

CHESSER'S GAP SUBDIVISION PHASE IV

BEING A PARCEL OF LAND IN SECTION 13, TOWNSHIP 31 SOUTH, RANGE 38 EAST,
CITY OF SEBASTIAN, INDIAN RIVER, FLORIDA

SHEET 1 OF 3

PLAT BOOK: _____

PAGE: _____

DOCKET NUMBER: _____

LEGAL DESCRIPTION:

A PORTION OF SECTION 13, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CHESSER'S GAP SUBDIVISION PHASE I AS RECORDED IN PLAT BOOK 13, PAGES 76 AND 76A OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTH FLEMING STREET, AN 80 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT OF CHESSER'S GAP SUBDIVISION PHASE I; THENCE RUN NORTH 51°49'23" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 183.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 512; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF SOUTH FLEMING STREET, RUN NORTH 38°10'37" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 512, FOR A DISTANCE OF 254.58 FEET TO THE SOUTHWEST CORNER OF TRACT A, SEBASTIAN HIGHLANDS UNIT-14 AS RECORDED IN PLAT BOOK 8, PAGES 43 AND 43A OF THE AFORESAID PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN NORTH 89°32'56" EAST, ALONG THE SOUTH LINE OF SAID TRACT A, FOR A DISTANCE OF 234.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, CHESSER'S GAP SUBDIVISION PHASE I, THENCE DEPARTING SAID SOUTH LINE OF TRACT A, RUN SOUTH 38°10'37" WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, FOR A DISTANCE OF 400.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 59,968 SQUARE FEET, OR 1.377 ACRES, MORE OR LESS.

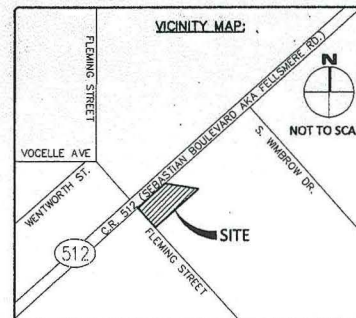
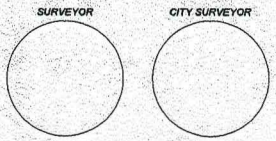
SURVEYOR'S NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE HORIZONTAL CONTROL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT. THE MONUMENTS USED TO ESTABLISH HORIZONTAL CONTROL ARE NATIONAL GEODETIC SURVEY MARKERS GP5107 AND GP5108.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY OF SOUTH FLEMING STREET AS HAVING A BEARING OF NORTH 51°49'23" WEST, AS SHOWN ON THE PLAT OF CHESSER'S GAP SUBDIVISION PHASE I, PLAT BOOK 13, PAGES 76 AND 76A, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT CITY APPROVAL.
7. NOTICE: ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT CITY OF SEBASTIAN.
8. NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE, AND CHINESE BOX ORANGE.
9. IT IS A MISDEMEANOR OF THE SECOND DEGREE, PUNISHABLE AS PROVIDED S. 775.082 OR S. 775.083, FOR ANY PERSON TO MOLEST ANY MONUMENTS ESTABLISHED, ACCORDING TO THIS PLAT OR TO DEFACE OR DESTROY ANY MAP OR PLAT PLACED ON PUBLIC RECORD. [CH. 177.121 F.S.]
10. TIES TO GOVERNMENT CORNERS AND TO GPS MONUMENTS CONFORM TO FGCC (FEDERAL GEODETIC CONTROL COMMITTEE 1984 STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS) THIRD ORDER CLASS 1 STANDARDS.
11. COVENANTS, RESTRICTIONS, AND RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 927, PAGE 254, AS FURTHER AMENDED IN OFFICIAL RECORDS BOOK 2021, PAGE 198, PLAT BOOK 13, PAGE 76, OFFICIAL RECORDS BOOK 2407, PAGE 1925, OFFICIAL RECORDS BOOK 2407, PAGE 1926, OFFICIAL RECORDS BOOK 2935, PAGE 1802 AND OFFICIAL RECORDS BOOK 2941, PAGE 1302, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
12. THIS PLAT APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12061C0111H, DATED DECEMBER 4, 2012.

