

# 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 MERITAGE 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

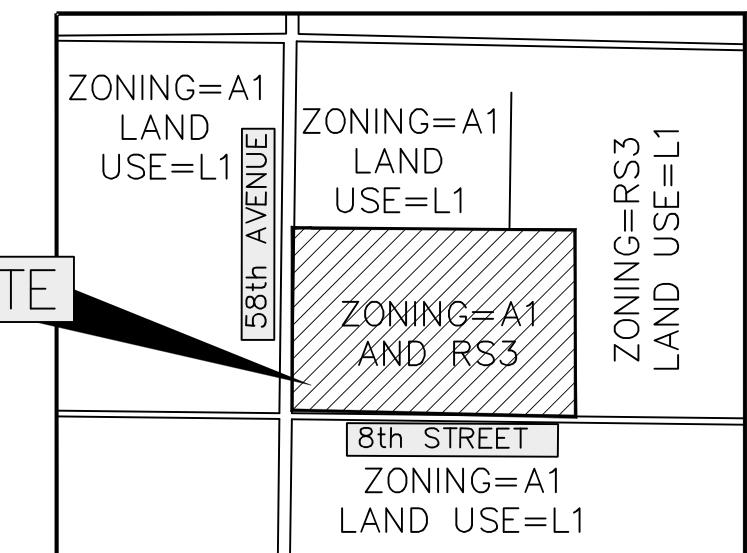


PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

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

## LOCATION MAP



PROJECT SITE

(NOT TO SCALE)

## 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 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 LANDS 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: 2024.01.11  
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

SEAL  
CLERK OF THE  
CIRCUIT COURT

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 32960  
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 2/8/1922 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) \_\_\_\_\_



# HAMPTON PARK PD PHASE 1

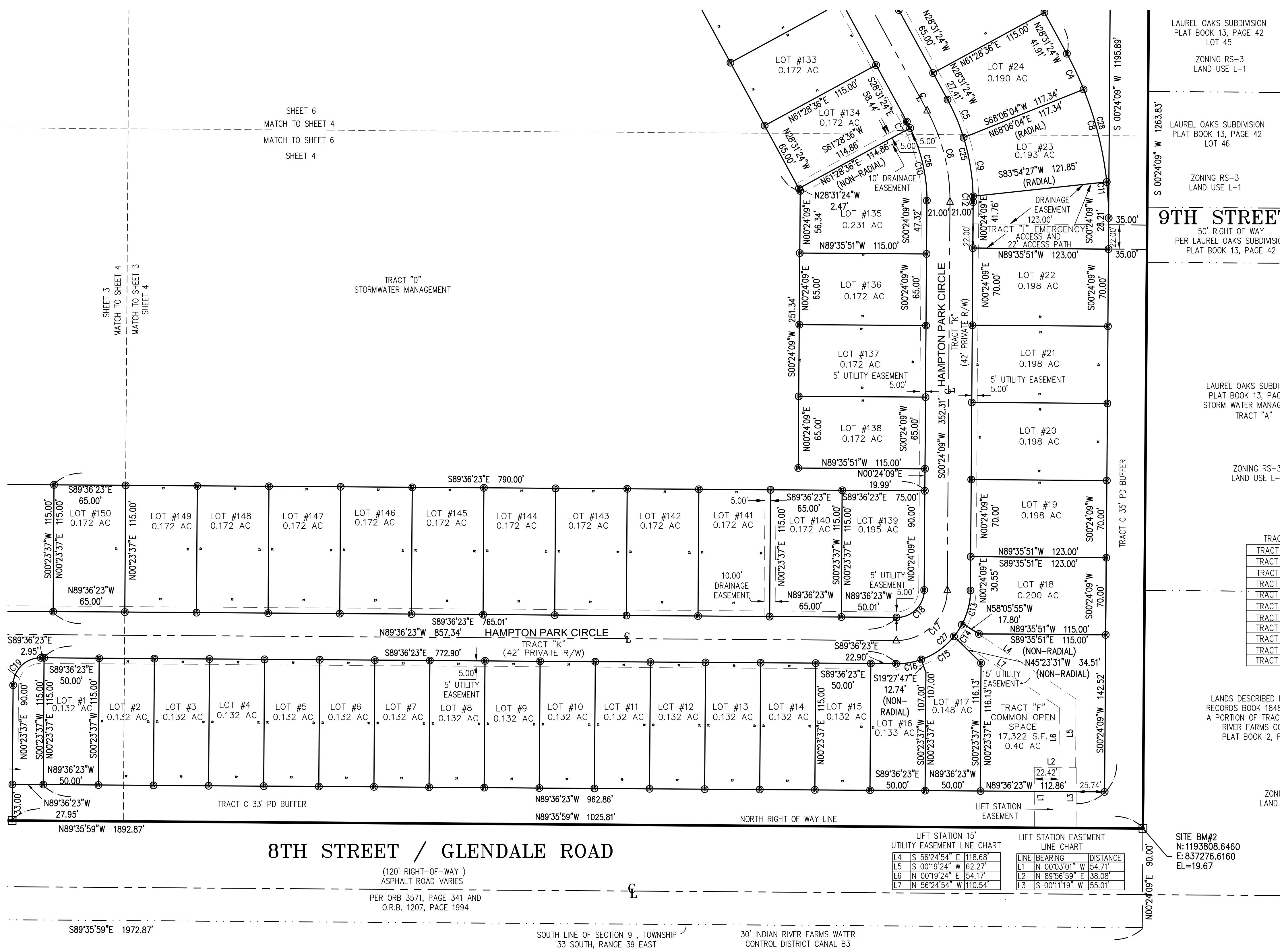
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## PLAT BOOK

