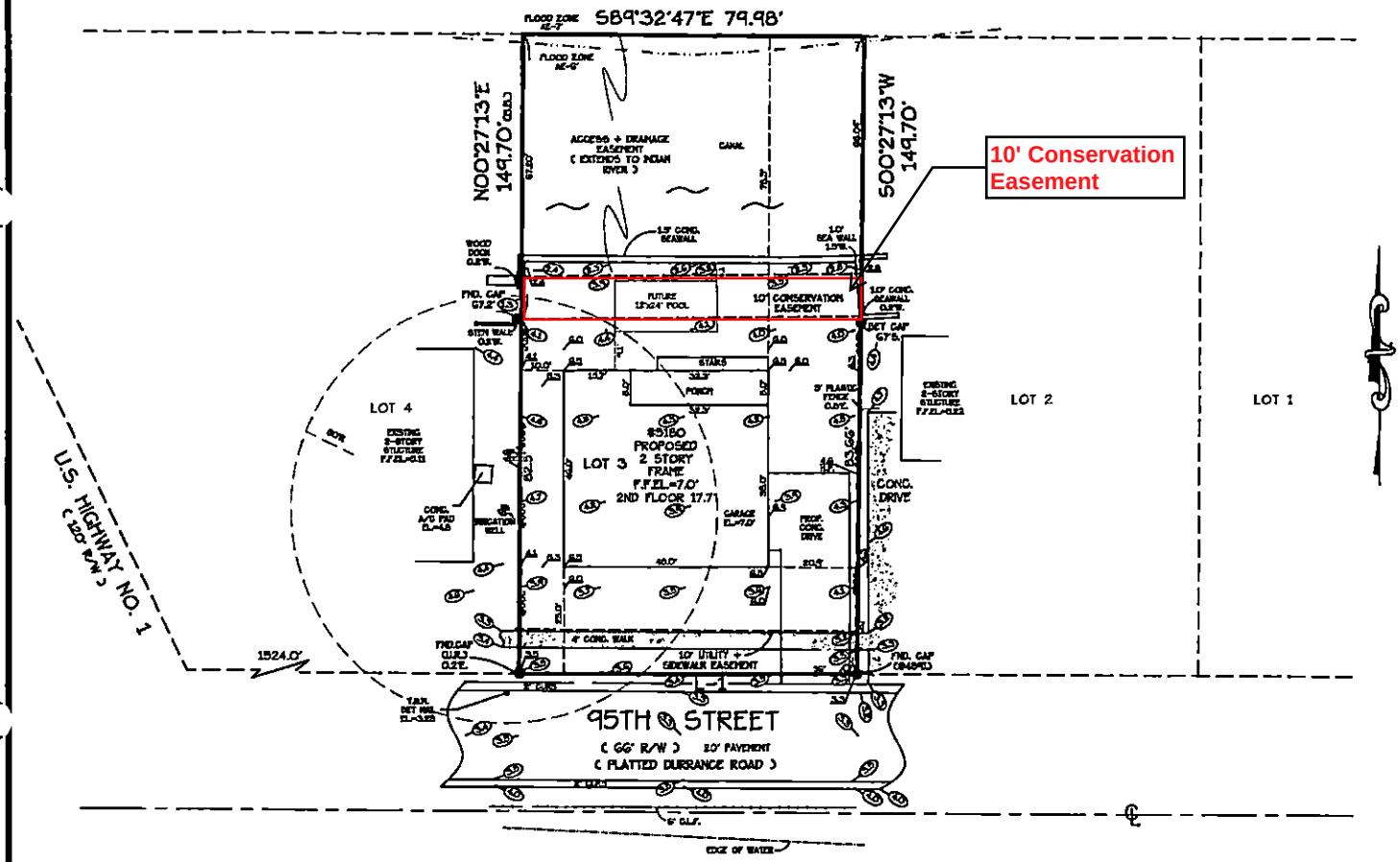
ATTACHMENT #3

PERMIT #

PELICAN POINTE OF SEBASTIAN
PARCEL #
31392100005000000000.3

L-1
N89°32'47"W 79.98'



