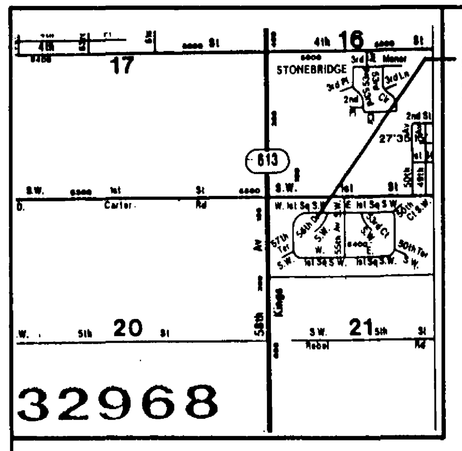


A PLAT OF
HAMMOCK LAKES . PHASE I

A PLANNED DEVELOPMENT
BEING A REPLAT OF A PORTION OF TRACTS 3 & 4
INDIAN RIVER FARMS COMPANY SUBDIVISION .
AS RECORDED IN PLAT BOOK 2 . PAGE 25 . OF THE
PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY . FLORIDA
SECTION 21 . TOWNSHIP 33 SOUTH . RANGE 39 EAST

PLAT BOOK 15

PAGE 10

DOCKET NO 1015663

JULY . 1997

LOCATION MAP

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS. THAT PAUL H. FREEMAN. INDIVIDUALLY AND AS TRUSTEE. FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS HAMMOCK LAKES. PHASE I, PD BEING IN INDIAN RIVER COUNTY. HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1) THE STREETS AND RIGHTS-OF-WAYS SHOWN ON THIS PLAT OF HAMMOCK LAKES. PHASE I ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAMMOCK LAKES HOMEOWNERS ASSOCIATION. INC. FOR THE USE AND BENEFIT OF THE OWNERS OF THE SUBDIVISION. ALL PUBLIC AUTHORITIES. INCLUDING. BUT NOT LIMITED TO POLICE. FIRE. AMBULANCE AND MOSQUITO CONTROL 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 REGARDING SUCH STREETS.

2) THE ROAD RIGHTS OF WAY AND UTILITY EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY. FLORIDA. FOR THE CONSTRUCTION. INSTALLATION. MAINTENANCE AND OPERATION OF UTILITIES. BY ANY UTILITY PROVIDER INCLUDING CABLE TELEVISION. 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.

3) THE DRAINAGE. LAKE MAINTENANCE EASEMENTS AND STORM WATER MANAGEMENT TRACT SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE HAMMOCK LAKES HOMEOWNERS ASSOCIATION. INC. FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT. BUT NOT THE OBLIGATION. TO PERFORM EMERGENCY MAINTENANCE UPON SAID EASEMENTS AND TRACT.

4) THE LANDSCAPE BUFFER EASEMENTS AND TRACT "D" SHOWN HEREON ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF. THE HAMMOCK LAKES HOMEOWNERS ASSOCIATION. INC. FOR LANDSCAPE PURPOSES. INDIAN RIVER COUNTY. FLORIDA SHALL HAVE NO RESPONSIBILITY. DUTY OR LIABILITY REGARDING SUCH EASEMENTS OR TRACT.

5) THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO INDIAN RIVER COUNTY. FLORIDA FOR THE PURPOSE OF CONTROL OF ACCESS RIGHTS. THERE SHALL BE NO VEHICULAR ACCESS ACROSS SAID EASEMENTS.

6) TRACTS "A". "B" AND "C" ARE HEREBY DEDICATED IN PERPETUITY TO THE HAMMOCK LAKES HOMEOWNERS ASSOCIATION. INC. FOR RECREATIONAL PURPOSES. INDIAN RIVER COUNTY. FLORIDA SHALL HAVE NO RESPONSIBILITY. DUTY OR LIABILITY REGARDING SAID TRACTS.

IN WITNESS WHEREOF. HAS CAUSED THESE PRESENTS TO BE SIGNED _____.

THIS 30th DAY OF July. 1997.

PAUL H. FREEMAN. INDIVIDUALLY AND AS TRUSTEE

By: Paul H. Freeman Witness: Diane Otey (Diane Otey)

Witness: Nancy Constantine (Nancy Constantine)

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July. 1997. BY: PAUL FREEMAN. INDIVIDUALLY AND AS TRUSTEE. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION.