PAGE

CLERK'S FILE NUMBER (CFN)



\* 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

<b>BUILDING LOT SETBACKS:</b>		
<b>TYPICAL 50'</b>	<b>TYPICAL 65'</b>	<b>TYPICAL 70'</b>
<b>LOT</b>	<b>LOT</b>	<b>LOT</b>
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

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M = BENCHMARK	L = CENTERLINE
RB = OFFICIAL RECORDS BOOK	
C = POINT OF CURVE	
CP = PERMANENT CONTROL POINT	
LS = PROFESSIONAL LAND SURVEYOR	
RM = PERMANENT REFERENCE MONUMENT	
SM = PROFESSIONAL SURVEYOR & MAPPER	
T = POINT OF TANGENT	
W = 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

50 0 25

( IN FEET )

1 in. = 50 ft

**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

Surveying and Mapping, LLC  
20 Lipscomb St NE  
Suite 2  
Palm Bay, FL 32905  
321.911.2676

## Attachment 2



# 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.

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

PAGE \_\_\_\_\_

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

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

S89°30'10"E 1897.05'

LOT 8  
RAIN TREE CORNER  
SUBDIVISION  
PLAT BOOK 9, PAGE  
88

ZONING A-1  
LAND USE L-1

ZONING RS-3  
LAND USE L-1

RAIN TREE CORNER  
SUBDIVISION  
PLAT BOOK 9, PAGE  
88

NORTH LINE TRACT 13  
AND TRACT 14

LOT 23  
EAST LINE OF RAIN TREE  
CORNER SUBDIVISION  
VENEZIA ESTATES  
PLAT BOOK 24, PAGE  
44-46

ZONING RS-3  
LAND USE L-1

LOT 22  
ZONING RS-3  
LAND USE L-1

LOT 21

NORTHWEST CORNER  
LAUREL OAKS SUBDIVISION  
PLAT BOOK 13, PAGE 42  
FND 4"x4" PRM  
PLS 3435

LAUREL OAKS SUBDIVISION  
PLAT BOOK 13, PAGE 42  
LOT 40

LAUREL OAKS SUBDIVISION  
PLAT BOOK 13, PAGE 42  
LOT 41

ZONING RS-3  
LAND USE L-1

LAUREL OAKS SUBDIVISION  
PLAT BOOK 13, PAGE 42  
LOT 42

ZONING RS-3  
