



**INDIAN RIVER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1801 27th Street, Vero Beach FL 32960

772-226-1237 / 772-978-1806 fax

www.ircgov.com

August 27, 2020

Joseph W. Schulke, P.E.
Schulke, Bittle & Stoddard LLC
1717 Indian River Blvd
Suite 201
Vero Beach FL 32960

RE: Summer Lake North Final Plat
SD-18-08-08 / 2005010130-86015

Dear Mr. Schulke:

The above referenced final plat was approved by the Board of County Commissioners at its regular meeting of August 18, 2020, and was subsequently recorded in Plat Book 31, Pages 65 - 67. Please find attached a copy of the recorded plat.

Should you have any questions regarding this matter, please do not hesitate to contact me at 772-226-1239 or rsweeney@ircgov.com

Sincerely,

Ryan Sweeney
Chief, Current Development

Attachment: Copy of Recorded Plat

cc: Phillip J. Matson, AICP (via e-mail)
Mark Vietze (via e-mail)
Nancy Mossali (via e-mail)
William Handler (via e-mail)

Ryan Sweeney
Bill DeBraal (via e-mail)
David W. Schryver, PSM (via e-mail)
Matthew Crowley (via e-mail)

SUMMER LAKE NORTH SUBDIVISION

BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST
VERO BEACH, 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 3127, PAGE 361, A SUPPLEMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 3131, PAGE 1810, AND AN AMENDMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 3141, PAGE 717, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 31
PAGE 65
CFN 3120200049847
CLERK'S FILE NO.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK GHO SUMMER LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS SUMMER LAKE NORTH SUBDIVISION, 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

THE 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 PALADIN PLACE II HOMEOWNERS 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. THE BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS.

2) UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ARE 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.

3) DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

4) STORMWATER TRACT "C"

THE STORMWATER MANAGEMENT TRACT, SHOWN AS TRACT "C" ON THIS PLAT, IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. INDIAN RIVER COUNTY HAS 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. INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THE TRACT FOR THE LIMITED INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW.

5) COMMON AREAS

THE COMMON AREAS, SHOWN AS TRACTS "B", "E", AND "F" ARE DEDICATED IN PERPETUITY FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE OWNERS OF LOTS IN THIS SUBDIVISION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC.

6) LANDSCAPE EASEMENTS

THE LANDSCAPE EASEMENTS, AS SHOWN ON THIS PLAT, ARE DEDICATED IN PERPETUITY TO PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF LANDSCAPE BUFFERS AND IRRIGATION SYSTEMS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC. LANDSCAPE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS.

7) CONSERVATION TRACTS "A" AND "D"

THE CONSERVATION TRACTS SHOWN ON THIS PLAT AS TRACTS "A" AND "D" ARE DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF PRESERVATION OF NATIVE VEGETATION, SUBJECT TO THE CONSERVATION EASEMENTS PREVIOUSLY GRANTED TO INDIAN RIVER COUNTY OVER TRACT "A" AND A PORTION OF TRACT "D" BEING RECORDED IN BOOK 3236, PAGE 1345, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

8) CANAL TRACT

THE CANAL TRACT, AS SHOWN ON THIS PLAT, IS DEDICATED IN PERPETUITY TO THE PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF CANAL MAINTENANCE. IN ADDITION TO EXISTING RIGHTS AND EASEMENTS, PRESCRIPTIVE OR RECORDED, AND ACCESS OVER RIGHTS OF WAY FOR THE SUBDIVISION, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE SAME AS SHOWN ON THE PLAT, A PERPETUAL CANAL EASEMENT OVER THE CANAL TRACT FOR MAINTENANCE OF THE SUBLATERAL G-8 CANAL IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT.

9) SIDEWALK EASEMENT

THE SIDEWALK EASEMENT AS SHOWN IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC. FOR PEDESTRIAN INGRESS AND EGRESS.

