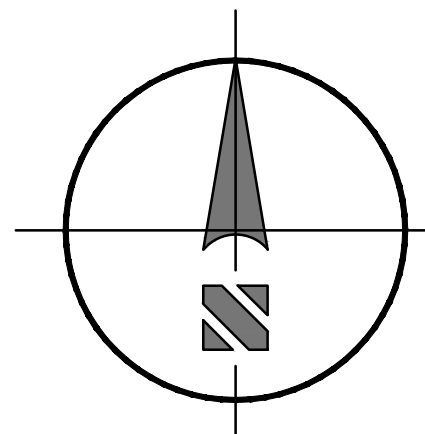
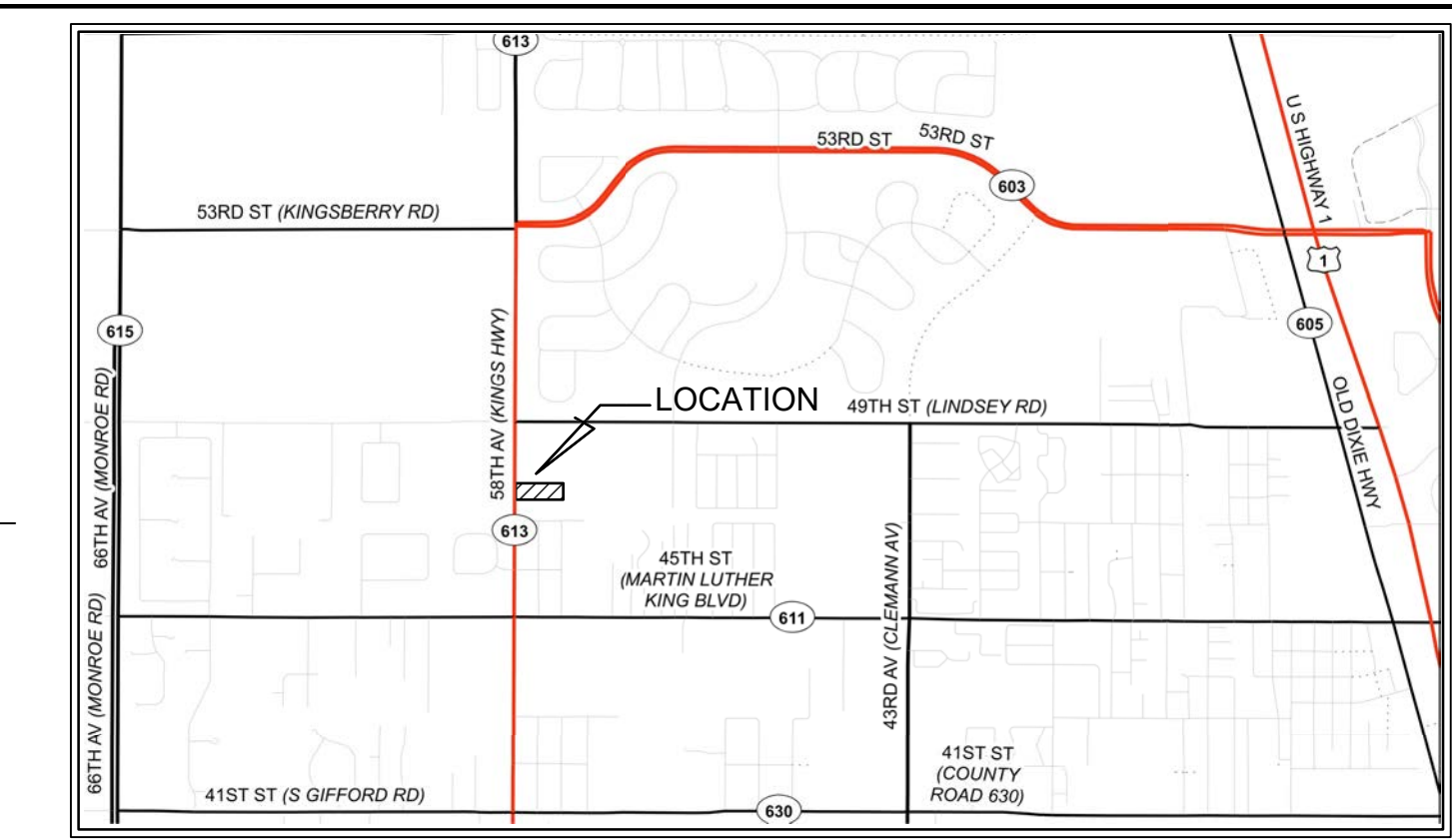


