

HAMMOCK LAKES - PHASE 2 P.D.

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

PLAT BOOK 16
PAGE 58
DOCKET NO. 1318014

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT PAUL H. FREEMAN, TRUSTEE, FEE SIMPLE, OWNER OF THE LANDS DESCRIBED AND PLATTED HEREIN AS HAMMOCK LAKES - PHASE 2, P.D. 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 RIGHT-OF-WAYS SHOWN ON THIS PLAT OF HAMMOCK LAKES - PHASE 2, P.D. 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 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 THE COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.
- 3.) FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE COUNTY.
- 4.) FRONT YARD DRAINAGE EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS AND EGRESS AS APPROVED BY THE COUNTY.
- 5.) TRACT 'A' AND LAKE MAINTENANCE EASEMENTS 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.
- 6.) THE LANDSCAPE BUFFER EASEMENTS 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 EASEMENT.
- 7.) 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.
- 8.) TRACTS '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.
- 9.) THE ACCESS EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY TO THE HAMMOCK LAKES HOMEOWNERS ASSOCIATION, INC. FOR PEDESTRIAN ACCESS.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL H. FREEMAN, TRUSTEE, THIS 1th DAY OF December, 2001.

BY: Paul H. Freeman
PAUL H. FREEMAN, TRUSTEE
WITNESS: Cheryl A. Stanton
WITNESS: Seth Miller

ACKNOWLEDGMENT TO DEDICATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1th DAY OF December, 2001 BY PAUL H. FREEMAN, INDIVIDUALLY AND AS TRUSTEE, HE IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.

NOTARY PUBLIC: Cheryl A. Stanton
STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/13/2002

TITLE CERTIFICATE

THE LANDS AS DESCRIBED AND SHOWN ON THIS PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY THE PERSON, PERSONS, OR ORGANIZATIONS EXECUTING THE DEDICATION; AND ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY 5197.192, FLORIDA STATUTES AND THE OFFICIAL RECORD BOOK AND PAGE NUMBER OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES (IF ANY) AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCE ARE LISTED BELOW.

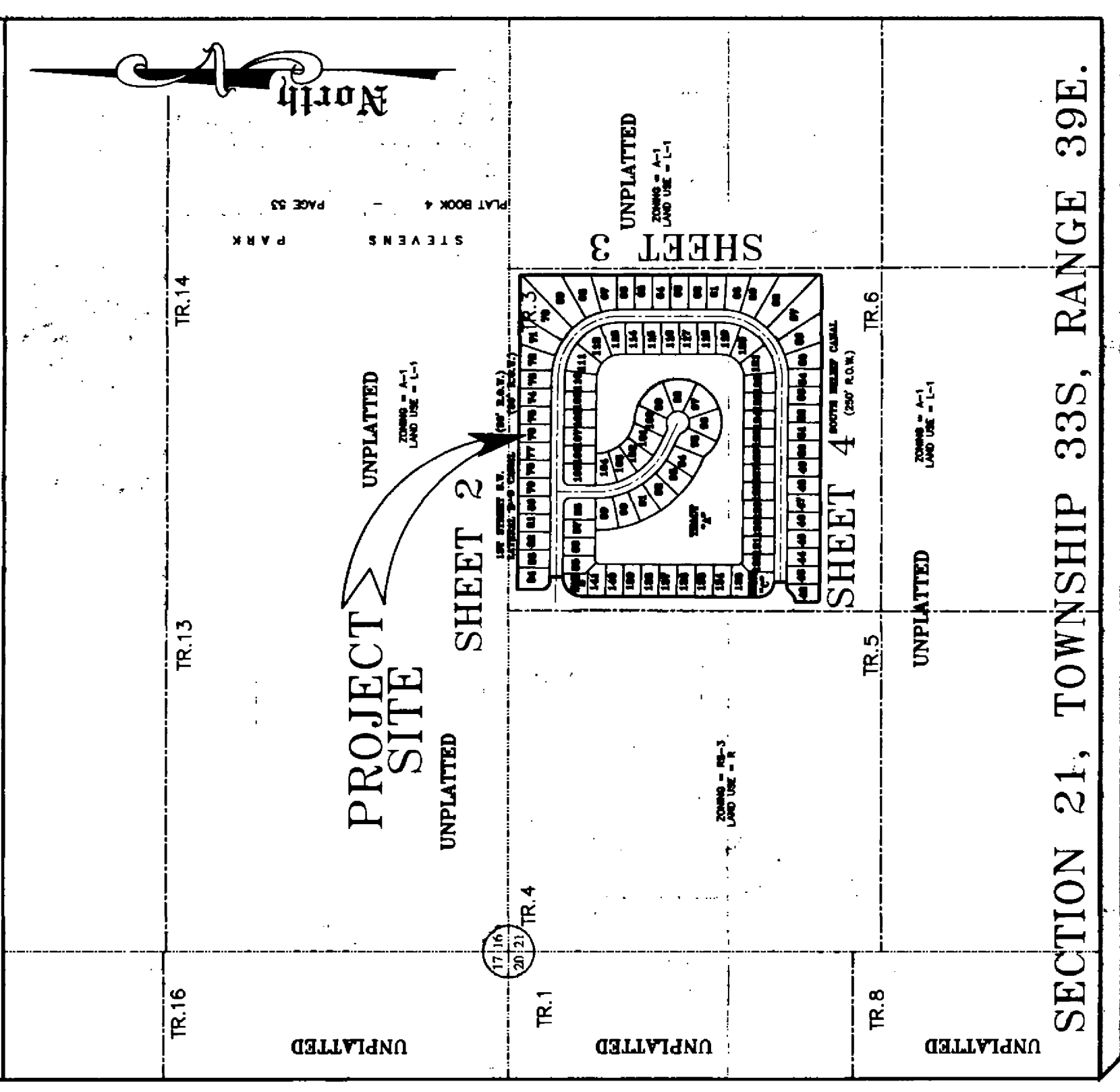
BY: Paul H. Freeman
PAUL H. FREEMAN
A LICENSED FLORIDA ATTORNEY

THIS INSTRUMENT PREPARED BY:
STUART A. HOUSTON, P.L.S., No. 4490
HOUSTON & PRICE, INC.
CERTIFICATION No. LB6905
9436 U.S. HIGHWAY No. 1
SEBASTIAN, FL 32958
(561) 388-8603

