

# 53RD STREET/US-1 COMMERCIAL SUBDIVISION REPLAT OF LOTS 2 AND 3

A REPLAT OF LOTS 2 AND 3 OF 53RD STREET/US-1 COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGES 94 AND 95, INDIAN RIVER COUNTY, FLORIDA PUBLIC RECORDS, LYING IN SECTION 22, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA

**U.S. HIGHWAY No. 1  
(STATE ROAD NO.5)**  
VARIABLE WIDTH R/W THIS AREA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
CLERK'S FILE NUMBER (CFN) \_\_\_\_\_

### SURVEYORS NOTES:

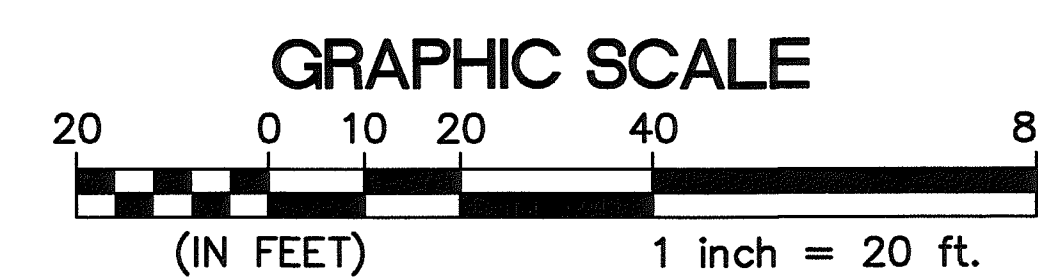
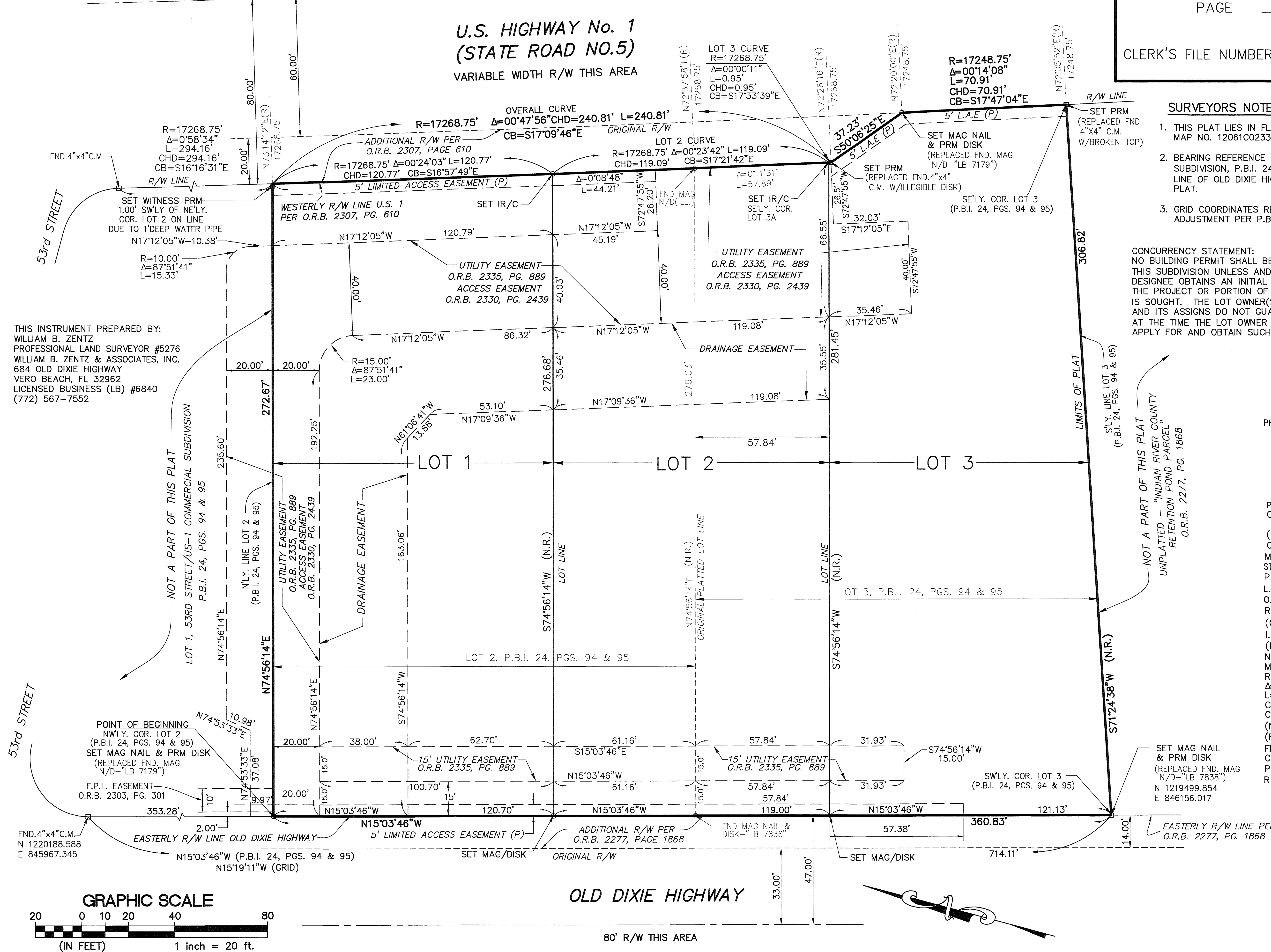
1. THIS PLAT LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12061C0233H, DATED DECEMBER 4, 2012.
2. BEARING REFERENCE = PLAT OF 53rd STREET/US-1 COMMERCIAL SUBDIVISION, P.B.I. 24, PGS. 94 & 95, HOLDING THE NE'LY R/W LINE OF OLD DIXIE HIGHWAY AS BEARING N15°03'46"W PER SAID PLAT.
3. GRID COORDINATES REFERENCE FLORIDA EAST ZONE, NAD 83/1999 ADJUSTMENT PER P.B.I. 24, PGS. 94 & 95.