# BOUNDARY SURVEY FOR: INDIAN RIVER COUNTY ENGINEERING DIVISION SURVEY SECTION



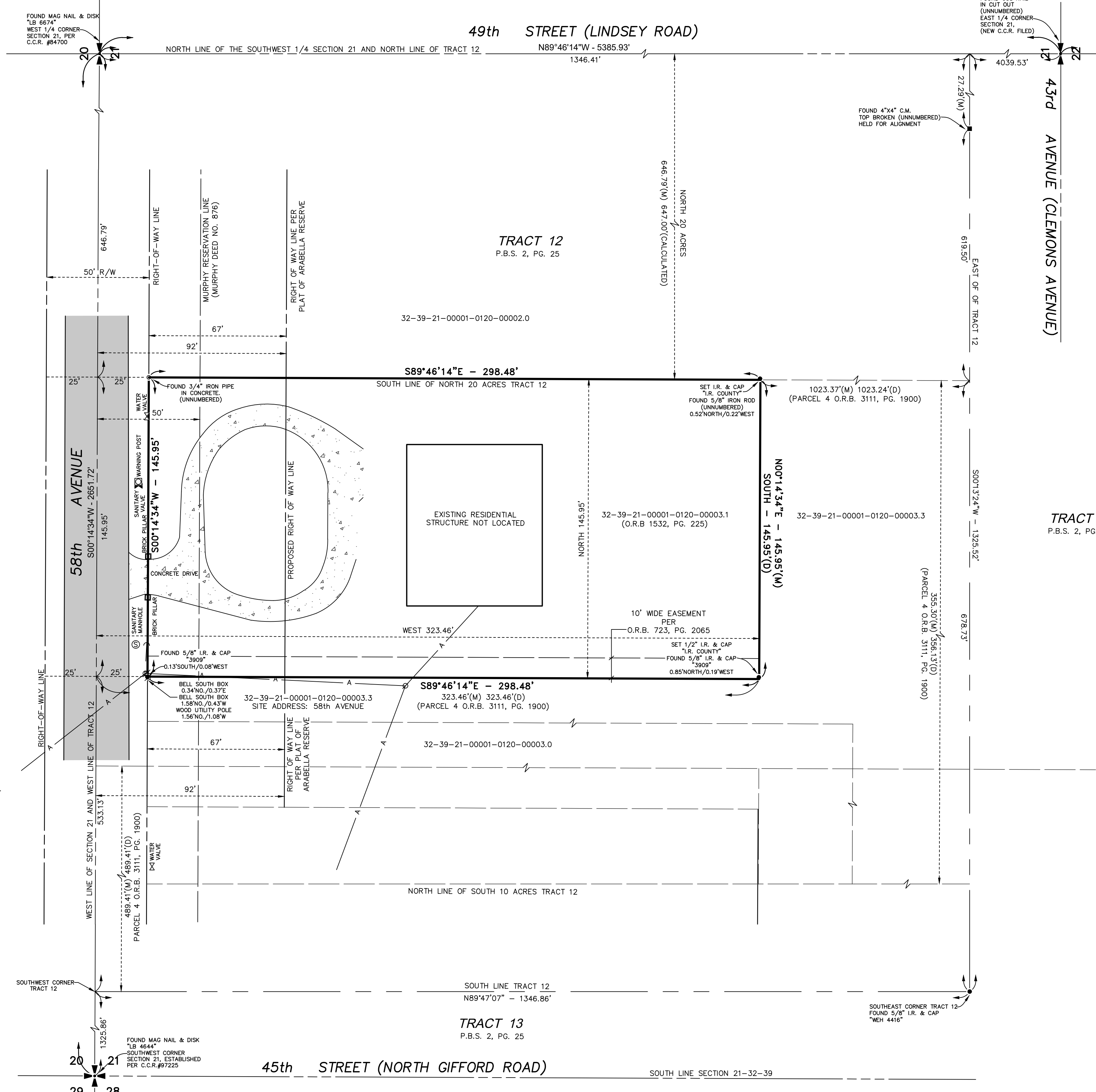
GRAPHIC SCALE  
( IN FEET )  
1 inch = 30 ft.