No.	REVISIONS	DATE
"D"	PER COUNTY SURVEYOR	11/20/01
"C"	CORRECT LEGAL & LOTS	11/13/01
"B"	AS PER COUNTY ATTORNEY	11/5/01
"A"	AS PER COUNTY COMMENTS	10/29/01

DATE OF PREPARATION: 10/5/2001

LOCATION MAP



LEGAL DESCRIPTION

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, LESS THE NORTH 30 FEET, THE SOUTH 125 FEET AND THE EAST 25 FEET THEREOF, AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:
A PORTION OF TRACT 3, SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST 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°26'23" EAST, A DISTANCE OF 75.67 FEET; THENCE SOUTH 00°33'11" 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°26'49" 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°26'49" EAST, 20.07 FEET; THENCE SOUTH 00°11'33" WEST, 50.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 75.00 FEET, SAID POINT BEARS NORTH 00°11'33" 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°30'05" 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°29'55" 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°30'05" WEST, 50.00 FEET; THENCE NORTH 89°29'55" 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°30'05" EAST FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 52°19'57" FOR AN ARC DISTANCE OF 27.40 FEET; THENCE THROUGH A 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°30'05" WEST, 90.26 FEET; THENCE NORTH 89°29'08" WEST, 25.98 FEET; THENCE NORTH 00°11'49" EAST ALONG THE WEST LINE OF SAID TRACT 3, 1175.76 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 33.601 ACRES, MORE OR LESS AND LIES WHOLLY IN INDIAN RIVER COUNTY, FLORIDA.

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

*COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD BOOK 886 PAGE 0006, WITH SUPPLEMENTARY DECLARATION AS RECORDED IN OFFICIAL RECORD BOOK 1450, PAGE 2792.

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE 4th DAY OF December, 2001, THE FOREGOING PLAT WAS APPROVED AND THE UTILITY EASEMENTS, AND UTILITY EASEMENTS WITHIN RIGHT-OF-WAYS, AND LIMITED ACCESS EASEMENTS ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: Richard D. Shaw
CLERK OF THE BOARD: J. K. Burtner & Son, P.A., D.C.
APPROVED AS TO FORM AND LEGAL SUFFICIENCY
COUNTY ATTORNEY: William C. Collins

CERTIFICATE OF APPROVAL

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR.

EXAMINED AND APPROVED, James S. Bartlett DATE OF December 13, 2001
COUNTY ADMINISTRATOR

CERTIFICATE OF CLERK

STATE OF FLORIDA
COUNTY OF INDIAN RIVER
CERTIFICATION OF CLERK

I, JEFFREY K. BARTON, CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF HAMMOCK LAKES - PHASE 2, P.D. AND THAT IT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE STATE OF FLORIDA, AND IS FILED FOR RECORD THIS 13th DAY OF December, 2001, AND RECORDED ON PAGE 58, PLAT BOOK 16, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY K. BARTON
CLERK OF THE CIRCUIT COURT
INDIAN RIVER COUNTY, FLORIDA
BY: Cheryl A. Stanton
DEPUTY CLERK

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF HAMMOCK LAKES - PHASE 2, P.D. HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, WHO HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Charles A. Cramer
CHARLES A. CRAMER, REGISTRATION No. 4094
DATED: 11 Dec 2001

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON NOVEMBER 2, 2001, HE 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 HAVE BEEN PLACED AND EACH PERMANENT CONTROL POINT WILL BE SET AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AS AMENDED AND THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE (CHAPTER 913); AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY FLORIDA.

12/06/01
SIGNED: Stuart A. Houston
STUART A. HOUSTON, P.L.S., REG. NO. 4490
PROFESSIONAL SURVEYOR & MAPPER, STATE OF FLORIDA
HOUSTON & PRICE, INC.
CERTIFICATE OF AUTHORIZATION NUMBER: LB6905
9436 U.S. HIGHWAY No. 1
SEBASTIAN, FLORIDA 32958