IN WITNESS WHEREOF, GRBK GHO SUMMER LAKE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS 10th DAY OF August, 2020

GRBK GHO SUMMER LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS Jessica Lanier
PRINTED NAME Jessica Lanier
WITNESS Buffy Kindell
PRINTED NAME Buffy Kindell

BY William N. Handler
WILLIAM N. HANDLER, MANAGER

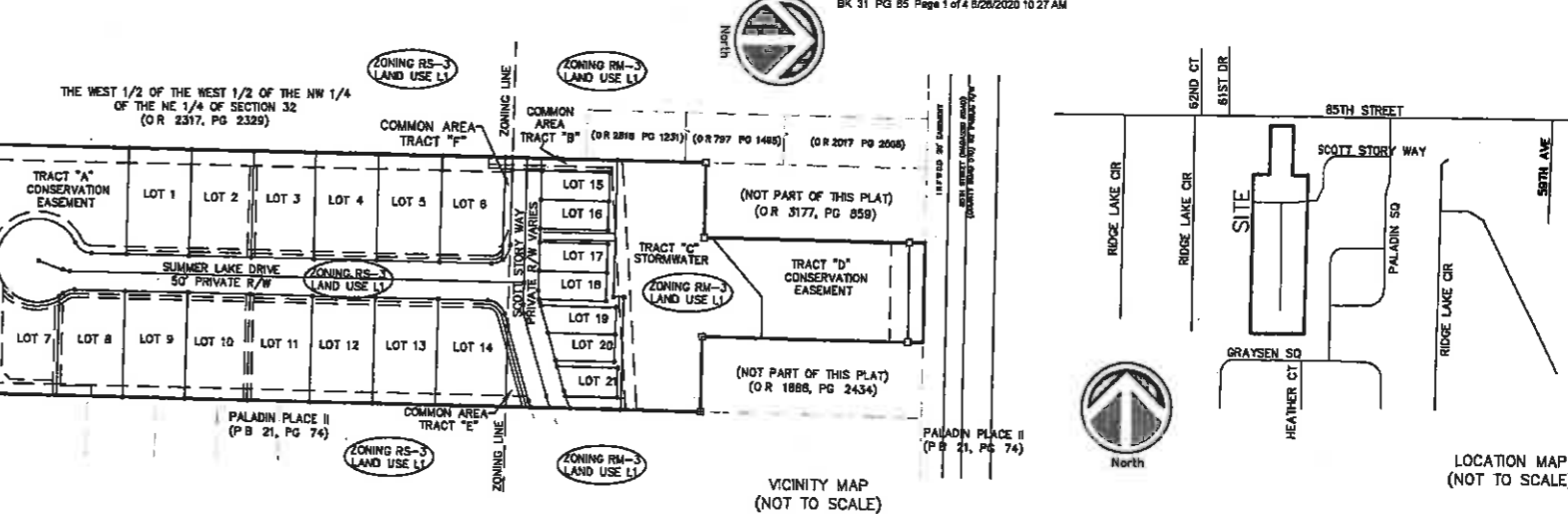
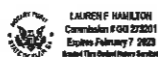
ACKNOWLEDGMENT AS TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS 10th DAY OF August, 2020 BY WILLIAM N. HANDLER, MANAGER OF GRBK GHO SUMMER LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY, AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION

NOTARY PUBLIC Lauren F. Hamlin
COMMISSION # 66273201
PRINTED NAME Lauren F. Hamlin
MY COMMISSION EXPIRES 2/17/2023

SEAL



ACCEPTANCE OF DEDICATIONS

PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF TRACTS "A", "B", "C", "D", "E", "F", STREETS AND RIGHTS OF WAY, AND THE LANDSCAPE EASEMENTS, DRAINAGE EASEMENTS, CANAL TRACT AND SIDEWALK EASEMENT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR SAME, EXCLUDING THE CANAL TRACT.

PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY William N. Handler
WILLIAM N. HANDLER, PRESIDENT

WITNESS Jessica Lanier
PRINTED NAME Jessica Lanier
WITNESS Buffy Kindell
PRINTED NAME Buffy Kindell

ACCEPTANCE OF DEDICATION

INDIAN RIVER FARMS WATER CONTROL DISTRICT, A WATER CONTROL DISTRICT OPERATING UNDER CHAPTER 298, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATION OF THE 20' CANAL EASEMENT AS SHOWN ON THIS PLAT, AND ACCEPTS THE MAINTENANCE RESPONSIBILITY FOR THE SAME.

