

LEGAL DESCRIPTION

THE SOUTH ONE-HALF OF GOVERNMENT LOT 9 LESS THE NORTH 620 FEET THEREOF, AND GOVERNMENT LOT 10 LESS THE SOUTH 1070.63 FEET THEREOF ALL IN SECTION 19, TOWNSHIP 32 SOUTH, RANGE 40 EAST AND LYING EAST OF STATE ROAD A-1-A, ALSO THE NORTH 320 FEET OF THE SOUTH 1390.63 FEET OF GOVERNMENT LOT 1, LYING WEST OF THE EAST 10.69 ACRES OF SAID GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF PEBBLE BEACH DEVELOPMENT NO. 2 ACCORDING TO THE PLAT FILED IN PLAT BOOK 7, PAGE 83A, PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY AND RUNNING THENCE N89°53'24"E, 421.88 FEET ALONG THE SOUTH BOUNDARY OF SAID PEBBLE BEACH DEVELOPMENT NO. 2; THENCE S00°06'36"E, 20.00 FEET ALONG SAID SOUTH BOUNDARY; THENCE RUN N89°53'24"E, 344.28 FEET TO THE SOUTHEAST CORNER OF PEBBLE BEACH DEVELOPMENT NO. 2; THENCE S00°22'34"W, 320 FEET ALONG THE WEST BOUNDARY OF THE EAST 10.69 ACRES OF SAID GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 40 EAST; THENCE S89°53'24"W, 654.33 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A-14-A; THENCE N17°54'12"W, 357.06 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.

2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.

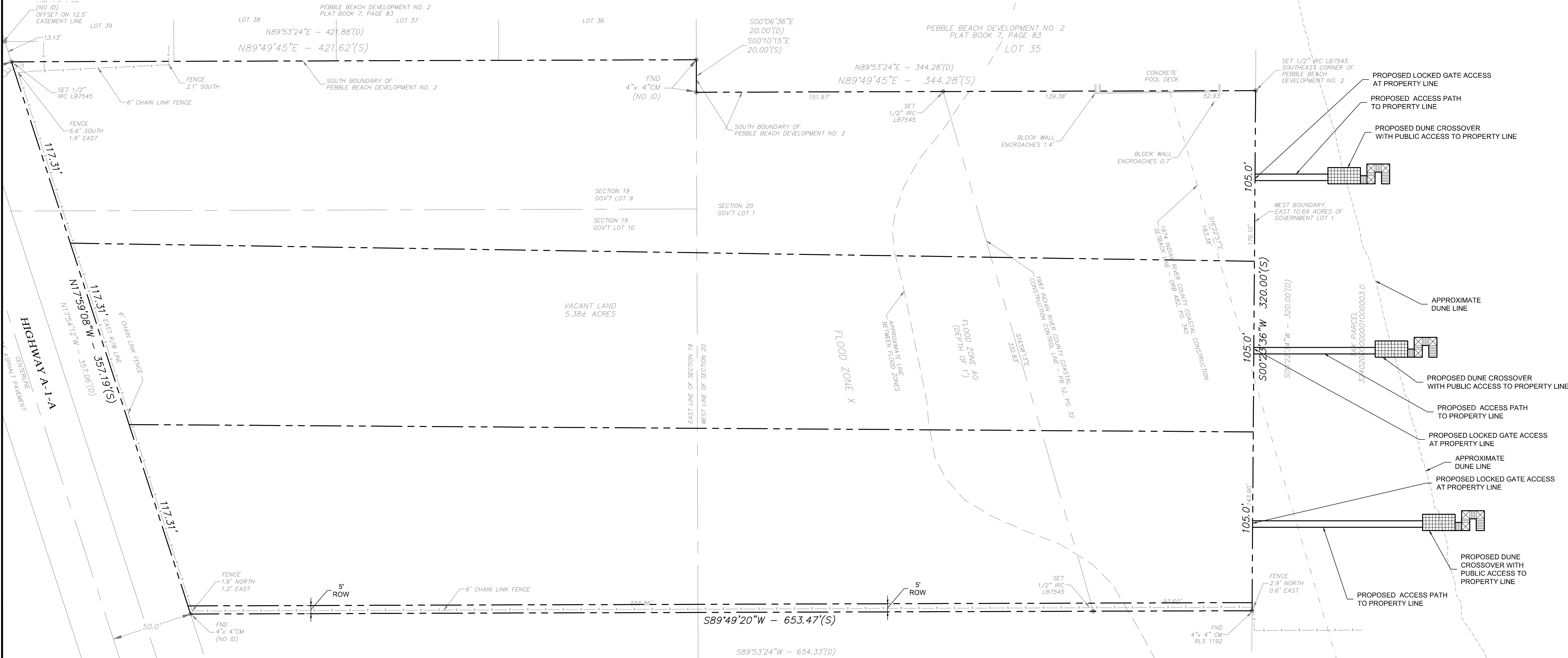
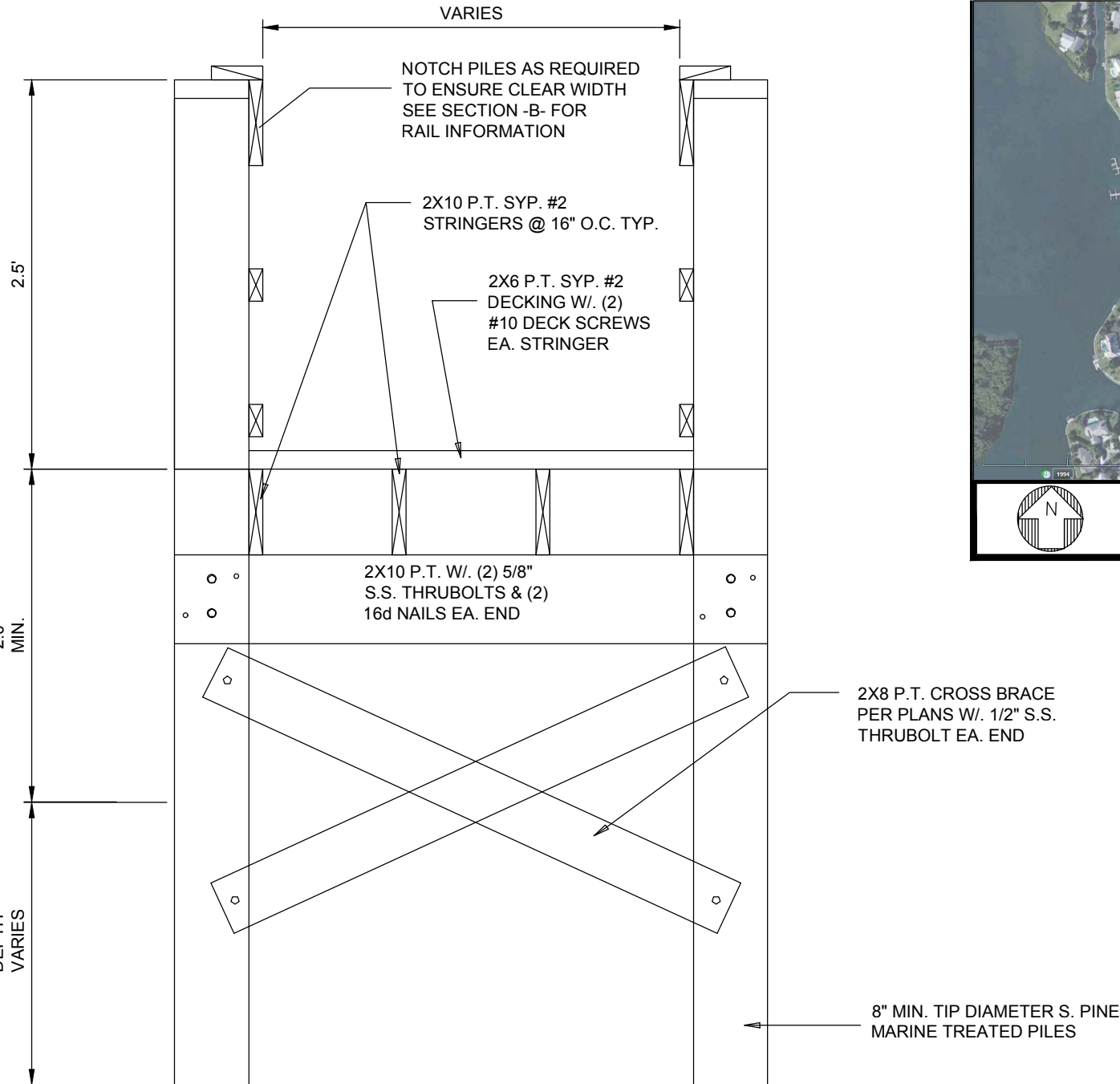
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.