COUNTY SURVEYOR



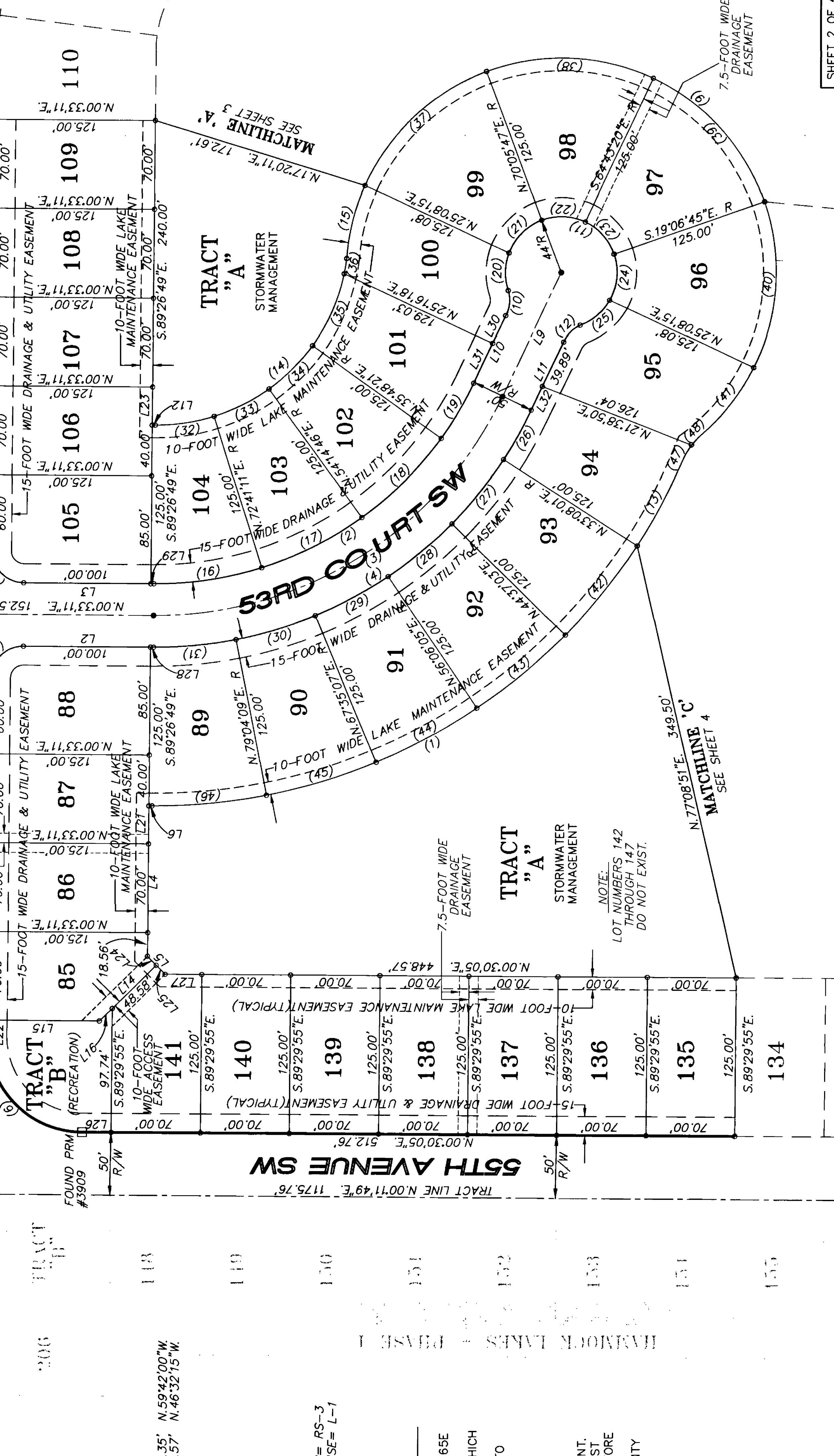
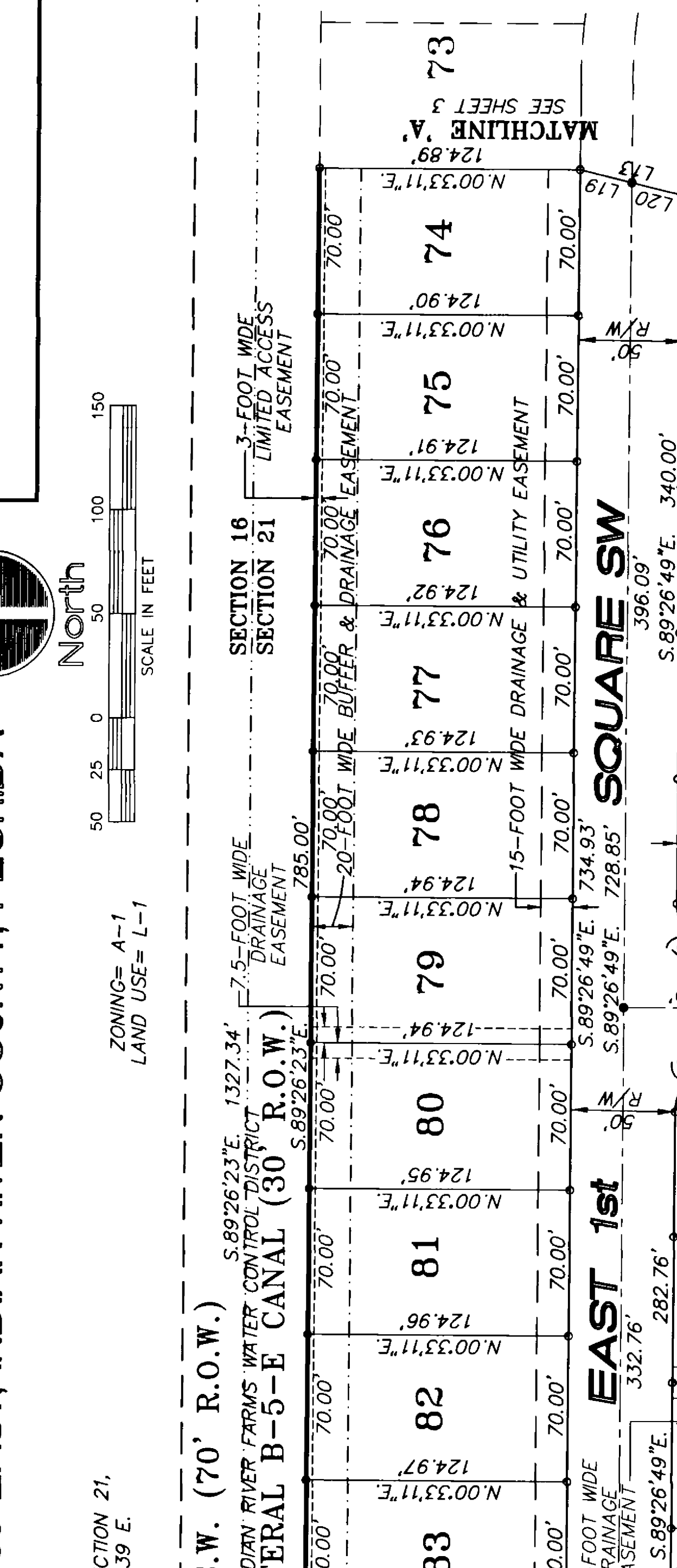
HAMMOCK LAKES - PHASE 2, P.D.

