



Pg 1 of 4



INDIAN RIVER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
1801 27th Street, Vero Beach FL 32960
772-226-1237 / 772-978-1806 fax
www.ircgov.com

August 28, 2015

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

RE: The Villas at Three Oaks Replat Final Plat
SD-15-02-03 / 2004110182-74281

Dear Mr. Schulke:

The above referenced final plat replat was approved by the Board of County Commissioners at its regular meeting of August 18, 2015, and was subsequently recorded in Plat Book 27, Pages 33-35. 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,

for Ryan Sweeney
Senior Planner

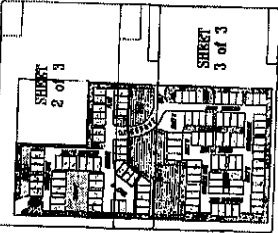
Attachments: Copy of Recorded Plat

cc: Stan Boling, AICP (via e-mail)
John W. McCoy, AICP (via e-mail)
Kelly McKinley (via e-mail)
Bill DeBraal (via e-mail)
Nancy Mossali (via e-mail)
David Hays, P.E. (via e-mail)
David W. Schryver, P.S. M. (via e-mail)
Bob McKinley (via e-mail)

REPLAT OF THE VILLAS AT THREE OAKS

A REPLAT OF A PORTION OF THE VILLAS AT THREE OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 90, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING A PORTION OF TRACT 9, SECTION 1, TOWNSHIP 33 SOUTH, RANGE 38 EAST, IN INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPT THEREFROM LOTS 87 THROUGH 91 INCLUSIVE, LOTS 80 THROUGH 91 INCLUSIVE, LOTS 6 THROUGH 11 INCLUSIVE.

PLAT BOOK 27
PAGE 34
DOCKET NO. 51955



SHEET LEGEND

- NOT TO SCALE
- 1) THE BOUNDARY LINES SHOWN HEREON ARE BASED ON THE NATURAL SURFACE OF THE LAND AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
 - 2) THE HORIZONTAL COORDINATES AND ANGLES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORENCE DATUM (1948) AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
 - 3) THE VERTICAL COORDINATES AND ANGLES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM, 1983 AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
 - 4) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORENCE DATUM (1948) AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
 - 5) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORENCE DATUM (1948) AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
 - 6) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORENCE DATUM (1948) AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
 - 7) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORENCE DATUM (1948) AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
 - 8) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORENCE DATUM (1948) AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
 - 9) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORENCE DATUM (1948) AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.
 - 10) THE DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORENCE DATUM (1948) AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY.

- ABBREVIATIONS
- CA - CONCRETE ANCHOR
 - CB - CONCRETE BLOCK
 - CC - CONCRETE CURB
 - CD - CONCRETE DRIVE
 - CE - CONCRETE EDGE
 - CF - CONCRETE FINISH
 - CG - CONCRETE GROUND
 - CH - CONCRETE HATCH
 - CI - CONCRETE INTERIOR
 - CJ - CONCRETE JOINT
 - CK - CONCRETE KEY
 - CL - CONCRETE LIFT
 - CM - CONCRETE MASONRY
 - CN - CONCRETE NAIL
 - CO - CONCRETE OILING
 - CP - CONCRETE PAINT
 - CQ - CONCRETE QUARTZ
 - CR - CONCRETE REINFORCING
 - CS - CONCRETE SURFACE
 - CT - CONCRETE TIE
 - CU - CONCRETE UNDERLAYMENT
 - CV - CONCRETE VENEER
 - CW - CONCRETE WALL
 - CX - CONCRETE WINDOW
 - CY - CONCRETE YIELD
 - CZ - CONCRETE ZONE

GRAPHIC SCALE
1" = 40' 0"

