

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

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GH VERO BEACH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE TRUSTEE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS THE FALLS III AT GRAND HARBOR, PLAT 29, 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) **STREETS AND RIGHTS-OF-WAY:** AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. ALL STREETS AND RIGHTS-OF-WAY AT GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2) **STORMWATER, RECREATION AND LANDSCAPE TRACT A:** AS SHOWN IS DEDICATED IN PERPETUITY TO THE GRAND HARBOR COMMUNITY ASSOCIATION, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GRAND HARBOR COMMUNITY ASSOCIATION, INC. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY, UPON THIS TRACT FOR THE LIMITED INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO INFESTATIONS, AS ALLOWED BY LAW.

3) **RECREATION AND LANDSCAPE TRACTS B AND C:** AS SHOWN ARE DEDICATED IN PERPETUITY TO THE FALLS AT GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FALLS AT GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC.

4) **UTILITY EASEMENTS:** AS SHOWN ON THIS PLAT 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. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

5) **LAKE MAINTENANCE EASEMENT:** AS SHOWN IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GRAND HARBOR COMMUNITY ASSOCIATION, INC. FOR THE PURPOSE OF MAINTENANCE OF STORMWATER TRACT A. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE THE LAKE MAINTENANCE EASEMENT AND IS GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE LAKE MAINTENANCE EASEMENT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS EASEMENT FOR THE LIMITED INSPECTION, PREVENTION OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW.

6) **DRAINAGE EASEMENTS:** AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FALLS AT GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE EASEMENTS AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE WITHIN THE EASEMENTS.

IN WITNESS WHEREOF, GH VERO BEACH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, JOE COLASUONNO, WITH FULL AUTHORITY OF ITS BOARD OF DIRECTORS THIS THE 28th DAY OF August, 2017.

BY: Joe Colasuonno PRESIDENT
WITNESS (SIGNATURE) Denise Murphy WITNESS (SIGNATURE)
WITNESS (PRINT NAME) Denise Murphy WITNESS (PRINT NAME)
WITNESS (PRINT NAME) Carrie A. Bass WITNESS (PRINT NAME)

ACKNOWLEDGEMENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF August, 2017, BY JOE COLASUONNO, PRESIDENT OF GH VERO BEACH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: Nikole Lynn Plasse COMMISSION NUMBER: FF 041000
PRINT NAME: Nikole Lynn Plasse MY COMMISSION EXPIRES: 11/22/2017

