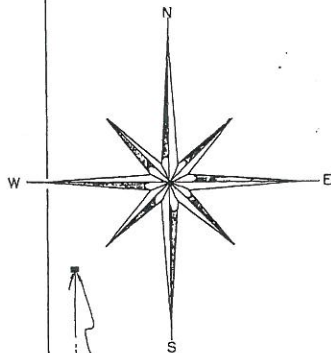
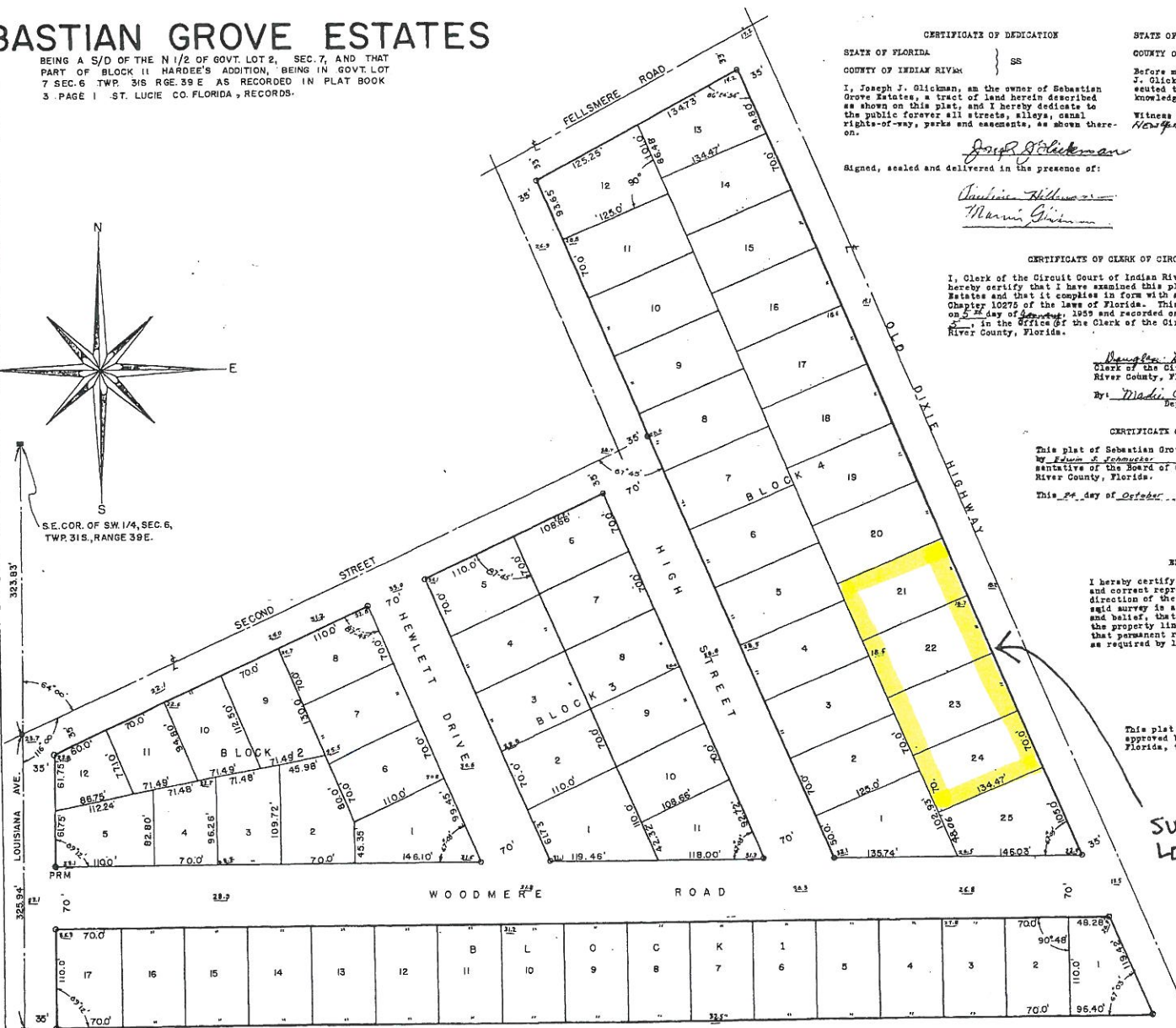


SEBASTIAN GROVE ESTATES

BEING A S/D OF THE N 1/2 OF GOVT. LOT 2, SEC. 7, AND THAT PART OF BLOCK 11 HARDEE'S ADDITION, BEING IN GOVT. LOT 7 SEC. 6 TWP. 31S. RGE. 39E AS RECORDED IN PLAT BOOK 3 PAGE 1 ST. LUCIE CO. FLORIDA, RECORDS.