**LEGAL DESCRIPTION** PER O.R.B. 1532, PG. 225  
The North 145.95 feet of the West 323.46 feet of the following described Parcel:  
Tract 12, less the North 20 acres and less the South 10 acres of Section 21, Township 32 South, Range 39 East, According to the Last General Plat of Lands of the Indian River Farms Company filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 2, Page 25; said land now lying and being in Indian River County, Florida.

- SURVEYOR'S NOTES:**
- This subject property contains 43,560.24 Square Feet ( 1.0 Acres±).
  - 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. This survey was tied to the Florida Permanent Reference Network (FPRN) (Maintained by the Florida Department of Transportation Survey Department) deriving a grid bearing of S00°14'34"W along the West line of the Southwest 1/4 of Section 21, Township 32 South, Range 39 East, and all others are relative thereto.
  - Only above ground appurtenances and visible utilities shown hereon have been located. Underground Improvements such as utilities and foundations were not located. All existing structures and interior improvements are to be removed.
  - 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 June 15, 2018.
  - This Survey meets and/or exceeds the accuracy requirements per Chapter 5J-17, Florida Administrative Code.
  - The measurements for this survey were made utilizing conventional and real time kinematic Surveying methods with the following equipment: Leica Viva Global Positioning System, Topcon GTS 500 Robotic Total Station with Magnet Software.
  - All distances shown hereon are expressed in U.S. Survey feet.
  - Sheet 1 is intended to be displayed at a scale of 1"=30' or smaller.
  - The subject property lies in unshaded Flood Zone "X" (areas determined to be outside the 0.2% annual chance flood plain) and as shown on the Federal Emergency Management Agency Flood Insurance Rate Map; Panel 237 of 390, Map No. 12061C0237H, Map revised: December 4, 2012.
  - The existing structure was not located for this survey. The pavement for 58th Avenue and the overhead power lines and utility poles as shown hereon were added utilizing Indian River County aerial photography flown in 2016.

**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.



- 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   |
| C.C.R.=CERTIFIED CORNER RECORD  | (M)=FIELD MEASURED                                     |
| C/L=CENTERLINE                  | MAG=MAGNETIC   |
| C.M.=CONCRETE MONUMENT          | O.R.B.=OFFICIAL RECORDS BOOK                           |
| CONC=CONCRETE                   | O/S=OFFSET   |
| COR=CORNER                      | (P)=PLATTED COURSE                                     |
| (D)=COURSE PER DEED             | P.B.=PLAT BOOK   |
| DWY=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                |
| FNC=FENCE                       | P.U.=PUBLIC UTILITY                                    |
| FND=FOUND                       | PVC=POLYVINYL CHLORIDE                                 |
| HW=HEADWALL                     | R=RADIUS   |
| IP=IRON PIPE                    | R/W=RIGHT OF WAY                                       |
| I.R.=IRON ROD                   | SWK=SIDEWALK   |
| I.R.&C.=IRON ROD AND CAP        | ASPH=ASPHALT SURFACE                                   |
| ☒=BELL SOUTH BOX                | A=—=AERIAL UTILITY LINE                                |
| ☒=WATER VALVE                   | W=—=WATER LINE   |
| ☒=SANITARY VALVE                | W.U.P.=WOOD UTILITY POLE                               |
| ☒=UNDERGROUND WARNING POST      | C.U.P.=CONCRETE UTILITY POLE                           |
| ☒=SANITARY MANHOLE              | WELL=  |
|                                 | PA=POLE ANCHOR   |

NO.	REVISION	DATE	BY
1	ADDED R/W LINE PER PLAT OF ARABELLA RESERVE	11/22/19	RLI

**INDIAN RIVER COUNTY**  
1801 27TH STREET  
VERO BEACH, FL 32960  
(772) 567-8000

**DEPARTMENT OF PUBLIC WORKS**  
ENGINEERING DIVISION

DESIGNED BY:	SECTION: 21	FIELD BOOK:	DATE:
DRAWN BY: R. INGLETT	TOWNSHIP: T32S	BLANCHARD 150	7/09/18
APPROVED BY: D. SILON	RANGE: R39E	PAGE: 15-18	PROJECT NUMBER: 1324

DATE OF SIGNATURE: \_\_\_\_\_  
DAVID M. SILON  
INDIAN RIVER ASSISTANT COUNTY SURVEYOR  
FLORIDA CERTIFICATE NO. 6139

58th Avenue – Brown Survey  
Sec 21, Township 32 South, Range 39 East  
Address: 4740 58th Avenue

SHEET 1 OF 1