INDIAN RIVER FARMS WATER CONTROL DISTRICT, A WATER CONTROL DISTRICT OPERATING UNDER CHAPTER 298, FLORIDA STATUTES

BY David E. Gunter
DAVID E. GUNTER, SUPERINTENDENT

WITNESS Blaine A. Mercado
PRINTED NAME Blaine A. Mercado
WITNESS Jessica Lanier
PRINTED NAME Jessica Lanier

ACKNOWLEDGMENT AS TO ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS 10th DAY OF August, 2020 BY WILLIAM N. HANDLER, PRESIDENT OF PALADIN PLACE II HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID CORPORATION, AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION

NOTARY PUBLIC Lauren F. Hamlin
COMMISSION # 66273201
PRINTED NAME Lauren F. Hamlin
MY COMMISSION EXPIRES 2/17/2023

SEAL



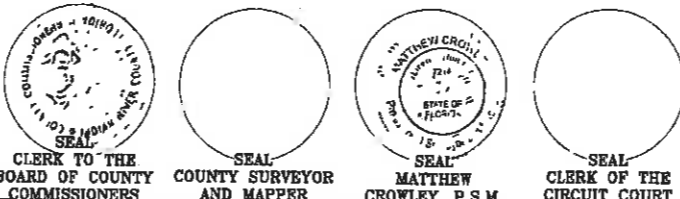
ACKNOWLEDGMENT AS TO ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS 10th DAY OF August, 2020 BY DAVID E. GUNTER, SUPERINTENDENT OF INDIAN RIVER FARMS WATER CONTROL DISTRICT, A WATER CONTROL DISTRICT OPERATING UNDER CHAPTER 298, FLORIDA STATUTES, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID WATER CONTROL DISTRICT, AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION

NOTARY PUBLIC Lauren F. Hamlin
COMMISSION # 66273201
PRINTED NAME Lauren F. Hamlin
MY COMMISSION EXPIRES 2/17/2023

SEAL



PREPARED BY MATTHEW CROWLEY, PSM#7214
MERIDIAN LAND SURVEYORS LB6905
DATE OF PREPARATION OCTOBER 9, 2019

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL 32960 LB#6905
PHONE 772-794-1213, FAX 772-794-1096
EMAIL LB6905@BELLSOUTH.NET

SHEET
1 of 3

SUMMER LAKE NORTH SUBDIVISION

BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST

VERO BEACH, 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 3127, PAGE 361, A SUPPLEMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 3131, PAGE 1810, AND AN AMENDMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 3141, PAGE 717, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 31
PAGE 66
CFN 312.02.00049847
CLERK'S FILE NO.

MORTGAGEE'S CONSENT

STATE OF TEXAS
COUNTY OF COLLIN

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES ITS MORTGAGE, WHICH WAS RECORDED ON APRIL 27TH, 2018, IN OFFICIAL RECORD BOOK 3111, AT PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON

IN WITNESS WHEREOF, THE SAID LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF August, 2020

JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY Richard Costello
RICHARD A. COSTELLO, PRESIDENT

WITNESS Deanna Walker
PRINTED NAME DEANNA WALKER

WITNESS Robin Karickhoff
PRINTED NAME ROBIN KARICKHOFF

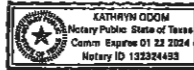
ACKNOWLEDGMENT AS TO MORTGAGEE'S CONSENT

STATE OF TEXAS
COUNTY OF COLLIN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS 13th DAY OF August, 2020 BY RICHARD A. COSTELLO, PRESIDENT OF JBGL BUILDER FINANCE, LLC, WHO EXECUTED ON BEHALF OF AND WITH THE FULL AUTHORITY OF SAID LIMITED LIABILITY COMPANY AND WHO IS EITHER PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION

