

GRAND HARBOR PLAT 31
BEING A REPLAT OF 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

LEGAL DESCRIPTION
TOGETHER WITH A PORTION OF LANDSCAPE TRACT "G", SAID FALLS AT GRAND HARBOR-PLAT 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINS AT THE SOUTHWEST CORNER OF LOT 50, SAID FALLS AT GRAND HARBOR-PLAT 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 53, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE NORTH 00°50'07" EAST, A DISTANCE OF 132.16 FEET TO A POINT ON THE WEST LINE OF SAID LOT 50; THENCE SOUTH 78°19'15" EAST, A DISTANCE OF 15.99 FEET TO A POINT ON THE WEST LINE OF SAID LOT 50, A DISTANCE OF 15.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF LANDSCAPE TRACT "G", SAID FALLS AT GRAND HARBOR-PLAT 29 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINS AT THE SOUTHWEST CORNER OF LOT 37, SAID FALLS AT GRAND HARBOR-PLAT 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 53, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE NORTH 00°50'07" EAST, A DISTANCE OF 132.16 FEET TO A POINT ON THE WEST LINE OF SAID LOT 50; THENCE SOUTH 78°19'15" EAST, A DISTANCE OF 15.99 FEET TO A POINT ON THE WEST LINE OF SAID LOT 50, A DISTANCE OF 15.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
PARCEL 1: BEGINS AT THE SOUTHWEST CORNER OF LOT 57 THE FALLS AT GRAND HARBOR-PLAT 29, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 53, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE NORTH 00°50'07" EAST, ALONG THE WEST LINE OF SAID LOT 57, A DISTANCE OF 145.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 57, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING.

DEED OF DEDICATION
THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, HAS REVIEWED THE INSTRUMENT OF DEDICATION OF THE LANDS DESCRIBED AND PLATTED HEREIN, AND DOES HEREBY DEEDATE AS FOLLOWS:

PLANNING EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DECLARED TO BE AND SHALL BEHOLD PRIVATE. THEY ARE DEDICATED IN PERPETUITY TO THE FALLS AT GRAND HARBOR PROPERTY OWNERS ASSOCIATION, INC. FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE ASSOCIATION'S OBLIGATION. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO SAID EASEMENTS, TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS, INCLUDING THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

DEED OF DEDICATION
THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, HAS REVIEWED THE INSTRUMENT OF DEDICATION OF THE LANDS DESCRIBED AND PLATTED HEREIN, AND DOES HEREBY DEEDATE AS FOLLOWS:

PLAT BOOK 27
PAGE 24
DOCKET NO. 201701462

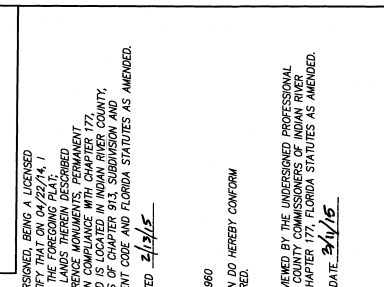
CERTIFICATE OF SUPERVISOR
DAVID TAYLOR, FLORIDA REGISTRATION NO. 52433, SUPERVISOR AND MAPPER, HAS REVIEWED THE INSTRUMENT OF DEDICATION AND HAS REVIEWED THE INSTRUMENT OF DEDICATION AND HAS REVIEWED THE INSTRUMENT OF DEDICATION...

COUNTY SUPERVISOR CERTIFICATION
THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FCC THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR
BY JOSEPH A. BAIRO, COUNTY ADMINISTRATOR
DATE: 3-13-15

CERTIFICATE OF TITLE
I, CHRISTOPHER H. MARINE, OF GOLD COOKSEY FENNEL P.A., AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, HAVE EXAMINED THE INSTRUMENT OF DEDICATION AND THE INSTRUMENT OF DEDICATION...

NOTARY PUBLIC
STEPHEN T. BRENNAN, PRESIDENT
STEPHEN T. BRENNAN, PRESIDENT
WITNESS (SIGNATURE) [Signature]
WITNESS (PRINT NAME) STEPHEN T. BRENNAN



APPROVED AS TO FORM AND LEGAL SUFFICIENCY BY COUNTY ADMINISTRATOR
BY JOSEPH A. BAIRO, COUNTY ADMINISTRATOR
DATE: 3-13-15

REVISIONS TO THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA
PLAT BOOK 27
PAGE 24
DOCKET NO. 201701462

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CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR
BY JOSEPH A. BAIRO, COUNTY ADMINISTRATOR
DATE: 3-13-15

