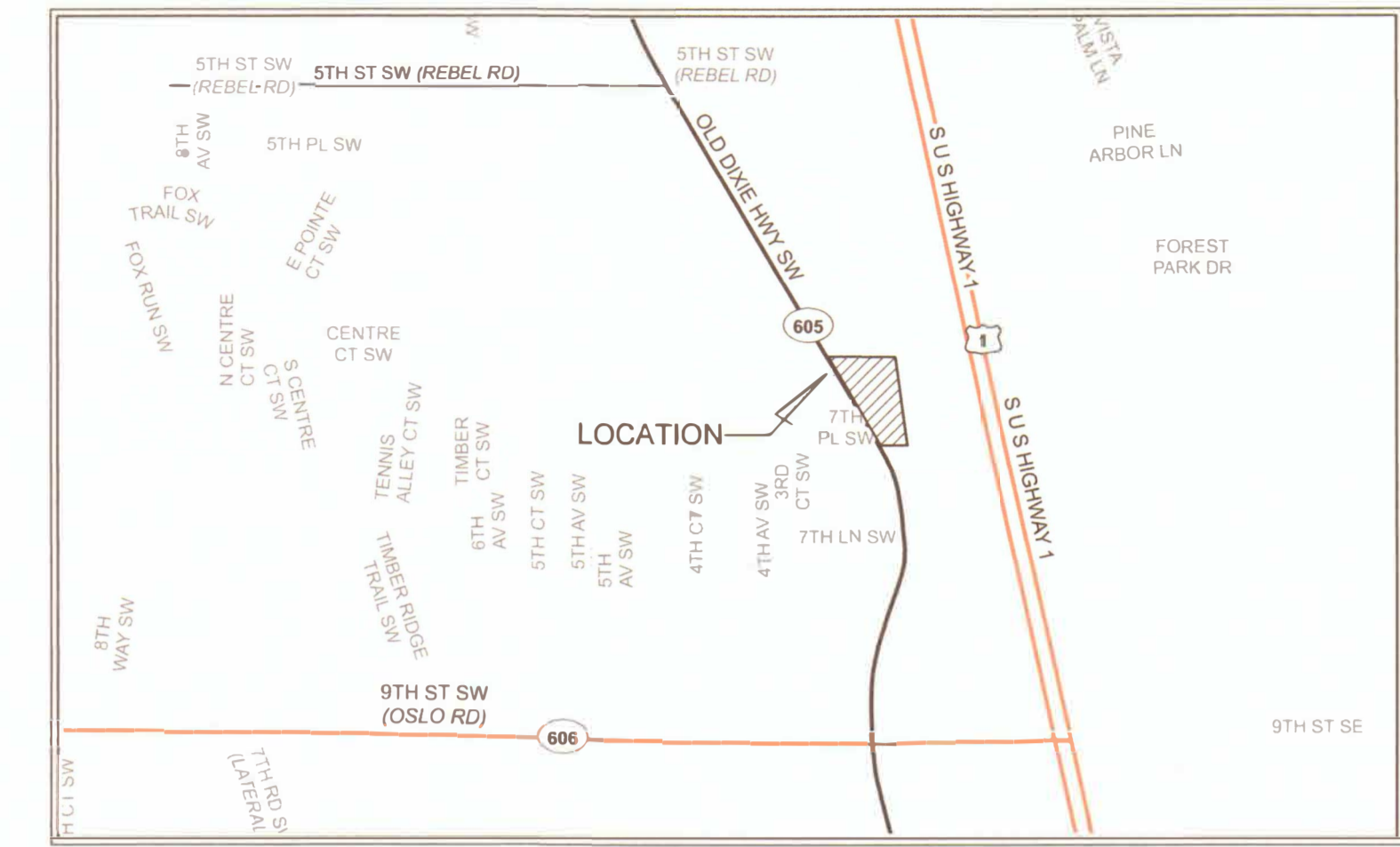