NOTARY PUBLIC: Diane Otey
PRINT NAME: Diane Otey
COMMISSION NO. : CC 599469
EXPIRATION DATE: November 7, 2000

DIANE OTEY
MY COMMISSION # CC 599469
EXPIRES: November 7, 2000
Bonded Thru Notary Public Underwriters

DESCRIPTION

TRACT 4. SECTION 21. TOWNSHIP 33 SOUTH. RANGE 39 EAST. ACCORDING TO THE GENERAL PLAT OF INDIAN RIVER FARM COMPANY SUBDIVISION. AS RECORDED IN PLAT BOOK 2. PAGE 25. PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA NOW LYING IN INDIAN RIVER COUNTY. FLORIDA. LESS THE NORTH 30 FEET AND THE SOUTH 125 FEET THEREOF.

AND

A PORTION OF TRACT 3. SECTION 21. TOWNSHIP 33 SOUTH. RANGE 39 EAST. ACCORDING TO THE GENERAL PLAT OF INDIAN RIVER FARM COMPANY SUBDIVISION. AS RECORDED IN PLAT BOOK 2. PAGE 25. PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA NOW LYING IN INDIAN RIVER COUNTY. FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT WHICH IS 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID TRACT 3: THENCE SOUTH 89°37'30" EAST. A DISTANCE OF 75.67 FEET: THENCE SOUTH 00°21'57" WEST. 94.99 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 30.00 FEET. SAID POINT BEARS NORTH 89°38'03" WEST FROM THE CENTER OF SAID CURVE: THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 89°38'03" EAST. 20.07 FEET: THENCE SOUTH 00°21'57" WEST. 50.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE HAVING A RADIUS OF 75.00 FEET. SAID POINT BEARS NORTH 00°21'57" EAST FROM THE CENTER OF SAID CURVE: THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 90°03'06". FOR AN ARC DISTANCE OF 117.88 FEET TO THE POINT OF TANGENCY: THENCE SOUTH 00°18'51" WEST. 691.24 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 59.50 FEET. SAID POINT BEARS NORTH 89°41'09" WEST FROM THE CENTER OF SAID CURVE: THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 90°00'00". FOR AN ARC DISTANCE OF 93.46 FEET TO A POINT: THENCE SOUTH 00°18'51" WEST. 50.00 FEET: THENCE NORTH 89°41'09" WEST. 13.19 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 30.00 FEET. SAID POINT BEARS NORTH 00°18'51" EAST FROM THE CENTER OF SAID CURVE: THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 52°19'48". FOR AN ARC DISTANCE OF 27.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 60.00 FEET: THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 45°58'31" FOR AN ARC DISTANCE OF 48.15 FEET TO A POINT: THENCE SOUTH 00°18'51" WEST. 90.26 FEET:
THENCE NORTH 89°40'22" WEST. A DISTANCE OF 25.98 FEET:
THENCE NORTH 00°00'31" EAST ALONG THE WEST LINE OF SAID TRACT 3. 1175.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 35.22 ACRES MORE OR LESS AND LIES WHOLLY IN INDIAN RIVER COUNTY. FLORIDA.

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF COLLIER

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 DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1136. PAGE 2600. OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY. FLORIDA. SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF. SAID MORTGAGEE HAS CAUSED THE PRESENTS TO BE SIGNED BY FRANK N. WOODWARD ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF July. 1997.

SOUTHTRUST BANK OF FLORIDA. NA. A NATIONAL BANKING CORPORATION.

BY: Frank N. Woodward Witness: (Mark T. Miller, SouthTrust Bank)

ACKNOWLEDGMENT TO MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July. 1997. BY: FRANK N. WOODWARD THE VICE PRESIDENT OF SOUTHTRUST BANK OF FLORIDA. N.A. . A NATIONAL BANKING CORPORATION. ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION.

NOTARY PUBLIC: Diane Otey
PRINT NAME: Diane Otey
COMMISSION NO. : CC 599469
EXPIRATION DATE: November 7, 2000

DIANE OTEY
MY COMMISSION # CC 599469
EXPIRES: November 7, 2000
Bonded Thru Notary Public Underwriters

CERTIFICATE OF TITLE
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I. PAUL H FREEMAN. DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY. THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN PAUL H. FREEMAN, **INDIVIDUALLY AND AS TRUSTEE.** AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192. FLORIDA STATUTES AS AMENDED AND THAT MORTGAGES. LIENS OR OTHER ENCUMBRANCES ARE AS FOLLOWS.

