

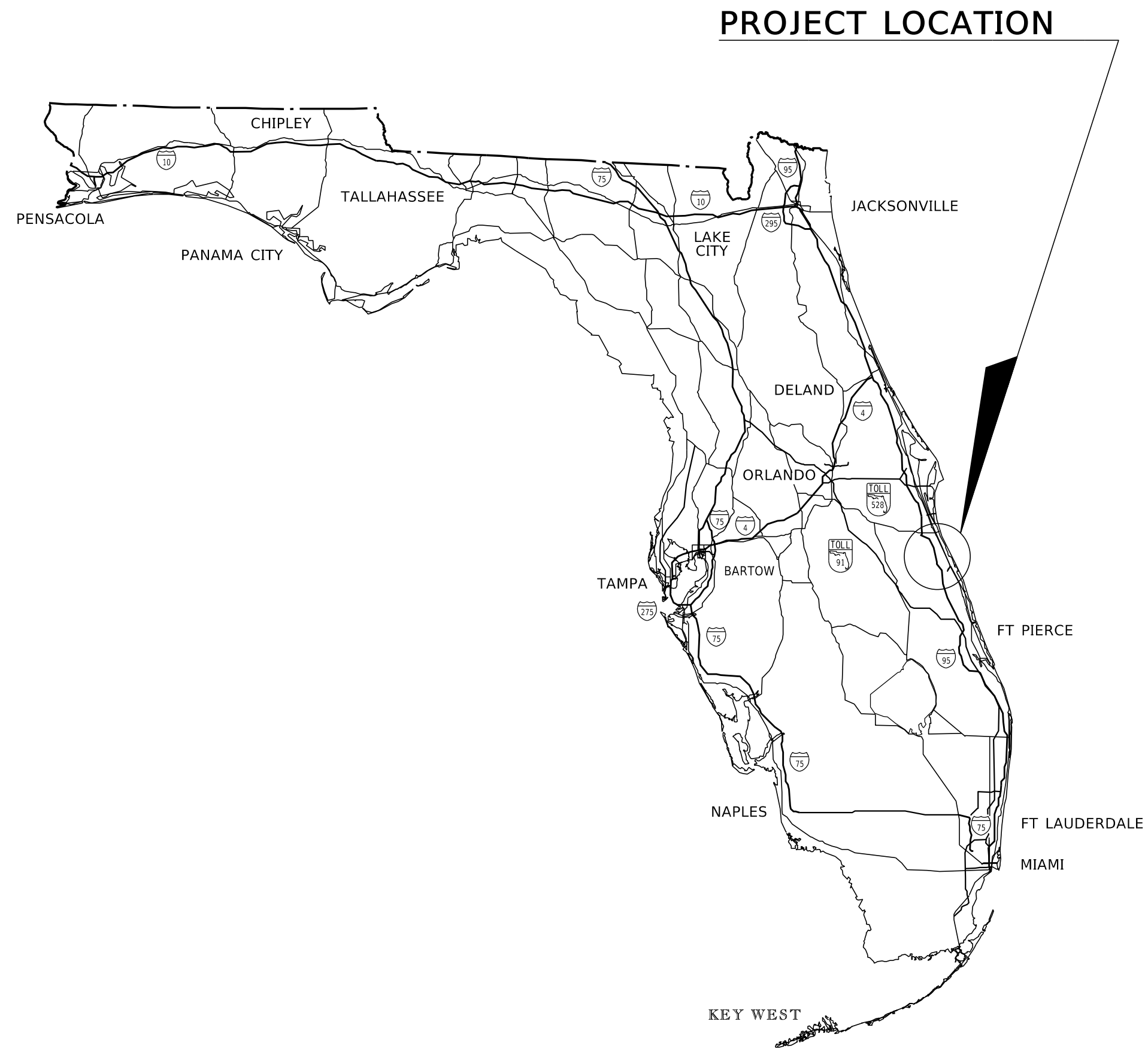
LEGEND			
A.K.A.	= ALSO KNOWN AS	M.B.	= MISCELLANEOUS BOOK
ASSOC.	= ASSOCIATES	MON.	= MONUMENT
AVE.	= AVENUE	N/A	= NOT APPLICABLE
℄	= BASELINE	N&D	= NAIL & DISK
BLVD.	= BOULEVARD	N.T.S.	= NOT TO SCALE
℄	= CENTERLINE	NL	= NAIL
C.B.	= CHORD BEARING	NO.	= NUMBER
CBS	= CONCRETE BLOCK STRUCTURE	O.R.B.	= OFFICIAL RECORD BOOK
CCR	= CERTIFIED CORNER RECORD	℄	= PROPERTY LINE
C.M.	= CONCRETE MONUMENT	(P)	= PLAT
C.O.B.	= CHANCERY ORDER BOOK	P.A.E.	= PEDESTRIAN ACCESS EASEMENT
C.R.	= COUNTY ROAD	P.B.	= PLAT BOOK
CONC.	= CONCRETE	P.C.	= POINT OF CURVTURE
COR.	= CORNER	P.E.	= PERMANENT EASEMENT
(D)	= DEED	PI	= POINT OF INTERSECTION
D	= DEGREE OF CURVE	P.O.T.	= POINT ON TANGENT
DB.	= DEED BOOK	P.T.	= POINT OF TANGENCY
D.E.	= DRAINAGE EASEMENT	PCP	= PERMANENT CONTROL POINT
EXIST.	= EXISTING	PG.	= PAGE
ESMT.	= EASEMENT	PK	= PARKER-KALON
Δ	= CENTRAL ANGLE	PMON	= POURED CONCRETE MONUMENT
F.P.	= FINANCIAL PROJECT	PSM	= PROFESSIONAL SURVEYOR & MAPPER
F.S.	= FLORIDA STATUTE	R/W	= RIGHT-OF-WAY
FED. PROJ.	= FEDERAL PROJECT	R	= RADIUS
FND	= FOUND	RD.	= ROAD
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	RGE.	= RANGE
FP&L	= FLORIDA POWER & LIGHT COMPANY	RR	= RAILROAD
I/E	= INGRESS / EGRESS	RT.	= RIGHT
I.P.	= IRON PIPE	S/L	= SECTION LINE
I.R.	= IRON ROD	S.R.	= STATE ROAD
IRC	= IRON ROD & CAP	SBT	= SOUTHERN BELL TELEPHONE
I.R.C.	= INDIAN RIVER COUNTY	SEC.	= SECTION
I.R.F.W.C.D.	= INDIAN RIVER FARMS WATER CONTROL DISTRICT	ST.	= STREET
L.A.	= LICENSE AGREEMENT	STA.	= STATION
L/A	= LIMITED ACCESS	STMP	= STAMPED
L	= ARC LENGTH	T	= TANGENT
LB	= LICENSED BUSINESS	T.E.	= TEMPORARY EASEMENT
LT.	= LEFT	TWP.	= TOWNSHIP
MAINT.	= MAINTAINED	U.E.	= UTILITY EASEMENT

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

COUNTY ROAD 510 (85th STREET)
STATE PROJECT NO. 88050-2508
ITEM/SEGMENT NO. 405606-3
INDIAN RIVER COUNTY
LENGTH 3.41 MILES

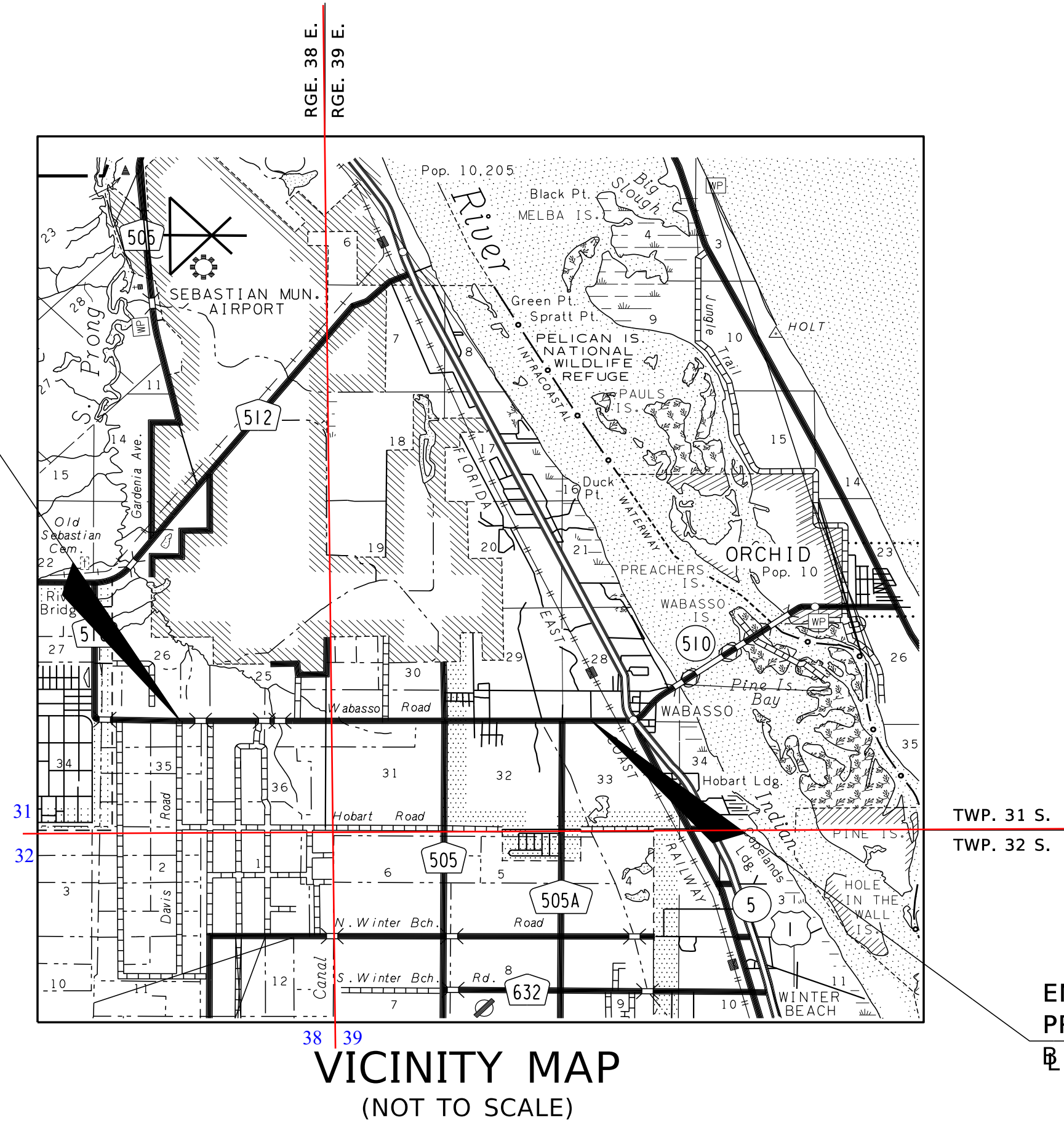
TRAVERSING THROUGH
SECTIONS 25, 26, 35 AND 36 TOWNSHIP 31 SOUTH, RANGE 38 EAST AND
SECTIONS 28, 29, 30, 31, 32 AND 33 TOWNSHIP 31 SOUTH, RANGE 39 EAST



GENERAL NOTES

- BEARINGS AND COORDINATES ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 (1990 ADJUSTMENT).
- A BEARING OF NORTH 89°42'02" WEST BEING ESTABLISHED ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST.
- NAME NORTHING EASTING DESCRIPTION
N.W. COR., SEC., 31-31-39 1,241,683.790 824,853.723 FND PK NAIL & DISK FROM CCR 63819
N 1/4 COR., SEC., 31-31-39 1,241,669.817 827,527.661 FND NAIL IN CUTOUT
- STATIONS AND OFFSETS ARE RELATIVE TO THE BASELINE OF SURVEY UNLESS OTHERWISE NOTED.
- PROPERTY BOUNDARIES HAVE BEEN DETERMINED FROM FIELD SURVEY, PLATS OF RECORD, AND RECORD TITLE.
- SIDE STREET ALIGNMENTS ARE ASSIGNED A STATION OF 30+00.00 AT THE POINT OF INTERSECTION WITH THE BASELINE OF SURVEY UNLESS OTHERWISE NOTED.
- THIS RIGHT OF WAY MAP HAS BEEN PREPARED FOR THE PURPOSE OF PREPARING LEGAL LAND DESCRIPTIONS, PREPARING ACQUISITION DOCUMENTS, MONUMENTATION, PROPERTY MANAGEMENT, AND AS AN AID IN THE APPRAISAL OF THE RIGHT OF WAY REQUIRED FOR TRANSPORTATION FACILITIES. THIS MAP IS NOT A SURVEY.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- ALL DISTANCES, ANGLES, BEARINGS, STATIONS AND OFFSETS ARE CALCULATED UNLESS OTHERWISE NOTED.
- ONLY THE FIXED IMPROVEMENTS PERTINENT TO THE PARCELS TO BE ACQUIRED ARE SHOWN HEREON. FIXED INTERIOR IMPROVEMENTS AND UNDERGROUND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED. TOPOGRAPHIC FEATURES SHOWN HEREON WERE PROVIDED BY FDOT AND SUPPLEMENTED BY WGI UNDER F.P.I.D. 45606-3-32-01.
- PROJECT NETWORK CONTROL (PNC) HAS BEEN PREPARED FOR THIS PROJECT. CERTIFIED COPIES OF THE PROJECT NETWORK CONTROL SHEETS ARE FILED WITH AND MAINTAINED BY THE DISTRICT IV SURVEY AND MAPPING DEPARTMENT IN FORT LAUDERDALE, FLORIDA.
- THIS RIGHT OF WAY MAP IS SUPPORTED BY A RIGHT OF WAY CONTROL SURVEY DATED NOVEMBER 16, 2006 PREPARED UNDER THE RESPONSIBLE CHARGE OF RICHARD T. CREECH, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, NUMBER 5760, CERTIFIED COPIES OF THIS SURVEY ARE FILED OF RECORD IN THE DISTRICT OFFICE IN FORT LAUDERDALE, FLORIDA.

BEGIN RW MAP
PROJECT NO. 88050-2508
℄ STA. 131+80.10



END R/W MAP
PROJECT NO. 88050-2508
℄ STA. 312+07.77

INDEX	
SHEET No.	SHEET DESCRIPTION
1	COVER SHEET
2-3	KEY MAP SHEETS
4-21	DETAIL SHEETS
22-25	PARENT TRACT SHEETS
26-29	TABULATION SHEETS

REFERENCES

FDOT R/W MAP SECTION 88010-2208 - S.R.5
FDOT R/W MAP SECTION 88050-2504 - C.R. 510
FDOT R/W MAP SECTION 88050-2505 - C.R. 510
FDOT R/W MAP SECTION 88510-2150 - C.R. 510
FDOT R/W MAP SECTION 88510-2601 - C.R. 510
FDOT R/W MAP SECTION 88040-2507 - S.R. 512
FDOT R/W MAP SECTION 88503-2611 - C.R. 609
GENERAL LAND OFFICE MAPS
TOWNSHIP 31 SOUTH, RANGE 38 EAST
TOWNSHIP 31 SOUTH, RANGE 39 EAST
INDIAN RIVER COUNTY TAX MAPS

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY DISTRICT SURVEYOR	DATE 1-22-2024	REVISION	BY	DATE	REVISION	BY	DATE	BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508 COUNTY ROAD NO. 510 (85TH STREET) INDIAN RIVER COUNTY	MAPS PREPARED BY:		DATA SOURCE:	
														WGI LB 7055	F.P. NO. 405606-3	SEE GENERAL NOTES SCALE: N/A	SHEET 1 OF 29

SEC. 30, 31
TWP. 31 S., RGE. 39 E.
SEC. 25, 26, 35, 36
TWP. 31 S., RGE. 38 E.