CERTIFICATE OF TITLE

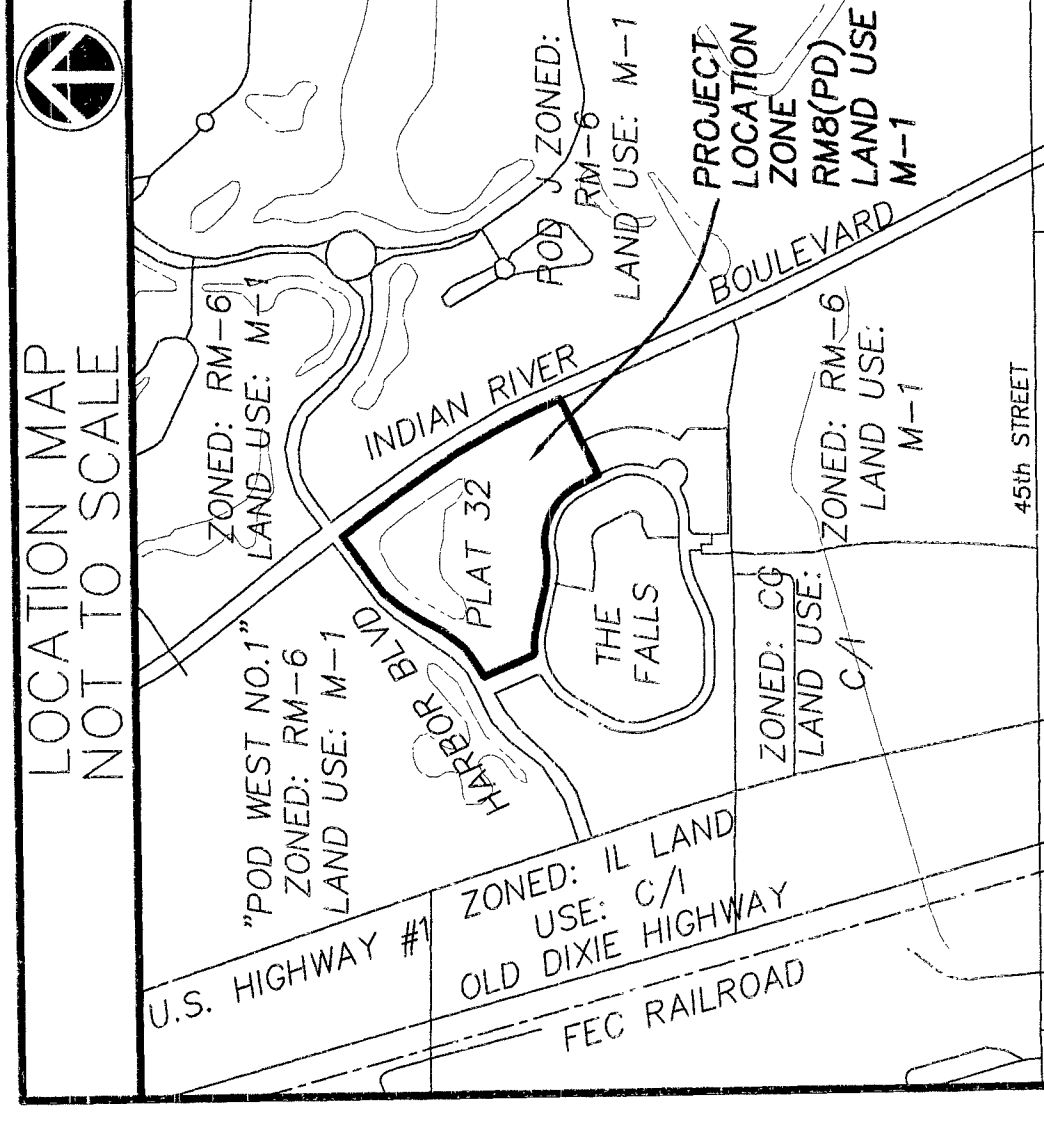
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHARLES W. EDGAR, ESQUIRE, OF CHERRY, EDGAR & SMITH, P.A., AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY, GH VERO BEACH DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192 OF THE FLORIDA STATUTES, AS AMENDED, AND THERE ARE NO MORTGAGES, LIENS OR ENCUMBRANCES ON THE HEREON DESCRIBED PROPERTY.

BY: Charles W. Edgar
CHARLES W. EDGAR, ATTORNEY AT LAW
FLORIDA BAR NO. 0291862

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.

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



LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 638 EXTENDED OF THE FALLS AT GRAND HARBOR, PLAT 29, RECORDED IN PLAT BOOK 19, PAGE 53 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND THE WEST RIGHT-OF-WAY LINE OF INDIAN RIVER COUNTY, FLORIDA, RECORDED IN PLAT BOOK 27, PAGE 39 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 63°48'43" WEST, A DISTANCE OF 300.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FALLS ARCADE AS SHOWN ON THE FALLS OF GRAND HARBOR, PLAT 29 AS RECORDED IN PLAT BOOK 19, PAGE 53 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING CALLS; THENCE NORTH 28°11'17" WEST, A DISTANCE OF 92.24 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 75°30'05"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 362.38 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 24°32'17"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 117.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°09'05" WEST, A DISTANCE OF 208.65 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 312.00 FEET AND A CENTRAL ANGLE OF 17°06'57"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 93.20 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 24°32'17"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 117.77 FEET TO A POINT OF TANGENCY; THENCE NORTH 22°38'01" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID FALLS BOULEVARD AS SHOWN ON THE SAID FALLS AT GRAND HARBOR PLAT 29, A DISTANCE OF 164.29 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 84°12'54"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 36.75 FEET TO THE BOOK INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HARBOR DRIVE AS RECORDED IN PLAT BOOK 12, PAGE 62 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND ALONG THE FOLLOWING CALLS; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF HARBOR DRIVE, A DISTANCE OF 12.95 ACRES, MORE OR LESS, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET AND A CENTRAL ANGLE OF 32°22'07"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 309.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 29°12'46" EAST, A DISTANCE OF 102.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 452.00 FEET AND A CENTRAL ANGLE OF 24°14'41"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 191.26 FEET; THENCE NORTH 53°27'26" EAST, A DISTANCE OF 200.00 FEET TO AN INTERSECTION WITH THE SAID WEST RIGHT-OF-WAY LINE OF INDIAN RIVER BOULEVARD; THENCE SOUTH 36°32'31" EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE OF INDIAN RIVER BOULEVARD, A DISTANCE OF 86.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 4,414.98 FEET AND A CENTRAL ANGLE OF 10°10'00"; THENCE CONTINUING ALONG THE SAID WEST RIGHT-OF-WAY LINE OF INDIAN RIVER BOULEVARD, SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 797.82 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 28°11'17" EAST, A DISTANCE OF 186.32 FEET BACK TO THE POINT OF BEGINNING.
CONTAINING 12.95 ACRES, MORE OR LESS.