PLAT BOOK 16
PAGE 58 A
DOCKET NO. 1318014

A PLANNED DEVELOPMENT BEING A REPEAT OF TRACT 3, INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY FLORIDA, NOW LYING AND BEING IN SECTION 21, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING	Distance
1	450.00'	5725.70"	450.97'	246.47'	432.34'	N.28°09'24"W	94.99'
2	275.00'	6576.31"	313.30'	176.12'	296.63'	N.32°05'05"W	102.50'
3	300.00'	6576.31"	341.78'	192.14'	323.59'	N.32°05'05"W	118.56'
4	250.00'	6576.31"	370.26'	208.15'	350.56'	N.45°32'14"E	20.00'
5	250.00'	9070.00"	39.27'	25.00'	35.36'	N.45°31'38"E	2.50'
6	300.00'	9070.00"	117.88'	75.07'	106.11'	N.45°31'38"E	50.00'
7	300.00'	9070.00"	47.12'	30.00'	42.43'	S.44°26'49"E	20.00'
8	169.00'	20526.06"	605.95'	9.99'	18.55'	N.86°30'10"W	60.49'
9	250.00'	43333.41"	19.01'	9.99'	18.55'	S.42°56'30"E	60.49'
10	44.00'	26707.21"	205.14'	9.99'	77.88'	N.61°49'51"W	70.00'
11	250.00'	43333.41"	19.01'	9.99'	18.55'	N.86°30'10"W	60.49'
12	250.00'	43333.41"	19.01'	9.99'	18.55'	N.86°30'10"W	60.49'
13	450.00'	09555.44"	77.98'	39.09'	77.88'	N.41°05'28"W	51.46'
14	150.00'	8317.19"	218.05'	133.38'	199.35'	N.08°22'49"E	62.72'
15	169.00'	2012.48"	59.62'	30.12'	59.31'	N.08°22'49"E	14.14'
16	275.00'	1752.00"	85.75'	43.23'	85.41'	N.16°00'33.11"E	25.00'
17	275.00'	1826.25"	88.51'	44.64'	88.13'	N.26°32'01"W	25.00'
18	275.00'	1826.25"	88.51'	44.64'	88.13'	N.44°58'27"W	25.00'
19	275.00'	1031.41"	50.53'	25.34'	50.46'	N.59°27'29"W	25.73'
20	44.00'	4570.53"	37.60'	20.04'	36.47'	S.88°34'38"E	12.76'
21	44.00'	4570.53"	37.60'	20.04'	36.47'	S.02°41'14"W	12.76'
22	44.00'	4570.53"	37.60'	20.04'	36.47'	S.88°34'38"E	12.76'
23	44.00'	4570.53"	37.60'	20.04'	36.47'	S.02°41'14"W	12.76'
24	44.00'	4570.53"	37.60'	20.04'	36.47'	S.88°34'38"E	12.76'
25	44.00'	4570.53"	37.60'	20.04'	36.47'	S.02°41'14"W	12.76'
26	325.00'	1129.02"	65.14'	32.68'	65.03'	N.60°47'40"W	22.76'
27	325.00'	1129.02"	65.14'	32.68'	65.03'	N.38°38'26"W	2.50'
28	325.00'	1129.02"	65.14'	32.68'	65.03'	N.28°09'24"W	2.50'
29	325.00'	1129.02"	65.14'	32.68'	65.03'	N.16°40'22"W	25.96'
30	325.00'	1129.02"	65.14'	32.68'	65.03'	N.04°00'27"W	34.53'
31	325.00'	1129.02"	65.14'	32.68'	65.03'	N.08°22'49"W	20.60'
32	150.00'	1752.00"	85.75'	43.23'	85.41'	N.16°00'33.11"E	25.00'
33	150.00'	1826.25"	88.51'	44.64'	88.13'	N.26°32'01"W	25.00'
34	150.00'	1826.25"	88.51'	44.64'	88.13'	N.44°58'27"W	25.00'
35	150.00'	1031.41"	50.53'	25.34'	50.46'	N.59°27'29"W	25.73'
36	150.00'	4570.53"	37.60'	20.04'	36.47'	S.88°34'38"E	12.76'
37	150.00'	4570.53"	37.60'	20.04'	36.47'	S.02°41'14"W	12.76'
38	150.00'	4570.53"	37.60'	20.04'	36.47'	S.88°34'38"E	12.76'
39	150.00'	4570.53"	37.60'	20.04'	36.47'	S.02°41'14"W	12.76'
40	169.00'	2012.48"	59.62'	30.12'	59.31'	N.08°22'49"E	62.72'
41	169.00'	2012.48"	59.62'	30.12'	59.31'	N.08°22'49"E	14.14'
42	450.00'	1129.02"	65.14'	32.68'	65.03'	N.60°47'40"W	22.76'
43	450.00'	1129.02"	65.14'	32.68'	65.03'	N.38°38'26"W	2.50'
44	450.00'	1129.02"	65.14'	32.68'	65.03'	N.28°09'24"W	2.50'
45	450.00'	1129.02"	65.14'	32.68'	65.03'	N.16°40'22"W	25.96'
46	450.00'	1129.02"	65.14'	32.68'	65.03'	N.04°00'27"W	34.53'
47	50.00'	1411'24"	12.38'	6.22'	12.35'	N.59°42'00"W	6.22'
48	50.00'	1208'05"	10.59'	5.31'	10.57'	N.46°32'15"W	5.31'

LINE	Bearing	Distance
L1	N.00°33'11"E	94.99'
L2	N.00°33'11"E	102.50'
L3	N.00°33'11"E	118.56'
L4	N.45°32'14"E	20.00'
L5	N.45°32'14"E	20.00'
L6	N.45°31'38"E	2.50'
L7	N.45°31'38"E	50.00'
L8	N.89°26'49"E	20.00'
L9	N.89°26'49"E	108.04'
L10	N.89°26'49"E	60.49'
L11	N.89°26'49"E	60.49'
L12	N.00°33'11"E	2.50'
L13	N.14°13'58"E	51.46'
L14	N.44°28'31"W	62.72'
L15	N.00°33'11"E	87.75'
L16	N.44°28'31"W	14.14'
L17	N.00°33'11"E	25.00'
L18	N.00°33'11"E	25.00'
L19	S.14°13'58"W	25.73'
L20	S.14°13'58"W	25.73'
L21	N.89°26'49"E	30.00'
L22	N.89°26'49"E	12.76'
L23	N.89°26'49"E	30.00'
L24	N.89°26'49"E	30.00'
L25	N.45°32'14"W	10.00'
L26	N.45°32'14"W	10.00'
L27	N.00°33'11"E	22.76'
L28	N.00°33'11"E	28.57'
L29	N.00°33'11"E	2.50'
L30	N.89°26'49"E	25.96'
L31	N.89°26'49"E	34.53'
L32	N.89°26'49"E	20.60'