MORTGAGE IN FAVOR OF SOUTHTRUST BANK OF FLORIDA. N.A.A NATIONAL BANKING ORGANIZATION. DATED AND RECORDED AT OFFICIAL RECORD BOOK 1136. PAGE 2600. OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY. FLORIDA..

Paul H. Freeman
PAUL H. FREEMAN

DATE: July 30, 1997

CERTIFICATE OF CLERK
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I. CLERK OF INDIAN RIVER COUNTY. FLORIDA. DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HAMMOCK LAKES. PHASE I, PD AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD 4 DAY OF SEPTEMBER. 1997. AND RECORDED IN PLAT BOOK 15 PAGE 10 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY. FLORIDA.
JEFFREY K. BARTON, CLERK

BY: R Woodard
DEPUTY CLERK

CLERK OF CIRCUIT COURT FOR JEFFREY K. BARTON
INDIAN RIVER COUNTY

CERTIFICATE OF APPROVAL BY
COUNTY ADMINISTRATOR

EXAMINED AND APPROVED _____ DATE [illegible]97

COVENANTS. RESTRICTIONS. OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK NO. 1169. PAGE 277.

CERTIFICATE OF APPROVAL
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS DAY 12 OF August. 1997 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 LIMITED ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON.

Carolyn K. Eyerts
CHAIRMAN OF THE BOARD

ATTEST: Jeffrey Barton By Patricia Jones D.C.
CLERK OF THE BOARD

APPROVED AS TO
LEGAL SUFFICIENCY: William Collins
COUNTY ATTORNEY

NOTICE : THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY .

THIS INSTRUMENT PREPARED BY :
DAVID M. JONES
PROFESSIONAL SURVEYOR & MAPPER
2345 14TH AVENUE
VERO BEACH . FL 32960
(561)567-9875

REVISIONS	SHEET	
	1	4
2. REVISE PER COUNTY LETTER, 7-1-97 (DMJ)	OF	SHEETS
1. REVISE PER COUNTY LETTER 6-16-97 (DMJ)		

A PLAT OF

HAMMOCK LAKES . PHASE I

A PLANNED DEVELOPMENT
BEING A REPLAT OF A PORTION OF TRACTS 3 & 4
INDIAN RIVER FARMS COMPANY SUBDIVISION .
AS RECORDED IN PLAT BOOK 2 . PAGE 25 . OF THE
PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY . FLORIDA
SECTION 21 . TOWNSHIP 33 SOUTH . RANGE 39 EAST

PLAT BOOK 15
PAGE 10 A
DOCKET NO 1015663

JULY . 1997

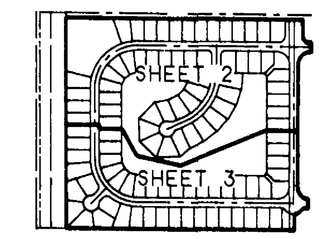
SURVEYOR'S NOTES
(R) - DENOTES RADIAL
○ POINT OF CURVATURE OR ANGLE BREAK
▣ PERMANENT REFERENCE MONUMENT
● PERMANENT CONTROL POINT
LME - LAKE MAINTENANCE EASEMENT
DE - DRAINAGE EASEMENT
UE - UTILITY EASEMENT
LAE - LIMITED ACCESS EASEMENT

BUILDING SETBACKS
MINIMUM FRONTYARD BUILDING SETBACK - 25.00'
MINIMUM REARYARD BUILDING SETBACK - 25.00'
MINIMUM SIDEYARD BUILDING SETBACK - 9.00'
MINIMUM PD PERIMETER BUILDING SETBACK - 25.00'