SCALE: 1" = 400'



FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY  DATE 1-22-2024
DISTRICT SURVEYOR

[illegible]

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

SECTION 88050-2508

INDIAN RIVER COUNTY

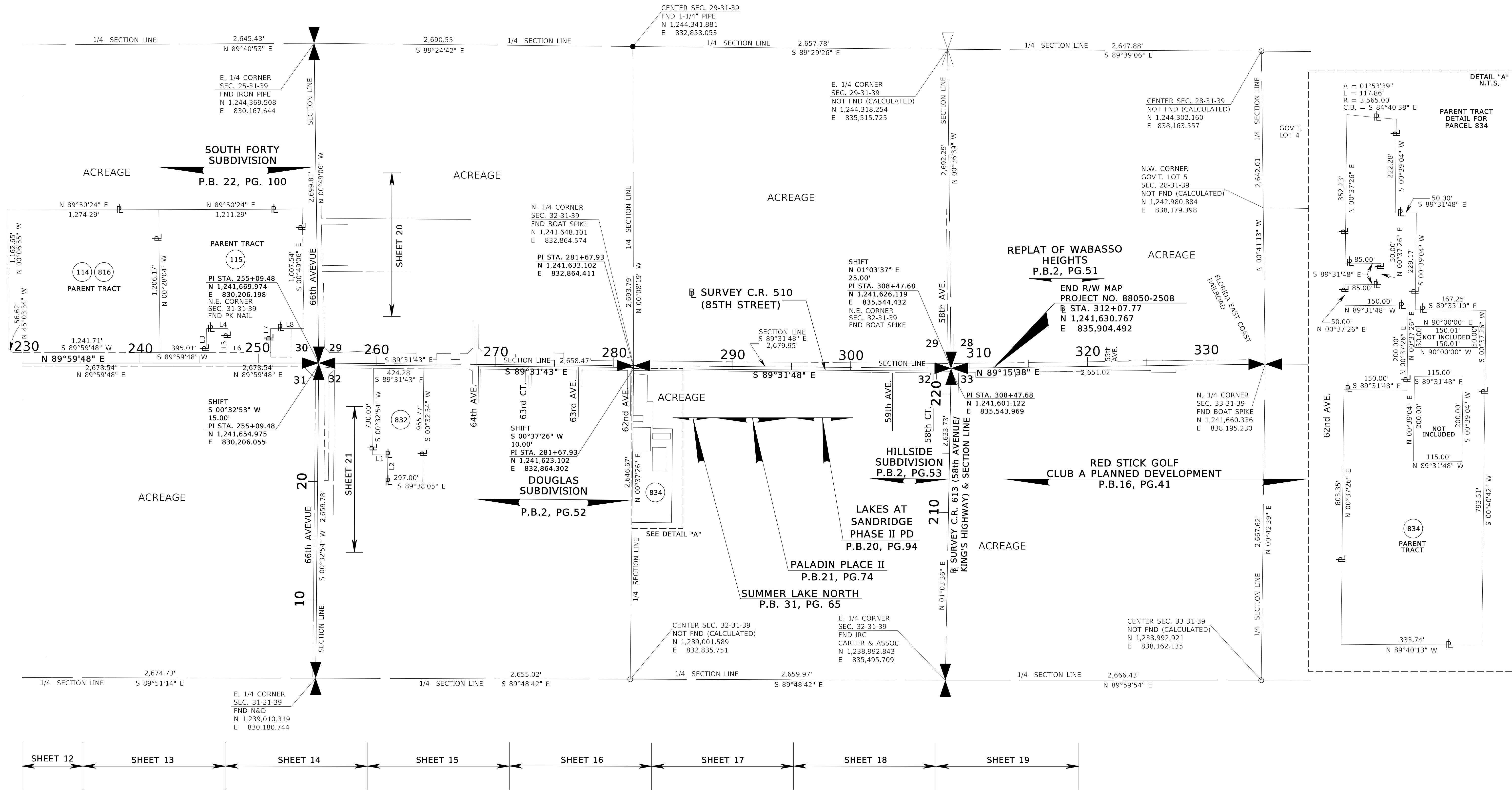
MAPS PREPARED BY: WGI	DATA SOURCE: SEE COVER SHEET
LB NO. 7055	SCALE: 1" = 400'
F.P.I.D. NO. 405606-3	SHEET 2 OF 29

VAULT: RWMAPPING\R4056063\RWKEYM02.dgn

SEC. 28, 29, 30, 31, 32, 33
TWP. 31 S., RGE. 39 E.

SCALE: 1" = 400'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°31'43" E	127.28'
L2	S 00°32'54" W	226.32'
L3	N 00°28'04" W	202.01'
L4	N 89°59'48" E	180.01'
L5	S 00°28'04" E	202.01'
L6	S 89°59'48" W	360.01'
L7	S 00°28'04" E	202.01'
L8	S 89°59'48" W	282.44'



KEY MAP
THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY _____ DATE 1-22-2024

 DISTRICT SURVEYOR

[illegible]

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

INDIAN RIVER COUNTY

MAPS PREPARED BY:	
WGI	
LB NO. 7055	

F.P.I.D. NO. 405606-3

DATA SOURCE:
SEE COVER SHEET

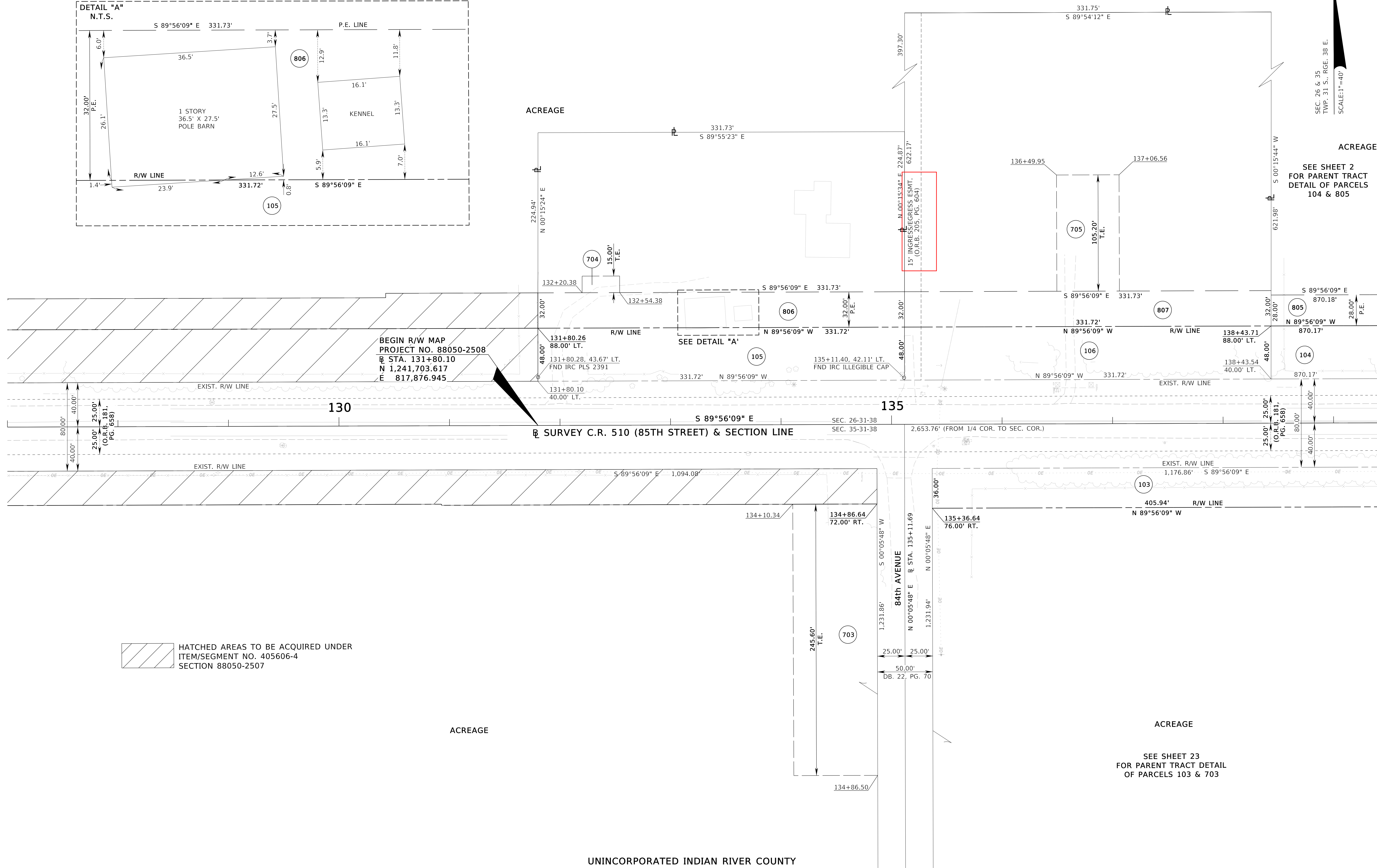
SCALE: 1" = 400'

SHEET 3 OF 29

VAULT: RWMAPPING\R4056063\RWKEYM03.dgn

UNINCORPORATED INDIAN RIVER COUNTY

SEC. 26 & 35
TWP. 31 S., RGE. 38 E.
SCALE: 1"=40'



ACREAGE
SEE SHEET 2
FOR PARENT TRACT
DETAIL OF PARCELS
104 & 805

ACREAGE
SEE SHEET 23
FOR PARENT TRACT
DETAIL
OF PARCELS 103 & 703

UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR
DATE
1-22-2024

REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

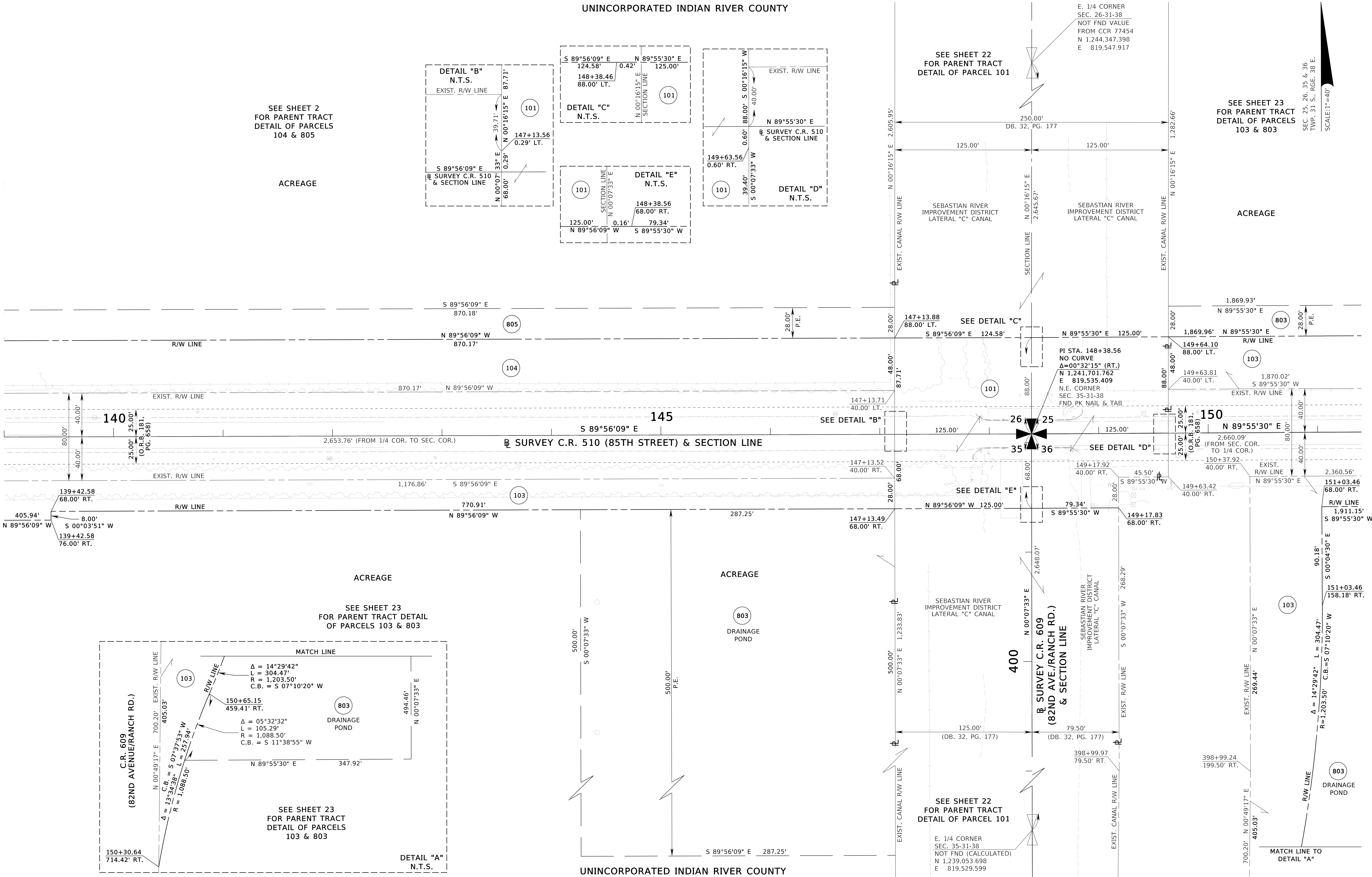
INDIAN RIVER COUNTY

MAPS PREPARED BY:
WGI
LB NO. 7055

DATA SOURCE:
SEE COVER SHEET
SCALE: 1" = 40'

F.P.I.D. NO. 405606-3

SHEET 4 OF 29



SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

BY	DATE
PRELIM S. HARP	04/01/2023
FINAL S. HARP	06/02/2023
CHECKED R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

INDIAN RIVER COUNTY

MAPS PREPARED BY:

WG1

LB NO. 7055

F.P.I.D. NO. 405606-3

DATA SOURCE:

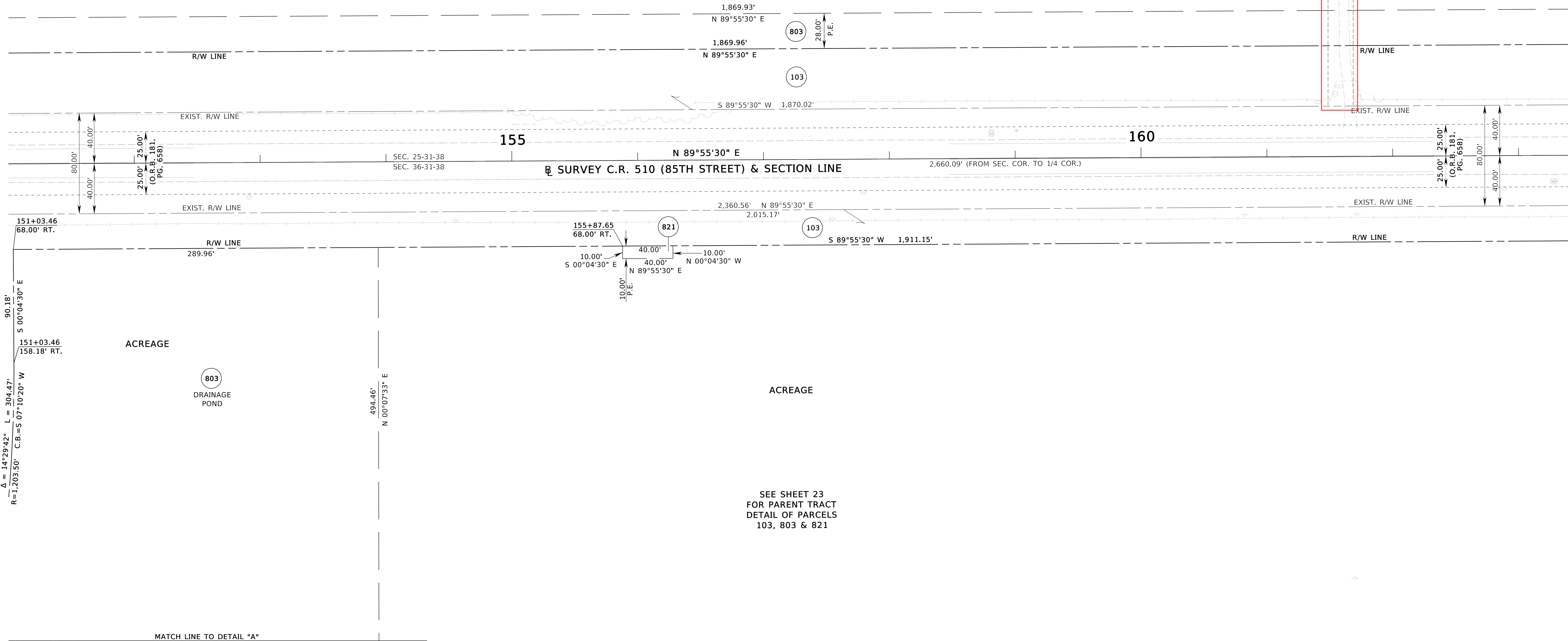
SEE COVER SHEET

SCALE: 1" = 40'