NOTARY PUBLIC STATE OF TEXAS Kathryn Odom
COMMISSION # 138324493
PRINTED NAME Kathryn Odom
MY COMMISSION EXPIRES 1-22-24

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 GRBK GHO SUMMER LAKE, LLC, A FLORIDA LIMITED LIABILITY COMPANY. ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE IS ONE MORTGAGE, RECORDED IN OFFICIAL RECORD BOOK 3111, PAGE 2053, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, HELD BY JBGL BUILDER FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY Charles W. Edgar, III DATE August 13, 2020
CHARLES W. EDGAR, III, ESQ.
FLORIDA BAR NUMBER 291862

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON AUGUST 21st, 2018, 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 THAT THE INDIVIDUAL LOT CORNERS AND PCP'S WILL BE SET AS SHOWN THEREON UNDER MY DIRECTION AND SUPERVISION WITHIN ONE YEAR OF RECORDATION OF THIS PLAT AND AN AFFIDAVIT RECORDED WHEN SET AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND CHAPTER 913 SUBDIVISIONS AND PLATS, 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

Matthew Crowley DATE 8/14/20
MATTHEW CROWLEY, PSM FLORIDA CERTIFICATE NO 7214
MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD SUITE 201, VERO BEACH, FLORIDA 32960
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. L B 8905

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF SUMMER LAKE NORTH SUBDIVISION 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 David W. Schryver DATE 8-15-2020
DAVID W. SCHRYVER, PSM FLORIDA CERTIFICATE NO 4864
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON August 19, 2020 THE FOREGOING PLAT WAS APPROVED, AND THE UTILITY EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA

Susan Adams
SUSAN ADAMS
CHAIRMAN OF THE BOARD

ATTEST JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER

BY Randy Wadlow
DEPUTY CLERK
CLERK TO THE BOARD

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY William K. DeBraal
WILLIAM K. DEBRAAL, DEPUTY COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED

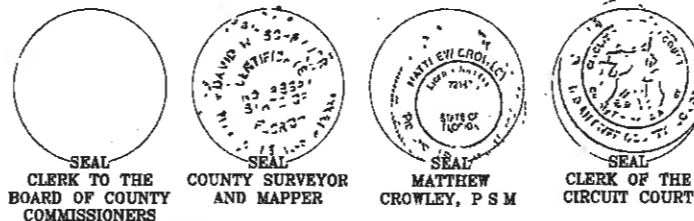
Jason E. Brown DATE 8-20-2020
JASON E. BROWN, COUNTY ADMINISTRATOR

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF SUMMER LAKE NORTH SUBDIVISION, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS 21st DAY OF August, 2020 AND RECORDED IN PLAT BOOK 31, PAGE 66, CLERK'S FILE NUMBER 31202000049847, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA

BY Brandon Young
DEPUTY CLERK
INDIAN RIVER COUNTY, FLORIDA



SURVEYOR'S NOTES

- 1) THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONES "X" AND "A", PER FLOOD INSURANCE RATE MAP #12081C0087 F, DATED DECEMBER 4TH, 2012
- 2) THE BEARING BASE FOR THIS SURVEY IS S89°31'02"E, ALONG THE NORTH LINE OF THE SUBJECT PROPERTY
- 3) THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988
- 4) THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (801), NAD 83 (NGS ADJUSTMENT OF 2007)
- 5) PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM HSBS LB 8905"
- 6) PERMANENT CONTROL POINTS TO BE SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP HSBS LB 8905"
- 7) LOT AND TRACT CORNER MARKERS TO BE SET ARE 5/8" IRON ROD WITH CAP STAMPED "HSBS LB 8905"
- 8) ALL LOT LINES LABELED (R) ARE RADIAL

NOTICE:

- 1) NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL
- 2) ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF LOT/ PROPERTY OWNERS, 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 THIS 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) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE BUILDER/ LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG THE LOT OWNER'S LOT FRONTAGE, AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT
- 7) 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 PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE

PREPARED BY MATTHEW CROWLEY, PSM 07214
MERIDIAN LAND SURVEYORS LB8905
DATE OF PREPARATION OCTOBER 8, 2019.