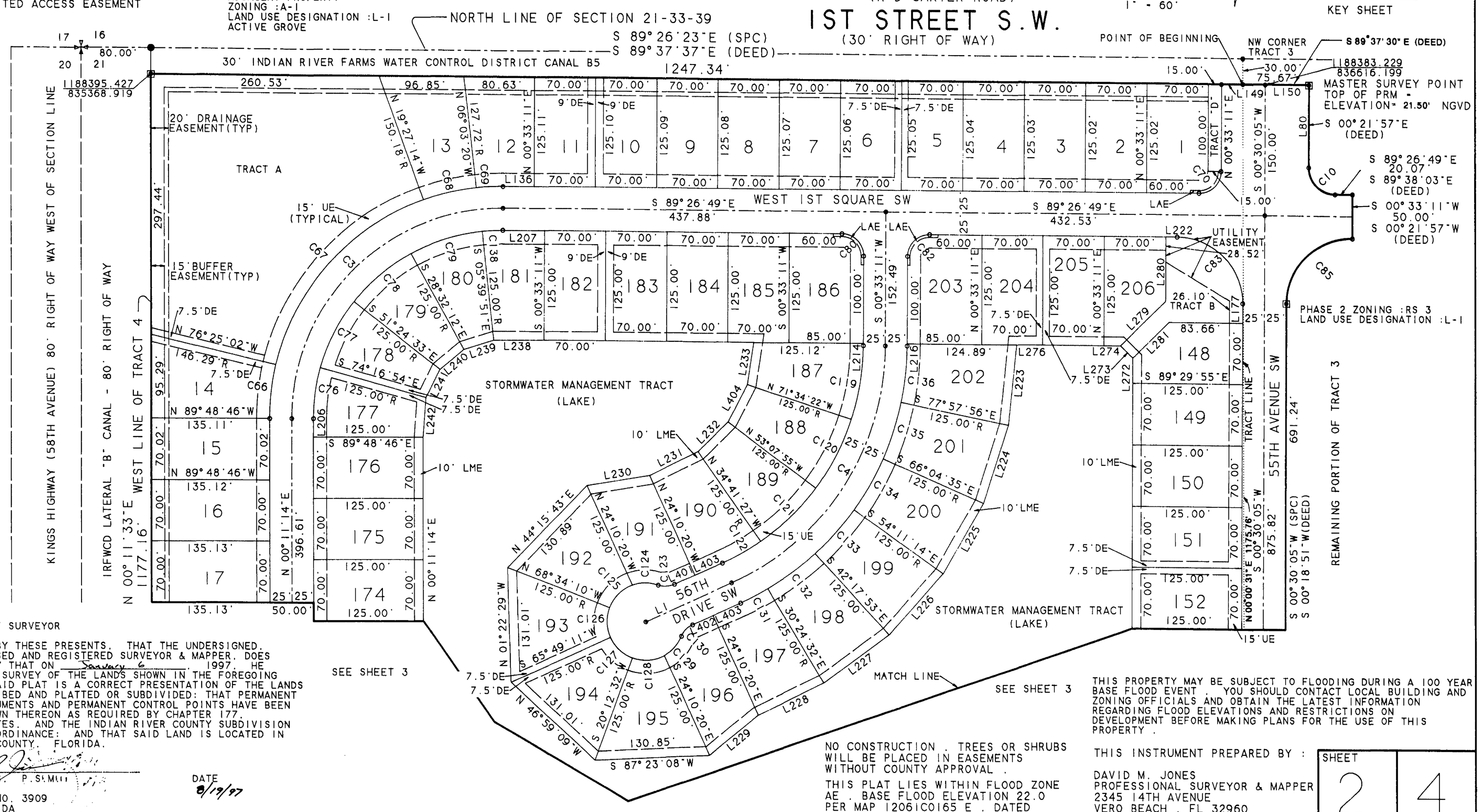
(SPC) - STATE PLANE BEARING BASE
THE BOUNDARY BEARINGS SHOWN ON THIS PLAT HAVE BEEN ROTATED TO CONFORM TO THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM

ADJACENT PROPERTY
ZONING :A-1
LAND USE DESIGNATION :L-1
ACTIVE GROVE

N
1" - 60'
DEED BEARINGS
00° 11' 14" SPC ADJUSTMENT



KEY SHEET



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS. THAT THE UNDERSIGNED. BEING A LICENSED AND REGISTERED SURVEYOR & MAPPER. DOES HEREBY CERTIFY THAT ON January 6, 1997. HE COMPLETED THE SURVEY OF THE LANDS 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 AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177. FLORIDA STATUTES. AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE: AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY. FLORIDA.

DAVID M. JONES. P.S.M.

REGISTRATION NO. 3909
STATE OF FLORIDA

DATE 8/19/97

NO CONSTRUCTION . TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL .

THIS PLAT LIES WITHIN FLOOD ZONE AE . BASE FLOOD ELEVATION 22.0 PER MAP 12061C0165 E . DATED MAY 4 . 1989 .

THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 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 .