SHEET 5 OF 29

SEE SHEET 23
FOR PARENT TRACT
DETAIL OF PARCELS
103 & 803

ACREAGE

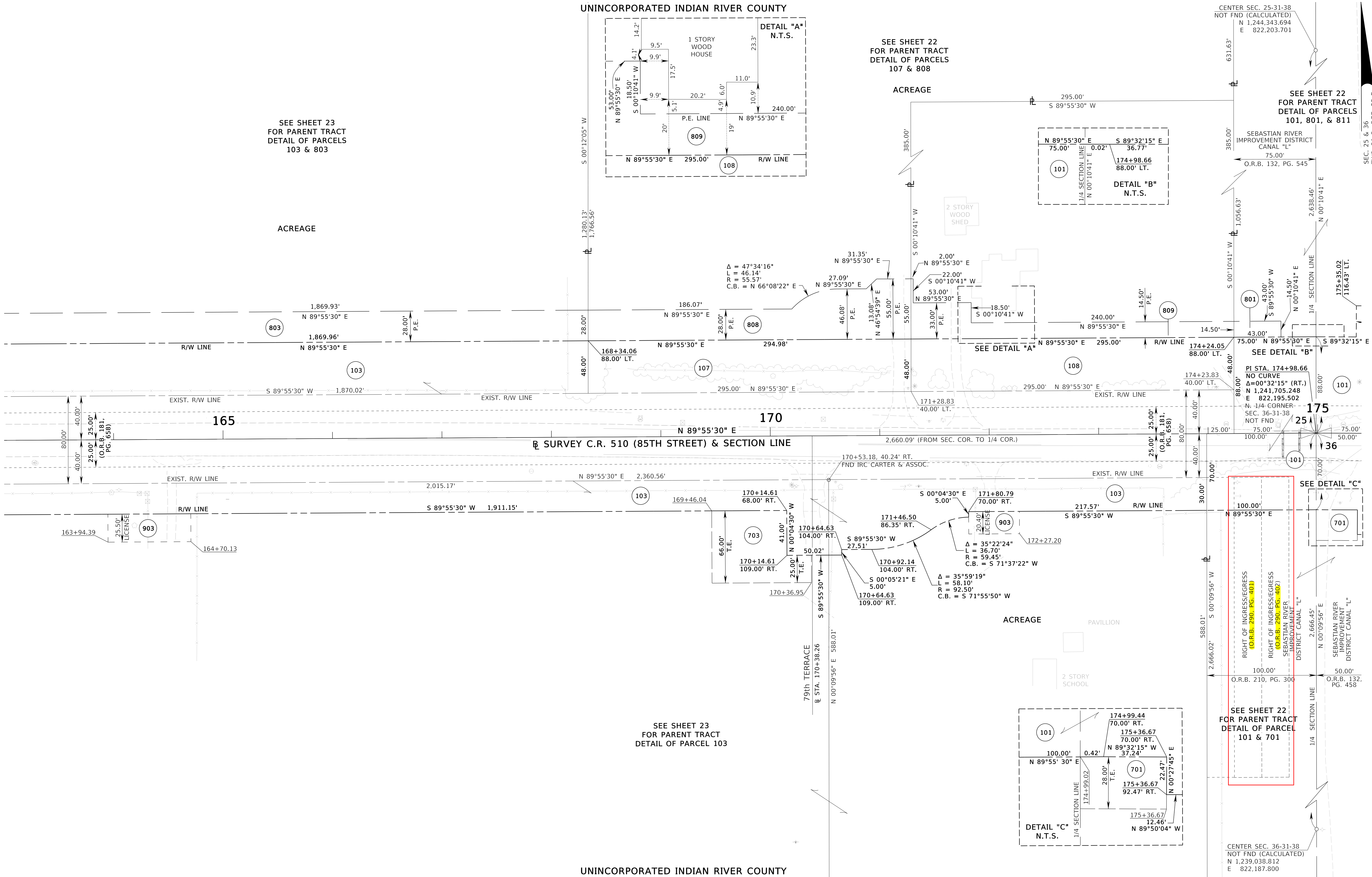


THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

BY	DATE
PRELIM S. HARP	04/01/2023
FINAL S. HARP	06/02/2023
CHECKED R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

INDIAN RIVER COUNTY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

MAPS PREPARED BY:

LB NO. 7055

F.P.I.D. NO. 405606-3

DATA SOURCE:

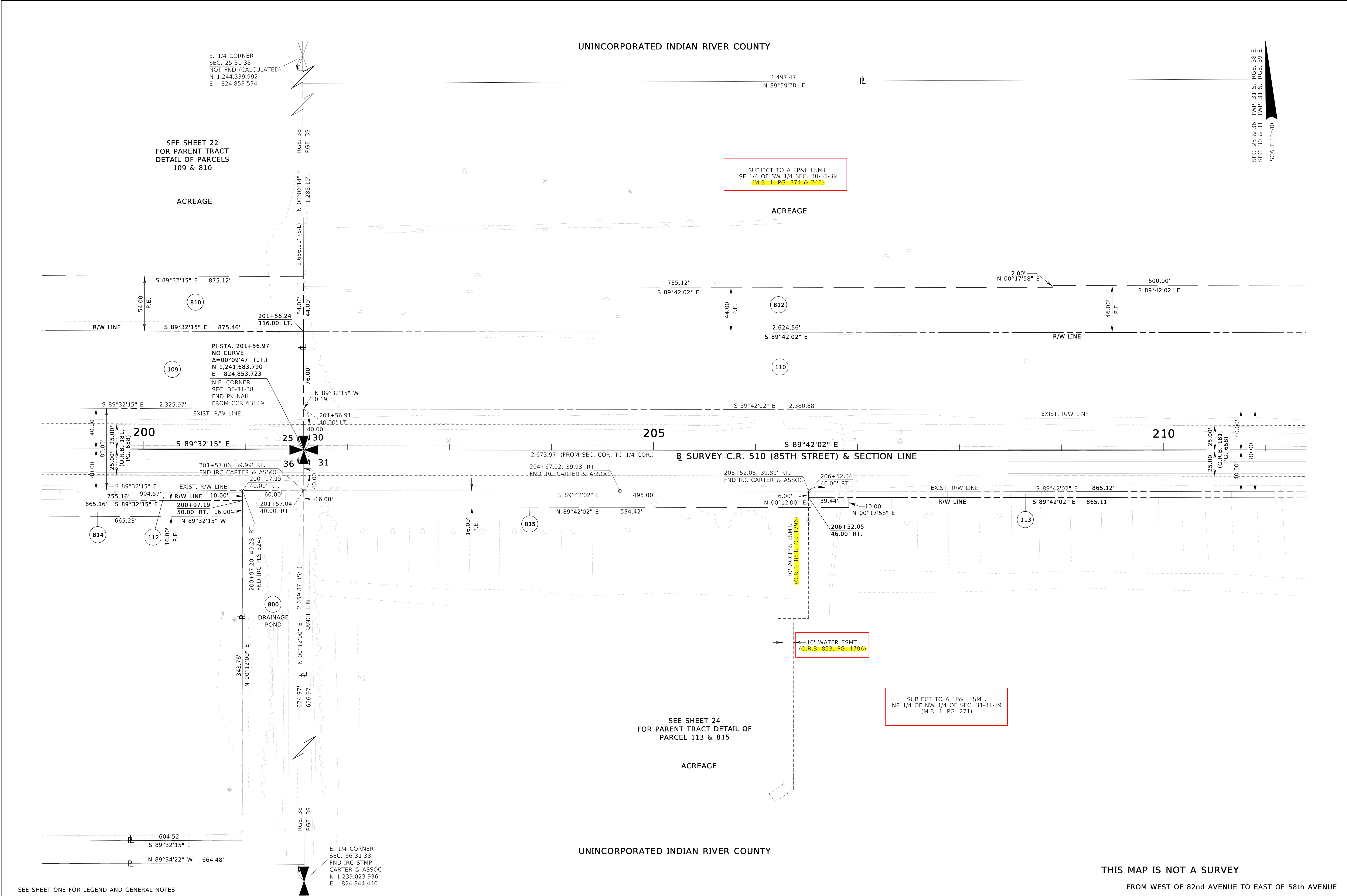
SEE COVER SHEET

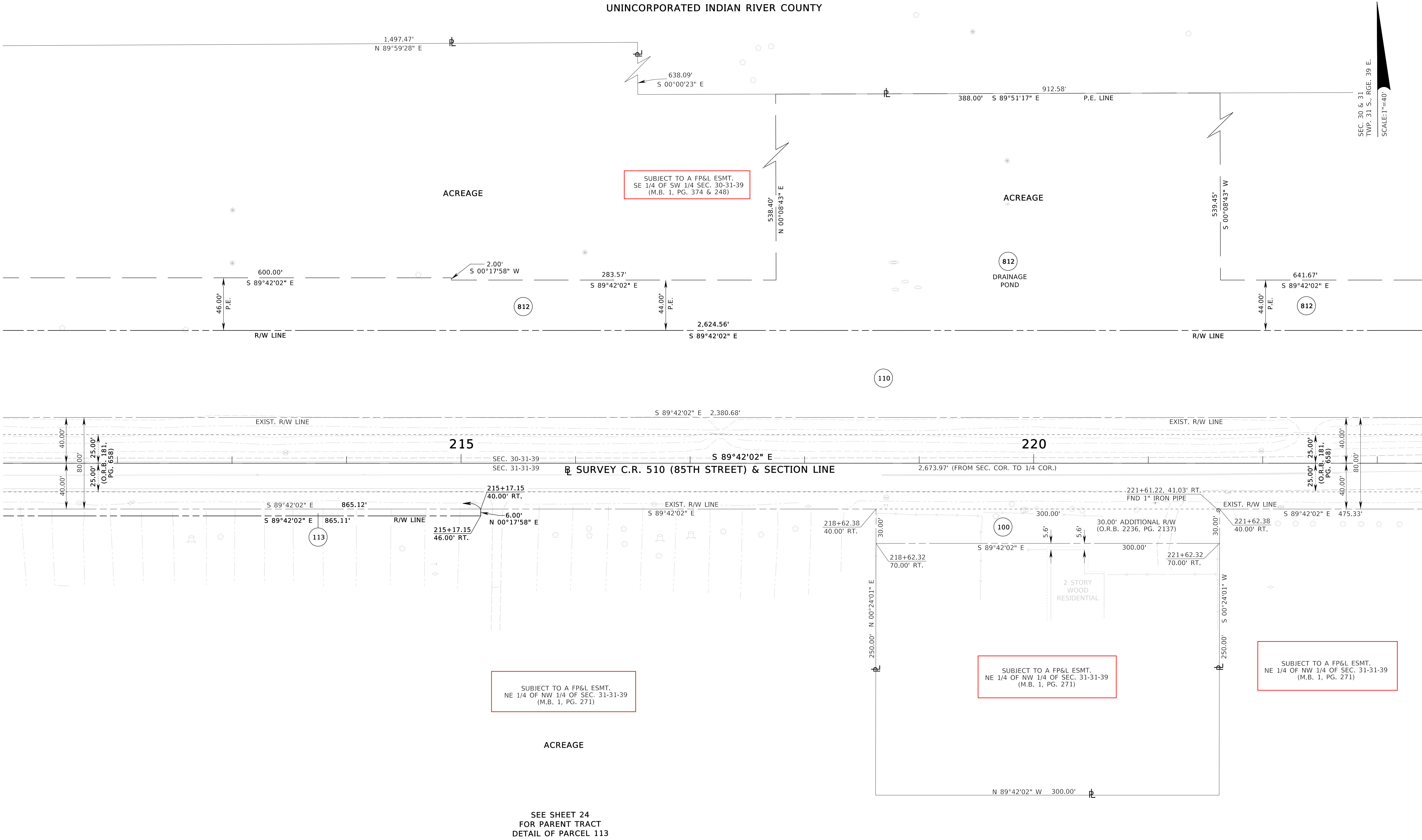
SCALE: 1" = 40'

SHEET 7 OF 29

SEC. 25 & 36
TWP. 31 S., RGE. 38 E.
SCALE: 1"=40'

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE





SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
Jeffrey Smith
DATE
1-22-2024
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

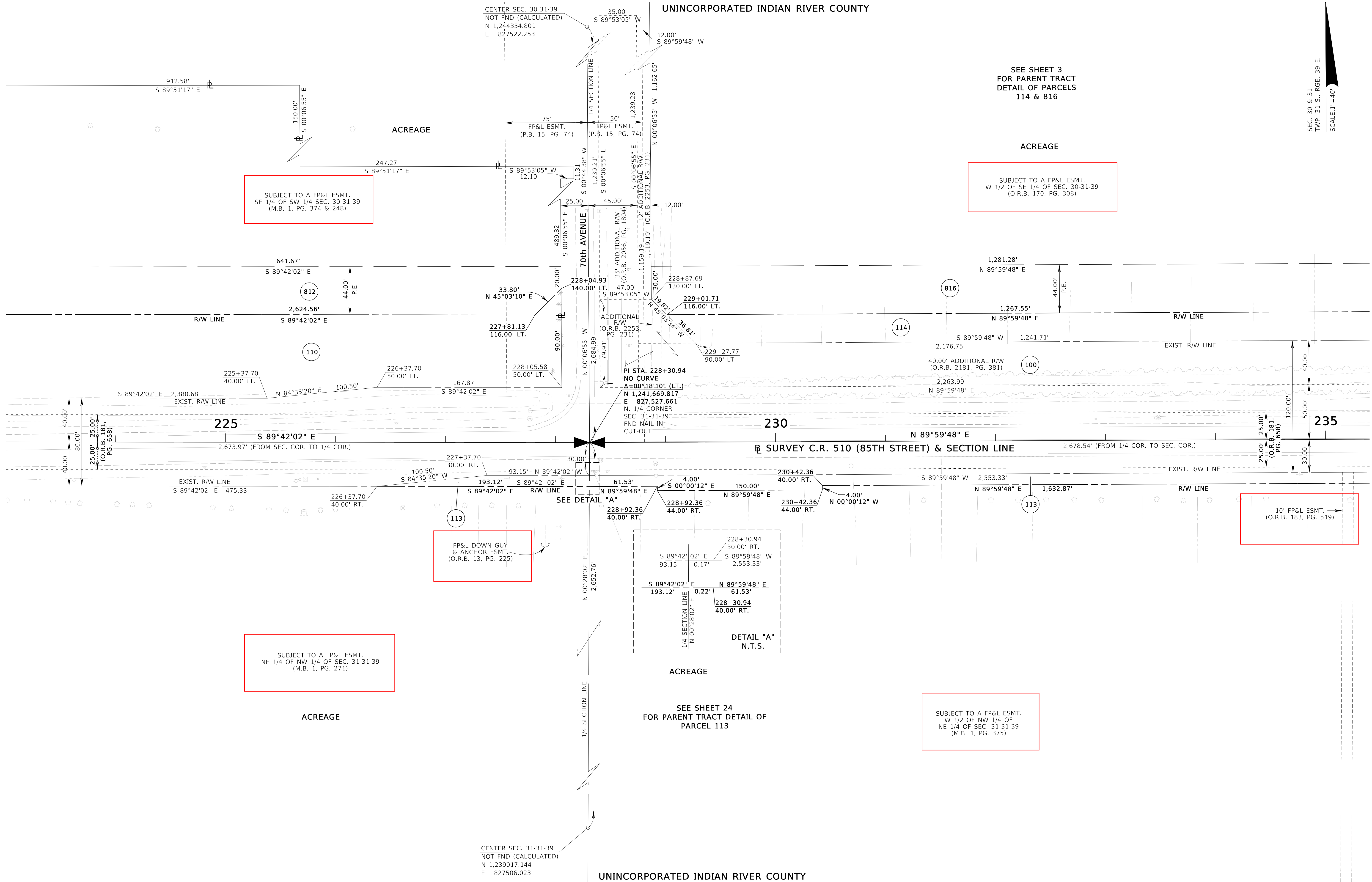
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

MAPS PREPARED BY:
WG1
LB NO. 7055
F.P.I.D. NO. 405606-3

DATA SOURCE:
SEE COVER SHEET
SCALE: 1" = 40'

SHEET 11 OF 29

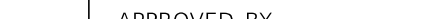
SEC. 30 & 31
TWP. 31 S., RGE. 39 E.
SCALE: 1"=40'