SHEET INDEX:

- SHEET 1 OF 3 - LEGAL DESCRIPTION, DEDICATION AND NOTES
- SHEET 2 OF 3 - DEDICATION NOTES
- SHEET 3 OF 3 - BOUNDARY GEOMETRY AND LEGEND

THIS INSTRUMENT WAS PREPARED BY: SHERRY L. MANOR, PSM,
405 LAKE HOWELL ROAD, SUITE 1001, MAITLAND, FLORIDA 32751



CERTIFICATE OF DEDICATION
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT HANLEY SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNERS OF THE LANDS DESCRIBED AND PLATTED HEREIN AS CHESSER'S GAP SUBDIVISION PHASE IV, BEING IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND TO THE EXTENT THE BELOW EASEMENTS ARE ON THEIR RESPECTIVE LANDS DO HEREBY DEDICATE AS FOLLOWS:

UTILITY EASEMENT

THE UTILITY EASEMENT SHOWN IS DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY AND THE CITY OF SEBASTIAN FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY OTHER UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY OF SEBASTIAN CITY COUNCIL, AND THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE CITY OF SEBASTIAN.

IN WITNESS WHEREOF, THE ABOVE NAMED FEE SIMPLE OWNERS, HAVE CAUSED THESE PRESENTS TO BE SIGNED ON THE DATE SET FORTH BELOW.

HANLEY SEBASTIAN, LLC
A LIMITED LIABILITY COMPANY

WITNESS _____ BY: _____
HANS B. PISTOR, MGR

2018

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY _____ HANLEY SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC _____
PERSONALLY KNOWN _____ OR PRODUCED _____
TYPE OF IDENTIFICATION _____
PRODUCED: _____

CERTIFICATE OF CITY SURVEYOR
PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES OR MEASUREMENTS AND BEARINGS SHOWN ON THIS PLAT.

DATE: _____

DAVID M. JONES
REGISTRATION NUMBER 3909

CERTIFICATE OF SURVEYOR
KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER, LICENSED BY THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT ON 11/10/2018 SHE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT THE PLAT WAS PREPARED UNDER HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, CHAPTER 913; AND THAT SAID LAND IS LOCATED IN THE CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA.

DATE: _____

SHERRY L. MANOR, PSM
PROFESSIONAL SURVEYOR AND MAPPER #6991
L&S DIVERSIFIED, LLC
405 LAKE HOWELL ROAD, SUITE 1001, MAITLAND, FL 32751

DATE OF PLAT 2018.07.27

REVISIONS		
No.	DATE	BY

CHESSER'S GAP SUBDIVISION PHASE IV

BEING A PARCEL OF LAND IN SECTION 13, TOWNSHIP 31 SOUTH, RANGE 38 EAST,
CITY OF SEBASTIAN, INDIAN RIVER, FLORIDA

SHEET 2 OF 3

PLAT BOOK: _____

PAGE: _____

DOCKET NUMBER: _____

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY HANLEX SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY; ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; AND THE OFFICIAL RECORDS BOOK AND PAGE NUMBERS OF ALL MORTGAGES, LIENS, OR OTHER ENCUMBRANCES AGAINST THE LAND, AND THE NAMES OF ALL PERSONS HOLDING AN INTEREST IN SUCH MORTGAGE, LIEN OR ENCUMBRANCE ARE AS FOLLOWS:

- ORDINANCE NO. 0-87-09 RECORDED IN OR BOOK 762, PAGE 284, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- EASEMENT RECORDED IN OR BOOK 837, PAGE 1406, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- RESOLUTION NO. R-90-46 RECORDED IN OR BOOK 881, PAGE 98, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- DEED OF EASEMENT AND BILL OF SALE OF UTILITY FACILITIES TO INDIAN RIVER COUNTY, FLORIDA. RECORDED IN OR BOOK 923, PAGE 2211, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- NON-EXCLUSIVE EASEMENT RECORDED IN OR BOOK 1150, PAGE 1801, PARTIAL ASSIGNMENT OF EASEMENT RECORDED IN OR BOOK 1155, PAGE 1334, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OR BOOK 3035, PAGE 1429, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- MORTGAGE AND SECURITY AGREEMENT BY HANLEX SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN FAVOR OF BERIBANK, A LOUISIANA STATE-CHARTERED BANK, RECORDED AS INSTRUMENT NO. 3120170056177 IN OFFICIAL RECORDS BOOK 3059, PAGE 239 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- DECLARATION OF COVENANT FOR CROSS-ACCESS AND UTILITIES EASEMENT AND RECIPROCAL EASEMENT WITH COVENANTS AND RESTRICTIONS RECORDED IN OR BOOK 3136, PAGE 16, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OR BOOK 3132, PAGE 1429, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
- CORRECTIVE AND RESTATED DECLARATION OF COVENANT FOR CROSS-ACCESS AND UTILITIES EASEMENT AND RECIPROCAL EASEMENT WITH COVENANTS AND RESTRICTIONS RECORDED IN OR BOOK 3141, PAGE 1211, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