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A
MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL 32960 LB#6905
PHONE 772-794-1213, FAX 772-794-1096
EMAIL LB6905@BELL SOUTH NET

SHEET
2 of 3

SUMMER LAKE NORTH SUBDIVISION

BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

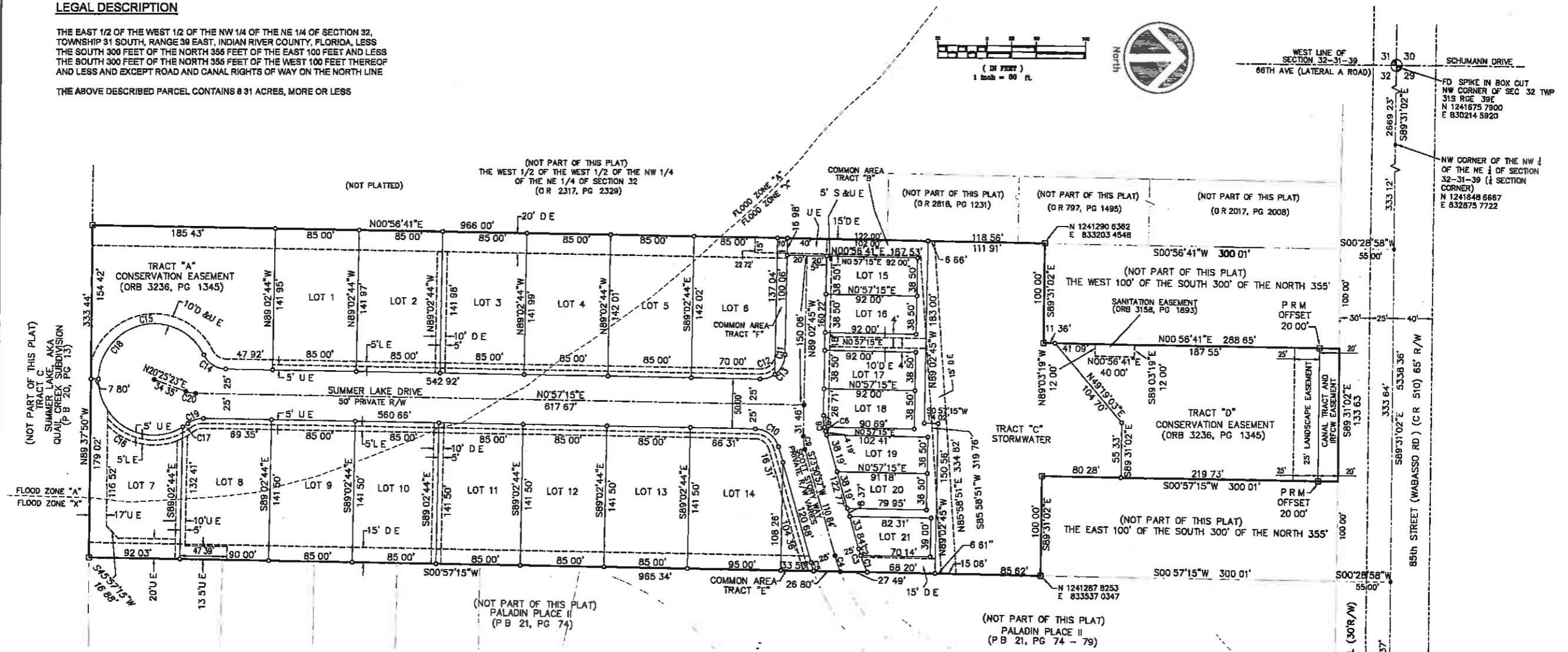
COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 3127, PAGE 361, A SUPPLEMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 3131, PAGE 1810, AND AN AMENDMENT TO THE DECLARATION FILED IN OFFICIAL RECORD BOOK 3141, PAGE 717, ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 31
PAGE 67
CFN 3120200049847
CLERK'S FILE NO.