THIS MAP IS NOT A SURVEY
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

Removed line at Sta 235 TB 11/08/2024

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE								BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	COUNTY ROAD NO. 510 (85TH STREET)	INDIAN RIVER COUNTY	F.P.I.D. NO. 405606-3	SHEET 12 OF 29	
			1-22-2024																
		REVISION	BY	DATE	REVISION	BY	DATE	CHECKED	R. ORTEGA	07/24/2023									

UNINCORPORATED INDIAN RIVER COUNTY

SOUTH FORTY SUBDIVISION
P.B. 22, PG. 100

SEC. 30 & 31
TWP. 31 S., RGE. 39 E.
SCALE: 1"=40'

SEE SHEET 3
FOR PARENT TRACT
DETAIL OF PARCELS
114 & 816

ACREAGE

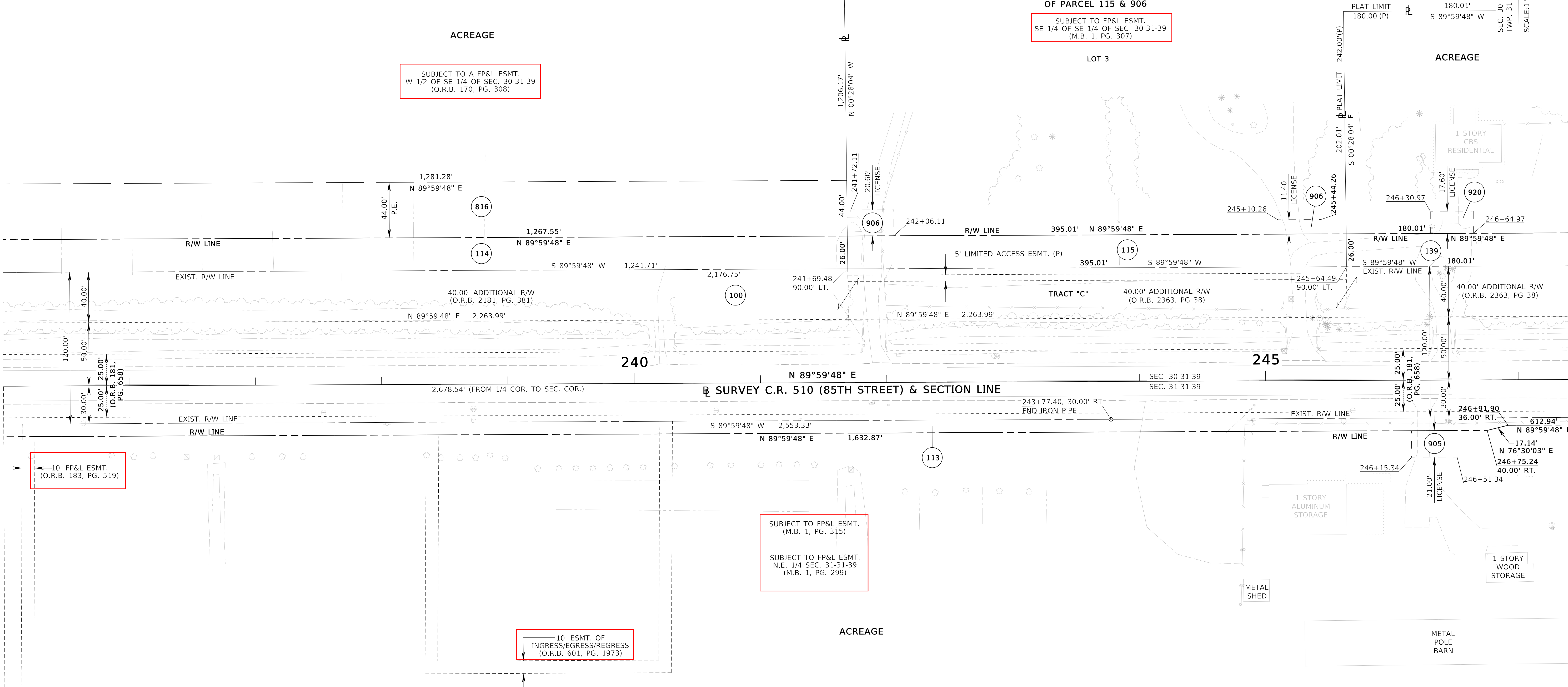
SUBJECT TO A FP&L ESMT.
W 1/2 OF SE 1/4 OF SEC. 30-31-39
(O.R.B. 170, PG. 308)

SEE SHEET 3
FOR PARENT TRACT DETAIL
OF PARCEL 115 & 906

SUBJECT TO FP&L ESMT.
SE 1/4 OF SE 1/4 OF SEC. 30-31-39
(M.B. 1, PG. 307)

LOT 3

ACREAGE



10' FP&L ESMT.
(O.R.B. 183, PG. 519)

SUBJECT TO FP&L ESMT.
(M.B. 1, PG. 315)

SUBJECT TO FP&L ESMT.
N.E. 1/4 SEC. 31-31-39
(M.B. 1, PG. 299)

10' ESMT. OF
INGRESS/EGRESS/REGRESS
(O.R.B. 601, PG. 1973)

ACREAGE

SEE SHEET 24
FOR PARENT TRACT DETAIL OF
PARCEL 113 & 905

UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR
DATE
1-22-2024

REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

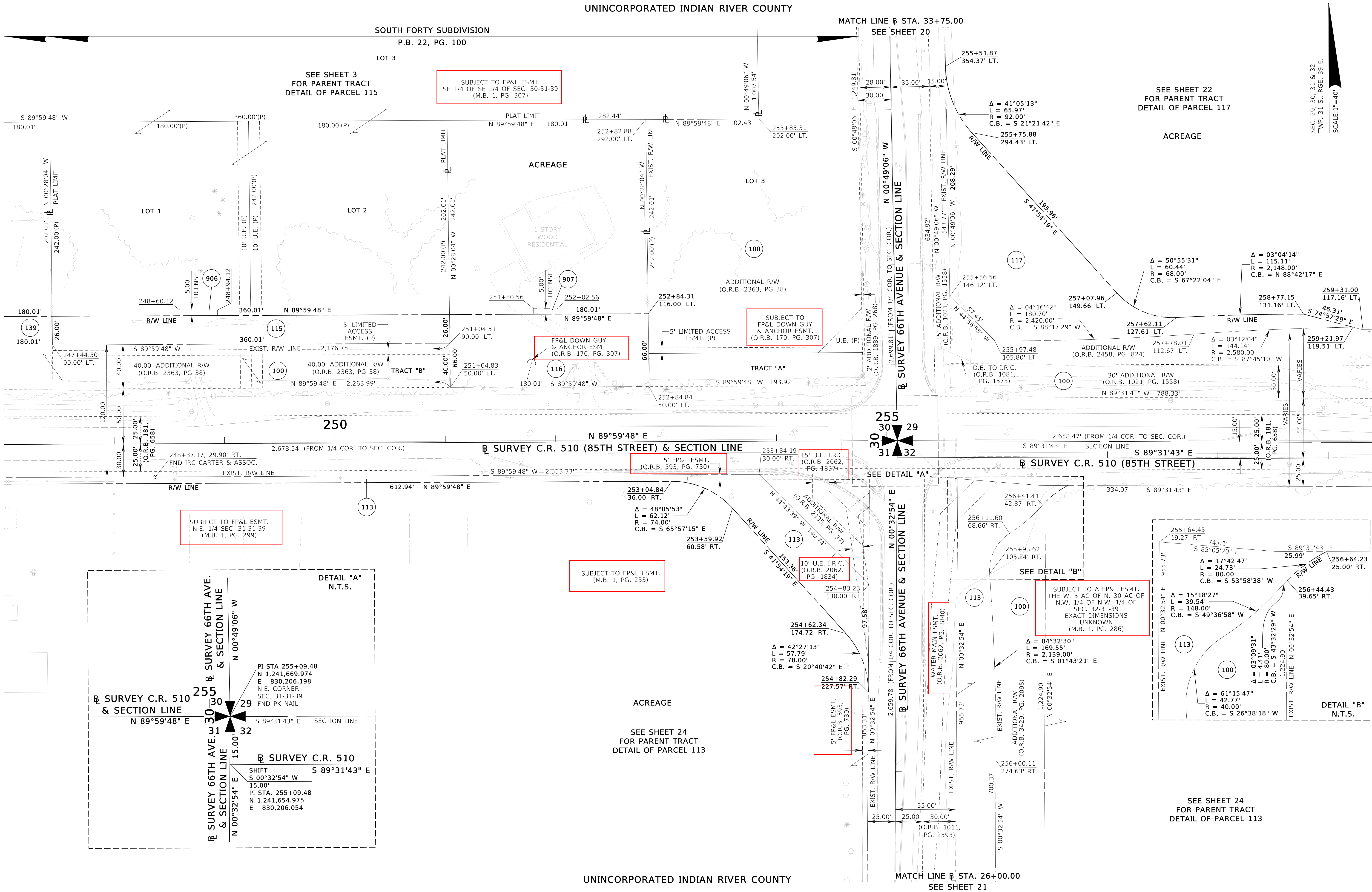
INDIAN RIVER COUNTY

MAPS PREPARED BY:
WGI
LB NO. 7055

DATA SOURCE:
SEE COVER SHEET
SCALE: 1" = 40'

F.P.I.D. NO. 405606-3

SHEET 13 OF 29



SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR

DATE
1-22-2024

REVISION	BY	DATE
ADD M.B. 1, PG. 233	T. BROWN	11-4-24
CORR. STATION IN DETAIL	T. BROWN	2-23-24
REVISION	BY	DATE

BY	DATE
PRELIM S. HARP	04/01/2023
FINAL S. HARP	06/02/2023
CHECKED R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

INDIAN RIVER COUNTY

MAPS PREPARED BY:

WG1
LB NO. 7055

F.P.I.D. NO. 405606-3

DATA SOURCE:

SEE COVER SHEET

SHEET 14 OF 29

UNINCORPORATED INDIAN RIVER COUNTY

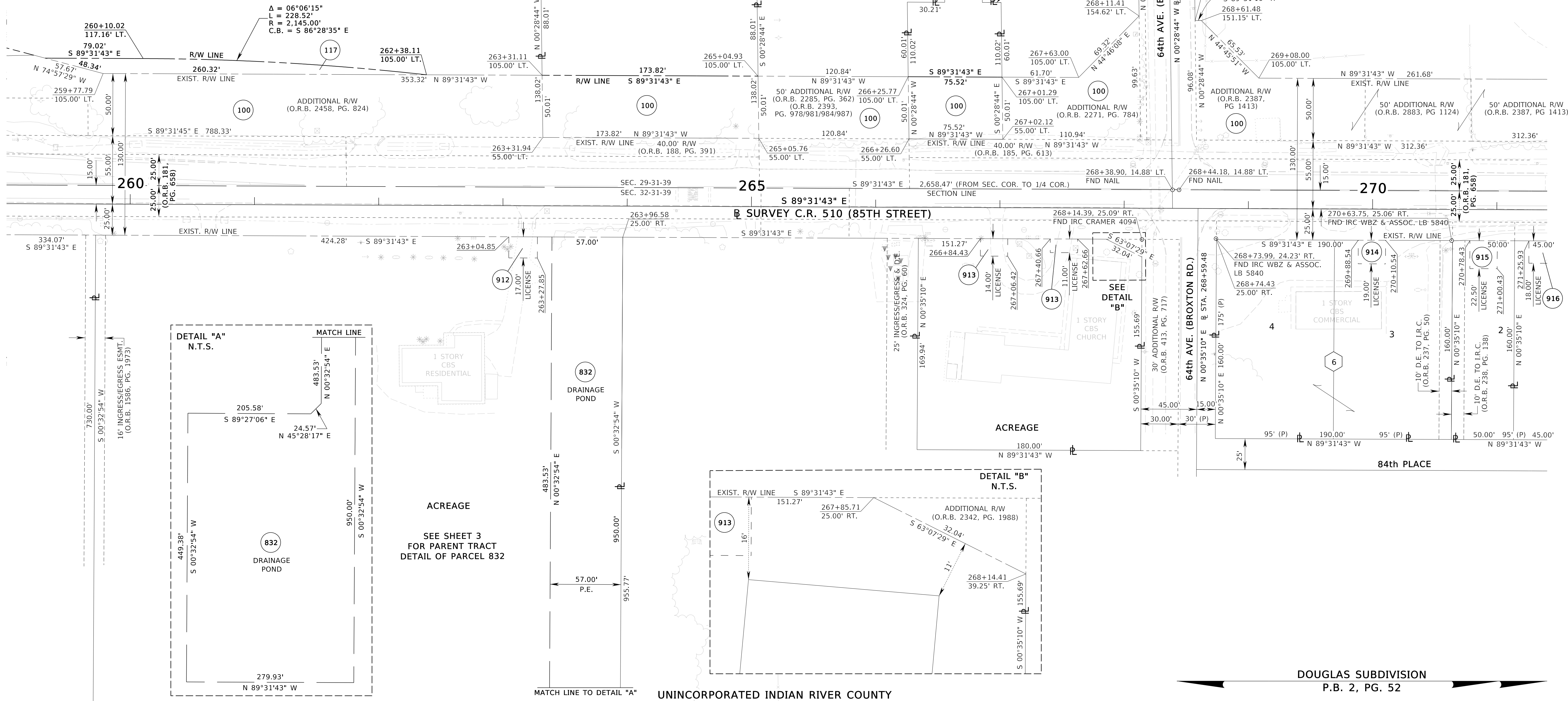
ACREAGE

SEE SHEET 3
FOR PARENT TRACT
DETAIL OF PARCEL 117

PERPETUAL NON-EXCLUSIVE ESMT.
FOR ACCESS & DRAINAGE
(O.R.B. 2458, PG. 824)

ACREAGE

SEC. 29 & 32
TWP. 31 S., RGE. 39 E.
SCALE: 1"=40'



DOUGLAS SUBDIVISION
P.B. 2, PG. 52

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

BY	DATE
PRELIM S. HARP	04/01/2023
FINAL S. HARP	06/02/2023
CHECKED R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

INDIAN RIVER COUNTY

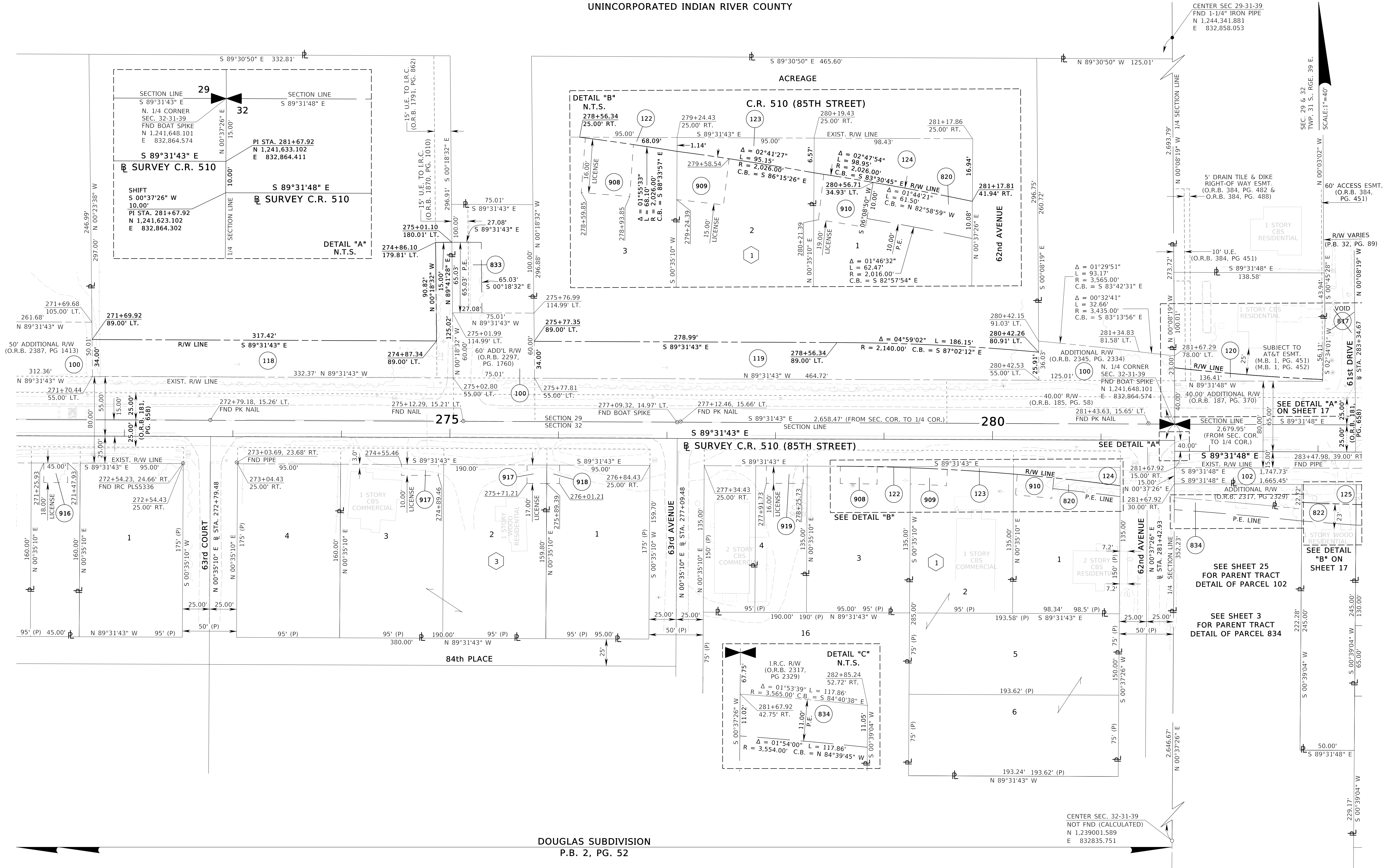
MAPS PREPARED BY:
WG1
LB NO. 7055

F.P.I.D. NO. 405606-3

DATA SOURCE:
SEE COVER SHEET
SCALE: 1" = 40'