DATE OF PLAT 2018.07.27

REVISIONS		
No.	DATE	BY

MORTGAGEE'S CONSENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THAT OWNER'S PROPERTY DESCRIBED HEREON AS CHESSER'S GAP SUBDIVISION PHASE IV AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 3059, PAGES 239-260 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE NAMED ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____ 2018.

IBERIA BANK

BY: _____

DOUG WOODMAN, SVP

ACKNOWLEDGEMENT OF MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2018, BY _____

IBERIA BANK, ON

BEHALF OF THE ASSOCIATION.

NOTARY PUBLIC

PERSONALLY KNOWN ____ OR PRODUCED ____

TYPE OF IDENTIFICATION _____

ACCEPTANCE OF DEDICATION BY INDIAN RIVER COUNTY
INDIAN RIVER COUNTY HEREBY ACCEPTS THE DEDICATION OF THE UTILITY EASEMENT.

INDIAN RIVER COUNTY

ATTEST: JEFFERY R. SMITH,
CLERK OF CIRCUIT COURT
AND COMPTROLLER

BY: _____
PETER D. O'BRYAN, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

BY: _____
DEPUTY CLERK

BCC APPROVED: _____

BY: _____ DATE: _____

TAYLOR D. WARD
FLORIDA BAR NO. 0841315

CERTIFICATE OF COURT CLERK
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF CHESSER'S GAP SUBDIVISION PHASE IV, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORDS THIS ____ DAY OF _____ 2018, AND RECORDED ON PAGE ____ OF PLAT BOOK AS DOCKET NUMBER ____ IN THE OFFICE OF THE CLERK OF COURT OF INDIAN RIVER COUNTY, FLORIDA.

BY: _____
JEFFREY R. SMITH, CLERK OF CIRCUIT COURT & COMPTROLLER
INDIAN RIVER COUNTY, FLORIDA

SHEET INDEX:

SHEET 1 OF 3 - LEGAL DESCRIPTION, DEDICATION AND NOTES

SHEET 2 OF 3 - DEDICATION NOTES

SHEET 3 OF 3 - BOUNDARY GEOMETRY AND LEGEND

THIS INSTRUMENT WAS PREPARED BY: SHERRY L. MANOR, PSM,
405 LAKE HOWELL ROAD, SUITE 1001, MAITLAND, FLORIDA 32751

CERTIFICATE OF APPROVAL AND ACCEPTANCE BY CITY COUNCIL

THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY OF SEBASTIAN CITY COUNCIL AND THE UTILITY EASEMENTS ARE ACCEPTED.

JAMES STOKES, CITY ATTORNEY JIM HILL, MAYOR

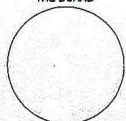
FRANK WATANABE, P.E. JEANETTE WILLIAMS, MMC
CITY ENGINEER CITY CLERK

BANK

CITY OF SEBASTIAN

CLERK OF THE CIRCUIT COURT

CLERK OF THE BOARD



CHESSER'S GAP SUBDIVISION PHASE IV

BEING A PARCEL OF LAND IN SECTION 13, TOWNSHIP 31 SOUTH, RANGE 38 EAST,
CITY OF SEBASTIAN, INDIAN RIVER, FLORIDA

SHEET 3 OF 3

PLAT BOOK: _____

PAGE: _____

DOCKET NUMBER: _____

TRACT A

SEBASTIAN HIGHLANDS UNIT-14
PLAT BOOK 8, PAGES 43 AND 43A
NOT INCLUDED

SOUTHWEST CORNER OF TRACT A
SEBASTIAN HIGHLANDS UNIT-14
PLAT BOOK 8, PAGES 43 AND 43A
NOT SET POWER POLE FALL ON CORNER
N 1257617.50
E 822675.72

4"X4" CONCRETE MONUMENT
WITNESS LB#7829

4"X4" CONCRETE MONUMENT
WITNESS LB#7829

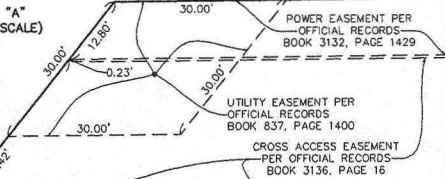
N89°32'56"E 234.25'(OVERALL) 232.25' (P.R.M. TO P.R.M.)