NOTARY PUBLIC
STEPHEN T. BRENNAN, PRESIDENT
STEPHEN T. BRENNAN, PRESIDENT
WITNESS (SIGNATURE) [Signature]
WITNESS (PRINT NAME) STEPHEN T. BRENNAN

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PLAT BOOK **27**
PAGE **25**
DOCKET NO. **202104162**

LEGEND:
 D SET 4"x4" P.R.M. STAMPED P.L.S. 52-43
 SET/IRON ROD AND CAP STAMPED LB 4644 UNLESS OTHERWISE NOTED
 O FOUND NAIL/DISK STAMPED P.C.P. P.L.S. 3916
 N = NORTH S = SOUTH
 E = EAST W = WEST
 C.R.B. = OFFICIAL RECORD BOOK
 A = AREA
 CH = CHORD BEARING
 S.P.C. = STATE PLANE COORDINATE

RS = PACE
LM = LAKE MAINTENANCE EASEMENT
CC = CONCRETE CURB
CM = CONCRETE MONUMENT
CP = CERTIFIED CORNER
PR/W = PUBLIC RIGHT-OF-WAY
S.F. = SQUARE FEET
ID = IDENTIFICATION
FN/D = FOUND
FB = PLAT BOOK
PE = PLANNED DEVELOPMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
LAE = LIMITED ACCESS EASEMENT
LE = LIMITED EASEMENT
BM = BENCH MARK
NS = NORTH AMERICAN DATUM
NAD = NORTH AMERICAN GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NAD = NORTH AMERICAN VERTICAL DATUM
ABAN = ABANDONED
PRC = POINT OF REVERSE CURVE

PBM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
(RM) = RADIAL BEARING
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
(R) = RADIAL
(NR) = NON RADIAL
R/W = RIGHT-OF-WAY
R.F.C. = IRON ROD AND CAP
LLC = LIMITED LIABILITY COMPANY
INC. = INCORPORATED
I.P. = IRON PIPE
R.B. = RADIAL BEARING
PC = POINT OF CURVE

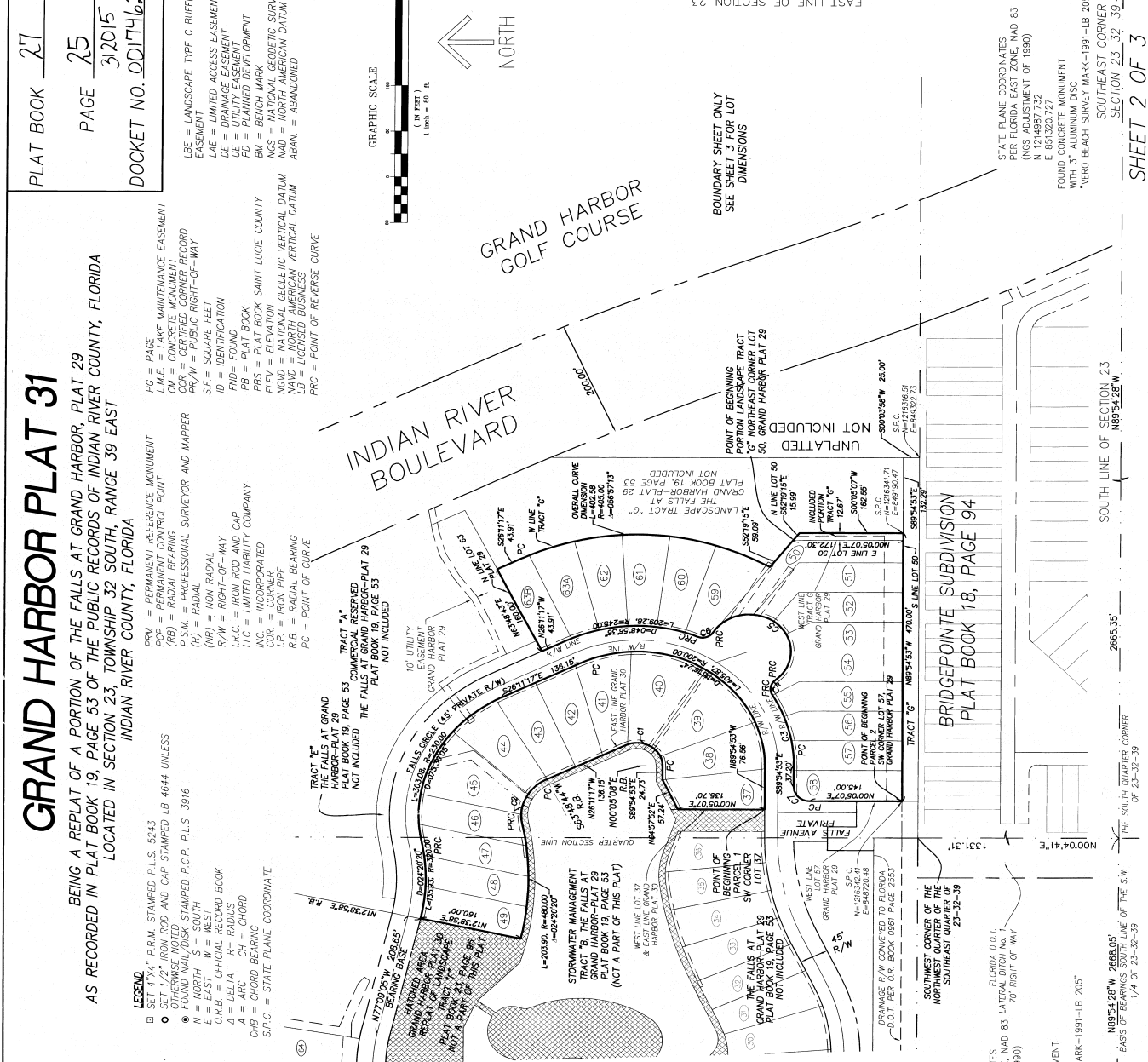
TRACT "A" AT GRAND HARBOR-PLAT 29, PAGE 53 COMPLETED AND RECORDED IN PLAT BOOK 19, PAGE 53 NOT INCLUDED
TRACT "B" AT GRAND HARBOR-PLAT 29, PAGE 53 COMPLETED AND RECORDED IN PLAT BOOK 19, PAGE 53 NOT INCLUDED
TRACT "C" AT GRAND HARBOR-PLAT 29, PAGE 53 COMPLETED AND RECORDED IN PLAT BOOK 19, PAGE 53 NOT INCLUDED
TRACT "D" AT GRAND HARBOR-PLAT 29, PAGE 53 COMPLETED AND RECORDED IN PLAT BOOK 19, PAGE 53 NOT INCLUDED

