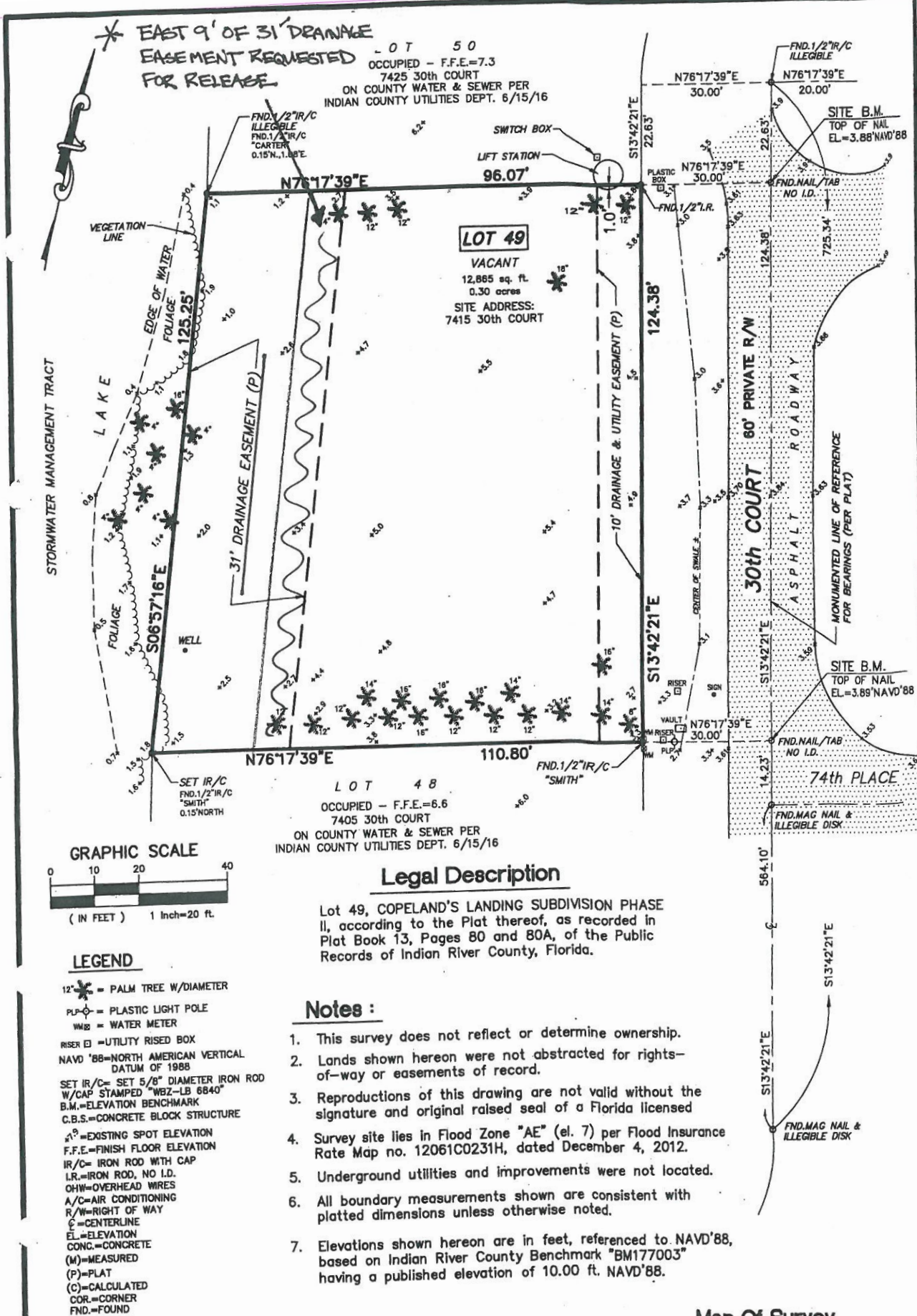




**Legal Description**

Lot 49, COPELAND'S LANDING SUBDIVISION PHASE II, according to the Plat thereof, as recorded in Plat Book 13, Pages 80 and 80A, of the Public Records of Indian River County, Florida.