ACCEPTANCE OF DEDICATION: GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS EACH AND EVERY DEDICATION CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STREETS AND RIGHTS OF WAY, TRACTS B AND C, AND DRAINAGE EASEMENTS.

THE FALLS AT GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC.
BY: Joe Colasuonno, PRESIDENT
WITNESS (SIGNATURE) Denise Murphy WITNESS (SIGNATURE)
WITNESS (PRINT NAME) Denise Murphy WITNESS (PRINT NAME)
WITNESS (PRINT NAME) Carrie A. Bass WITNESS (PRINT NAME)

ACKNOWLEDGEMENT TO ACCEPTANCE OF DEDICATION:
STATE OF INDIAN RIVER
COUNTY OF INDIAN RIVER
THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF August, 2017, BY JOE COLASUONNO, PRESIDENT OF THE FALLS AT GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA FORPROFIT CORPORATION, WHO EXECUTED SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Nikole Lynn Plasse COMMISSION NUMBER: FF 041000
PRINT NAME: Nikole Lynn Plasse MY COMMISSION EXPIRES: 11/22/2017

PLAT BOOK: 29
PAGE: 28
DOCKET NUMBER: 3120170062709

CERTIFICATE OF SURVEYOR: KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 08/22/16, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES AS AMENDED; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THIS PLAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 913, SUBDIVISION AND PLATTING OF INDIAN RIVER COUNTY'S LAND DEVELOPMENT CODE AND FLORIDA STATUTES AS AMENDED. THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FCCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: David M. Taylor DATED 8/21/17
DAVID TAYLOR, FLORIDA REGISTRATION NO. 5243
PROFESSIONAL SURVEYOR AND MAPPER
MASTELLER, MOLER & TAYLOR, INC.
CERTIFICATE OF AUTHORIZATION #4644
1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

COUNTY SURVEYOR CERTIFICATION: THIS PLAT OF THE FALLS AT GRAND HARBOR, PLAT 32 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 913, FLORIDA STATUTES, AS AMENDED.

SIGNED: David W. Schryver PSM
DAVID W. SCHRYVER, PSM
INDIAN RIVER COUNTY SURVEYOR AND MAPPER
REGISTRATION NO. LS 4864

CLERK'S CERTIFICATION: STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF THE FALLS III AT GRAND HARBOR, PLAT 32, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 913, FLORIDA STATUTES, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 28th DAY OF August, 2017, AND RECORDED ON PAGE 28 OF PLAT BOOK 29 AS DOCKET NUMBER 3120170062709 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY R. SMITH, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY, FLORIDA
BY: Jeffrey R. Smith DEPUTY CLERK

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS: THIS IS TO CERTIFY THAT ON Oct 17 2017 THE FALLS III AT GRAND HARBOR, PLAT 32 WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE UTILITY EASEMENTS ARE ACCEPTED.

BY: Joseph E. Flescher CHAIRMAN OF THE BOARD
JOSEPH E. FLESCHER
CHAIRMAN OF THE BOARD

ATTEST: Jeffrey R. Smith, CLERK OF THE COURT AND COMPTROLLER
INDIAN RIVER COUNTY

DEPUTY CLERK
(CLERK TO THE BOARD)
APPROVED AS TO FORM AND LEGAL SUFFICIENCY: William R. DeBral
WILLIAM R. DEBRAL, DEPUTY COUNTY ATTORNEY

EXAMINED AND APPROVED: Jason E. Brown
BY: Jason E. Brown COUNTY ADMINISTRATOR
DATE: 10-20-17

ACCEPTANCE OF DEDICATION: GRAND HARBOR COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF STORMWATER, RECREATION AND LANDSCAPE TRACT A AND THE LAKE MAINTENANCE EASEMENT TO IT CONTAINED ON THIS PLAT AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE STORMWATER, RECREATION AND LANDSCAPE IDENTIFIED AS TRACT A.