LEGEND OF SURVEY ABBREVIATIONS

Δ	DELTA ANGLE	GND.	GROUND
A/C	AIR CONDITIONER	HORIZ.	HORIZONTAL
AVE.	AVENUE	H.P.	HIGH POINT
AVG.	AVERAGE		HEAD WALL
B.S.	BEARING BASE	L	LENGTH
℄	BASELINE	M	MEASURED
B.M.	BENCH MARK	M.H.	MANHOLE
BLK.	BLOCK	M.H.W.L.	MEAN HIGH WATER LINE
BLVD.	BOULEVARD	MON.	MONUMENT
B.R.L.	BUILDING SETBACK LINE	N+D	NAIL + DISK
C	CURVE	N.	NORTH
CB.	CHORD BEARING	No.	NUMBER
C.B.S.	CONCRETE BLOCK STRUCTURE	N.T.S.	NOT TO SCALE
CD.	CHORD DISTANCE	O.H.W.	OVERHEAD WIRES
℄	CENTERLINE	PG.	PAGE
C.L.F.	CHAIN LINK FENCE	P.R.	PARKER KALON MIL
C.O.	CHORD DISTANCE	P.	PLAT
CON.	CONCRETE MONUMENT	P.C.	POINT OF CURVATURE
C.M.P.	CORRUGATED METAL PIPE	P.C.P.	PERMANENT CONTROL POINT
CONC.	CONCRETE	P.I.	POINT OF INTERSECTION
C.R.	COUNTY ROAD	P.L.	PROPERTY LINE
CT.	COURT	P.M.	POWER METER
C.V.G.	CONCRETE SLAB	P.O.B.	POINT OF BEGINNING
COR.	CORNER	P.O.C.	POINT OF COMMENCEMENT
D.	DEED	P.R.C.	POINT OF REVERSE CURVE
D.B.	DEED BOOK	P.R.M.	PERMANENT REFERENCE MONUMENT
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	PROT.	PROTECTED
DIST.	DISTANCE	RAD.	RADIAL OR RADIUS
DNR	DEPARTMENT OF NATURAL RESOURCES	R/W	RIGHT OF WAY
DR.	DRIVE	S.	SOUTH
E.	EAST	SEC.	SECTION
EASMT.	EASEMENT	SQ.FT.	SQUARE FEET
ELEC.	ELECTRICAL	S.R.	STATE ROAD
EL.	ELEVATION	ST.	STREET
F.D.H.	FOUND DRILL HOLE	STA.	STATION
F.F.	FINISHED FLOOR	STRUC.	STRUCTURE
FND.	FOUND	SUB.	SUBDIVISION
F.P.L.	FLORIDA POWER + LIGHT	T.B.R.	TEMPORARY BENCH MARK
F.	IRON PIPE	TELE.	TELEPHONE
I.R.	IRON ROD	T.O.B.	TOP OF BANK
INV.	INVERT	TOPO.	TOPOGRAPHICAL
IRR.	IRRIGATION	TR.	TRACT
MEAS.	MEASURED	TWSP.	TOWNSHIP
CONT.	CONTINUED	U + D	UTILITY + DRAINAGE
CR.	CRATE	UE.	UNDERGROUND
H.D.P.E.	HIGH DENSITY POLYETHYLENE	W.	WEST

LEGAL DESCRIPTION: ALL OF LOT 3
RIVER BOAT CLUB
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 39 AND 39A OF THE PUBLIC RECORDS OF INDIAN RIVER CO., FLORIDA. SAID LANDS LYING IN INDIAN RIVER CO., FLORIDA.

CONTAINING 0.27 ACRES MORE OR LESS

SURVEY NOTES:
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS.
3. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
4. SQ. FT. OF HOUSE AS SHOWN SUPPLIED BY CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET CAPS LABELED PSM L.B. 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR. ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP AS LABELED ON SURVEY. ALL FOUND REBAR ARE A 5/8" ROD UNLESS OTHERWISE NOTED.
7. ALL LOT DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
8. BEARING BASE ON THE WEST LINE OF LOT 3.
9. ORIGINAL BC ELEV 477002 EL.=10.59' NAVD 88.
10. ELEVATIONS AS SHOWN HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.
11. HORIZONTAL CONTROL WAS ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) USING REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN). WITH REDUNDANCY PERFORMED. HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.
12. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.1 FOOT PLUS OR MINUS.

CERTIFIED TO:
SOMMERS PROPERTIES LLC

SITE PLAN NOTES:
1. COUNTY WATER + SEWER AVAILABLE FOR THIS PARCEL.
2. A DRIVEWAY MAXIMUM SLOPE IS NOT TO EXCEED A 10% GRADE
3. FIRST FLOOR ELEVATION ESTABLISHED WITHOUT A HEALTH DEPARTMENT PERMIT.
4. PROPOSED DRAINAGE PLAN DESIGNED TO MEET FLORIDA BUILDING CODE, RESIDENTIAL REQUIREMENTS (R401-33)
5. ALL SLOPES AROUND THE PROPOSED STRUCTURE ARE NOT TO EXCEED THE MAXIMUM ALLOWABLE SLOPE GRADE OF 4:1
6. WHEN A CULVERT IS REQUIRED THE INVERTS ARE TO BE SET BY PUBLIC WORKS DEPARTMENT AND WILL BE DETERMINED AT STAKE AND GRADE.
7. ALL STORMWATER RUNOFF IS NOT TO IMPACT THE ADJACENT PROPERTIES AND MUST MEET A MINIMUM OF 1% LONGITUDINAL SLOPE OR OTHERWISE ACCEPTED.
8. PLOT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES WITHOUT APPROVED BUILDING PERMITS.

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by William E Haynurst
DN: cn=William E Haynurst c=US o=Florida
Reason: I attest to the accuracy and integrity of this document
Date: 2023-12-14 13:14:05:00

WILLIAM E. HAYNURST
PROFESSIONAL LAND SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4448

KMA Engineering & Surveying, LLC
Consulting Engineers & Surveyors
3001 Industrial Avenue 2 Ft. Pierce, FL. 34946
Phone: (772) 569-6680 (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

SURVEY TYPE: BOUNDARY/TOPO	DATE	REVISIONS	BY	FLOOD ZONE AE-6, AE-7 EFFECTIVE DATE 1/26/2023 PANEL No.: 12061C0514 J
CHECKED BY: L.E.H.	02/01/22	UPDATE/TOPO	LEH	(XX) INDICATES EXISTING ELEVATION
DRAWN BY: W.E.H.	12/04/23	UPDATE SURVEY	DMH	(XX) INDICATES PROPOSED ELEVATION
FIELD BOOK: 356	13/12/23	ADD SITE PLAN	DMH	ELEVATIONS ARE FOR SALE PURPOSES ONLY.
PAGE NO.: 59				THERE ARE NO WELLS OR SEPTICS WITHIN 100' OF PROPERTY UNLESS SHOWN.
FIELD DATE: 10/26/16				-10.0'- PROPOSED CONTOUR LINE
SCALE: 1"=20'				PROPOSED SWALE LINE
JOB NO.: 22-2024				PROPOSED LOT DRAINAGE
				INDICATES DRAINFIELD
				LIVING AREA = 2,076 sq.ft.
				LOT AREA = 11,721 sq.ft.
				(ST)= SEPTIC TANK