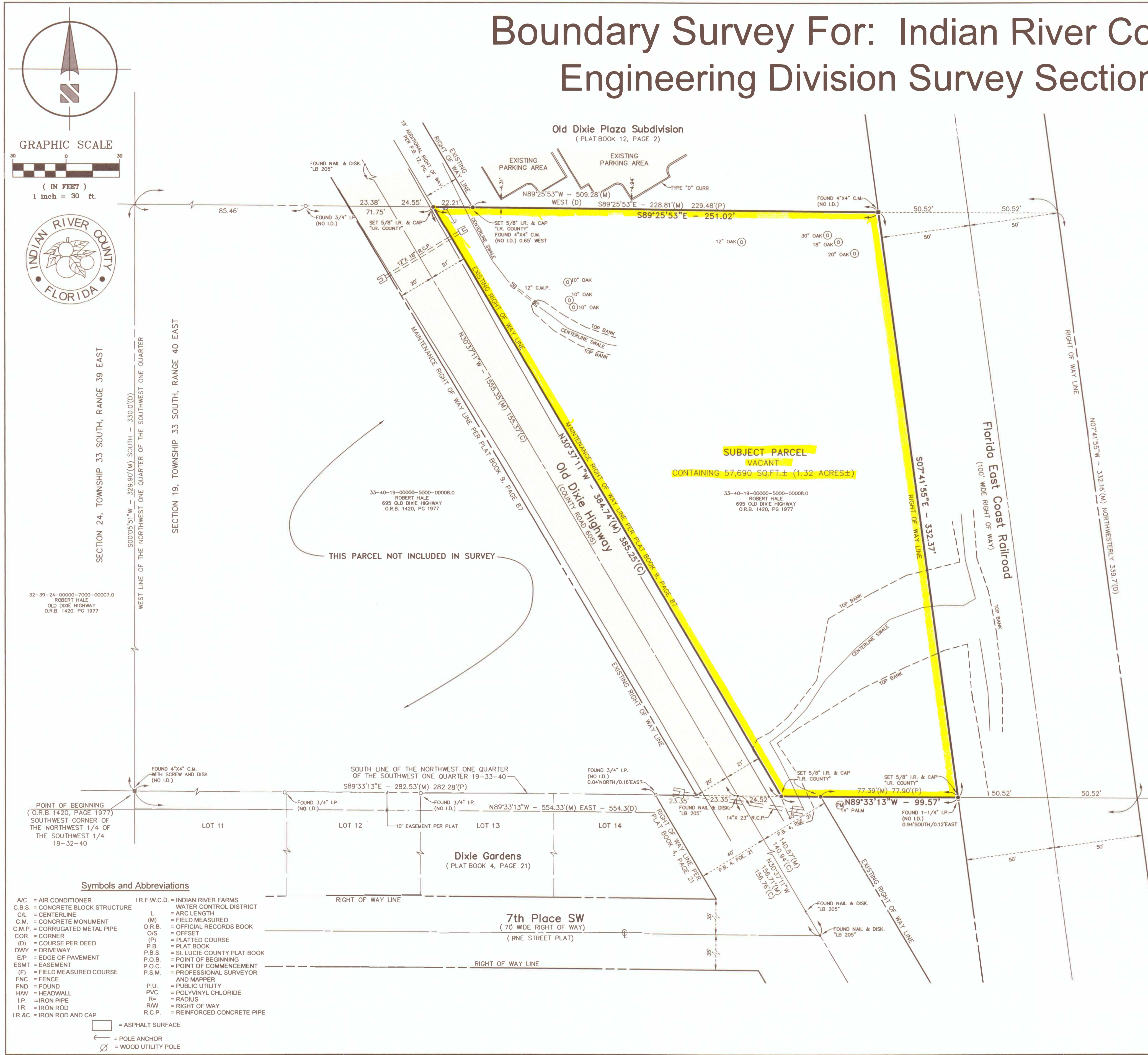