GENERAL NOTES:
 1) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
 3) NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNERS AND NOT INDIAN RIVER COUNTY.
 4) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL SUPERSEDE ANY PREVIOUS PLATS OR INSTRUMENTS OF THE SAME TYPE.
 5) NOTICE: NO BUILDING PERMIT WILL BE ISSUED FOR ALL OR ANY PORTION OF PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AN INITIAL AND FINAL CONCURRING CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT IS OBTAINED FROM THE INDIAN RIVER COUNTY PLANNING AND ZONING DEPARTMENT. THE INDIAN RIVER COUNTY PLANNING AND ZONING DEPARTMENT WILL VERIFY THE ACCURACY OF THE INFORMATION AND THE BOUNDARIES AND GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE APPLICANT OR THE APPLICANTS SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRING CERTIFICATE.
 6) NOTICE: THE APPLICANT'S CONSERVATION AFFECTIONS, 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.
 7) NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARBON FOOTPRINT AND ASIAN CITRUS PESTICIDE (CITRUS GREENING) HOST PLANTS IN ANY COMMON GUAVA, LOQUAT, ROSE APPL, SURINAM CHERRY, ORANGE, JASMINE AND CHINESE BOX ORANGE.
 8) FLOOD HAZARD ZONE "X": FOR THE PROJECT SITE IS BASED ON FLOOD INSURANCE RATE MAP NUMBER 2201010242 H, EFFECTIVE DATE 12-04-12.
 9) THE HORIZONTAL VALUES SHOWN REFER TO THE STATE PLANE COORDINATE SYSTEM AND NOT TO THE GROUND SURFACE.
 10) CONTROL UTILIZED FOR THIS SURVEY ARE THE STATE PLANE COORDINATES LISTED FOR THIS SURVEY AND DISKS STAMPED POP 3916, AS DEPICTED PER THE PLAT OF THE FALLS AT GRAND HARBOR, PLAT 29, PLAT BOOK 19, PAGE 53, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
 11) 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 OF THE FALLS CROPLE, THE FALLS AT GRAND HARBOR, PLAT 29 AS DEPICTED. THE BEARING BEING N7708'05"W.