KEY MAP

LIST OF ABBREVIATIONS
 CH = CHORD
 POB = POINT OF BEGINNING
 R/W = RIGHT-OF-WAY
 R = RADIAL

GENERAL NOTES

- PROPOSED STRUCTURES TO BE SINGLE FAMILY UNITS.
- THE AREA OF THIS PLAT LIES WITHIN FLOOD ZONES AE, EL.-22.0; MAP NO. 12061C0165E DATED MAY 4, 1989.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
- THE BOUNDARY BEARINGS SHOWN ON THIS PLAT HAVE BEEN ROTATED TO CONFORM TO THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- SET PRM = INDICATES PERMANENT REFERENCE MONUMENT (P.L.S. 4490)
 SET PCP = INDICATES PERMANENT CONTROL POINT (P.L.S. 4490)
 ° = INDICATES ANGLE POINT OR P.C. AT BOUNDARY, PROPERTY, OR R.O.W. LINE.
 NOTICE - FLOOD HAZARD WARNING
 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.
 NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- BUILDING SETBACKS:
 MINIMUM FRONT YARD BUILDING SETBACK = 25.00'
 MINIMUM REAR YARD BUILDING SETBACK = 25.00'
 MINIMUM SIDE YARD BUILDING SETBACK = 9.00'
 MINIMUM P.D. PERIMETER BUILDING SETBACK = 25.00'

THIS INSTRUMENT PREPARED BY:
 STUART HOUSTON, P.L.S., No. 4490
 HOUSTON & PRICE, INC.
 CERTIFICATION No. LB6905
 9456 U.S. HIGHWAY No. 1
 SEBASTIAN, FL 32958
 (561) 388-8603

DATE OF PREPARATION: 10/10/2001

No.	REVISIONS	DATE
"D"	PER COUNTY SURVEYOR	11/19/01
"C"	CORRECT LEGAL & LOTS	11/13/01
"B"	AS PER COUNTY ATTORNEY	11/5/01
"A"	AS PER COUNTY COMMENTS	10/29/01



North
 SCALE IN FEET
 ZONING= A-1
 LAND USE= L-1

SECTION 16
 SECTION 21

1ST STREET S.W. (70' R.O.W.)
 LATERAL B-5-E CANAL (30' R.O.W.)

INDIAN RIVER FARMS WATER CONTROL DISTRICT
 STATE PLANE COORDINATE SYSTEM
 1,188,383,229
 836,616,199

POB.
 STATE PLANE COORDINATE SYSTEM
 1,188,383,229
 836,616,199

WEST 1st SQUARE S.W.

FOUND PRM #3909

TRACT 3
 TRACT 4
 TRACT 5

TRACT "A" STORMWATER MANAGEMENT
 TRACT "B" (RECREATION)
 TRACT "C"

NOTE:
 LOT NUMBERS 142 THROUGH 147 DO NOT EXIST.

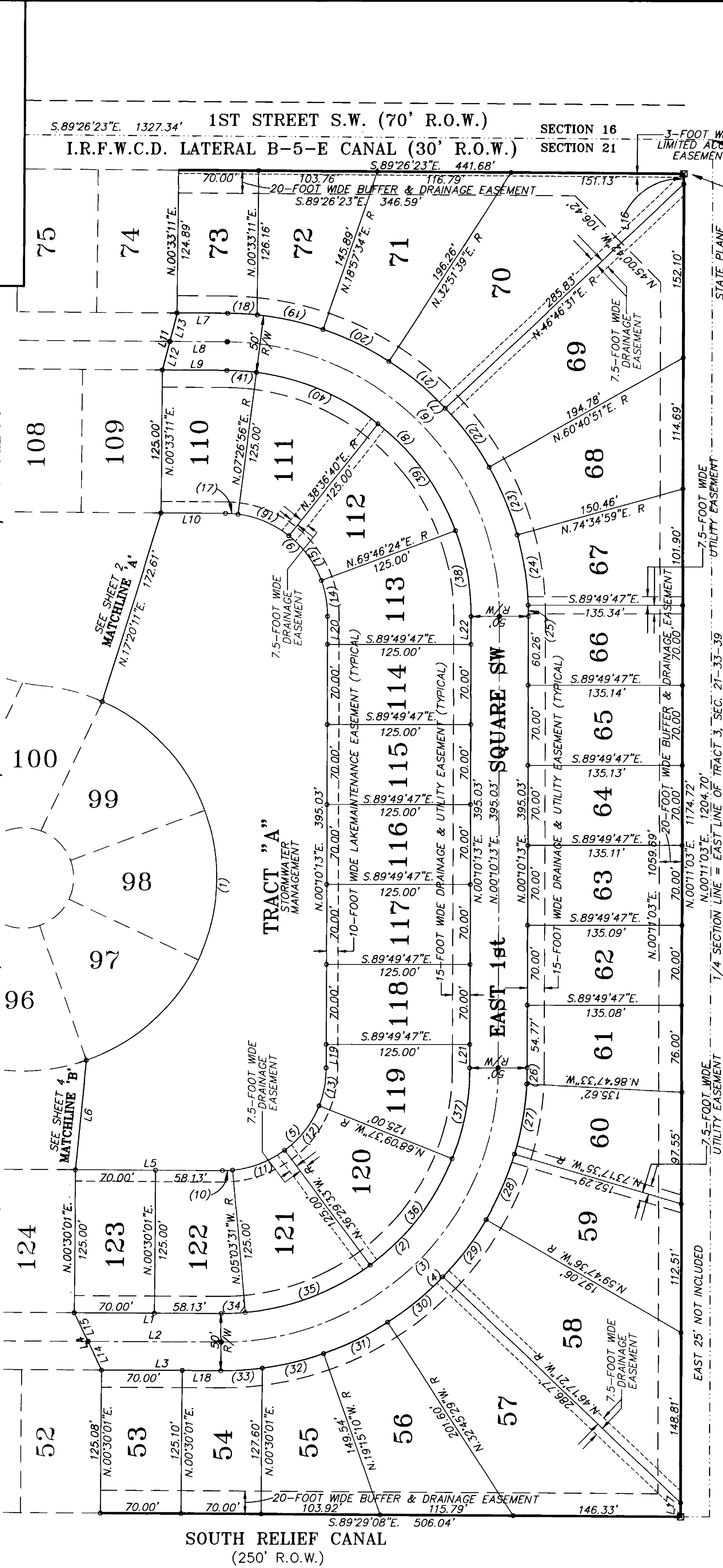
HAMMOCK LAKES - PHASE 2, P.D.