GRAND HARBOR COMMUNITY ASSOCIATION, INC.
BY: Joe Colasuonno, PRESIDENT
WITNESS (SIGNATURE) Denise Murphy WITNESS (SIGNATURE)
WITNESS (PRINT NAME) Denise Murphy WITNESS (PRINT NAME)
WITNESS (PRINT NAME) Carrie A. Bass WITNESS (PRINT NAME)

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STATE OF INDIAN RIVER
COUNTY OF INDIAN RIVER
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NOTARY PUBLIC: Nikole Lynn Plasse COMMISSION NUMBER: FF 041000
PRINT NAME: Nikole Lynn Plasse MY COMMISSION EXPIRES: 11/22/2017

SURVEYOR
CLERK TO THE B.C.C.
COUNTY SURVEYOR
CLERK OF THE CIRCUIT COURT

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

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

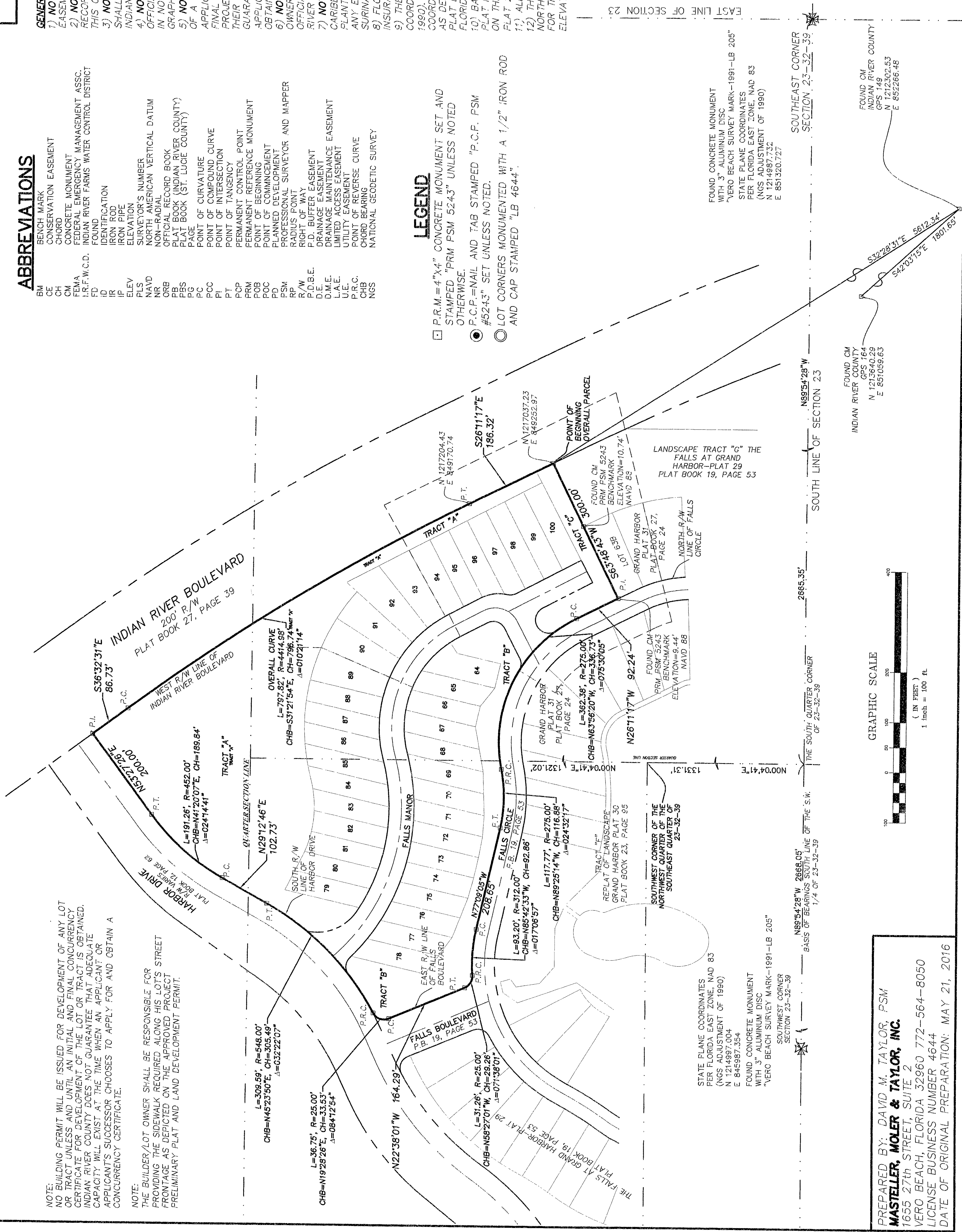
BM	BENCH MARK
CE	CONSERVATION EASEMENT
CH	CONCRETE
CM	CONCRETE MONUMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT ASSC.
I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
FD	FOUND
ID	IDENTIFICATION
IR	IRON ROD
IP	IRON PIPE
ELEV	ELEVATION
PLS	SURVEYOR'S NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM
NR	NON-RADIAL
ORB	OFFICIAL RECORD BOOK
PBS	PLAT BOOK (INDIAN RIVER COUNTY)
P.C.	PLAT BOOK (ST. LUCIE COUNTY)
P.C.	POINT OF CURVATURE
PT	POINT OF INTERSECTION
PI	POINT OF TANGENCY
PP	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
CHB	CURB BEARING
NGS	NATIONAL GEODETIC SURVEY