# Boundary Survey For: Indian River County Engineering Division Survey Section



### Legal Description

(BEING A PORTION OF PARCEL 2)  
(PER O.R.B. 1420, PG. 1977)  
Beginning at the Southwest Corner of the Northwest One Quarter of the Southwest One Quarter of Section 19, Township 33 South, Range 40 East, and from thence running East 554.3 feet to the Right of Way of the Florida East Coast Railroad; Thence run Northwesterly along said Right of Way, 339.7 feet; Thence West along the South line of Elias Helseith as described in deed recorded in Deed Book 7, Page 55, on September 5, 1911, to the West line of said Northwest One Quarter of the Southwest One Quarter and from thence run South 330 feet to the Point of Beginning, except the Right of Way of the Old Dixie Highway, said Land lying and being in Indian River County, Florida.

LESS:

That portion of the Parcel as described above, lying West of the East Right of way of Old Dixie Highway, As shown on the Florida Department of Transportation Maintenance Map for State Road 605 (Old Dixie Highway) per Plat Book 9, Page 87, of the Public records of Indian River County, Florida

ALSO LESS:

The Florida East Coast Railroad Right of Way, Being the Easterly 100 Feet of the Parcel as described above.

### Surveyor's Notes

- This survey is not valid without the signature and original raised seal of a Florida Licensed Professional Surveyor and Mapper.
- 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. Deriving a grid bearing of S89°33'13"E along the South line of the Northwest One Quarter of the Southwest One Quarter of Section 19, Township 33 South, Range 40 East, and all others are relative thereto. This Survey was tied to the Florida Department of Transportation's Florida Permanent Reference Network.
- Only above ground appurtenances and visible utilities shown hereon have been located. Underground improvements such as utilities and foundations were not located. The subject property contains additional trees and possibly other improvements that were not located per the scope of services.
- This Survey was prepared without the benefit of a title policy. Therefore there may be Easements, Restrictions and/or Reservations not shown hereon, but found in the Public Records.
- Symbols shown hereon depict the horizontal position of that specific improvement. The symbols (for graphical purpose) are not drawn to scale.
- The field work for this survey was completed by Indian River County Personnel on the date of September 27, 2019.
- This Survey meets and/or exceeds the accuracy requirements per Chapter 5J-17, Florida Administrative Code. This Boundary Survey was prepared for the purpose of acquiring that portion of Parcel 2, as described in Official Record Book 1420, Page 1977, Lying East of Old Dixie Highway
- 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 a Topcon GTS 500 Robotic Total Station with Magnet Software.
- All distances shown hereon are expressed in U.S. Survey feet.
- The Deed dimension of 554.3 feet extends to the East Right of Way line of the Florida East Coast Railway. Then runs Northwesterly along the Right of Way line. Because the Legal Description did not specifically Note which Right of way line, the land as described includes the Railroad Right of Way. For this Survey The Florida East Coast Railway Right of way has been removed from the lands surveyed.
- The subject property contains 1.32 acres, more or less.

### 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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

1-17-2020  
DATE OF SIGNATURE

*David M. Silon*  
DAVID M. SILON, P.S.M.  
INDIAN RIVER ASSISTANT COUNTY SURVEYOR  
FLORIDA CERTIFICATE NO. 6139

### Symbols and Abbreviations

A.C. = AIR CONDITIONER	I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
C.B.S. = CONCRETE BLOCK STRUCTURE	L = ARC LENGTH
CA = CENTERLINE	(M) = FIELD MEASURED
C.M. = CONCRETE MONUMENT	O.R.B. = OFFICIAL RECORDS BOOK
C.M.P. = CORRUGATED METAL PIPE	O.S. = OFFSET
CCR = CORNER	(P) = PLATTED COURSE
(D) = COURSE PER DEED	P.B. = PLAT BOOK
D.W.V. = DRIVEWAY	P.B.S. = ST. LUCIE COUNTY PLAT BOOK
E.P. = EDGE OF PAVEMENT	P.O.B. = POINT OF BEGINNING
ESMT = EASEMENT	P.O.C. = POINT OF COMMENCEMENT
(F) = FIELD MEASURED COURSE	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
F.N.C. = FENCE	P.U. = PUBLIC UTILITY
F.N.D. = FOUND	P.V.C. = POLYVINYL CHLORIDE
H.W. = HEADWALL	R. = RADIUS
I.P. = IRON PIPE	R.W. = RIGHT OF WAY
I.R. = IRON ROD	R.C.P. = REINFORCED CONCRETE PIPE
I.R.&C. = IRON ROD AND CAP	
	ASPHALT SURFACE
	POLE ANCHOR
	WOOD UTILITY POLE

NO	REVISION	DATE	BY	INDIAN RIVER COUNTY 1801 27TH STREET VERO BEACH, FL 32960 (772) 567-8000	DESIGNED BY: DRAWN BY: R. INGLETT APPROVED BY: D. SILON	SECTION: 19 TOWNSHIP T32S RANGE: R40E	FIELD BOOK: BLANCHARD 158 PAGE: 49-50	DATE: 10/10/19 PROJECT NUMBER: 2019-016	695 Old Dixie Highway Boundary Survey Sec. 19, Township 32 South, Range 40 East Address: 695 Old Dixie Highway	SHEET 1 OF 1
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