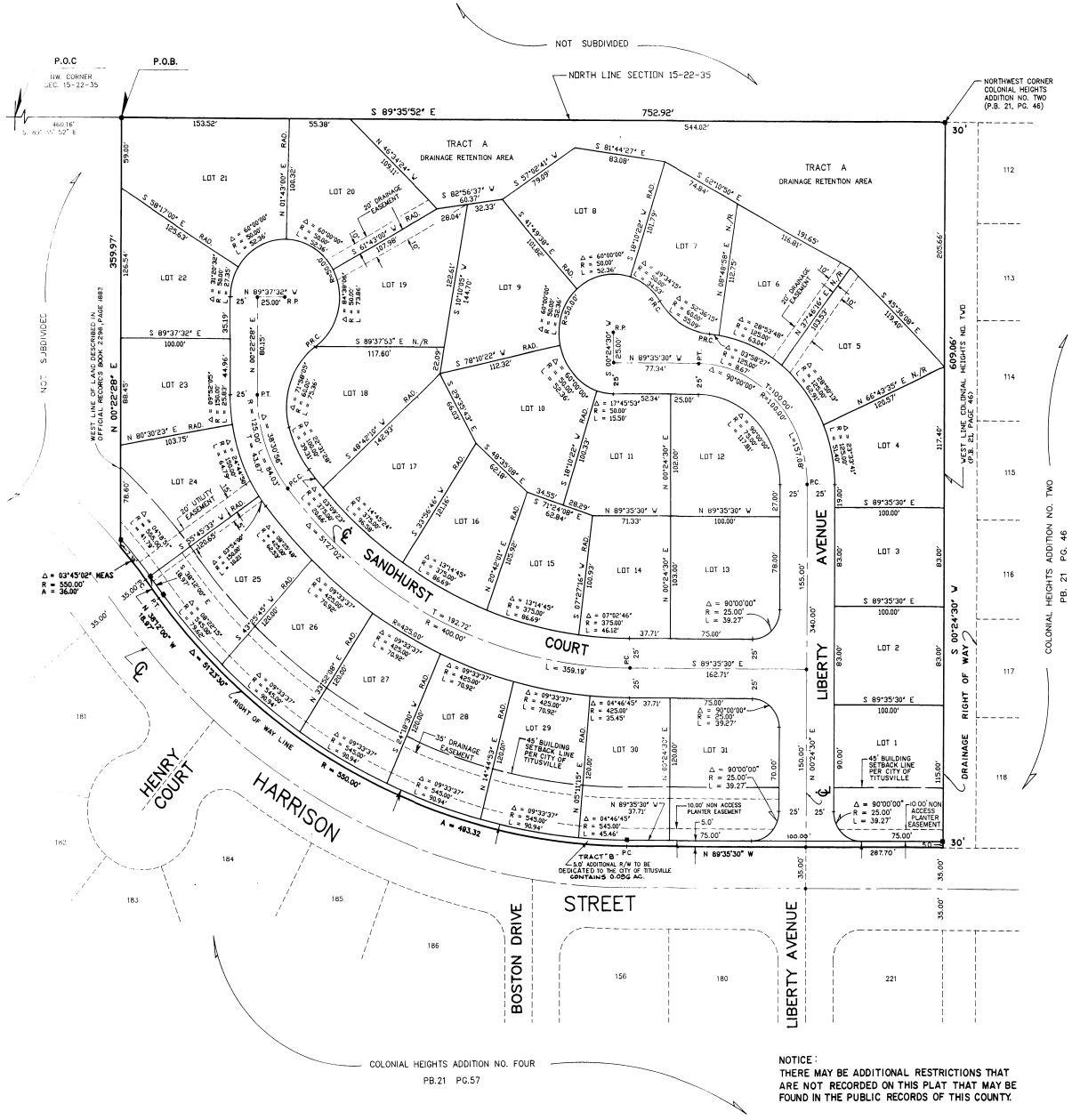
PLAT BOOK 37
PAGE 44

SANDHURST



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

SURVEYOR'S NOTES:

1) ● INDICATES SET PERMANENT REFERENCE MONUMENT No. LB 5289.
2) ● INDICATES SET PERMANENT CONTROL POINT No. LB 5289.
3) THERE SHALL BE A 5.00 FOOT WIDE EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ADJACENT TO ALL INTERIOR SIDE LOT LINES UNLESS OTHERWISE SHOWN.
4) THERE SHALL BE A 10.00 FOOT WIDE EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ADJACENT TO ALL REAR LOT LINES UNLESS OTHERWISE SHOWN.
5) BEARING SYSTEM BASED ON A BEARING OF S.00°24'30"W. ALONG THE WEST LINE OF COLONIAL HEIGHTS ADDITION No. 2 AS RECORDED IN O.R. BOOK 2298, PAGE 1883 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.
6) FOR DEED RESTRICTIONS SEE O.R.B. 3096 PAGE 2026.
7) TRACT "A" AS SHOWN HEREON, SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8) THE TERM "PUBLIC UTILITIES" INCLUDES FLORIDA POWER AND LIGHT COMPANY AND CABLE TELEVISION SERVICES.
9) ALL LOTS HAVE A 10.00 FOOT PUBLIC UTILITY EASEMENT CONTIGUOUS TO ALL ROAD RIGHT OF WAY.
10) THE 35.00 FOOT WIDE DRAINAGE EASEMENT ADJACENT TO THE REAR LINES OF LOTS 25 THROUGH 31 IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

For Joinder See OR 3096 pg 2023
OR 3096 pg 2024

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