GENERAL NOTES

- NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S), AND NOT INDIAN RIVER COUNTY.
- 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.
- 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.
- 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.
- PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT ELY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXIST: CATILEY GUAVA, COMMON GUAVA, LOGUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- FLOOD HAZARD ZONE "X" FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAP NUMBER 1206100242 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 1980). CONTROL UTILIZED FOR THIS SURVEY ARE THE STATE PLANE COORDINATES LISTED ARE TWO FOUND NAIL AND DISKS STAMPED PCP 3976. 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 BM068016. 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".

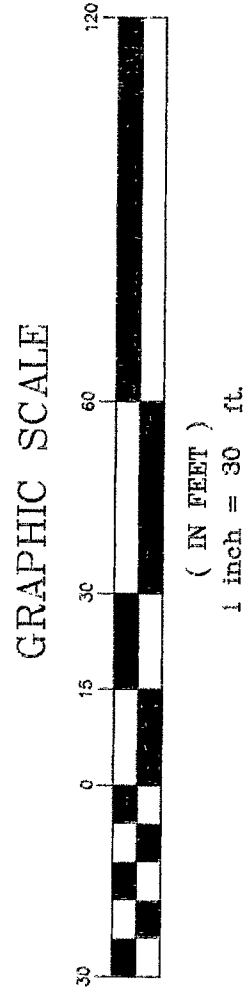
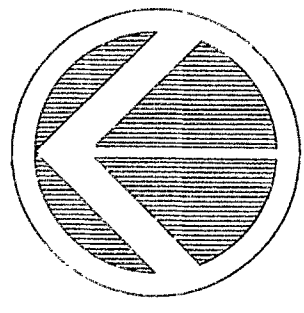