THIS INSTRUMENT PREPARED BY :

DAVID M. JONES
PROFESSIONAL SURVEYOR & MAPPER
2345 14TH AVENUE
VERO BEACH . FL 32960
(561)567-9875

SHEET 2 OF 4 SHEETS

A PLAT OF

HAMMOCK LAKES . PHASE I

A PLANNED DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 3 & 4
INDIAN RIVER FARMS COMPANY SUBDIVISION .
AS RECORDED IN PLAT BOOK 2 . PAGE 25 . OF THE
PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY . FLORIDA
SECTION 21 . TOWNSHIP 33 SOUTH . RANGE 39 EAST

PLAT BOOK ~~101~~ 15
PAGE 10B
DOCKET NO 1015663

JULY . 1997

SURVEYOR'S NOTES

(R) - DENOTES RADIAL

∘ POINT OF CURVATURE OR ANGLE BREAK

▣ PERMANENT REFERENCE MONUMENT

⊛ PERMANENT CONTROL POINT

LME - LAKE MAINTENANCE EASEMENT

DE - DRAINAGE EASEMENT

UE - UTILITY EASEMENT

LAE - LIMITED ACCESS EASEMENT

EASEMENTS

DRAINAGE EASEMENT ALONG SIDE LOT LINES AS SHOWN .

15' DRAINAGE & UTILITY EASEMENT ALONG ALL LOT LINES ADJACENT TO ROADWAYS AS SHOWN.

10' LAKE MAINTENANCE EASEMENT ALONG ALL LOT LINES ADJACENT TO LAKE AS SHOWN.

15' BUFFER EASEMENT LOCATED WITHIN THE 20' DRAINAGE EASEMENT ALONG THE NORTH. WEST AND SOUTH LIMIT OF THIS PLAT.

3' LIMITED ACCESS EASEMENT (LAE) AT EACH INTERSECTION TURNOUT WHICH EXTENDS 10' BEYOND THE POINT OF CURVATURE AND POINT OF TANGENCY OF EACH TURNOUT AS SHOWN EXCEPT ALONG THE EAST BOUNDARY OF LOT 1 AND 55TH AVENUE WHERE IT SHALL EXTEND TO THE NORTH PROPERTY LINE .

NO CONSTRUCTION . TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL .

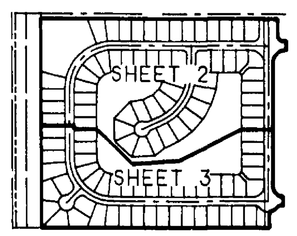
THIS PLAT LIES WITHIN FLOOD ZONE AE . BASE FLOOD ELEVATION 22.0 PER MAP 12061C0165 E . DATED MAY 4 . 1989 .

(SPC) - STATE PLANE BEARING BASE

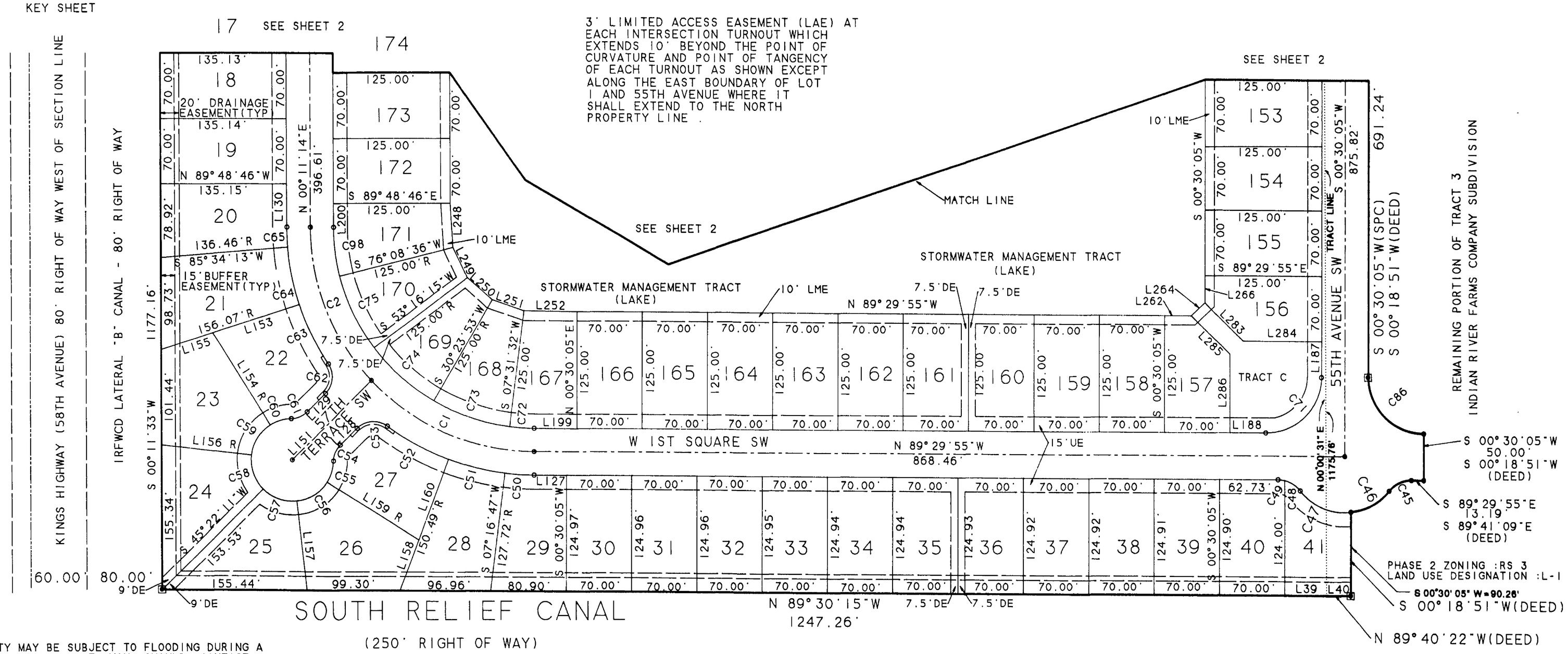
THE BOUNDARY BEARINGS SHOWN ON THIS PLAT HAVE BEEN ROTATED TO CONFORM TO THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM