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



50 25 0 50 100 150
SCALE IN FEET

PLAT BOOK 16
PAGE 58 B
DOCKET NO. 1318D14



LINE TABLE

Line	Bearing	Distance
L1	S.89°29'59"E	126.13'
L2	S.89°29'59"E	175.86'
L3	S.89°29'59"E	163.82'
L4	N.00°30'01"E	103.93'
L5	N.00°30'01"E	176.93'
L6	N.00°30'01"E	176.93'
L7	N.00°30'01"E	94.02'
L8	N.00°30'01"E	50.12'
L9	N.00°30'01"E	56.19'
L10	S.89°29'59"E	56.19'
L11	N.14°13'58"E	51.46'
L12	N.14°13'58"E	25.73'
L13	N.14°13'58"E	25.73'
L14	N.25°25'50"W	27.80'
L15	N.25°25'50"W	27.80'
L16	N.00°11'03"E	8.74'
L17	N.00°11'03"E	12.42'
L18	S.89°29'59"E	33.82'
L19	N.00°10'13"E	20.51'
L20	N.00°10'13"E	24.52'
L21	N.00°10'13"E	20.51'
L22	N.00°10'13"E	24.52'

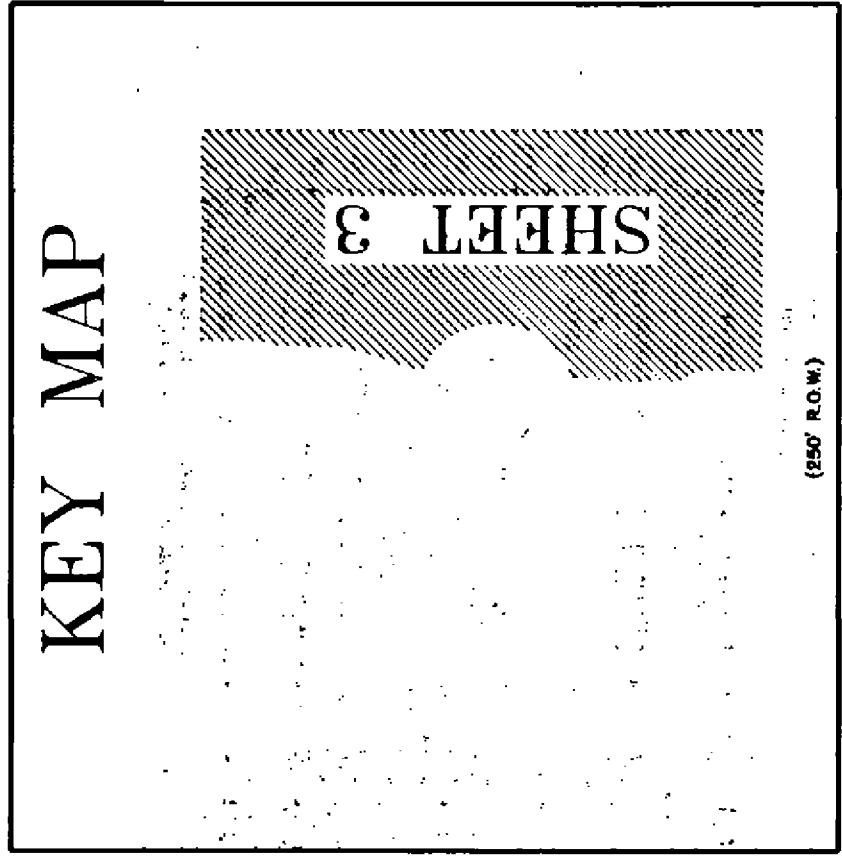
GENERAL NOTES

- PROPOSED STRUCTURES TO BE SINGLE FAMILY UNITS.
- THE AREA OF THIS PLAT LIES WITHIN FLOOD ZONES AE, EL-22.0; MAP NO. 12061C0165E DATED MAY 4, 1988.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY.
- THE BOUNDARY BEARINGS SHOWN ON THIS PLAT HAVE BEEN ROTATED TO CONFORM TO THE FLORIDA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- SET PRM = INDICATES PERMANENT REFERENCE MONUMENT (P.L.S. 4490)
- SET PCP = INDICATES PERMANENT CONTROL POINT (P.L.S. 4490)
- NOTICE - FLOOD HAZARD WARNING
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.
- NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- BUILDING SETBACKS:
MINIMUM FRONT YARD BUILDING SETBACK = 25.00'
MINIMUM REAR YARD BUILDING SETBACK = 25.00'
MINIMUM SIDE YARD BUILDING SETBACK = 9.00'
MINIMUM P.D. PERIMETER BUILDING SETBACK = 25.00'

THIS INSTRUMENT PREPARED BY:
STUART HOUSTON, P.L.S., No. 4490
HOUSTON & PRICE, INC.
CERTIFICATION No. LB6905

No.	REVISIONS	DATE
"D"	PER COUNTY SURVEYOR'S COMMENTS	11/19/01
"C"	CORRECT LEGAL & LOTS	11/13/01
"B"	AS PER COUNTY ATTORNEY	11/5/01
"A"	AS PER COUNTY COMMENTS	10/29/01

9438 U.S. HIGHWAY No. 1
SEBASTIAN, FL 32958
(561) 388-8603
DATE OF PREPARATION: 10/10/2001



LIST OF ABBREVIATIONS
CH. = CHORD
R/W = RIGHT-OF-WAY
R = RADIAL

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN.	CHORD	CH. BEARING
1	169.00'	136.4734°	403.48'	426.77'	314.26'	S.02°29'28"W
2	215.00'	90°19'48"	338.96'	216.24'	304.93'	S.45°20'07"W
3	240.00'	90°19'48"	378.37'	241.39'	340.39'	S.45°20'07"W
4	265.00'	90°19'48"	417.79'	266.53'	375.84'	S.45°20'07"W
5	90.00'	90°19'48"	141.89'	90.52'	127.65'	S.45°20'07"W
6	240.00'	89°37'02"	375.39'	238.40'	338.28'	S.44°38'18"E
7	265.00'	89°37'02"	414.49'	263.24'	373.51'	S.44°38'18"E
8	215.00'	89°37'02"	336.28'	213.57'	303.04'	S.44°38'18"E
9	90.00'	89°37'02"	140.77'	89.40'	126.85'	S.44°38'18"E
10	90.00'	05°33'32"	8.73'	4.37'	8.73'	S.87°43'15"W
11	90.00'	31°26'02"	49.38'	25.33'	48.76'	S.69°13'28"W
12	90.00'	31°40'04"	49.74'	25.52'	49.11'	S.37°40'25"W
13	90.00'	21°40'10"	34.04'	17.22'	33.84'	S.11°00'18"W
14	90.00'	20°23'49"	32.04'	16.19'	31.87'	S.10°01'41"E
15	90.00'	31°09'44"	48.95'	25.10'	48.35'	S.35°48'26"E
16	90.00'	31°09'44"	48.95'	25.10'	48.35'	S.66°58'12"E
17	90.00'	06°53'45"	10.83'	5.42'	10.83'	S.85°59'57"E
18	265.00'	05°37'34"	26.02'	13.02'	26.01'	S.96°38'02"E
19	265.00'	12°46'48"	59.11'	29.68'	58.99'	S.77°25'50"E
20	265.00'	13°54'05"	64.30'	32.31'	64.14'	S.64°05'24"E