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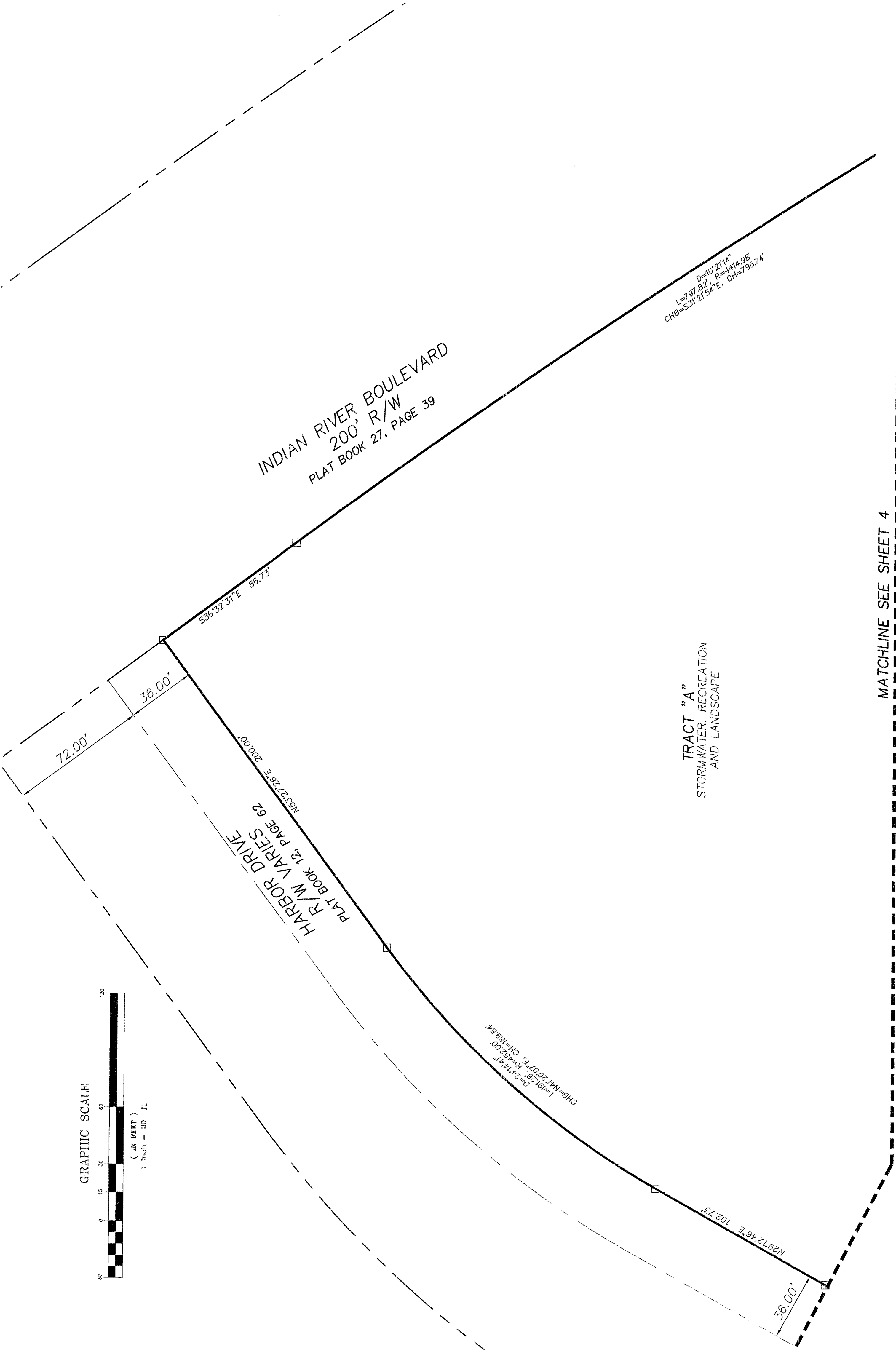
PREPARED BY: DAVID M. TAYLOR, PSM
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PLAT BOOK: 29
PAGE: 30
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TRACT "A"
STORMWATER, RECREATION
AND LANDSCAPE

MATCHLINE SEE SHEET 4

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.

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LICENSE BUSINESS NUMBER 4644
DATE OF ORIGINAL PREPARATION: MAY 21, 2016

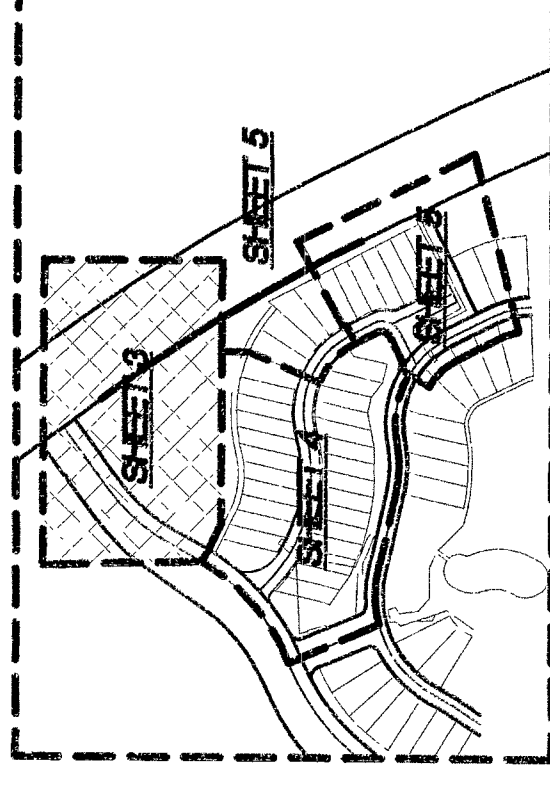
GENERAL NOTES

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
NAS	NORTH AMERICAN VERTICAL DATUM
NVD	NON-VARIABLE
NR	NON-RECORD
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
RF/W	RADIUS POINT
R/W	RIGHT OF WAY
P.D.	PLANNED DEVELOPMENT
P.D.B.E.	P.D. BUFFER EASEMENT
DE	DRAINAGE EASEMENT
D.L.E.	DRAINAGE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT

SHEET INDEX



LEGEND

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