N

1" = 60'



KEY SHEET



THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 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 .

COVENANTS . RESTRICTIONS . OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN O.R. BOOK 1169 PAGE 277 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY . FLORIDA.

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 OWNER(S) AND THEIR ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER. OR THE OWNER'S DESIGNEE . CHOOSE TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE .

THIS INSTRUMENT PREPARED BY :

DAVID M. JONES
PROFESSIONAL SURVEYOR & MAPPER
2345 14TH AVENUE
VERO BEACH . FL 32960
(561)567-9875

A PLAT OF

HAMMOCK LAKES . PHASE I

A PLANNED DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACTS 3 & 4

INDIAN RIVER FARMS COMPANY SUBDIVISION .

AS RECORDED IN PLAT BOOK 2 . PAGE 25 . OF THE

PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY . FLORIDA

SECTION 21 . TOWNSHIP 33 SOUTH . RANGE 39 EAST

PLAT BOOK 15

PAGE 10 C

DOCKET NO 1015663

JULY . 1997

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	46°31'53"	240.00'	194.91'	103.19'	189.60'	N 66°14'05"W
C 2	43°09'16"	240.00'	180.77'	94.91'	176.53'	N 21°23'16"W
C 3	90°21'57"	240.00'	378.52'	241.54'	340.49'	N 45°22'13"E
C 4	65°16'29"	300.00'	341.78'	192.13'	323.59'	S 33°11'26"W
C 5	65°16'31"	300.00'	341.78'	192.14'	323.59'	S 32°05'04"E
C 6	89°37'04"	240.00'	375.39'	238.41'	338.28'	S 44°38'20"E
C 7	44°04'13"	240.00'	184.60'	97.14'	180.08'	N 21°51'55"W
C 8	44°03'35"	240.00'	184.56'	97.11'	180.04'	S 22°11'59"W
C 9	46°16'19"	240.00'	193.82'	102.55'	188.60'	S 67°21'56"W
C 10	90°00'00"	30.00'	47.12'	30.00'	42.43'	S 44°29'55"E
C 45	52°19'57"	30.00'	27.40'	14.74'	26.46'	S 64°20'39"W
C 46	45°58'31"	60.00'	48.15'	25.45'	46.88'	S 61°09'33" W
C 47	58°41'31"	60.00'	61.46'	33.73'	58.81'	N 66°30'26"W
C 48	38°19'16"	30.00'	20.06'	10.42'	19.69'	N 56°19'18"W
C 49	14°00'59"	30.00'	7.34'	3.69'	7.32'	N 82°29'26"W
C 50	06°46'42"	265.00'	31.35'	15.69'	31.33'	N 86°06'34"W
C 51	13°23'56"	265.00'	61.97'	31.13'	61.83'	N 76°01'14"W
C 52	16°09'24"	265.00'	74.73'	37.61'	74.48'	N 61°14'34"W
C 53	81°27'56"	25.00'	35.55'	21.53'	32.63'	S 86°06'09"W
C 54	43°34'02"	25.00'	19.01'	9.99'	18.56'	S 23°35'10"W
C 55	30°44'00"	44.00'	23.60'	12.09'	23.32'	S 17°11'08"W
C 56	51°24'32"	44.00'	39.48'	21.18'	38.17'	S 58°14'25"W
C 57	51°25'30"	44.00'	39.49'	21.19'	38.18'	N 70°20'34"W
C 58	51°22'41"	44.00'	39.46'	21.17'	38.15'	N 18°56'28"W
C 59	51°24'24"	44.00'	39.48'	21.18'	38.17'	N 32°27'05"E
C 60	30°46'57"	44.00'	23.64'	12.11'	23.36'	N 73°31'46"E
C 61	43°34'02"	25.00'	19.01'	9.99'	18.56'	N 67°09'13"E
C 62	78°40'20"	25.00'	34.33'	20.49'	31.69'	N 06°02'01"E
C 63	15°21'26"	265.00'	71.03'	35.73'	70.82'	N 25°37'26"W
C 64	13°30'56"	265.00'	62.51'	31.40'	62.37'	N 11°11'15"W
C 65	04°37'01"	265.00'	21.35'	10.68'	21.35'	N 02°07'16"W
C 66	13°23'44"	265.00'	61.96'	31.12'	61.81'	N 06°53'06"E
C 67	56°57'48"	265.00'	263.46'	143.77'	252.74'	N 42°03'52"E
C 68	13°23'54"	265.00'	61.97'	31.13'	61.83'	N 77°14'43"E
C 69	06°36'31"	265.00'	30.57'	15.30'	30.55'	N 87°14'10"E

