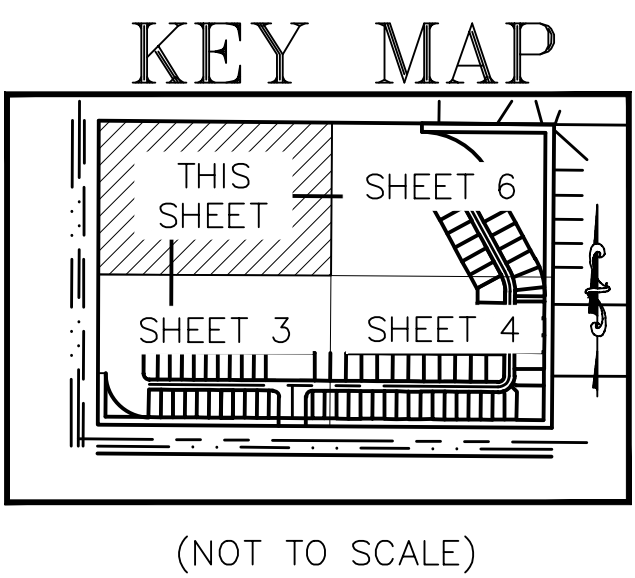
COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE
PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. _____, PAGE _____.

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2063, PAGE 15
REMAINDER OF TRACT 12, INDIAN RIVER FARMS COMPANY,
PLAT BOOK 2, PAGE 25

ZONING A-1
LAND USE L-1

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1260, PAGE 0323
EAST 660' OF TRACT 12, INDIAN RIVER FARMS COMPANY,
PLAT BOOK 2, PAGE 25

ZONING A-1
LAND USE L-1



TRACT TABLE		
TRACT	TRACT USE	ENTITY DEDICATION
TRACT "A"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "B"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "C"	PD BUFFER	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "D"	STORMWATER MANAGEMENT	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "E"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "F"	COMMON OPEN SPACE	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "G"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "H"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "I"	EMERGENCY ACCESS AND 22' ACCESS PATH	INDIAN RIVER COUNTY
TRACT "J"	FUTURE DEVELOPMENT	MERITGE HOMES OF FLORIDA, INC.
TRACT "K"	STREETS AND RIGHT OF WAY	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.