162.80'
THE SOUTH LINE OF TRACT A, SEBASTIAN
HIGHLANDS UNIT-14

NORTHWEST CORNER
OF LOT 1
N 1257619.35
E 822909.97

LOT 1

DETAIL "A"
(NOT TO SCALE)



- SYMBOL AND ABBREVIATION LEGEND:**
- SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED P.R.M. LS# 6961
 - IRON ROD AND CAP
 - R/W RIGHT OF WAY
 - P.A.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA
 - C CHORD LENGTH
 - CB CHORD BEARING

DATE OF PLAT 2018.07.27

REVISIONS		
No.	DATE	BY

SHEET INDEX:

SHEET 1 OF 3 - LEGAL DESCRIPTION, DEDICATION AND NOTES
SHEET 2 OF 3 - DEDICATION NOTES
SHEET 3 OF 3 - BOUNDARY GEOMETRY AND LEGEND

THIS INSTRUMENT WAS PREPARED BY:
SHERRY L. MANOR, PSM,
405 LAKE HOWELL ROAD, SUITE 1001
MAITLAND, FLORIDA 32751



LOT 2
CHESSER'S GAP SUBDIVISION PHASE I
PLAT BOOK 13, PAGES 76 AND 76A

SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 31 SOUTH RANGE 38 EAST
FOUND 1" IRON ROD & CAP, NUMBER ILLEGIBLE
CERTIFIED CORNER RECORD #65501
N. 1252301.70
E. 819576.20

POINT OF BEGINNING
SOUTHWEST CORNER OF LOT 1
CHESSER'S GAP SUBDIVISION PHASE I
FOUND 4"X4" CONCRETE MONUMENT
PERMANENT REFERENCE MONUMENT
PSM #3435
N 1257304.27
E 822662.23

COUNTY ROAD 512 (SEBASTIAN BOULEVARD MK2 FELSMEIER ROAD)
RIGHT OF WAY WIDTH VARIES
PER STATE OF FLORIDA DEP. OF TRANSPORTATION
1/2 SECTION 8800 ROAD, SECTION 13, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY
PLAT BOOK 10, PAGES 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
PLAT BOOKS 13, PAGES 76 AND 76A
VACATED TRANS-FLORIDA CENTRAL RAILROAD

SOUTHERLY RIGHT OF WAY LINE
OF COUNTY ROAD 512

NORTHERLY RIGHT OF WAY LINE
OF SOUTH FLEMING STREET

SOUTH FLEMING STREET
PER PLAT BOOK 13, PAGES 76 AND 76A

EASEMENT PER OFFICIAL RECORDS
BOOK 1150, PAGE 1001
PARTIAL RELEASE PER OFFICIAL RECORDS
BOOK 1155, PAGE 1334

POWER EASEMENT PER
OFFICIAL RECORDS
BOOK 3132, PAGE 1429

UTILITY EASEMENT PER
OFFICIAL RECORDS
BOOK 837, PAGE 1400
SEE DETAIL "A"

CROSS ACCESS EASEMENT
PER OFFICIAL RECORDS
BOOK 3136, PAGE 16
OFFICIAL RECORDS BOOK 3141, PAGE 1211

CROSS ACCESS EASEMENT
PER OFFICIAL RECORDS
BOOK 3136, PAGE 16
OFFICIAL RECORDS BOOK 3141, PAGE 1211

CHESSER'S GAP SUBDIVISION PHASE I
PLAT BOOK 13, PAGES 76 AND 76A
NOT INCLUDED

NOT A PART OF THIS PLAT

215.10'

N 1257417.38
E 822518.37

R=15.00'
L=349.69'
Δ=90°00'00"
C=21.21'
CB=N6°49'23"W

R=50.00'
L=397.81'
Δ=11°48'34"
C=10.29'
CB=N6°49'23"W

R=2.18'
L=592.87'
Δ=85°20'36"
C=2.95'
CB=S80°50'55"W

R=20.00'
L=592.87'
Δ=90°00'00"
C=28.28'
CB=S6°49'23"E

R=54.99'
L=397.81'
Δ=90°00'31"
C=77.78'
CB=S6°49'38"E

