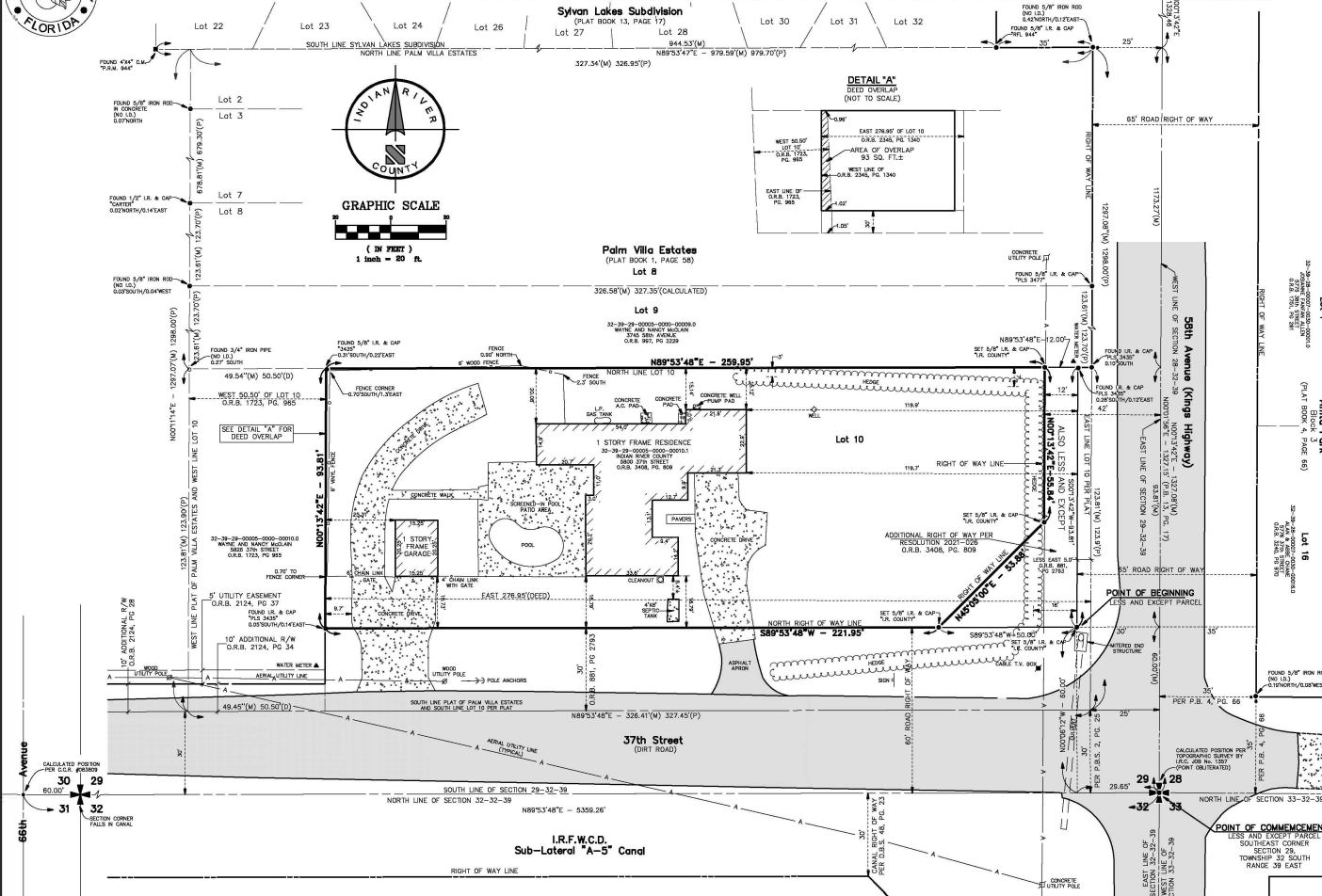




Boundary Survey For: INDIAN RIVER COUNTY ENGINEERING DIVISION SURVEY SECTION



LEGAL DESCRIPTION (PER O.R.B. 3408, PG. 805)
The East 276.95 feet of Lot 10, Block 1, Plat of Palm Villa Estates, according to the Map or Plat thereof as recorded in Plat Book 1, Page 58, of the Public Records of Indian River County, Florida, less and except the South 30 feet and the East 5 feet less the South 30 feet.

Also Less and Except:
Being a Parcel of Land, lying in Section 29, Township 32 South, Range 39 East, Indian River County, Florida, said Parcel also being a portion of Lot 10, of the Plat of Palm Villa Estates, as recorded in Plat Book 1, Page 58, of the Public Records of said Indian River County, said Parcel being more particularly described as follows:

Commence at the Southeast corner of said Section 29; Thence South 89°53'48" West, along the South line of said Section 29, a distance of 29.65 feet; Thence departing said South line, North 00°06'12" West, a distance of 60.00 feet to the North line of a 30.0 foot wide strip as recorded in Official Record Book 581, Page 2793, of said Public Records; Thence South 89°53'48" West, along said North line (said line being 60.00 feet North of, as measured at right angles to the South line of said Section 29) a distance of 50.00 feet; Thence departing said line, North 45°05'00" East, a distance of 53.88 feet; Thence North 00°13'42" East (along a line that is 42.00 feet West of, as measured at right angles to the East line of said Section 29) a distance of 55.84 feet to the North line of said Lot 10; Thence North 89°53'48" East, along said North line a distance of 12.00 feet to the West Right of Way of 58th Avenue as recorded in Official Record Book 881, Page 2793, of the Public Records of said Indian River County; Thence departing said North line, South 00°13'42" West, along said West Right of Way line of 58th Avenue (said line being 30.00 feet West of as measured at right angles to the East line of said Section 29) a distance of 93.81 feet to the Point of Beginning.