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN.	CHORD	CH. BEARING
21	265.00'	13°54'52"	64.36'	32.32'	64.20'	S.50°10'55"E
22	265.00'	13°54'52"	64.36'	32.32'	64.16'	S.36°16'19"E
23	265.00'	13°54'09"	64.30'	32.31'	64.14'	S.22°22'05"E
24	265.00'	13°28'51"	62.35'	31.32'	62.21'	S.08°40'36"E
25	265.00'	02°06'24"	9.74'	4.87'	9.74'	S.00°52'59"E
26	265.00'	03°02'14"	14.05'	7.03'	14.05'	S.01°41'20"W
27	265.00'	13°29'58"	62.44'	31.36'	62.29'	S.09°57'26"W
28	265.00'	13°29'58"	62.44'	31.36'	62.29'	S.23°27'32"W
29	265.00'	13°30'15"	62.46'	31.37'	62.31'	S.36°57'32"W
30	265.00'	13°30'15"	62.46'	31.37'	62.44'	S.50°28'35"W
31	265.00'	13°30'19"	62.46'	31.38'	62.32'	S.63°59'40"W
32	265.00'	11°54'22"	55.07'	27.63'	54.97'	S.76°42'01"W
33	265.00'	07°50'49"	36.29'	18.18'	36.26'	S.86°34'36"W
34	215.00'	05°33'32"	20.86'	10.44'	20.85'	S.87°43'15"W
35	215.00'	31°26'02"	117.95'	60.50'	116.48'	S.69°13'28"W
36	215.00'	31°26'02"	117.95'	60.50'	116.48'	S.37°40'25"W
37	215.00'	10°40'10"	81.31'	41.15'	80.83'	S.11°00'18"W
38	215.00'	20°23'49"	76.54'	38.68'	76.14'	S.10°01'41"E
39	215.00'	31°09'44"	116.93'	59.95'	115.50'	S.35°48'26"E
40	215.00'	31°09'44"	116.93'	59.95'	115.50'	S.66°58'12"E
41	215.00'	06°53'45"	25.88'	12.95'	25.86'	N.85°59'57"W

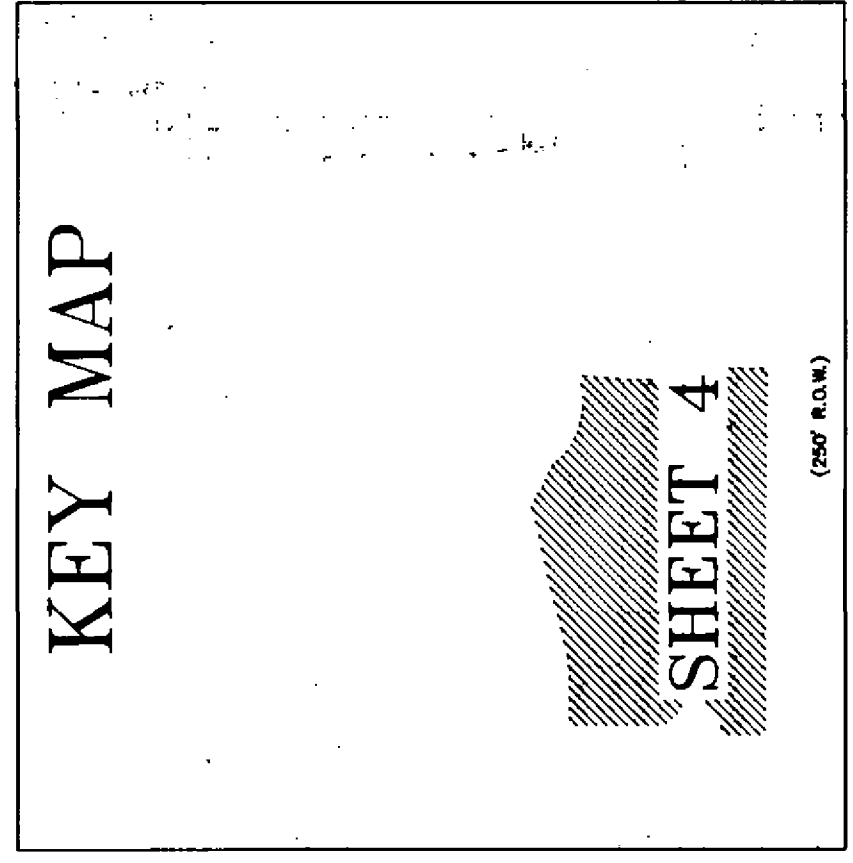
HAMMOCK LAKES - PHASE 2, P.D.