**Notes :**

1. This survey does not reflect or determine ownership.
2. Lands shown hereon were not abstracted for rights-of-way or easements of record.
3. Reproductions of this drawing are not valid without the signature and original raised seal of a Florida licensed
4. Survey site lies in Flood Zone "AE" (el. 7) per Flood Insurance Rate Map no. 12061C0231H, dated December 4, 2012.
5. Underground utilities and improvements were not located.
6. All boundary measurements shown are consistent with platted dimensions unless otherwise noted.
7. Elevations shown hereon are in feet, referenced to NAVD'88, based on Indian River County Benchmark "BM177003" having a published elevation of 10.00 ft. NAVD'88.

**Map Of Survey**

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**William B. Zentz & Associates, Inc.**  
*Professional Surveying & Mapping*  
CERTIFICATE OF AUTHORIZATION (LB) No. 8840  
684 Old Dible Highway  
Vero Beach, FL 32962  
Phone: (772) 567-7552  
Fax: (772) 567-1751

**SURVEYOR'S SIGNATURE & SEAL**  
NOTE: THIS SURVEY IS CERTIFIED AS TO THE DATE OF THE FIELD SURVEY, NOT THE SIGNATURE DATE.  
*[Signature]*  
WILLIAM B. ZENTZ, PLS.  
REGISTERED LAND SURVEYOR No. 5276  
STATE OF FLORIDA  
DATE 6/17/16

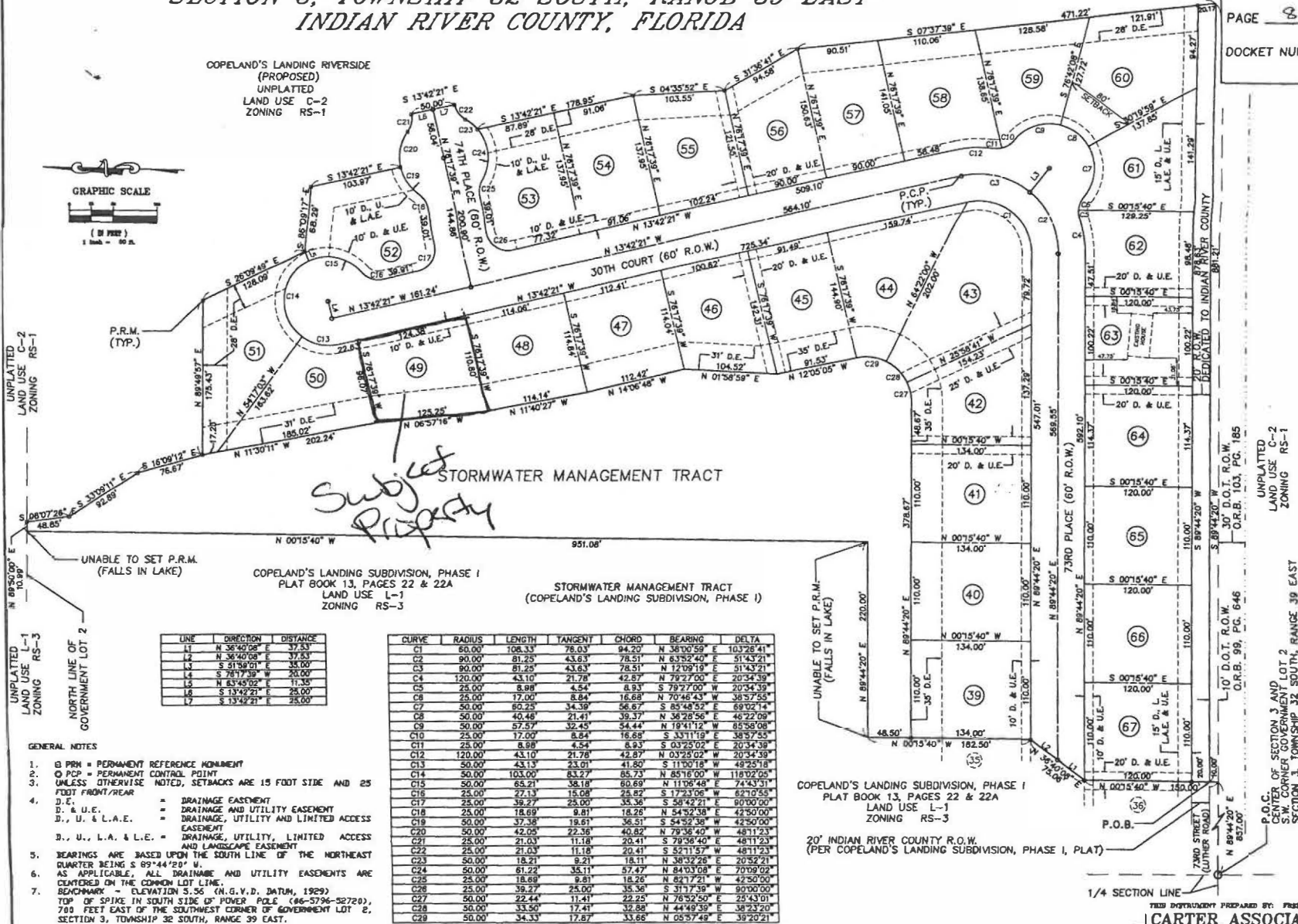
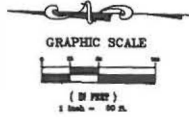
**Boundary & Topographic**  
**Survey for**  
**Jon Pollack**