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 70	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 45°33'11"W
C 71	90°00'00"	59.50'	93.46'	59.50'	84.15'	S 45°30'05"W
C 72	07°01'27"	215.00'	26.36'	13.20'	26.34'	N 85°59'11"W
C 73	22°52'21"	215.00'	85.83'	43.49'	85.26'	N 71°02'17"W
C 74	22°52'21"	215.00'	85.83'	43.49'	85.26'	N 48°09'56"W
C 75	22°52'21"	215.00'	85.83'	43.49'	85.26'	N 25°17'35"W
C 76	15°31'51"	215.00'	58.28'	29.32'	58.10'	N 07°57'10"E
C 77	22°52'21"	215.00'	85.83'	43.49'	85.26'	N 27°09'16"E
C 78	22°52'21"	215.00'	85.83'	43.49'	85.26'	N 50°01'37"E
C 79	22°52'21"	215.00'	85.83'	43.49'	85.26'	N 72°53'58"E
C 80	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 44°26'49"E
C 81	65°16'29"	275.00'	313.30'	176.12'	296.63'	S 33°11'26"W
C 82	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 45°33'11"E
C 83	90°00'00"	75.00'	117.81'	75.00'	106.07'	S 44°26'49"E
C 84	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 44°26'49"W
C 85	90°03'06"	75.00'	117.88'	75.07'	106.11'	S 45°31'38"W
C 86	90°00'00"	59.50'	93.46'	59.50'	84.15'	S 44°29'55"E
C 119	17°52'27"	275.00'	85.79'	43.25'	85.44'	S 09°29'25"W
C 120	18°26'27"	275.00'	88.51'	44.64'	88.13'	S 27°38'52"W
C 121	18°26'27"	275.00'	88.51'	44.64'	88.13'	S 46°05'19"W
C 122	10°31'08"	275.00'	50.49'	25.31'	50.42'	S 60°34'06"W
C 123	43°33'41"	25.00'	19.01'	9.99'	18.55'	S 87°36'31"W
C 124	39°00'44"	44.00'	29.96'	15.59'	29.38'	S 89°53'10"W
C 125	48°56'47"	44.00'	37.59'	20.03'	36.46'	S 45°54'06"W
C 126	45°36'39"	44.00'	35.03'	18.50'	34.11'	S 01°22'29"E
C 127	45°36'39"	44.00'	35.03'	18.50'	34.11'	S 46°59'09"E
C 128	48°55'49"	44.00'	37.58'	20.02'	36.44'	N 85°44'46"E
C 129	39°00'44"	44.00'	29.96'	15.59'	29.38'	N 41°46'11"E
C 130	43°33'41"	25.00'	19.01'	9.99'	18.55'	N 44°02'50"E
C 131	06°14'12"	325.00'	35.38'	17.71'	35.36'	N 62°42'34"E
C 132	11°53'21"	325.00'	67.44'	33.84'	67.32'	N 53°38'48"E
C 133	11°53'21"	325.00'	67.44'	33.84'	67.32'	N 41°45'26"E
C 134	11°53'21"	325.00'	67.44'	33.84'	67.32'	N 29°52'05"E
C 135	11°53'21"	325.00'	67.44'	33.84'	67.32'	N 17°58'44"E
C 136	11°28'53"	325.00'	65.13'	32.67'	65.02'	N 06°17'37"E
C 137	45°32'51"	240.00'	190.79'	100.76'	185.80'	S 66°40'24"E
C 138	06°13'03"	215.00'	23.33'	11.68'	23.32'	S 87°26'40"W