SHEET 15 OF 29

UNINCORPORATED INDIAN RIVER COUNTY



THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY  DATE 1-22-2024
DISTRICT SURVEYOR

			VOID 817; ADD P.8.32/89;	T.BROWN	11-01-24
			REV. PARENT TRACT 120		
			REV. PARENT TRACT 919	T.BROWN	3-19-24
REVISION	BY	DATE	REVISION	BY	DATE

FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

INDIAN RIVER COUNTY

MAPS PREPARED BY:

WGI
LB NO. 7055

DATA SOURCE:

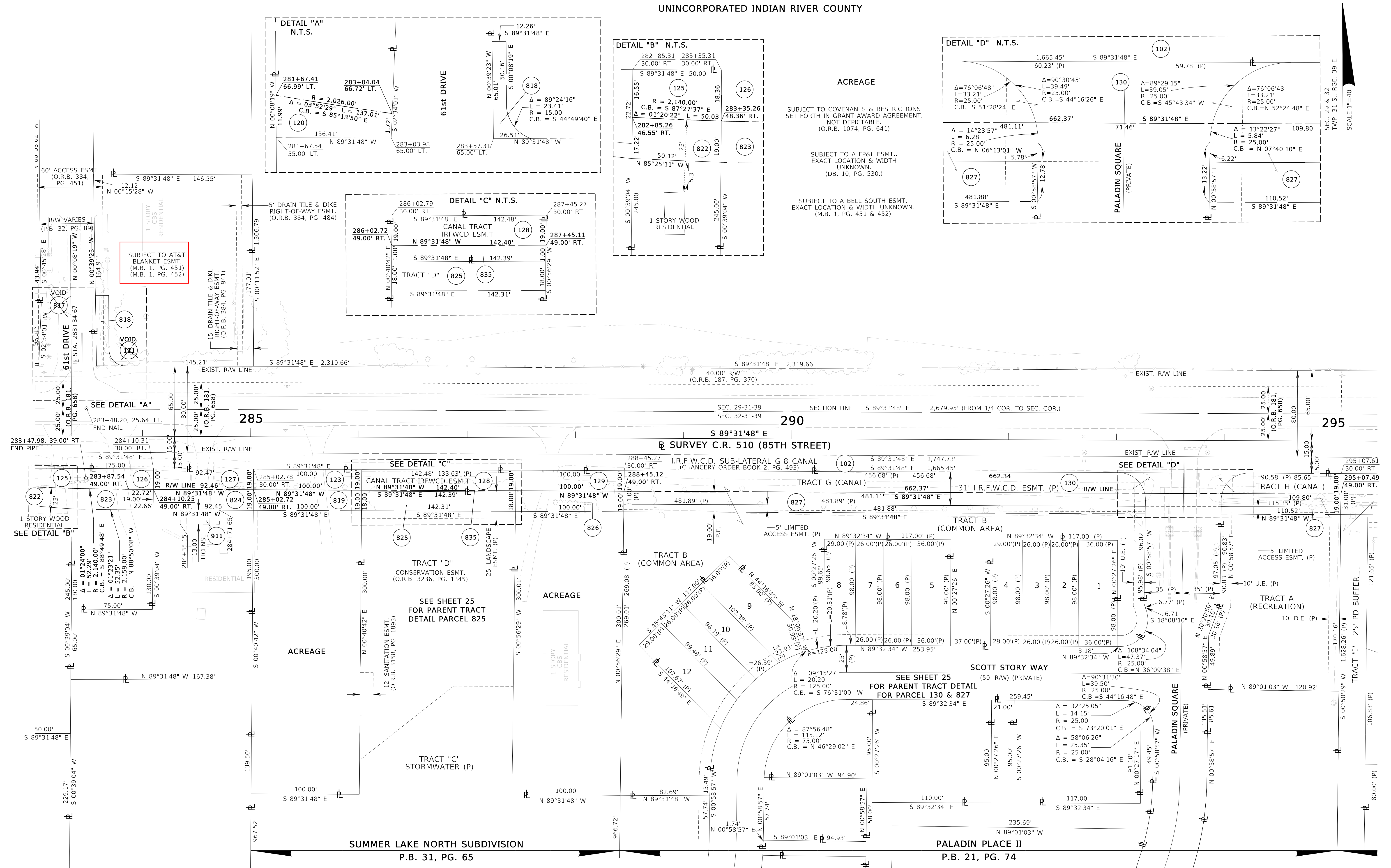
SEE COVER SHEET
SCALE: 1" = 40'

ERIC ID NO. 405606 3

SHEET 16 OF 39

VAULT: RWMAPPING\R4056063\RWDETL16.dgn

UNINCORPORATED INDIAN RIVER COUNTY



THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY  DATE 1-22-2024

DISTRICT SURVEYOR

			VOID 121.817;ADD PB 32/89	T.BROWN	11-01-24	
			REV. PARENT TRACT 818			
			ADD 835; REV. 825	T.BROWN	6-21-24	
			REV.PARENT TRCT 128,825			
	REVISION	BY	DATE	REVISION	BY	DATE

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	B. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

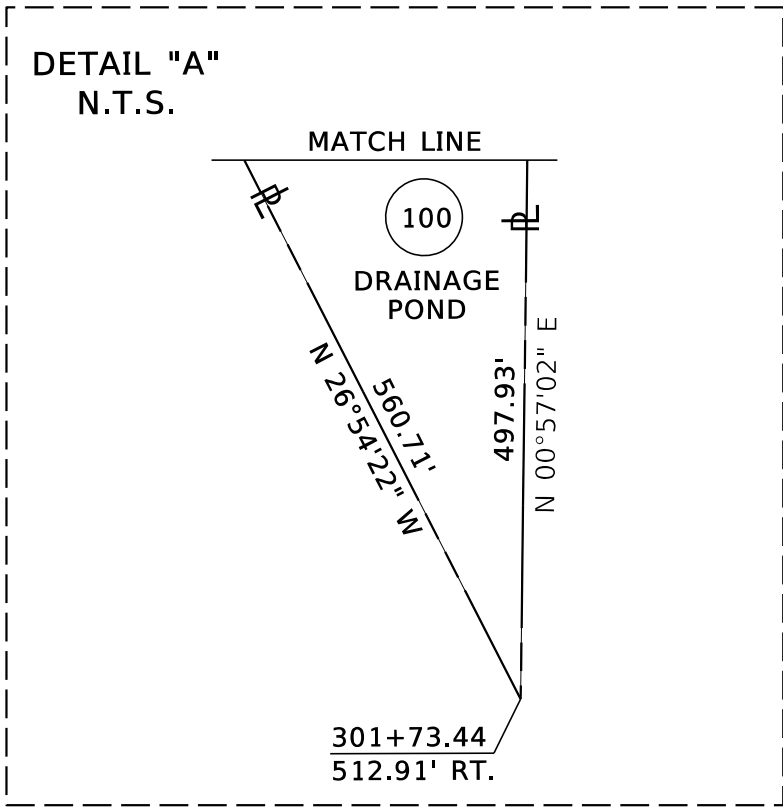
SECTION 88050-2508

INDIAN RIVER COUNTY

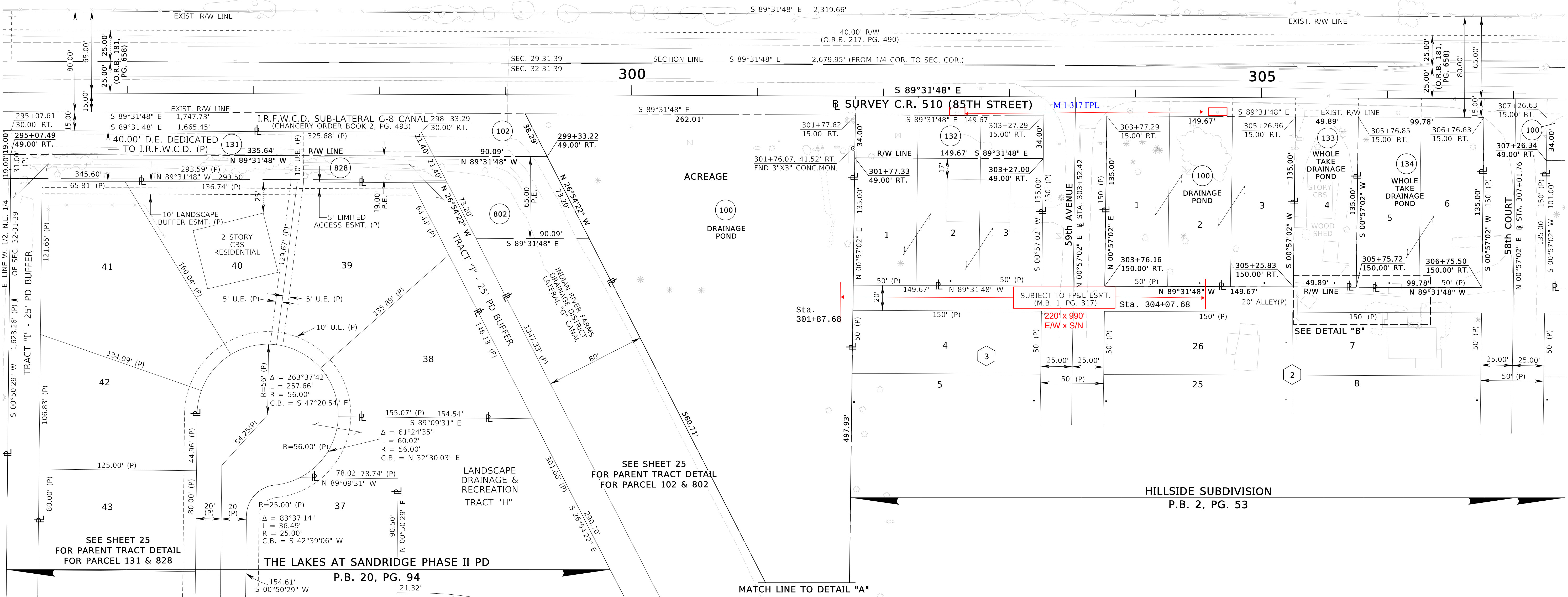
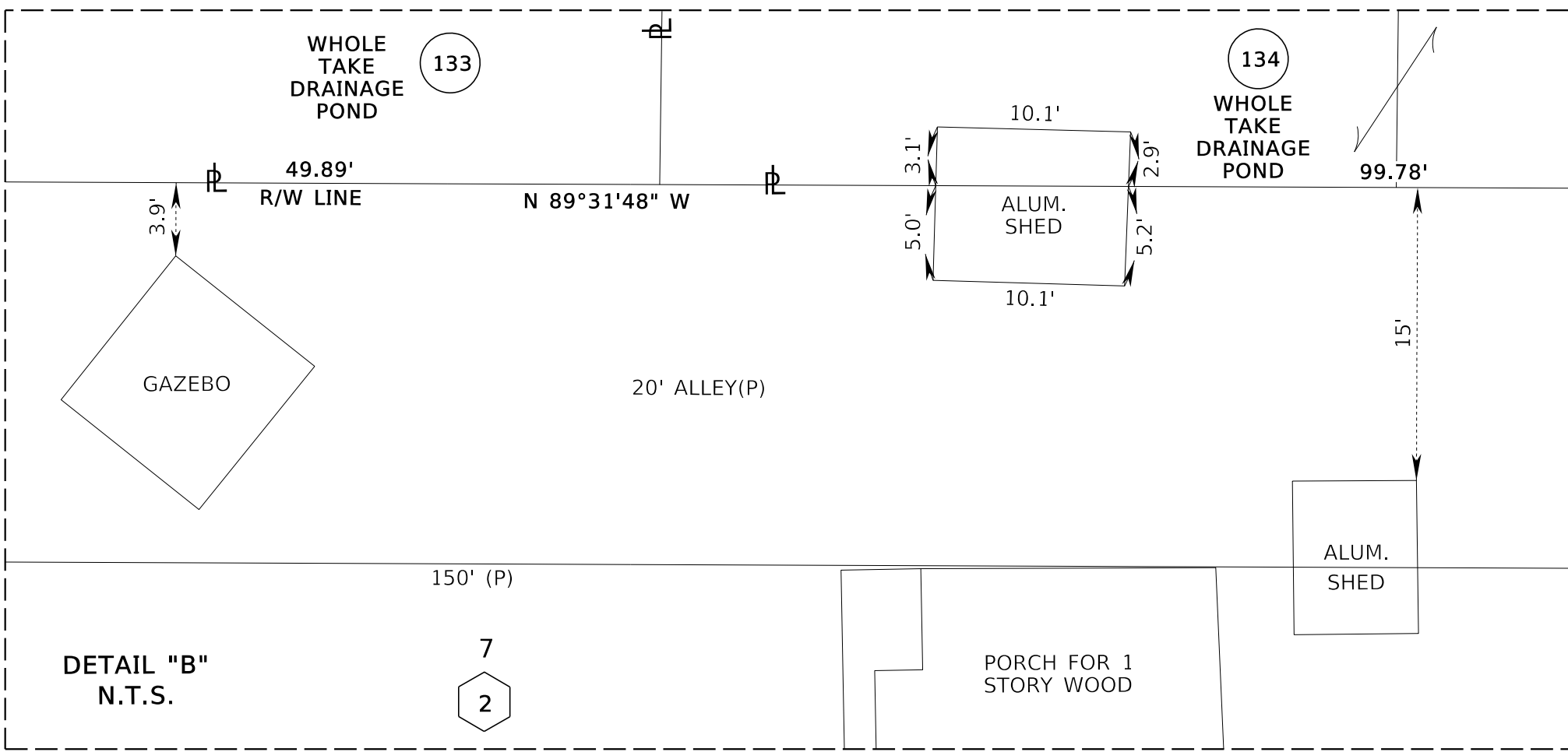
MAPS PREPARED BY:	
WGI	
LB NO. 7055	
F.P.I.D. NO. 40	

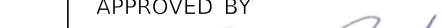
DATA SOURCE: SEE COVER SHEET	
SCALE: 1" = 40'	
	SHEET 17 OF 29

VAULT: RWMAPPING\R4056063\RWDETL17.dgr



ACREAGE



RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE								BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY: WG1 LB NO. 7055	DATA SOURCE: SEE COVER SHEET	
		 DISTRICT SURVEYOR	1-22-2024														SCALE: 1" = 40'
		REVISION	BY	DATE	ADD M.B. 1, PG. 317	T.BROWN	11/08/24	CHECKED	R. ORTEGA	07/24/2023	COUNTY ROAD NO. 510 (85TH STREET)	INDIAN RIVER COUNTY	F.P.I.D. NO. 405606-3	SHEET 18 OF 29			

UNINCORPORATED INDIAN RIVER COUNTY

REPLAT OF WABASSO HEIGHTS
P.B. 2, PG. 51

SEC. 28, 29, 32 & 33
TWP. 31 S., RGE. 39 E.
SCALE: 1"=40'

ACREAGE

TRACT 1

§ SURVEY C.R. 510
PI STA. 308+47.68
§ SURVEY C.R. 613
PI STA. 222+18.14
N 1,241,626.119
E 835,544.432
S.E. COR., SEC. 29-31-39
FND BOAT SPIKE

308+20.75 66.37' LT.
FND 4"x4" CONC. MON.
S 89°31'48" E 2,319.66'
EXIST. R/W LINE

29

28

310

315

END R/W MAP
PROJECT NO. 88050-2516
§ STA. 312+07.77
N 1,241,630.767
E 835,904.492

32

33

S 89°31'48" E

SEE DETAIL "A"

307+26.63 15.00' RT.