BENCHMARK NOTE:
 THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE ESTABLISHED BENCHMARK IS INDIAN RIVER COUNTY BENCHMARK BMR010, ELEVATION 142.70'.
SITE BENCHMARKS ARE AS DEPICTED ON SHEET 3.
 NOTICE: THE OWNER OF EACH LOT AS SHOWN ON THIS PLAT IS RESPONSIBLE FOR TREATMENT OF STORMWATER RUNOFF FROM IMPERVIOUS SURFACES IN ACCORDANCE WITH APPLICABLE STATE, COUNTY AND/OR LOCAL REGULATIONS.
 NOTICE: THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY PERMITS AND APPROVALS FOR THE PROJECT. PERMITS ARE NECESSARILY REQUIRED ALONG THIS LOT'S STREET FRONTAGE TO BE OBTAINED PRIOR TO ANY COMMENCEMENT OF PLAT AND LAND DEVELOPMENT PERMIT.

STATE PLANE COORDINATES PER FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 1990)
 N 121497.004
 E 845897.354
 FOUND CONCRETE MONUMENT
 1655 27TH STREET, SUITE 2, VERO BEACH, FL
 CERTIFICATE AUTHORIZATION NO. LB 4644
 WITH 3" ALUMINUM DISC
 VERO BEACH SURVEY MARK-1991-LB 205"
 ORIGINAL PREPARATION DATE: SEPTEMBER 24, 2014
 SECTION 23-32-39

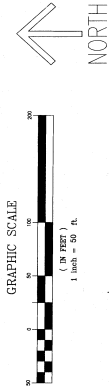
| DATE | REVISION | REVISION DESCRIPTION |
|----------|----------|----------------------|
| 09/11/20 | 01 | PRELIMINARY |
| 09/11/20 | 02 | REVISED PER COMMENTS |
| 09/11/20 | 03 | REVISED PER COMMENTS |
| 09/11/20 | 04 | REVISED PER COMMENTS |
| 09/11/20 | 05 | REVISED PER COMMENTS |
| 09/11/20 | 06 | REVISED PER COMMENTS |
| 09/11/20 | 07 | REVISED PER COMMENTS |
| 09/11/20 | 08 | REVISED PER COMMENTS |
| 09/11/20 | 09 | REVISED PER COMMENTS |
| 09/11/20 | 10 | REVISED PER COMMENTS |
| 09/11/20 | 11 | REVISED PER COMMENTS |
| 09/11/20 | 12 | REVISED PER COMMENTS |
| 09/11/20 | 13 | REVISED PER COMMENTS |
| 09/11/20 | 14 | REVISED PER COMMENTS |
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| 09/11/20 | 26 | REVISED PER COMMENTS |
| 09/11/20 | 27 | REVISED PER COMMENTS |
| 09/11/20 | 28 | REVISED PER COMMENTS |
| 09/11/20 | 29 | REVISED PER COMMENTS |
| 09/11/20 | 30 | REVISED PER COMMENTS |



| CURVE # | LENGTH | RADIUS | DELTA | CHB | CH |
|---------|--------|--------|------------|-------------|---------|
| C1 | 81.17 | 40.00 | 161°16'25" | N31°56'55"E | 67.94' |
| C2 | 92.24 | 70.00 | 075°30'06" | N63°56'19"W | 85.71' |
| C3 | 130.30 | 245.00 | 030°28'00" | N74°50'37"E | 128.77' |
| C4 | 28.38 | 20.00 | 081°19'00" | N79°43'43"W | 26.06' |
| C5 | 226.32 | 65.00 | 189°29'28" | N41°10'3"E | 128.12' |
| C6 | 28.38 | 20.00 | 081°19'00" | S17°54'1"E | 26.06' |
| C7 | 39.27 | 25.00 | 090°00'00" | S45°05'07"W | 35.36' |