S.E. COR. OF SW 1/4, SEC. 6, TWP. 31S., RANGE 39E.



CERTIFICATE OF DEDICATION
STATE OF FLORIDA }
COUNTY OF INDIAN RIVER } SS
I, Joseph J. Glickman, as the owner of Sebastian Grove Estates, a tract of land herein described as shown on this plat, and I hereby dedicate to the public forever all streets, alleys, canal rights-of-way, yards and easements, as shown thereon.

STATE OF NEW YORK }
COUNTY OF NASSAU } SS
Before me on this day personally appeared Joseph J. Glickman, known to me to be the person who executed this dedication of plat, and he did so with knowledge that he did execute this dedication. Witness my hand and official seal at Nassau County New York the 31 day of November, 1959.

Signed, sealed and delivered in the presence of:
Joseph J. Glickman
Charles Williams
Martin Glickman

John A. Dicker
Notary Public State of New York at large, My commission expires
March 31 1959

CERTIFICATE OF CLERK OF CIRCUIT COURT
I, Clerk of the Circuit Court of Indian River County, Florida, do hereby certify that I have examined this plat of Sebastian Grove Estates and that it complies in form with all the requirements of Chapter 10275 of the laws of Florida. This plat filed for record on 22 day of December, 1959 and recorded on Page 21 of Plat Book 5, in the Office of the Clerk of the Circuit Court, Indian River County, Florida.

Daughter Hester
Clerk of the Circuit Court of Indian River County, Florida.
By: *Madi Cato*
Deputy Clerk

CERTIFICATE OF APPROVAL
This plat of Sebastian Grove Estates is hereby approved by *Edwin S. Schmecker*, the accredited representative of the Board of County Commissioners of Indian River County, Florida.
This 24 day of October, 1958.

Edwin S. Schmecker, Jr.
Kevin S. Schmecker, Jr.

ENGINEER'S CERTIFICATE
I hereby certify that the plat shown herein is a true and correct representation of a survey made under my direction of the foregoing described property; that said survey is accurate to the best of my knowledge and belief; that there are no encroachments across the property lines either way except as shown, and that permanent reference monuments have been placed as required by law.

Edwin S. Schmecker, Jr.
Registered Land Surveyor #514
Registered Engineer #5538

CERTIFICATE OF APPROVAL
This plat of Sebastian Grove Estates is hereby approved by the City Council, City of Sebastian, Florida, this 24 day of November, 1959.