60' (P)

104.90'

307+26.34 49.00' RT.

34.00'

S 89°31'48" E

72.57'

R/W LINE

Δ = 90°35'24"

L = 39.53'

R = 25.00'

C.B. = S 44°14'06" E

8.01'

S 01°03'36" W

308+23.83 82.27' RT.

7.00'

S 88°56'24" E

120.92' (P)

50' (P)

120.82' (P)

16' ADD'L R/W

(O.R.B. 178, PG. 556)

2.633.73'

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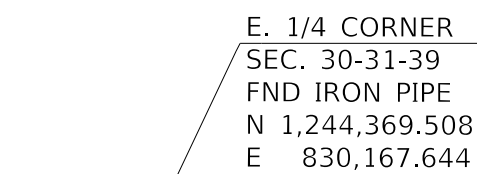
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WHITFIELD SUBDIVISION
O.R.B. 168, PG. 679

SEC. 29 & 30
TWP. 31 S., RGE. 39 E.



FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

MAPS PREPARED BY: WGI	DATA SOURCE: SEE COVER SHEET
LB NO. 7055	SCALE: 1" = 40'
FLUID NO. 405606-3	SHEET 20 OF 29

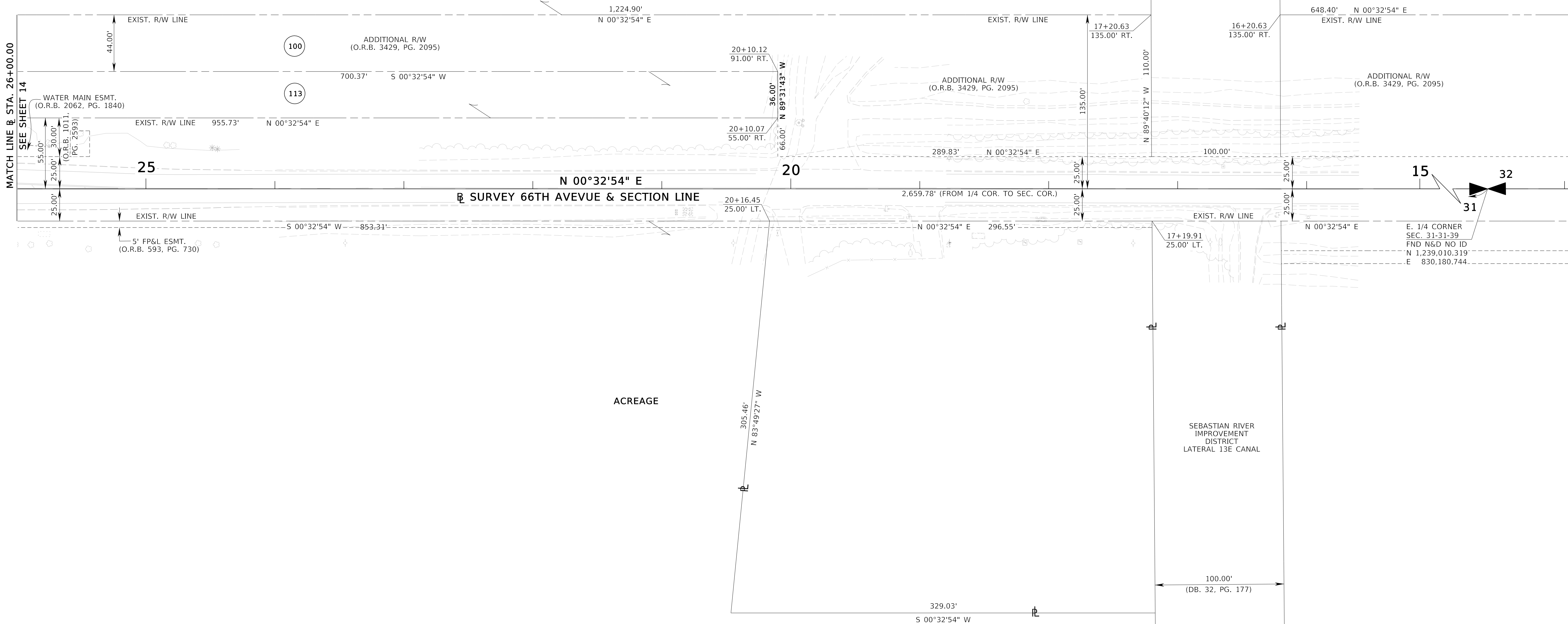
VAULT: RWMAPPING\R4056063\RWDETL20.dgn

UNINCORPORATED INDIAN RIVER COUNTY

SCALE: 1"=40'
SEC. 31 & 32
TWP. 31 S., RGE. 39 E.

SEE SHEET 24
FOR PARENT TRACT
DETAIL OF PARCEL 113

ACREAGE



ACREAGE

UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
Jeffrey Smith
DISTRICT SURVEYOR
DATE
1-22-2024

REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

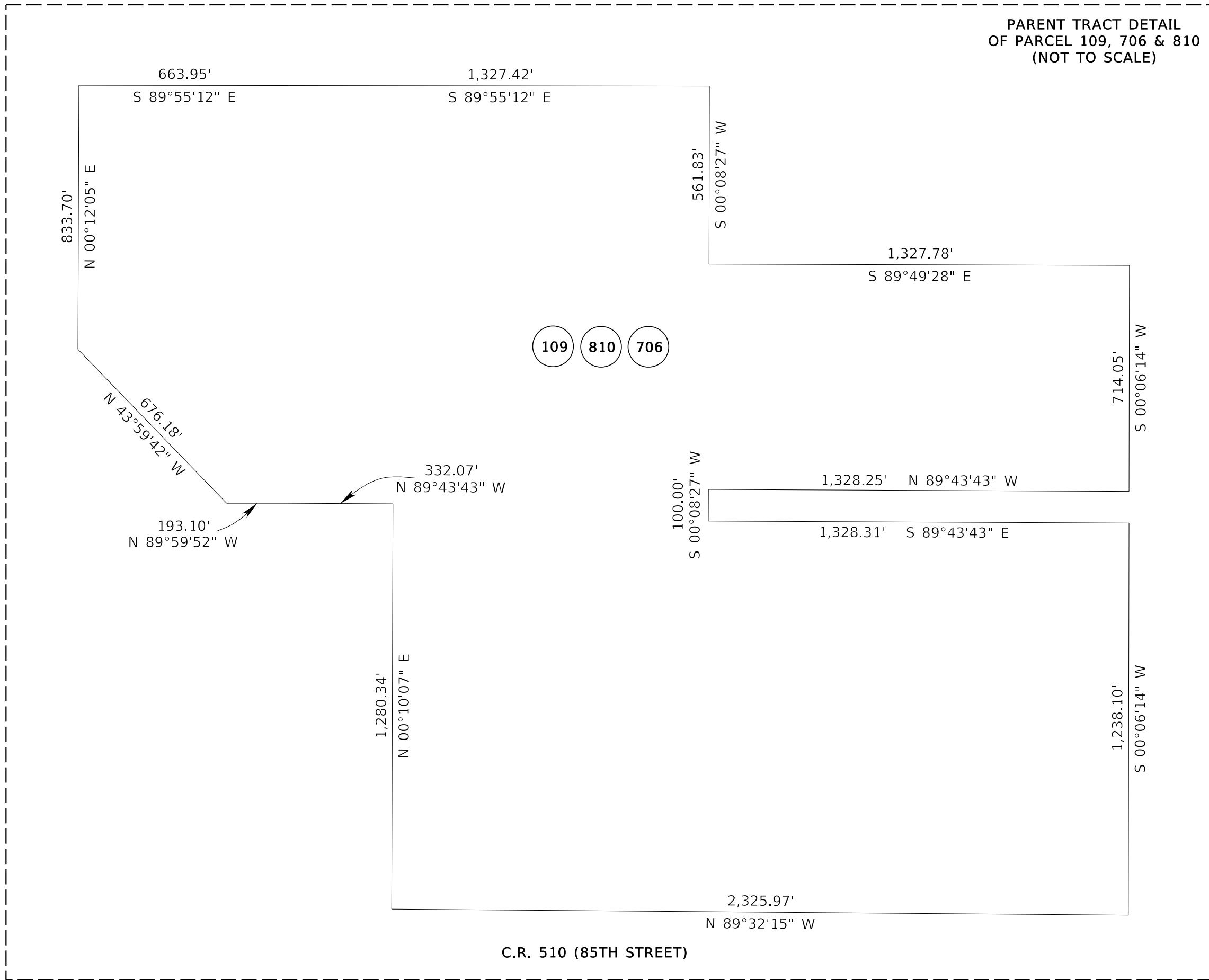
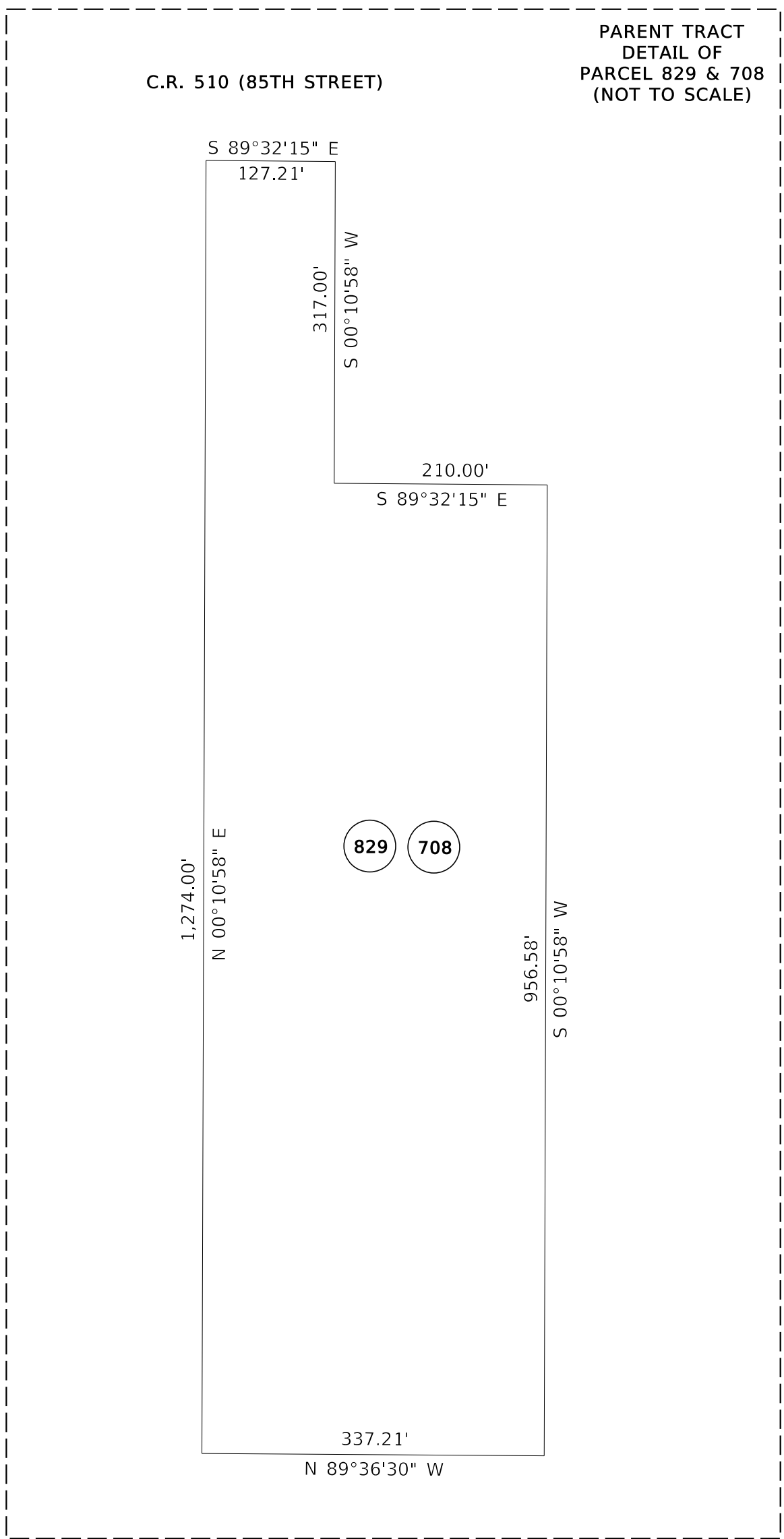
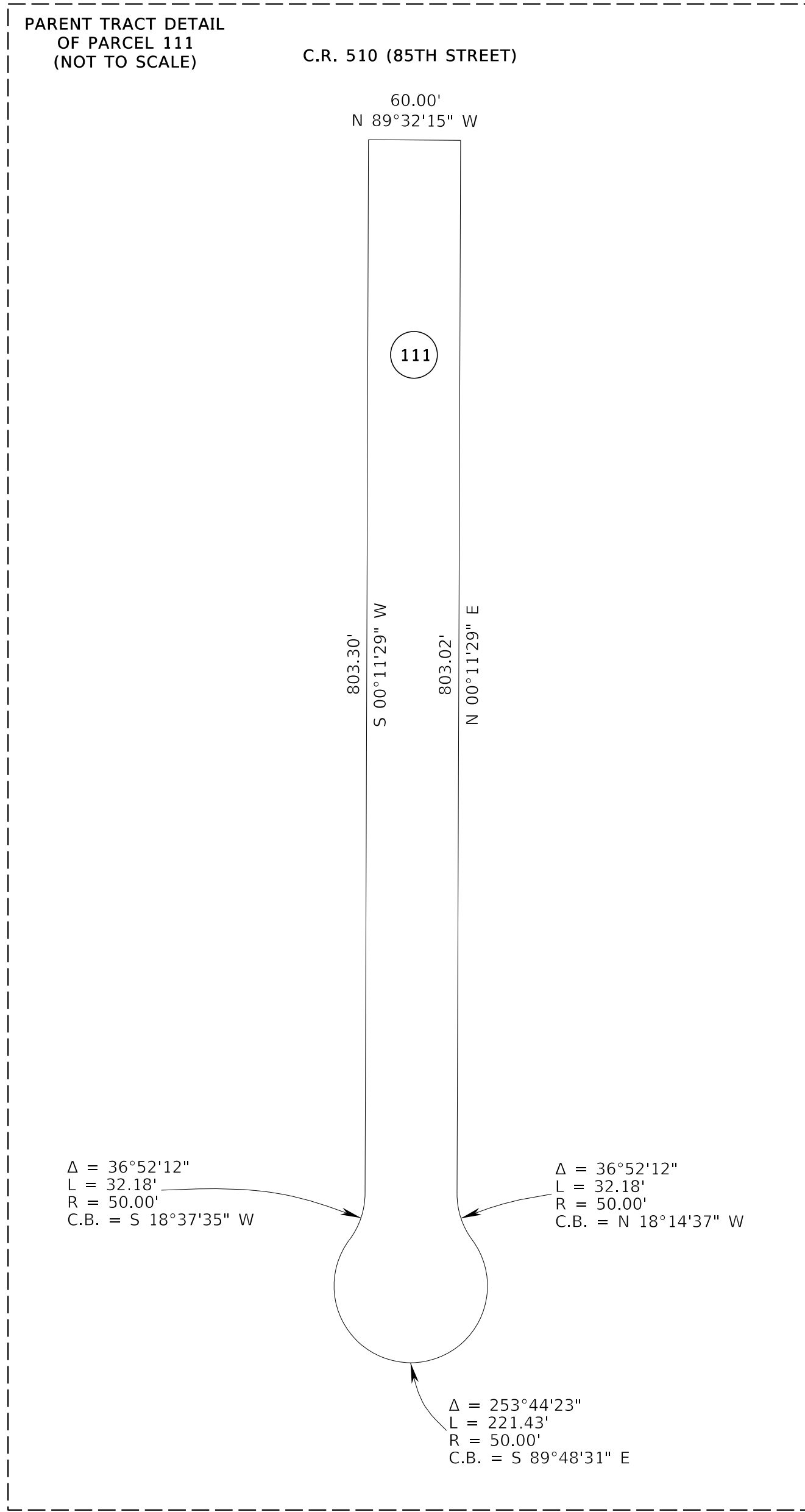
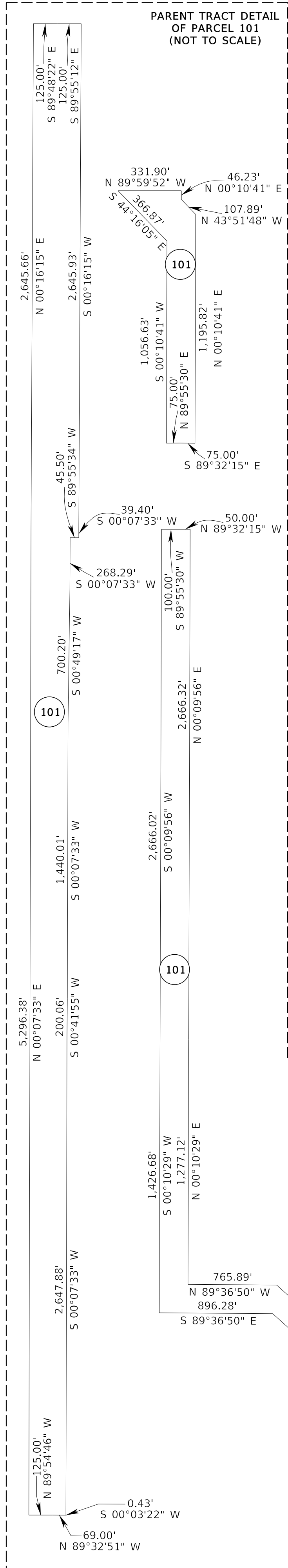
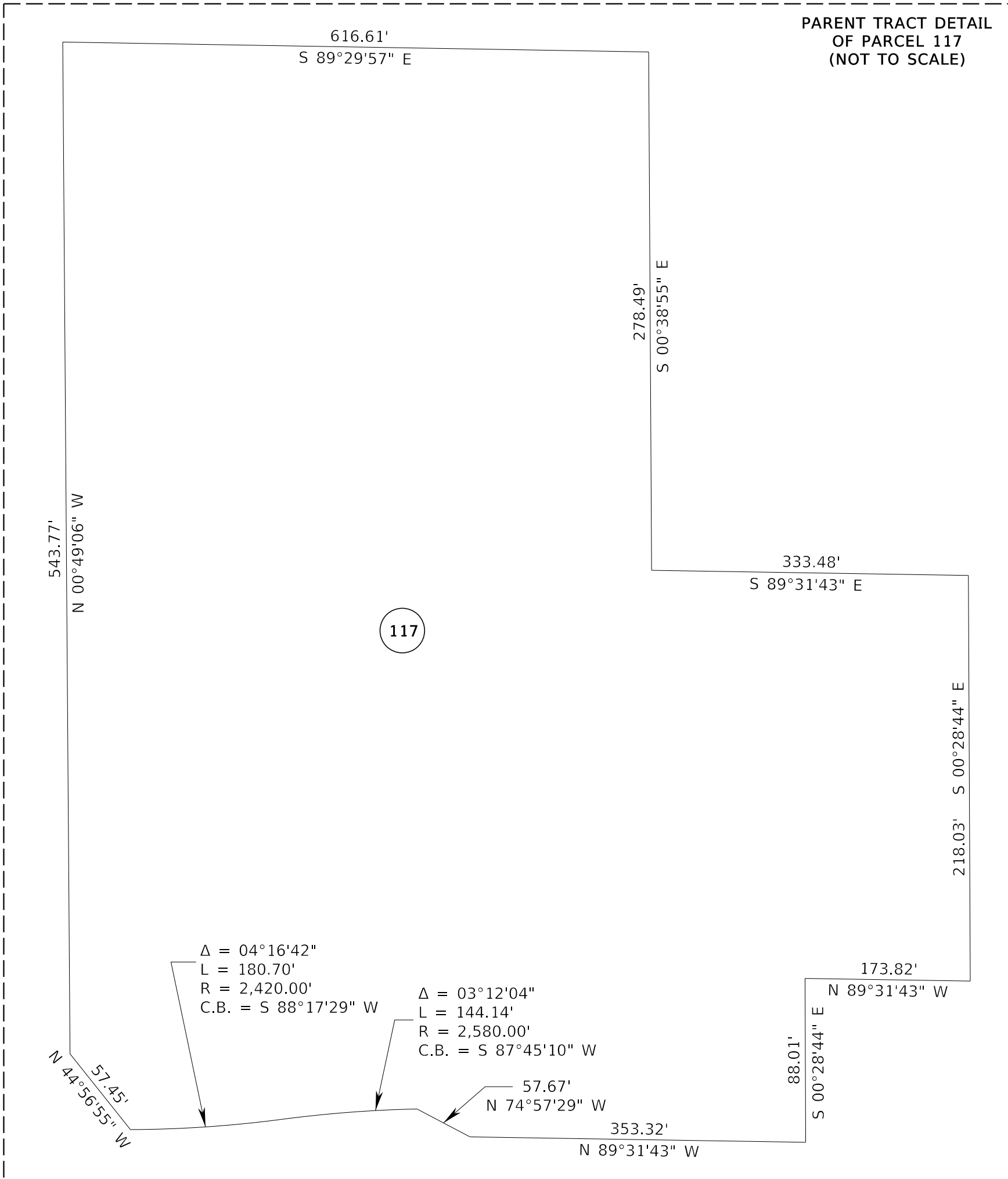
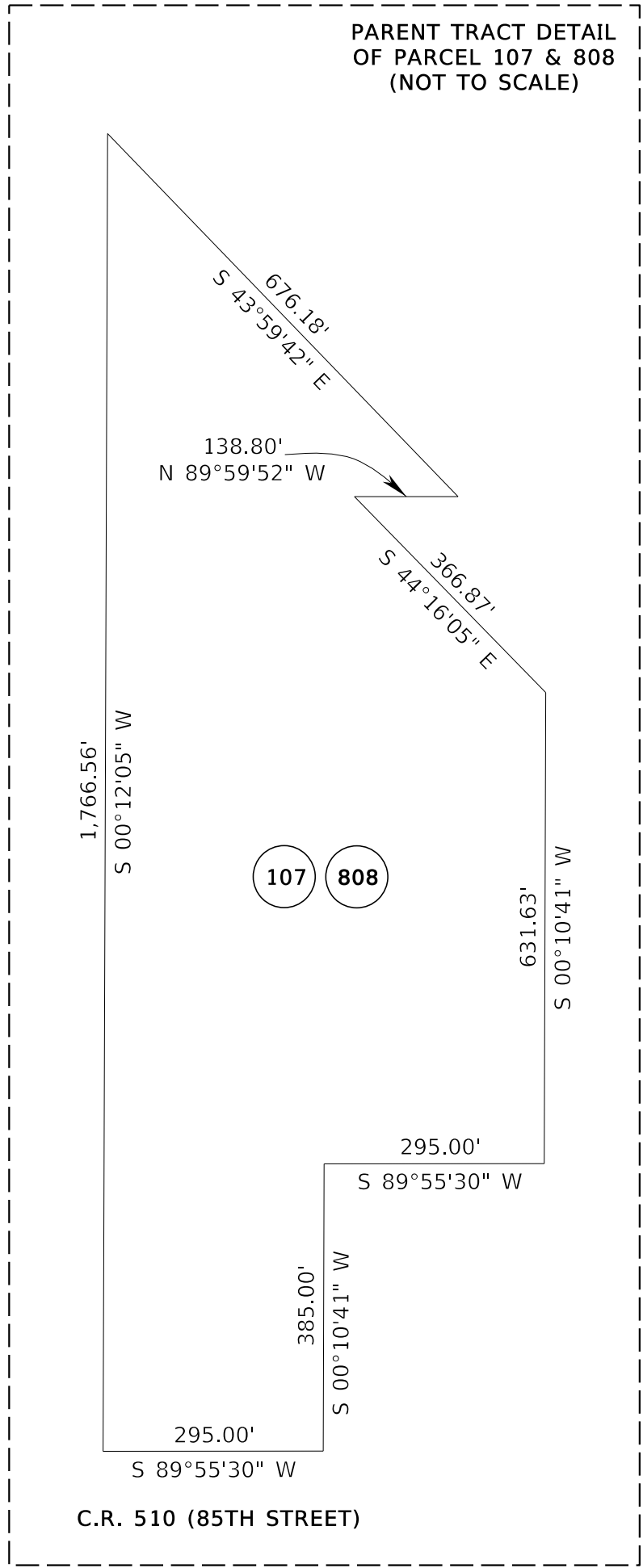
FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