LAND USE L-1

LAUREL OAKS SUBDIVISION  
PLAT BOOK 13, PAGE 42  
LOT 43

ZONING RS-3  
LAND USE L-1

LAUREL OAKS SUBDIVISION  
PLAT BOOK 13, PAGE 42  
LOT 44

ZONING RS-3  
LAND USE L-1

LAUREL OAKS SUBDIVISION  
PLAT BOOK 13, PAGE 42  
LOT 45

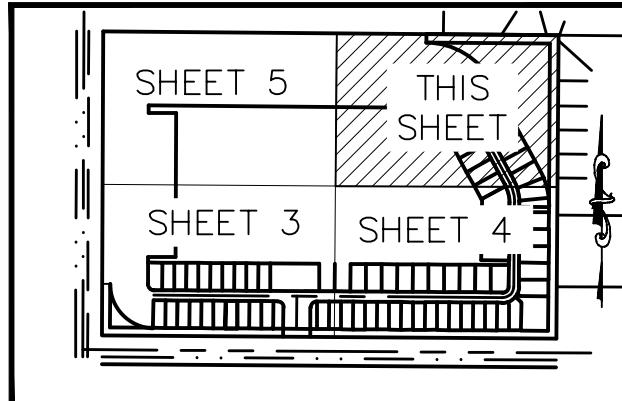
ZONING RS-3  
LAND USE L-1

LAUREL OAKS SUBDIVISION  
PLAT BOOK 13, PAGE 42  
LOT 46

ZONING RS-3  
LAND USE L-1

9TH STREET  
50' RIGHT OF WAY

## KEY MAP



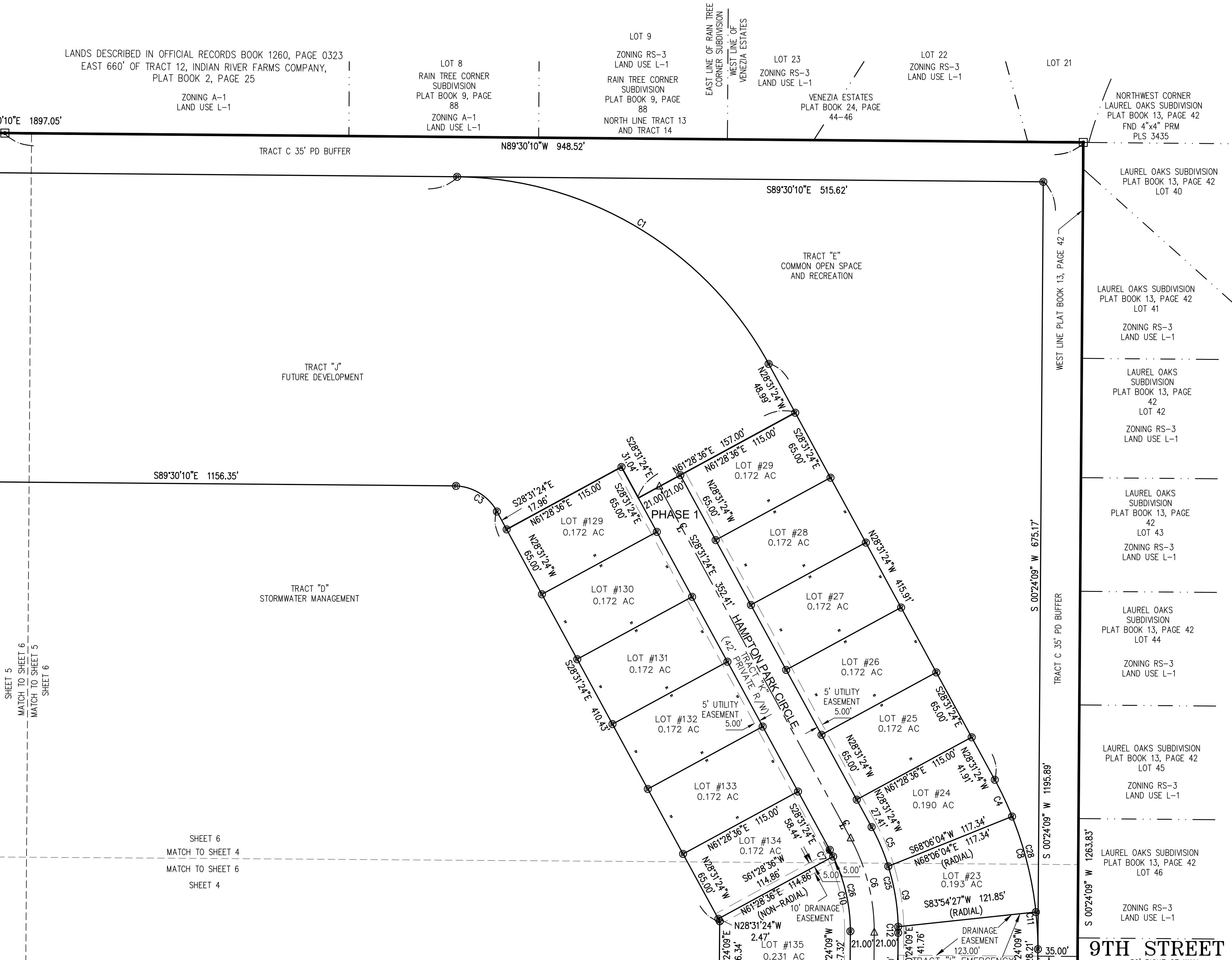
(NOT TO SCALE)

### CURVE TABLE

CURVE RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	BEARING
C1 315.00'	335.25'	6058'42"	N 59°00'37" W	319.65'
C3 43.00'	44.37'	5907'18"	S 58°05'03" E	42.43'
C4 315.00'	36.42'	637'27"	S 25°12'40" E	36.40'
C5 192.00'	37.55'	1112'16"	S 22°55'16" E	37.49'
C6 171.00'	86.33'	285'53"	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'	154'62"	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'	556'44"	N 03°07'11" W	32.67'
C12 192.00'	5.28'	134'36"	S 00°23'09" E	5.28'
C25 192.00'	96.93'	285'34"	S 14°03'37" E	95.90'
C26 150.00'	74.67'	283'12"	S 14°15'42" E	73.91'
C28 315.00'	156.01'	282'23"44"	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	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.
TRACT "J"	FUTURE DEVELOPMENT	MERITAGE HOMES OF FLORIDA, INC.
TRACT "K"	STREETS AND RIGHT OF WAY	HAMPTON PARK RESIDENTIAL COMMUNITY ASSOCIATION, INC.



### BUILDING LOT SETBACKS:

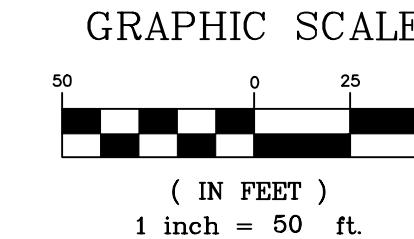
TYPICAL 50' LOT TYPICAL 65' LOT TYPICAL 70' LOT  
FRONT 15' FRONT 15' FRONT 15'  
SIDE 5' SIDE 7.5' SIDE 10'  
REAR 15' REAR 15' REAR 15'

(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
- R/W = 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

\* 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