4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.

5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.

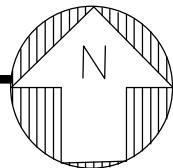
6. BEARINGS AND COORDINATES SHOWN WERE DERIVED BY ASSIGNING A GRID BEARING OF N17°59'08"W TO THE EAST R/W LINE OF HIGHWAY A1A. BEARINGS REFERENCE THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD27) AND ARE TIED TO FLORIDA DEPARTMENT OF NATURAL RESOURCES PERMANENT REFERENCE MONUMENTS 88-78-A-20-2 & 88-78-A-22.

7. THIS SITE LIES WITHIN FLOOD ZONE "X" & AO (DEPTH 1) ACCORDING TO FLOOD INSURANCE RATE MAP 12061C261H, DATED DECEMBER 4, 2012.



SITE PLAN

SCALE: 1" = 30'



GRAPHIC SCALE

0 30 60  
(IN FEET)  
1 inch = 30 ft.

17-0100

72 HOURS BEFORE DIGGING  
CALL TOLL FREE  
**811**  
KNOW WHAT'S BELOW  
SUNSHINE11.COM

REVISIONS		DATE
1	DESIGNED	17-0100
2	DRAWN	AB
3	DATE	RT
4	CHECKED	FEB 2017
5	DATE	AB
6	DATE	FEB 2017
7	SCALE	AS NOTED

1835 - 20TH STREET VERO BEACH, FL 32960 PH. (772) 569-0035 FX. (772) 778-3617 MELOURNE FL - PH (321) 253-1510 FT. PIERCE FL - PH (772) 468-9055 STUART, FL - PH (772) 266-9795	<b>MBV</b> <b>ENGINEERING, INC.</b> MOYA - BOWLES VILLAMIZAR & ASSOCIATES CONSULTING ENGINEERING CA #3728
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INDIAN RIVER SHORES DUNE CROSS OVER	FLORIDA
INDIAN RIVER SHORES	

AARON J. BOWLES FL P.E. #55313	SHEET
DATE:	<b>C1</b>
	OF
	17-0100