INDIAN RIVER COUNTY

MAPS PREPARED BY: WGI LB NO. 7055	DATA SOURCE: SEE COVER SHEET SCALE: 1" = 40'
F.P.I.D. NO. 405606-3	SHEET 21 OF 29



THIS MAP IS NOT A SURVEY
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

BY	DATE
PRELIM S. HARP	04/01/2023
FINAL S. HARP	06/02/2023
CHECKED R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

INDIAN RIVER COUNTY

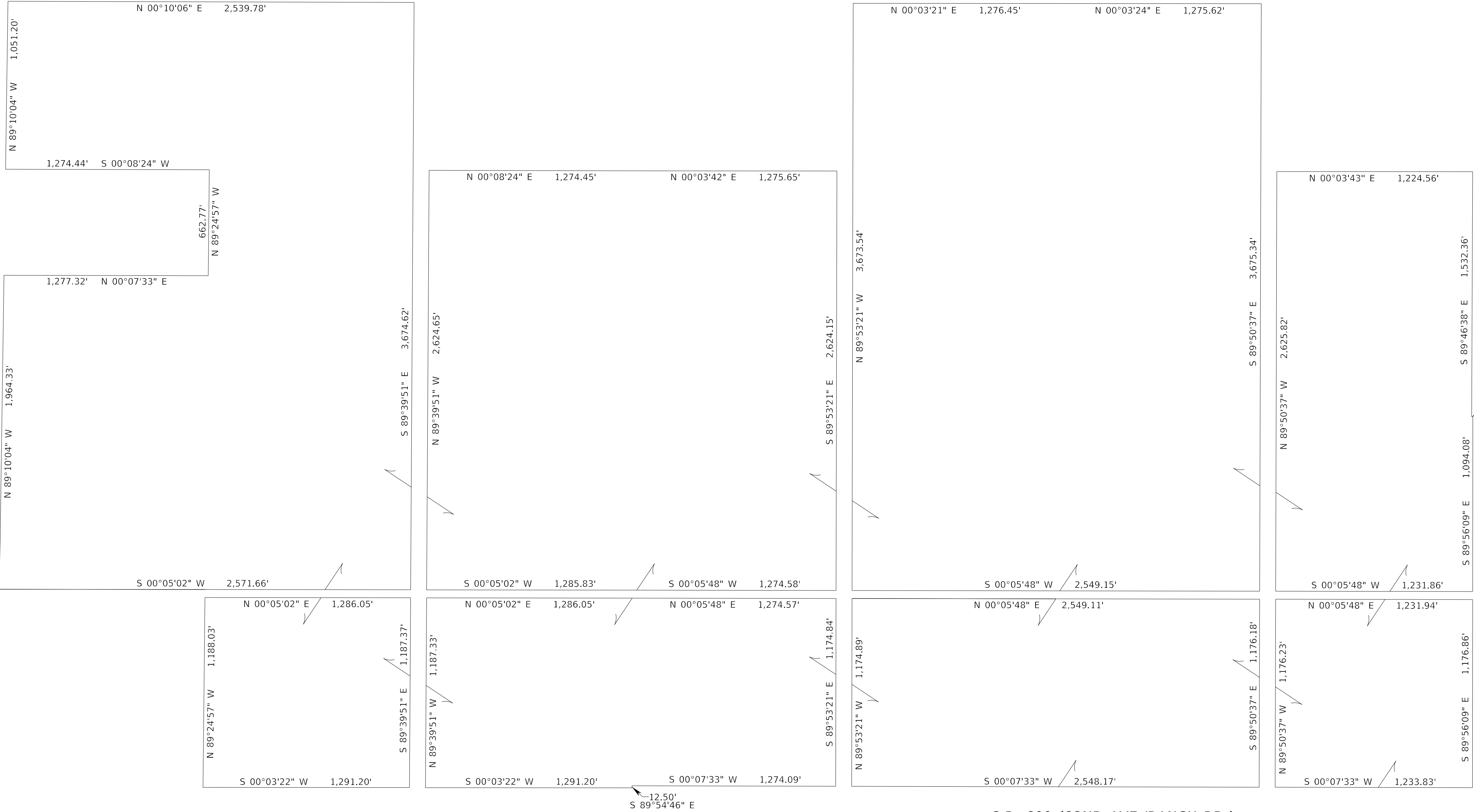
MAPS PREPARED BY:
WG1
LB NO. 7055
F.P.I.D. NO. 405606-3

DATA SOURCE:
SEE COVER SHEET
SCALE: N.T.S.

SHEET 22 OF 29

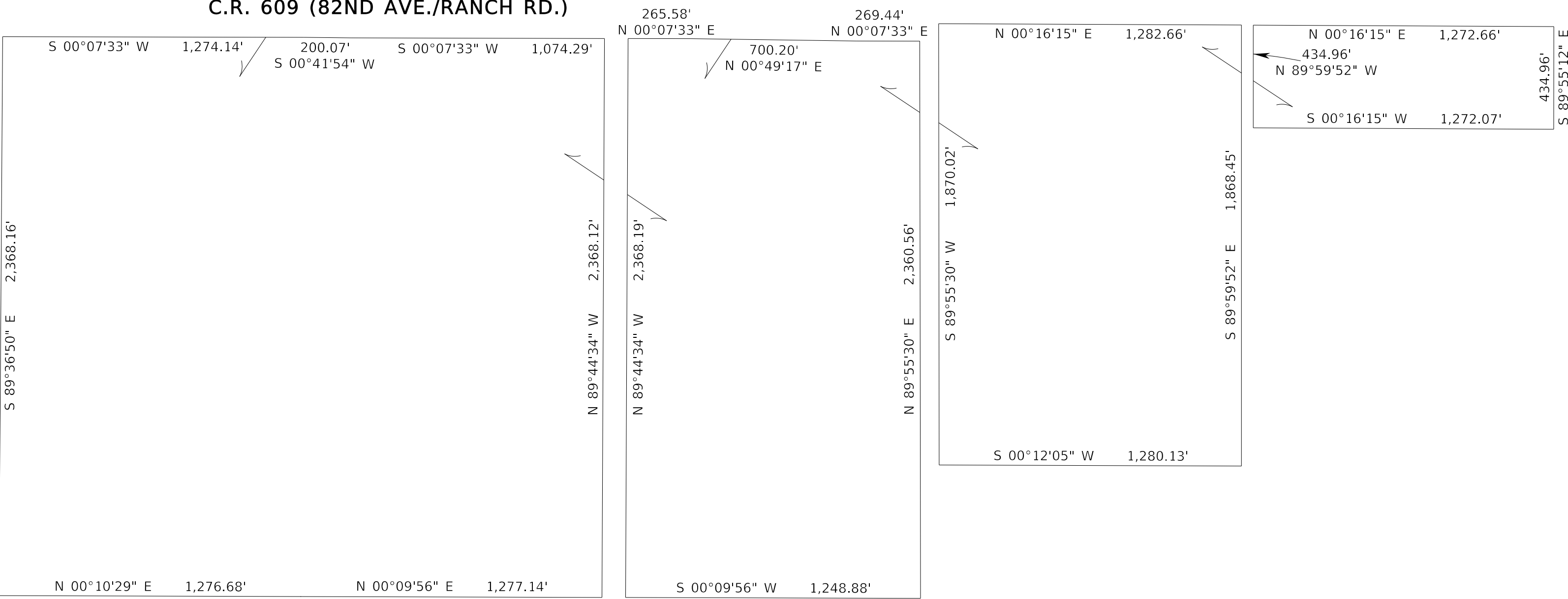
PARCEL 103/703/803/903
PARENT TRACT DETAIL
NOT TO SCALE

N.T.S.



C.R. 510 (85TH STREET)

C.R. 609 (82ND AVE./RANCH RD.)