Said Parcel containing 0.54 acres, more or less.

- SURVEYOR'S NOTES:**
- The bearings shown hereon are based on the 1983 North American Datum, 2011 adjustment, and projected in the Florida State Plane Coordinate System, East zone. This survey was tied to the Florida Permanent Reference Network (maintained by the Florida Department of Transportation's Survey Department) Deriving a grid bearing of N00°13'42" East along the East line of Section 29, Township 32 South, Range 39 East and all others are relative thereto.
 - Only above ground appearances and visible utilities shown hereon have been located. Underground improvements such as utilities and foundations were not located.
 - This Survey was prepared without the benefit of a title policy. Therefore there may be Easements, Restrictions and Reservations not shown hereon, but found in the Public Records.
 - Symbols shown hereon depict the horizontal position of that specific improvement. The symbols (or graphical purposes) are not drawn to scale.
 - The field work for this survey was completed by Indian River County Personnel on the date of May 5, 2020.
 - This Survey meets and/or exceeds the accuracy requirements per Chapter 54-17, Florida Administrative Code. All property corners shown hereon were verified by redundant measurements. The purpose of this Boundary Survey is to acquire said North Right of Way needed for improvement to the intersection of 58th Avenue and 37th Street.
 - The measurements for this survey were made utilizing conventional and real time kinematic Surveying methods with the following equipment: Leica Viva Global Positioning System and Topcon TS 50 Robotic Total Station with Magnet Software.
 - All distances shown hereon are expressed in U.S. Survey feet.
 - This Map is intended to be displayed at a scale of 1" = 20' or smaller.
 - Only trees 6" or larger by girth upon the subject parcel were located.
 - The subject Property lies in unshaded Flood Zone "X" (areas determined to be outside the 0.2% annual chance Flood Plain) as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Panel 237 of 380, Map No. 1206100237H, Map revised, December 4, 2012.

CERTIFICATION
(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE, AS ESTABLISHED IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 474.02(7) FLORIDA STATE STATUTES.

DATE OF SIGNATURE: _____
DAVID M. SILON, P.E.M.
INDIAN RIVER ASSISTANT COUNTY SURVEYOR
FLORIDA CERTIFICATE NO. 8139

- ASSOC. = ASSOCIATES**
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.R. = CENTERED CORNER RECORD
C.L. = CENTERLINE
C.M. = CONCRETE MONUMENT
CONC. = CONCRETE
COR. = CORNER
C.O.V.B. = CITY OF VERO BEACH
C.R. = COUNTY ROAD
(D) = COURSE PER DEED
D.B.S. = DEED BOOK
D.W.Y. = DRIVEWAY
E.P. = EDGE OF PAVEMENT
- ESMT = EASEMENT**
(F) = FIELD MEASURED COURSE
FNC = FENCE
FND = FOUNDED
HW = HEADWALL
ID. = IDENTIFICATION
I.P. = IRON PIPE
I.R. = IRON ROD
(M) = INDIAN RIVER COUNTY
I.R.C. = INDIAN RIVER COUNTY
I.R. & C. = IRON ROD AND CAP
D.W.Y. = DRIVEWAY
E.P. = EDGE OF PAVEMENT
- SYMBOLS AND ABBREVIATIONS:**
I.R.F.W.C.D. = INDIAN RIVER FARMS
L.L.C. = LIMITED LIABILITY COMPANY
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
P.V.C. = POLYVINYL CHLORIDE
R = RADIUS
R.W. = RIGHT OF WAY
S.W.K. = SIDEWALK
T.U.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT FUND
- = OVERHEAD UTILITY LINE
— = CONCRETE UTILITY POLE
— = WOOD UTILITY POLE
— = PROPERTY LINE
— = DIRT ROAD
— = ASPHALT PAVEMENT
— = CONCRETE
- ⊙ = MISCELLANEOUS TREE TYPE
⊙ = OAK TREE
⊙ = PINETREE
⊙ = PALM TREE

NO.	REVISION	DATE	BY
1	ADDED SEPTIC TANK AND DRAINFIELD AREA	3/18/2021	RLI
2	REVISED BOUNDARY LINE AND LEGAL DESCRIPTION	9/03/2021	RLI
3	REMOVE ORANGE FIELD AREA	9/17/2021	RLI

INDIAN RIVER COUNTY
1801 27TH STREET
VERO BEACH, FL 32980
(772) 567-8000

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

CHECKED BY: D. SILON	SECTION: 29	FIELD BOOK: Blanchard 161	DATE: 05/08/2020
DRAWN BY: R. INGLETT	TOWNSHIP: T32S	PAGE: 68-874-75	PROJECT NUMBER: 1357
APPROVED BY: D. SCHRYVER	RANGE: R39E		