LEGAL DESCRIPTION

THE EAST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, LESS THE SOUTH 300 FEET OF THE NORTH 355 FEET OF THE EAST 100 FEET AND LESS THE SOUTH 300 FEET OF THE NORTH 355 FEET OF THE WEST 100 FEET THEREOF AND LESS AND EXCEPT ROAD AND CANAL RIGHTS OF WAY ON THE NORTH LINE

THE ABOVE DESCRIBED PARCEL CONTAINS 8.31 ACRES, MORE OR LESS



FLOOD HAZARD WARNING

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A ONE-HUNDRED YEAR BASE 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.

ABBREVIATIONS

L M E = LAKE MAINTENANCE EASEMENT
C M = CONCRETE MONUMENT
C C R = CERTIFIED CORNER RECORD
R = RADIUS
RP = RADIUS POINT
Δ = CENTRAL ANGLE
L = ARC LENGTH
CH = CHORD
PB = PLAT BOOK
O R = OFFICIAL RECORD BOOK
PG = PAGE
P L S = PROFESSIONAL LAND SURVEYOR
(R) = RADIAL
(TYP) = TYPICAL
L B = LAND SURVEYING BUSINESS
IRC = IRON ROD WITH CAP
D & U E = DRAINAGE & UTILITY EASEMENT
S & U E = SIDEWALK & UTILITY EASEMENT
D & A E = DRAINAGE & ACCESS EASEMENT
IRFWCD = INDIAN RIVER FARMS WATER CONTROL DISTRICT

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
FD = FOUND EASEMENT
R/W = RIGHT OF WAY
N G V D = NATIONAL GEODETIC VERTICAL DATUM
OA = OVERALL
NAVD = NORTH AMERICAN VERTICAL DATUM
U E = UTILITY EASEMENT
D E = DRAINAGE EASEMENT
L E = LANDSCAPE EASEMENT
L A E = LIMITED ACCESS EASEMENT

SYMBOL LEGEND

■ SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM)
L B 6905 FOUND MONUMENTS WILL BE NOTED AS FOUND
○ LOT CORNER MARKER SET 5/8" IRC, LB#6905
● PERMANENT CONTROL POINT TO BE SET (PCP) LB# 6905

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	18.03'	150.00'	6°53'18"	N67°43'25"E	18.02'
C2	7.02'	150.00'	2°40'54"	N72°30'28"E	7.02'
C3	25.05'	150.00'	9°34'10"	N69°03'52"E	25.02'
C4	18.88'	175.00'	5°31'32"	N71°05'11"E	18.87'
C5	8.97'	200.00'	2°34'13"	N72°33'50"E	8.97'
C6	4.14'	53.67'	4°25'10"	N76°03'32"E	4.14'
C7	11.88'	53.67'	12°41'08"	N84°36'41"E	11.86'
C8	16.02'	53.67'	17°08'19"	N82°24'08"E	15.98'
C9	13.43'	45.00'	17°08'19"	N82°24'08"E	13.38'
C10	31.81'	25.00'	72°53'41"	S37°24'08"W	29.70'

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C11	23.18'	25.00'	53°07'47"	N82°28'50"W	22.38'
C12	16.09'	25.00'	36°52'12"	N17°28'51"W	15.81'
C13	39.27'	25.00'	90°00'00"	N44°02'45"W	35.36'
C14	27.47'	25.00'	62°57'03"	N32°25'48"E	26.11'
C15	150.06'	56.00'	153°32'09"	S12°51'46"E	108.03'
C16	119.12'	56.00'	121°52'33"	N29°25'53"E	97.90'
C17	6.15'	56.00'	6°17'44"	N34°39'16"W	6.15'
C18	275.34'	56.00'	281°42'26"	S76°58'54"E	70.71'
C19	16.91'	25.00'	38°45'23"	S18°26'28"E	16.59'
C20	10.19'	30.00'	19°28'08"	N10°41'19"E	10.14'

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