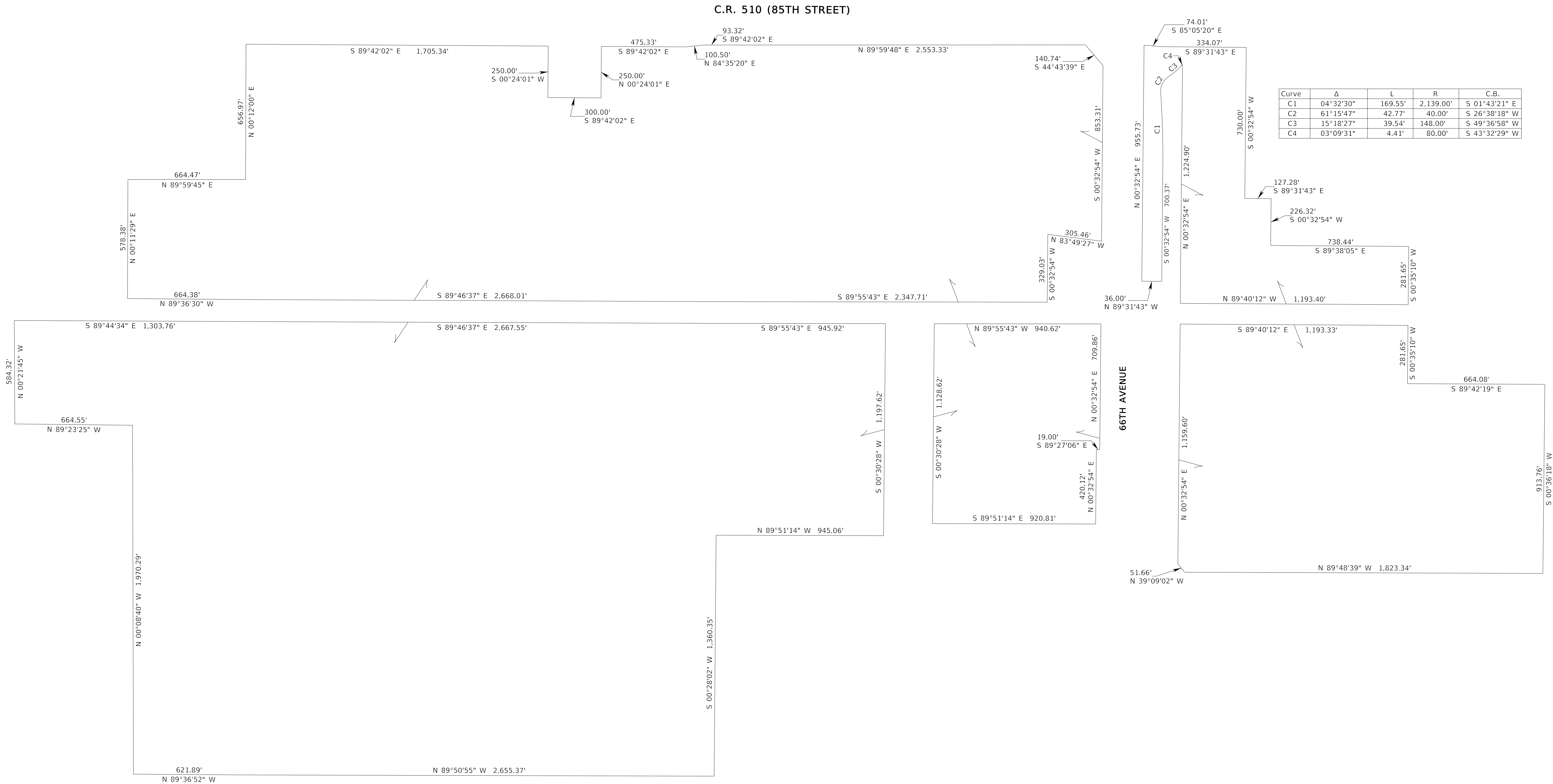
THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE							BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY: WGI LB NO. 7055	DATA SOURCE: SEE COVER SHEET		
				1-22-2024												SCALE: N.T.S	
		DISTRICT SURVEYOR															
		REVISION	BY	DATE	REVISION	BY	DATE	CHECKED	R. ORTEGA	07/24/2023	COUNTY ROAD NO. 510 (85TH STREET)				INDIAN RIVER COUNTY	F.P.I.D. NO. 405606-3	SHEET 23 OF 29

PARCEL 113/815/905
PARENT TRACT DETAIL
NOT TO SCALE

N.T.S.



THIS MAP IS NOT A SURVEY
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR
DATE
1-22-2024

REVISION	BY	DATE	REVISION	BY	DATE		

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

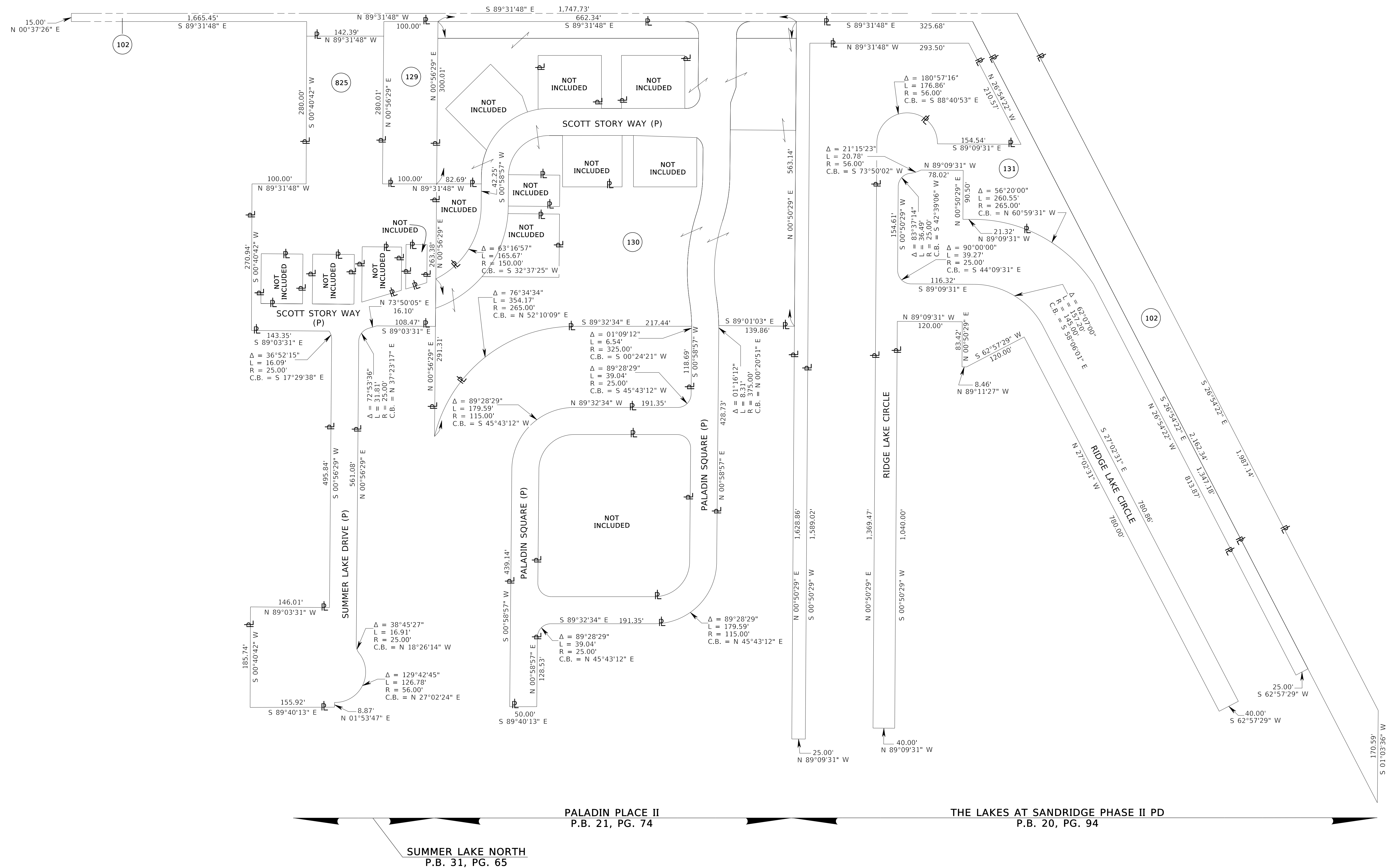
FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

INDIAN RIVER COUNTY

MAPS PREPARED BY: WGI LB NO. 7055	DATA SOURCE: SEE COVER SHEET SCALE: N.T.S.
F.P.I.D. NO. 405606-3	SHEET 24 OF 29



PARENT TRACT DETAIL

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY  DISTRICT SURVEYOR	DATE 1-22-2024																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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VAULT: RWMAPPING\R4056063\RWDETL25.dgn

OWNERSHIPS

[illegible]

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

PARCEL NUMBER ID.
100-699
700-799

TYPE	USE
S OF ALL T	
RARY EASE	

PARCEL NUMBER ID.
800-899
900-999

TYPE USE

UAL EASEMENTS

LICENSE

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510

SECTION 88050-2508

SECTION 88050-2508

MAPS PREPARED BY:
WGI
LB NO. 7055

DATA SOURCE:
SEE COVER SHEET

SCALE: N/A

F.P.I.D. NO. 405606-3

SHEET 26 OF 29

VAULT: RWMAPPING\R4056063\RWTAB26.dgr

TABLE

OF

OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT					
131	18	IRC DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUBJECT TO THE INTEREST OF THE LAKES AT SANDRIDGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION	6,283 SF	0	5.141 AC			REVISION	BY	DATE
								VOID PARCEL 813	T.BROWN	02-23-24
								NAME CHANGE PARCEL 810	T.BROWN	09-20-24
								REVISE PARENT TRACT PARCEL 818; VOID PARCEL 817	T.BROWN	11-01-24
132	18	VIRUS S. LIMORIN	5,089 SF	0	15,117 SF					
133	18	JETHROW CLARK	6,735 SF	0	0	WHOLE TAKE				
134	18	INDIAN RIVER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; SUBJECT TO THE 1/9 INTEREST OF MILTON GIBSON & 1/9 INTEREST OF THE ESTATE OF HENRY GORDON, JR	13,470 SF	0	0	WHOLE TAKE				
135	19	LILLIE JEAN JOHNSON	2,694 SF	0	14,771 SF					
136	19	INDIAN RIVER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, SUBJECT TO POSSIBLE OWNERSHIP INTEREST IN VERA MAE BRIDGEWATER AND LONNIE BRIDGEWATER PURSUANT TO O.R.B. 84 PAGE 498	2,851 SF	0	3,527 SF					
137	20	ONEIL CAMPBELL, A SINGLE ADULT	1,142 SF	0	18,338 SF					
138	20	EUNICE D. ANDERSON	1,033 SF	0	9,356 SF					
139	13-14	MELVIN ABT, A SINGLE MAN AND ABIGALE MECH, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP	4,680 SF	0.727 AC	0					
800	8-10	INDIAN RIVER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA	4.919 AC	SEE PARCEL 100						
801	7	SEBASTIAN RIVER IMPROVEMENT DISTRICT, A/K/A SEBASTIAN RIVER DRAINAGE DISTRICT	624 SF	SEE PARCEL 101						
802	18	INDIAN RIVER FARMS WATER CONTROL DISTRICT, FORMERLY KNOWN AS INDIAN RIVER FARMS DRAINAGE DISTRICT	5,856 SF	SEE PARCEL 102						
803	5-6	GRAVES BROTHERS COMPANY, A FLORIDA CORPORATION	7.986 AC	SEE PARCEL 103						
804		NOT USED								
805	4-5	SEBASTIAN RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY	0.559 AC	SEE PARCEL 104						
806	4	EVERETT EUGENE LYNN, A SINGLE ADULT, SANDRA CONKLIN, A SINGLE ADULT, AND BURRLON LYNN JR., A SINGLE ADULT, AS JOINT OWNERS WITH FULL RIGHTS OF SURVIVORSHIP	10,615 SF	SEE PARCEL 105						
807	4	SEBASTIAN RANCH II, LLC, A FLORIDA LIMITED LIABILITY COMPANY	10,615 SF	SEE PARCEL 106						
808	7	THE MOST REVEREND GERALD M. BARBARITO, DD, JCL, AS BISHOP OF PALM BEACH, HIS SUCCESSORS IN OFFICE AND ASSIGNS FOREVER, A CORPORATION	10,323 SF	SEE PARCEL 107						
809	7	NICHOLAS ALEXANDER VLANGAS	5,339 SF	SEE PARCEL 108						
810	8-10	85 SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY	2.460 AC	SEE PARCEL 109						
811	8	SEBASTIAN RIVER IMPROVEMENT DISTRICT, A/K/A SEBASTIAN RIVER DRAINAGE DISTRICT	2,016 SF	SEE PARCEL 101						
812	10-12	PETE BEATY GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY	7.496 AC	SEE PARCEL 110						
813	9	ADJACENT PROPERTY OWNERS, SUBJECT TO THE RIGHTS OF THE PUBLIC AND SUBJECT TO THE PRIVATE RIGHTS OF LOT OWNERS WHO BENEFIT FROM USE OF ROADWAY	1,080 SF	SEE PARCEL 111		VOID				
814	9-10	THIM BEACH AND JAN BEACH, HIS WIFE	10,643 SF	SEE PARCEL 112						
815	10	RYALL ACQUISITION GROUP, INC., A FLORIDA LIMITED LIABILITY COMPANY F/K/A RYALL DEVELOPMENT GROUP, LLC	8,314 SF	SEE PARCEL 113						
816	12-13	CHESTER E. WILCOX, JR. AND LYNN R. WILCOX, AS CO-TRUSTEES OF THE CHESTER E. WILCOX, JR. TRUST DATED JULY 1, 1998	1.292 AC	SEE PARCEL 114						
817	16-17	PADRICA DAVIS, AS TO 1/3 INTEREST; LUTREANA WOULARD, JAMES MCCRAY & TERRY GREEN, AS TENANTS IN COMMON, AS TO A 1/3 INTEREST; LEA STONOM, MARY K. ROBINSON & BRIDGET J. STONOM, AS TENANTS IN COMMON, AS TO A 1/3 INTEREST, AS TO FEE SIMPLE INTEREST & MARY JEAN CUNNINGHAM & MARY ALICE ROBINSON, AS TO A LIFE ESTATE	992 SF	SEE PARCEL 120		VOID				
818	17	LARRY D. SHUREN AND HIS WIFE, LUCILLE SHUREN	825 SF	PARENT TRACT-0.593 AC						
819	17	JEANETTE WOULARD ANDERSON	1,900 SF	SEE PARCEL 123						

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

LEGEND

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE		BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY: WGI LB NO. 7055	DATA SOURCE: SEE COVER SHEET
	 DISTRICT SURVEYOR	1-22-2024	100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS	PRELIM	S. HARP	04/01/2023				SCALE: N/A
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE	FINAL	S. HARP	06/02/2023	COUNTY ROAD NO. 510	INDIAN RIVER COUNTY	F.P.I.D. NO. 405606-3	SHEET 27 OF 29	
		CHECKED	R. ORTEGA	07/24/2023									

OWNERSHIPS

[illegible]

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY  DISTRICT SURVEYOR	DATE 1-22-2024	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE		BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY: WGI	DATA SOURCE: SEE COVER SHEET
			100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS	PRELIM	S. HARP	04/01/2023			LB NO. 7055	
			700-799	TEMPORARY EASEMENTS	900-999	LICENSE	FINAL	S. HARP	06/02/2023				
							CHECKED	R. ORTEGA	07/24/2023	COUNTY ROAD NO. 510	INDIAN RIVER COUNTY	F.P.I.D. NO. 405606-3	SHEET 28 OF 29

VAULT: RWMAPPING\R4056063\RW TAB28.dgn

OWNERSHIPS

[illegible]

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE		BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY:	DATA SOURCE:
	 DISTRICT SURVEYOR	1-22-2024	100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS	PRELIM	S. HARP	04/01/2023	COUNTY ROAD NO. 510	INDIAN RIVER COUNTY	WGI	SEE COVER SHEET
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE	FINAL	S. HARP	06/02/2023	F.P.I.D. NO. 405066-3			SHEET 29 OF 29	
						CHECKED	R. ORTEGA	07/24/2023					
												LB NO. 7055	SCALE: N/A