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

PLAT BOOK 16
PAGE 58c
DOCKET NO. 1318014

CURVE TABLE

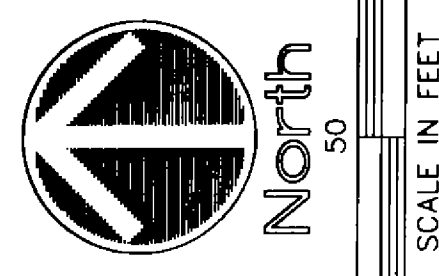
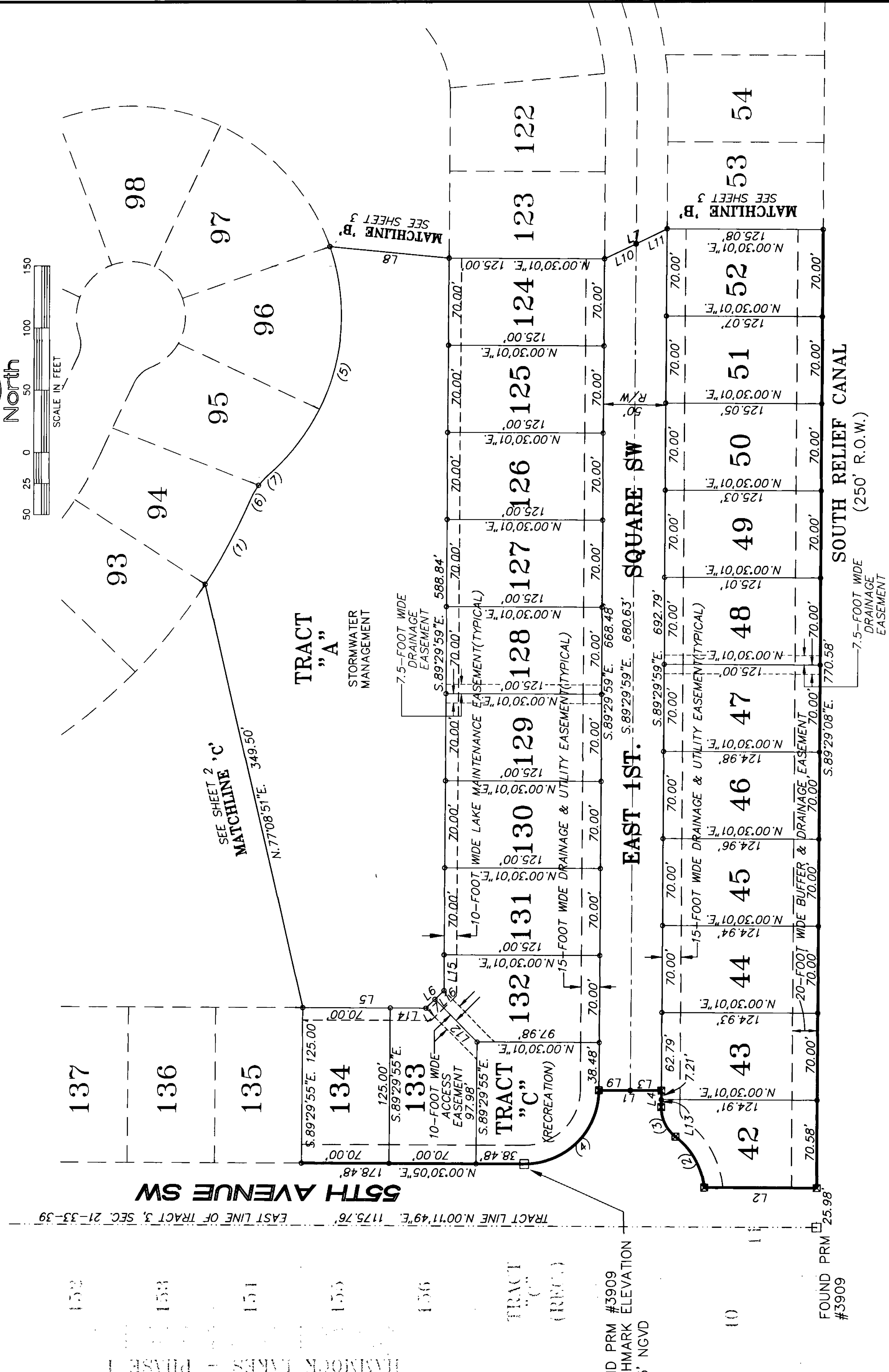
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
1	450.00'	9°55'44"	77.98'	39.09'	77.88'	N 61°49'51"W
2	60.00'	45°58'31"	48.15'	25.45'	46.86'	N 61°09'24"E
3	30.00'	52°19'57"	27.40'	14.74'	26.46'	N 44°20'07"E
4	59.50'	80°00'00"	33.46'	59.50'	84.15'	N 44°29'55"W
5	169.00'	66°38'32"	202.47'	115.38'	190.57'	N 74°47'29"W
6	50.00'	14°11'24"	12.38'	6.22'	12.35'	N 59°42'00"W
7	50.00'	12°08'05"	10.59'	5.31'	10.57'	N 46°32'15"W



LIST OF ABBREVIATIONS
CH = CHORD
R/W = RIGHT-OF-WAY
ZONING = RS-3
LAND USE = L-1

LINE TABLE

Line	Bearing	Distance
L1	S 00°30'05"W	50.00'
L2	S 00°30'05"W	30.26'
L3	S 00°30'05"W	25.00'
L4	S 89°29'55"E	13.19'
L5	N 00°30'05"E	98.83'
L6	N 44°29'04"W	20.00'
L7	S 25°25'50"E	55.60'
L8	S 05°46'20"W	96.21'
L9	N 00°30'05"E	25.00'
L10	S 25°25'50"E	27.80'
L11	S 25°25'50"E	37.80'
L12	N 45°30'02"E	48.21'
L13	S 89°29'55"E	5.98'
L14	S 00°30'05"W	28.83'
L15	S 89°29'59"E	28.84'
L16	S 44°29'04"E	10.00'
L17	S 44°29'04"E	10.00'



GENERAL NOTES

- PROPOSED STRUCTURES TO BE SINGLE FAMILY UNITS.
- THE AREA OF THIS PLAT LIES WITHIN FLOOD ZONES AE, EL.-22.0; MAP NO. 12061C0165E DATED MAY 4, 1989.
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 - SET PCP = INDICATES PERMANENT CONTROL POINT (P.L.S. 4490)
 - o = INDICATES ANGLE POINT OR P.C. AT BOUNDARY, PROPERTY, OR R.O.W. LINE.
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THIS INSTRUMENT PREPARED BY:
STUART HOUSTON, P.L.S., No. 4490
HOUSTON & PRICE, INC.
CERTIFICATION No. LB6905
9436 U.S. HIGHWAY No. 1
SEBASTIAN, FL 32958
(561) 388-8603

No.	REVISIONS	DATE
"D"	PER COUNTY SURVEYOR	11/19/01
"C"	CORRECT LEGAL & LOTS	11/13/01
"B"	AS PER COUNTY ATTORNEY	11/5/01
"A"	AS PER COUNTY COMMENTS	10/29/01

DATE OF PREPARATION: 10/10/2001