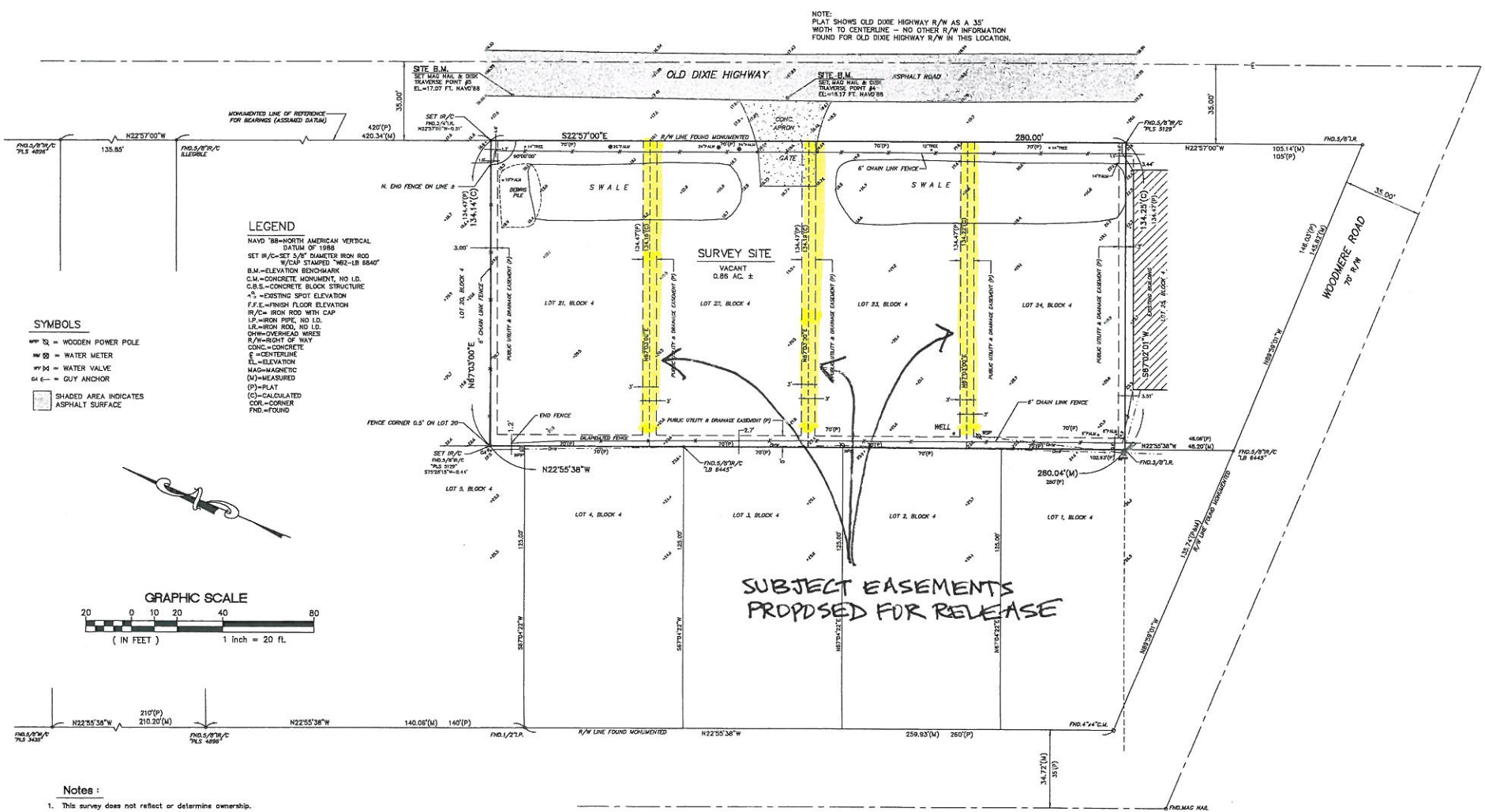
Joseph E. Hansen
City Clerk

SUBJECTS
LOT 21-24

● INDICATES PRM
○ INDICATES IRON PIPE
EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE 3' ON SIDE LINES AND 5' ON REAR LINES OF ALL LOTS.
ELEVATIONS ARE UNDERScored AND ARE TO U.S. & G.S. DATUM.

R.E.P.

March 28, 1959



SUBJECT EASEMENTS PROPOSED FOR RELEASE

- Notes :**
- This survey does not reflect or determine ownership.
 - Lands shown hereon were not obstructed for rights-of-way or easements of record.
 - Reproductions of this drawing are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
 - Survey site lies in Flood Zone "X" per Flood Insurance Rate Map no. 12061C01124, dated December 4, 2012.
 - Underground utilities and improvements were not located.
 - All boundary measurements shown are consistent with plotted dimensions unless otherwise noted.
 - Elevations shown hereon are in feet, referenced to NAVD'88, based on National Geodetic Survey Benchmark "Q 632 2005", having a published elevation of 17.71 ft. NAVD'88.

Legal Description
 Lots 21, 22, 23 and 24, Block 4, SEBASTIAN GROVE ESTATES, according to the Plat thereof, as recorded in Plat Book 5, Page 65, of the Public Records of Indian River County, Florida.

SURVEYORS SIGNATURE & SEAL
 NOTE: THIS SURVEY IS CERTIFIED AS TO THE DATE OF THE FIELD SURVEY, NOT THE SIGNATURE DATE.
 WILLIAM B. ZENT, LICENSED SURVEYOR NO. 5275
 STATE OF FLORIDA

William B. Zent & Associates, Inc.
Professional Surveying & Mapping
 CERTIFICATE OF AUTHORIZATION (C.A.) NO. 8840
 694 Old Dixie Highway
 Vero Beach, FL 32962
 Phone: (772) 567-7552
 Fax: (772) 567-1251

DATE	REVISION
12/9/16	ADDITIONAL OFFSITE TOPO

Map Of Survey
Boundary & Topographic Survey
 for David Krebs
 11655 Old Dixie Highway, Sebastian
 Indian River County, FL

DRAWN BY W.B.Z.	FIELD BOOK / PLOT WC 350/652	LAST FIELD DATE 5/25/16	SHEET NO. 108-077	SHEET OF 1 1
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