|                    |                       |                              |                    |
|--------------------|-----------------------|------------------------------|--------------------|
| DRAWN BY<br>W.B.Z. | BOOK/PAGE<br>WZ 32/11 | FIELD SURVEY DATE<br>6/14/16 | JOB No.<br>207-011 |
|--------------------|-----------------------|------------------------------|--------------------|

# COPELAND'S LANDING SUBDIVISION, PHASE II SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK 13  
PAGE 80A  
DOCKET NUMBER 738317

COPELAND'S LANDING RIVERSIDE  
(PROPOSED)  
UNPLATTED  
LAND USE C-2  
ZONING RS-1



UNPLATTED  
LAND USE L-1  
ZONING RS-3  
NORTH LINE OF  
GOVERNMENT LOT 2

UNPLATTED  
LAND USE C-2  
ZONING RS-1  
P.O.C. OF SECTION 3 AND  
S.W. CORNER GOVERNMENT LOT 2  
SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| 1    | N 89°40'00" E | 37.53'   |
| 2    | N 36°40'00" E | 37.53'   |
| 3    | S 91°50'00" W | 30.00'   |
| 4    | S 28°17'30" W | 20.00'   |
| 5    | N 83°40'00" E | 11.35'   |
| 6    | S 13°42'21" E | 28.00'   |
| 7    | S 13°42'21" E | 28.00'   |