58TH AVENUE

PUBLIC RIGHT OF WAY VARIES
26 ± ASPHALT ROAD NORTHBOUND

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

INDIAN RIVER FARMS WATER
CONTROL DISTRICT LATERAL "B" CANAL

WEST LINE OF SECTION 9

90' POWER & ELECTRIC EASEMENT
DEED BOOK 32, PAGE 273

EAST RIGHT OF WAY LINE OF LATERAL CANAL B
OFFICIAL EASEMENT WEST 20' OF TRACT 13
ORB 640, PAGE 497

WEST LINE OF TRACT 13
TRACT C 33' PD BUFFER

TRACT "J"
FUTURE DEVELOPMENT

TRACT "J"
FUTURE DEVELOPMENT

TRACT "J"
FUTURE DEVELOPMENT

TRACT "J"
FUTURE DEVELOPMENT

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
R/W = RIGHT OF WAY

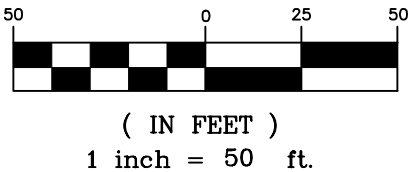
⊕ = CENTERLINE

□ = 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
GSS LB 8006

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

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

HAMPTON PARK PD PHASE 1

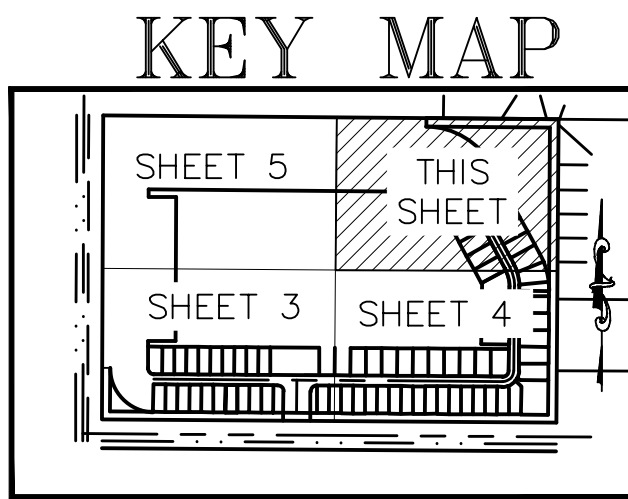
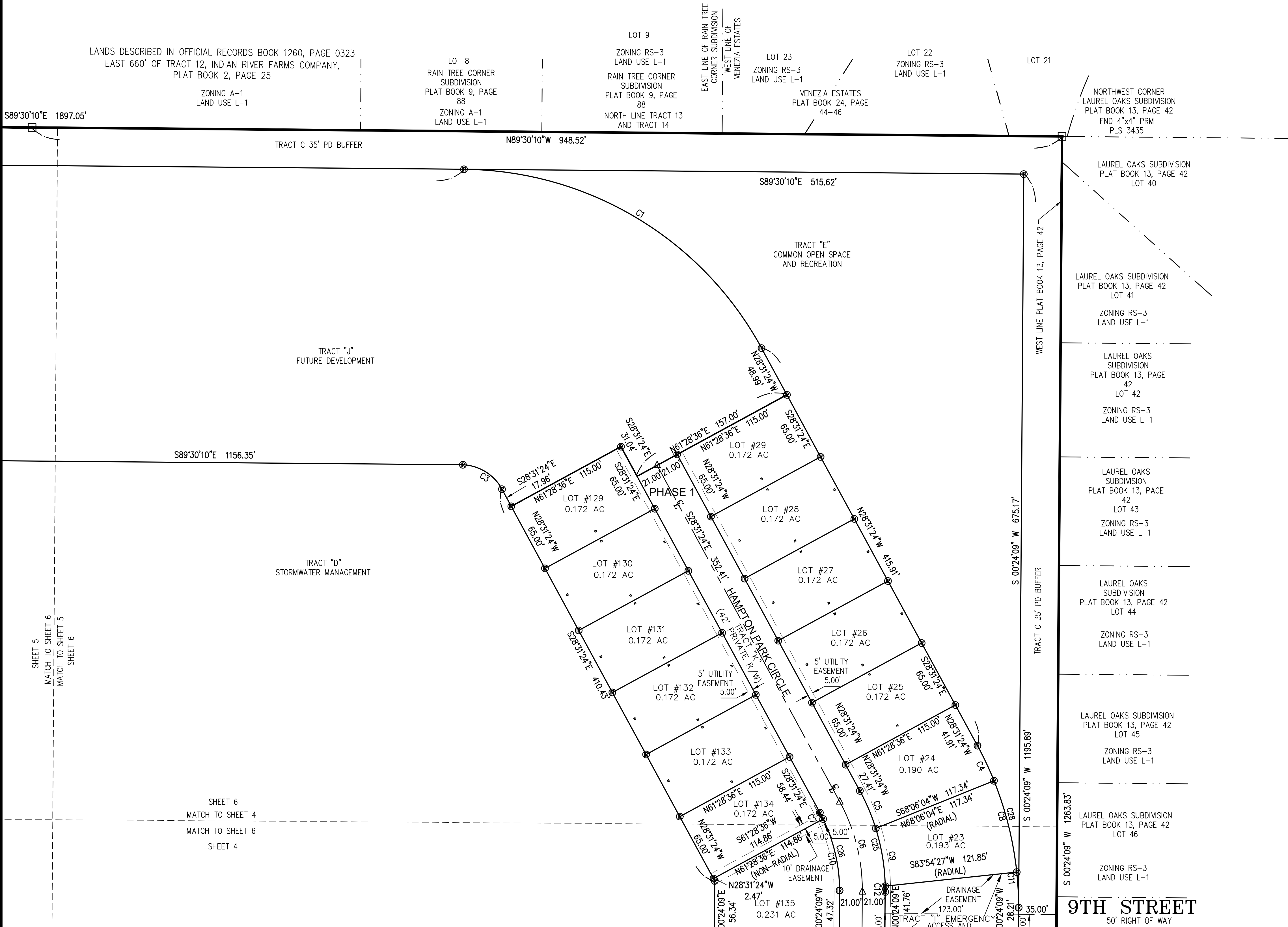
BEING A REPLAT OF A PORTION OF TRACT 13 AND THE EAST 12.50 ACRES OF THE WEST 20 ACRES OF TRACT 14, LYING IN SECTION 9, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND LYING IN 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. _____, PAGE _____.

PLAT BOOK _____

PAGE _____

CLERK'S FILE NUMBER (CFN) _____



(NOT TO SCALE)

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	315.00'	335.25'	60°58'42"	N 58°00'37" W	319.65'	
C3	43.00'	44.37'	59°07'18"	S 58°05'03" E	42.43'	
C4	315.00'	36.42'	6°37'27"	S 25°12'40" E	36.40'	
C5	192.00'	37.55'	11°12'16"	S 22°55'16" E	37.49'	
C6	171.00'	86.33'	28°55'33"	S 14°03'37" E	85.42'	
C7	150.00'	6.56'	2°30'18"	S 27°16'15" E	6.56'	
C8	315.00'	86.90'	15°48'23"	S 13°59'45" E	86.63'	
C9	192.00'	54.10'	16°08'40"	S 09°14'48" E	53.92'	
C10	150.00'	69.17'	26°25'15"	S 12°48'28" E	68.56'	
C11	315.00'	32.69'	5°56'44"	N 03°07'11" W	32.67'	
C12	192.00'	5.28'	1°34'36"	S 00°23'09" E	5.28'	
C25	192.00'	96.93'	28°55'34"	S 14°03'37" E	95.90'	
C26	150.00'	74.67'	28°31'24"	S 14°15'42" E	73.91'	
C28	315.00'	156.01'	28°22'34"	S 14°20'07" E	154.42'	

TRACT TABLE		
TRACT	TRACT USE	ENTITY DEDICATION
TRACT "A"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "B"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "C"	PD BUFFER	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "D"	STORMWATER MANAGEMENT	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "E"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "F"	COMMON OPEN SPACE	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "G"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "H"	COMMON OPEN SPACE AND RECREATION	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "I"	EMERGENCY ACCESS AND 22' ACCESS PATH	INDIAN RIVER COUNTY
TRACT "J"	FUTURE DEVELOPMENT	MERITGE HOMES OF FLORIDA, INC.
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'

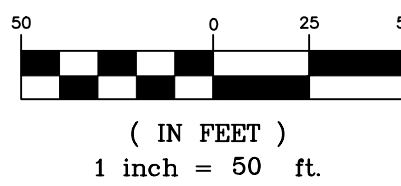
(SETBACKS MUST BE VERIFIED WITH INDIAN RIVER COUNTY PLANNING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.)

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

- ☐ = 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 GSS LB 8006

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

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