LINE	BEARING	DISTANCE
L 1	S 65°49'40"W	108.04'
L 3	N 89°26'23"W	85.00'
L 39	S 89°30'15"E	44.66'
L 40	S 89°29'08"E	25.98'
L 80	S 00°33'11"W	94.99'
L 127	N 89°29'55"W	34.55'
L 128	S 45°22'29"W	25.36'
L 129	N 45°22'33"E	27.80'
L 130	N 00°11'14"E	46.60'
L 136	S 89°26'49"E	35.43'
L 149	S 89°26'23"E	24.33'
L 150	S 89°26'16"E	50.00'
L 151	S 45°22'11"W	119.80'
L 153	S 72°03'17"W	97.96'
L 154	S 31°50'43"E	116.00'
L 155	S 72°03'17"W	58.11'
L 156	N 83°15'07"W	97.03'

LINE	BEARING	DISTANCE
L 157	S 06°03'19"E	96.90'
L 158	N 20°40'44"E	58.70'
L 159	N 57°27'51"W	116.00'
L 160	N 20°40'44"E	91.79'
L 177	S 00°29'37"W	22.87'
L 187	S 00°30'05"W	38.54'
L 188	N 89°29'55"W	38.33'
L 199	N 89°29'55"W	45.63'
L 200	N 00°11'14"E	25.45'
L 206	N 00°11'14"E	21.16'
L 207	S 89°26'49"E	47.88'
L 214	S 00°33'11"W	2.49'
L 216	N 00°33'11"E	2.49'
L 217	N 00°33'11"E	100.00'
L 218	S 89°26'49"E	59.92'

LINE	BEARING	DISTANCE
L 219	S 89°26'49"E	70.00'
L 220	S 89°26'49"E	70.00'
L 221	S 89°26'49"E	70.00'
L 222	S 89°26'49"E	12.70'
L 223	S 06°04'16"W	92.49'
L 224	S 17°58'44"W	93.21'
L 225	S 29°52'05"W	93.21'
L 226	S 41°45'26"W	93.21'
L 227	S 53°38'48"W	93.21'
L 228	S 63°59'58"W	83.48'
L 229	S 50°44'47"W	72.50'
L 230	N 80°54'33"E	72.50'
L 231	N 63°29'50"E	61.98'
L 232	N 46°05'19"E	48.07'
L 233	S 08°54'35"W	49.05'
L 238	N 89°58'26"W	57.72'

LINE	BEARING	DISTANCE
L 239	S 72°53'58"W	35.69'
L 240	S 50°01'37"W	35.69'
L 241	S 27°09'16"W	35.69'
L 242	S 04°20'24"W	45.38'
L 248	S 03°04'07"E	47.37'
L 249	S 25°17'35"E	35.69'
L 250	S 48°09'56"E	35.69'
L 251	S 71°02'17"E	35.69'
L 252	S 88°48'55"E	56.64'
L 262	S 89°29'55"E	28.69'
L 264	N 45°30'05"E	20.00'
L 266	N 00°30'05"E	28.90'
L 272	N 00°30'05"E	28.77'
L 273	N 44°28'22"W	20.01'
L 274	N 89°26'49"W	18.53'

LINE	BEARING	DISTANCE
L 276	N 89°26'49"W	30.11'
L 279	N 45°35'03"E	72.64'
L 280	N 00°33'11"E	73.67'
L 281	N 45°35'03"E	58.39'
L 283	S 44°50'46"E	58.48'
L 284	S 89°29'55"E	83.40'
L 285	S 44°50'46"E	58.08'
L 286	S 00°30'05"W	84.18'
L 400	S 65°49'40"W	34.55'
L 401	S 65°49'40"W	25.94'
L 402	N 65°49'40"E	25.94'
L 403	N 65°49'40"E	34.55'
L 404	S 27°38'52"W	48.07'

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