GRAND HARBOR PLAT 31

BEING A REPLAT OF 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



PLAT BOOK 27
PAGE 26
312015
DOCKET NO. 0007462

| CURVE # | LENGTH | RADIUS | DELTA | CHB | CH |
|---------|--------|--------|-----------|-------------|---------|
| C8 | 17.23 | 40.00 | 02°40'58" | N77°44'39"E | 17.10' |
| C9 | 21.42 | 40.00 | 03°04'12" | N50°03'34"E | 21.17' |
| C10 | 39.26 | 40.00 | 05°14'27" | N06°35'45"E | 37.71' |
| C11 | 3.26 | 40.00 | 00°43'08" | N23°51'23"W | 3.25' |
| C12 | 39.08 | 70.00 | 03°59'16" | N42°10'54"W | 38.57' |
| C13 | 37.29 | 70.00 | 03°31'10" | N73°26'07"W | 36.85' |
| C14 | 15.88 | 70.00 | 01°25'41" | S84°48'28"W | 15.84' |
| C15 | 39.82 | 480.00 | 00°45'12" | N80°41'13"E | 39.81' |
| C16 | 54.22 | 480.00 | 00°28'19" | N86°17'59"E | 54.19' |
| C17 | 52.82 | 480.00 | 00°16'19" | S87°16'42"E | 52.80' |
| C18 | 57.04 | 480.00 | 00°48'31" | S80°45'17"E | 57.07' |
| C19 | 57.21 | 320.00 | 01°04'35" | S82°28'20"E | 57.13' |
| C20 | 53.92 | 320.00 | 00°39'13" | N87°34'46"E | 53.85' |
| C21 | 24.81 | 320.00 | 00°42'32" | N80°31'54"E | 24.80' |
| C22 | 31.00 | 230.00 | 00°74'23" | S82°10'19"W | 30.98' |
| C23 | 52.82 | 230.00 | 03°11'10" | N87°22'29"W | 52.81' |
| C24 | 121.79 | 230.00 | 03°20'21" | N65°36'47"W | 120.37' |
| C25 | 87.49 | 230.00 | 02°47'45" | N39°32'44"W | 86.97' |
| C26 | 9.87 | 230.00 | 00°27'36" | N27°20'05"W | 9.87' |
| C27 | 82.05 | 200.00 | 02°33'07" | N14°26'08"W | 81.47' |
| C28 | 78.78 | 200.00 | 02°24'03" | N78°48'05"E | 78.27' |
| C29 | 39.27 | 25.00 | 08°00'00" | S45°05'07"W | 35.36' |
| C30 | 44.04 | 245.00 | 01°07'55" | N84°56'09"E | 43.98' |
| C31 | 43.90 | 245.00 | 01°16'03" | N74°39'10"E | 43.85' |
| C32 | 41.41 | 245.00 | 00°51'05" | N64°40'36"E | 41.36' |
| C33 | 28.38 | 20.00 | 08°19'00" | N79°43'43"W | 26.06' |
| C34 | 57.18 | 65.00 | 05°24'19" | S84°16'23"E | 55.36' |
| C35 | 31.86 | 65.00 | 02°01'08" | N76°26'24"E | 31.64' |
| C36 | 30.27 | 65.00 | 02°54'10" | N49°00'47"E | 30.00' |
| C37 | 33.50 | 65.00 | 02°31'54" | N20°54'18"E | 33.13' |
| C38 | 66.32 | 65.00 | 08°27'35" | N23°05'27"W | 63.48' |
| C39 | 7.08 | 65.00 | 00°44'27" | N55°26'28"W | 7.08' |
| C40 | 28.38 | 20.00 | 08°19'00" | S17°54'11"E | 26.06' |
| C41 | 21.85 | 245.00 | 00°52'27" | N20°14'08"E | 21.55' |
| C42 | 45.16 | 245.00 | 01°03'42" | N12°26'01"E | 45.10' |
| C43 | 45.16 | 245.00 | 01°03'42" | N01°52'19"E | 45.10' |
| C44 | 45.16 | 245.00 | 01°03'42" | N08°41'23"W | 45.10' |
| C45 | 45.16 | 245.00 | 01°03'42" | N19°15'05"W | 45.10' |
| C46 | 7.08 | 245.00 | 00°39'21" | N25°21'37"W | 7.08' |
| C47 | 11.70 | 405.00 | 00°19'29" | N25°21'37"W | 11.70' |
| C48 | 11.10 | 405.00 | 00°34'13" | N29°58'49"E | 11.10' |
| C49 | 53.41 | 225.00 | 01°33'06" | N57°19'08"W | 53.29' |
| C50 | 46.57 | 225.00 | 01°51'28" | N74°55'49"W | 46.48' |
| C51 | 0.95 | 245.00 | 00°13'17" | N59°43'25"E | 0.95' |
| C52 | 30.36 | 230.00 | 00°73'59" | N46°39'42"W | 30.34' |
| C53 | 10.07 | 230.00 | 00°20'33" | N41°37'30"W | 10.07' |
| C54 | 16.47 | 65.00 | 01°41'05" | N21°17'21"W | 16.43' |
| C55 | 10.80 | 65.00 | 00°59'10" | N10°41'04"E | 10.79' |

- SET 4"x4" P.R.M. STAMPED P.L.S. 5243
- FOUND 4"x4" P.R.M. STAMPED P.L.S. 3916
- SET OR FOUND 1/2" IRON ROD AND CAP
- STAMPED LB 4644 UNLESS OTHERWISE NOTED
- FOUND NAIL/DISK STAMPED P.C.P. P.L.S. 3916
- PRM = PERMANENT REFERENCE MONUMENT
- (MR) = NON RADIAL CONTROL POINT
- ABAN = ABANDONED