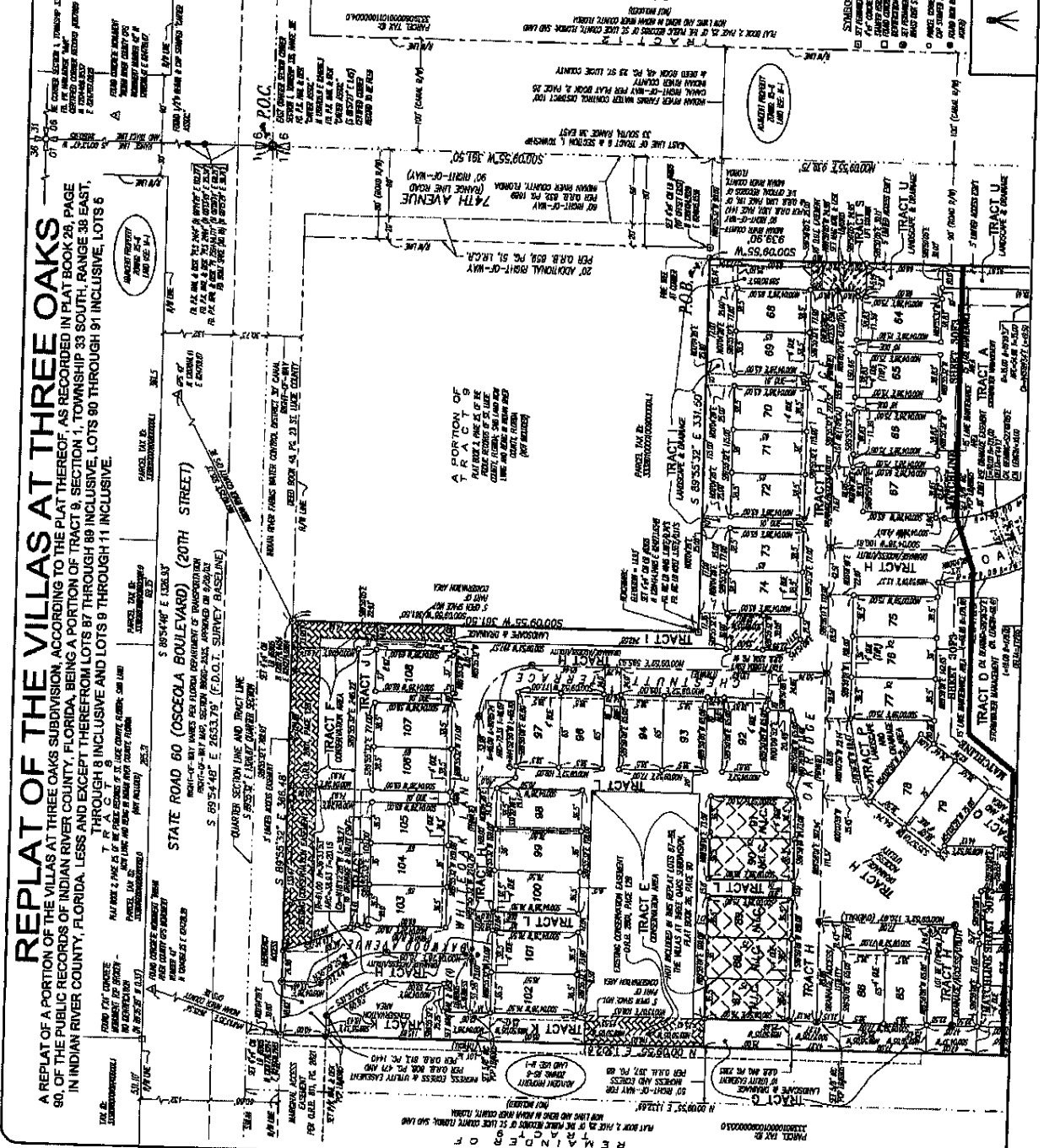
STANDARD LEGEND

DATE OF REVISION: 08/28/2015

PROJECT: MERIDIAN

SCALE: 1" = 40' 0"