**CONCURRENCY STATEMENT:**  
NO BUILDING PERMIT SHALL 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) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS ASSIGNS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

### LEGEND:

- PRM □ = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH MAG NAIL & BRASS DISK STAMPED PRM WBZ LB 6840) OR ALTERNATE MONUMENTATION AS NOTED
- = LOT CORNER—SET 5/8" IRON ROD WITH CAP ("5/8" IR/C") STAMPED WBZ ASSOC. LB 6840 OR SET MAG NAIL & DISK ("SET MAG/DISK") STAMPED WBZ ASSOC. LB 6840, AS NOTED
- P.B.I. = PLAT BOOK INDIAN RIVER COUNTY RECORDS
- C.M. = CONCRETE MONUMENT—NO I.D. UNLESS NOTED OTHERWISE
- (P) REFERS TO PLAT OF 53rd STREET/US-1 COMMERCIAL SUBDIVISION, P.B.I. 24 PGS. 94 & 95.
- MAG/DISK = MAGNETIC NAIL & BRASS DISK STAMPED WBZ LB 6840
- P.O.B. = POINT OF BEGINNING
- L.A.E. = LIMITED ACCESS EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- (C) = CALCULATED
- I.D. = IDENTIFICATION
- (ILL.) = ILLIGIBLE
- N/D = NAIL & DISK
- MAG = MAGNETIC
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- CHD = CHORD
- CB = CHORD BEARING
- (N.R.) = NON-RADIAL
- (R) = RADIAL
- FND. = FOUND
- COR. = CORNER
- PG. = PAGE
- R/W = RIGHT OF WAY

THIS INSTRUMENT PREPARED BY:  
WILLIAM B. ZENTZ  
PROFESSIONAL LAND SURVEYOR #5276  
WILLIAM B. ZENTZ & ASSOCIATES, INC.  
684 OLD DIXIE HIGHWAY  
VERO BEACH, FL 32962  
LICENSED BUSINESS (LB) #6840  
(772) 567-7552



SHEET 2 OF 2 SHEETS

DATE OF PREPARATION: FEBRUARY 9, 2018