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD  | BEARING       | DELTA      |
|-------|---------|---------|---------|--------|---------------|------------|
| C1    | 50.00'  | 108.33' | 78.03'  | 94.20' | N 38°00'59" E | 103°28'41" |
| C2    | 50.00'  | 81.25'  | 43.63'  | 78.51' | N 63°50'40" E | 91°43'21"  |
| C3    | 90.00'  | 81.25'  | 43.63'  | 78.51' | N 12°09'19" E | 91°43'21"  |
| C4    | 120.00' | 43.10'  | 21.78'  | 42.87' | N 78°27'00" E | 20°34'39"  |
| C5    | 25.00'  | 8.98'   | 4.54'   | 8.93'  | N 78°27'00" W | 20°34'39"  |
| C6    | 25.00'  | 17.00'  | 8.84'   | 16.68' | N 70°44'43" W | 38°57'55"  |
| C7    | 50.00'  | 80.25'  | 34.38'  | 56.67' | S 85°48'52" E | 89°02'14"  |
| C8    | 50.00'  | 40.48'  | 21.41'  | 39.37' | N 36°28'56" E | 46°22'09"  |
| C9    | 50.00'  | 57.57'  | 32.45'  | 54.44' | N 19°41'12" W | 85°58'08"  |
| C10   | 25.00'  | 17.00'  | 8.84'   | 16.68' | N 70°44'43" W | 38°57'55"  |
| C11   | 25.00'  | 8.98'   | 4.54'   | 8.93'  | S 03°25'02" E | 20°34'39"  |
| C12   | 120.00' | 43.10'  | 21.78'  | 42.87' | N 03°25'02" W | 20°34'39"  |
| C13   | 50.00'  | 43.13'  | 23.01'  | 41.80' | S 11°50'18" W | 48°25'18"  |
| C14   | 50.00'  | 103.00' | 83.27'  | 85.73' | N 85°16'00" W | 118°02'05" |
| C15   | 50.00'  | 65.21'  | 38.18'  | 60.69' | N 11°06'49" E | 74°43'51"  |
| C16   | 25.00'  | 27.13'  | 15.08'  | 25.82' | S 17°23'06" W | 62°10'55"  |
| C17   | 25.00'  | 39.27'  | 25.00'  | 35.36' | S 58°42'21" E | 80°00'00"  |
| C18   | 25.00'  | 18.69'  | 9.81'   | 18.26' | N 54°52'38" E | 42°50'00"  |
| C19   | 50.00'  | 37.38'  | 18.67'  | 36.51' | S 54°52'38" W | 42°50'00"  |
| C20   | 50.00'  | 42.05'  | 22.58'  | 40.82' | N 79°35'49" W | 38°11'23"  |
| C21   | 25.00'  | 21.03'  | 11.18'  | 20.41' | S 79°35'49" E | 48°11'23"  |
| C22   | 25.00'  | 21.03'  | 11.18'  | 20.41' | S 52°11'57" W | 48°11'23"  |
| C23   | 50.00'  | 18.21'  | 9.21'   | 18.11' | N 38°52'28" E | 20°52'21"  |
| C24   | 50.00'  | 61.22'  | 35.11'  | 57.47' | N 84°03'08" E | 70°59'09"  |
| C25   | 25.00'  | 18.69'  | 9.81'   | 18.26' | N 62°17'21" W | 42°50'00"  |
| C26   | 25.00'  | 39.27'  | 25.00'  | 35.36' | S 31°17'39" W | 80°00'00"  |
| C27   | 50.00'  | 22.44'  | 11.41'  | 22.25' | N 76°52'50" E | 25°43'01"  |
| C28   | 50.00'  | 33.50'  | 17.41'  | 33.88' | N 44°49'50" E | 38°33'20"  |
| C29   | 50.00'  | 34.33'  | 17.87'  | 33.66' | N 05°57'49" E | 39°20'21"  |

## GENERAL NOTES

1. B.P.M. = PERMANENT REFERENCE MONUMENT
2. O.P.C. = PERMANENT CONTROL POINT
3. UNLESS OTHERWISE NOTED, SETBACKS ARE 15 FOOT SIDE AND 25 FOOT FRONT/REAR
4. D.E. = DRAINAGE EASEMENT  
D., U. & L.A.E. = DRAINAGE, UTILITY AND LIMITED ACCESS EASEMENT  
D., U., L.A. & L.E. = DRAINAGE, UTILITY, LIMITED ACCESS AND LANDSCAPE EASEMENT
5. BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST QUARTER BEING S 89°44'20" W.
6. AS APPLICABLE, ALL DRAINAGE AND UTILITY EASEMENTS ARE CENTERED ON THE COMMON LOT LINE.
7. BENCHMARK = ELEVATION 5.56 (N.G.V.D. DATUM, 1929)  
TOP OF SPIKE IN SOUTH SIDE OF POWER POLE (06-5796-52720), 780 FEET EAST OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST.

COPELAND'S LANDING SUBDIVISION, PHASE I  
PLAT BOOK 13, PAGES 22 & 22A  
LAND USE L-1  
ZONING RS-3  
20' INDIAN RIVER COUNTY R.O.W.  
(PER COPELAND'S LANDING SUBDIVISION, PHASE I, PLAT)

THIS INSTRUMENT PREPARED BY: **CARTER ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1708 21ST STREET VERO BEACH, FLORIDA 32960-3472  
407-568-4191 (TOL)

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