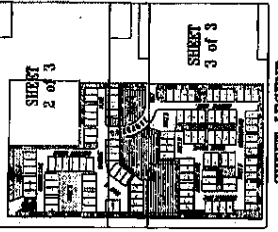
SHEET 2 of 3



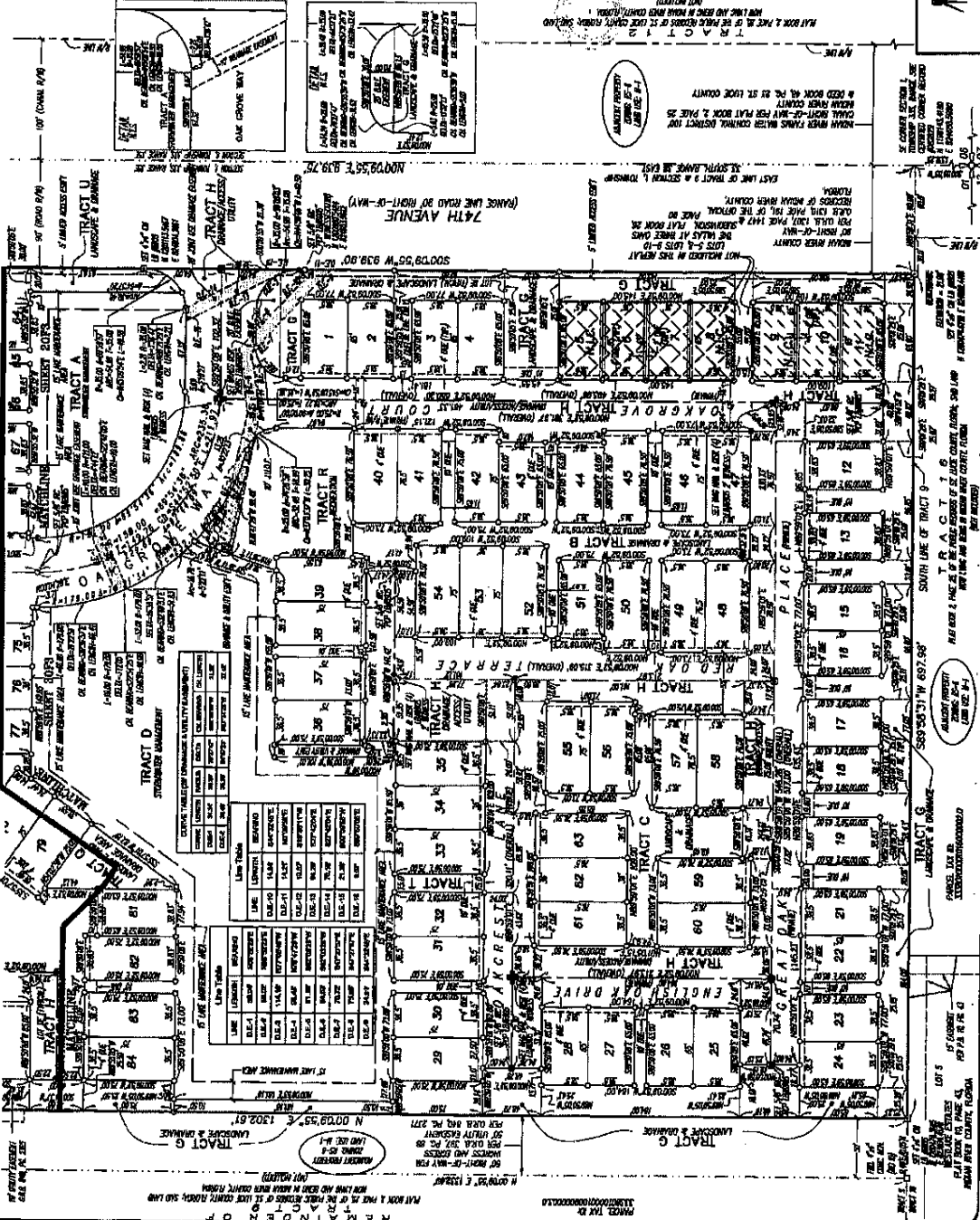
REPLAT OF THE VILLAS AT THREE OAKS

A REPLAT OF A PORTION OF THE VILLAS AT THREE OAKS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 90, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING A PORTION OF TRACT 8, SECTION 1, TOWNSHIP 33 SOUTH, RANGE 38 EAST, IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM LOTS 87 THROUGH 89 INCLUSIVE, LOTS 90 THROUGH 91 INCLUSIVE, LOTS 9 THROUGH 11 INCLUSIVE, AND LOTS 9 THROUGH 11 INCLUSIVE.

PLAT BOOK 27
PAGE 35
DOCKET NO. 5191500



ABBREVIATIONS
 C.A. - CONCRETE WALL
 C.C. - CONCRETE CURB
 C.F. - CONCRETE FOOTING
 C.G. - CONCRETE GRADE
 C.L. - CONCRETE LANDING
 C.P. - CONCRETE PAVEMENT
 C.S. - CONCRETE SIDEWALK
 C.T. - CONCRETE TIE
 C.W. - CONCRETE WALL
 C.Y. - CONCRETE YARD
 C.Z. - CONCRETE ZONE
 C.A. - CONCRETE AREA
 C.F. - CONCRETE FOOTING
 C.G. - CONCRETE GRADE
 C.L. - CONCRETE LANDING
 C.P. - CONCRETE PAVEMENT
 C.S. - CONCRETE SIDEWALK
 C.W. - CONCRETE WALL
 C.Y. - CONCRETE YARD
 C.Z. - CONCRETE ZONE



Lot	Area (sq. ft.)	Area (sq. m.)	Notes
24	1,200.00	111.48	
25	1,200.00	111.48	
26	1,200.00	111.48	
27	1,200.00	111.48	
28	1,200.00	111.48	
29	1,200.00	111.48	
30	1,200.00	111.48	
31	1,200.00	111.48	
32	1,200.00	111.48	
33	1,200.00	111.48	
34	1,200.00	111.48	
35	1,200.00	111.48	
36	1,200.00	111.48	
37	1,200.00	111.48	
38	1,200.00	111.48	
39	1,200.00	111.48	
40	1,200.00	111.48	
41	1,200.00	111.48	
42	1,200.00	111.48	
43	1,200.00	111.48	
44	1,200.00	111.48	
45	1,200.00	111.48	
46	1,200.00	111.48	
47	1,200.00	111.48	
48	1,200.00	111.48	
49	1,200.00	111.48	
50	1,200.00	111.48	
51	1,200.00	111.48	
52	1,200.00	111.48	
53	1,200.00	111.48	
54	1,200.00	111.48	
55	1,200.00	111.48	
56	1,200.00	111.48	
57	1,200.00	111.48	
58	1,200.00	111.48	
59	1,200.00	111.48	
60	1,200.00	111.48	
61	1,200.00	111.48	
62	1,200.00	111.48	

GRAPHIC SCALE
1 inch = 40 ft.

SHRIMP
 LAND SURVEYORS
 1000 S. US HWY 1, SUITE 100
 WEST PALM BEACH, FL 33411
 PHONE: (561) 835-1111
 FAX: (561) 835-1112
 WWW.SHURMPSURVEYORS.COM

SHEET 33 of 33

NOTES: NO CONSTRUCTION, THESE OR OTHERS WILL BE PLACED IN EMBLEMMENTS. THE PROJECTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAT. THE PROJECTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAT. THE PROJECTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAT.