

ORCHID LANDING SUBDIVISION
 BEING A PORTION OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER
 OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA
 COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN
 OFFICIAL RECORD BOOK ____ . PAGE ____ OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: _____

PAGE: _____

CFN: _____

CLERK'S FILE NUMBER

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____ 2019, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FLORIDA, AND TRACT 'A', LIFT STATION AND UTILITY EASEMENTS, THE 5.00 FOOT WIDE LIMITED ACCESS EASEMENTS, AND THE SIDEWALK EASEMENTS ACCEPTED.

BOB SOLARI, CHAIRMAN OF THE BOARD

ATTEST: JEFFREY R. SMITH
 CLERK OF CIRCUIT COURT AND COMPTROLLER

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
 DEPUTY CLERK (CLERK TO THE BOARD)

WILLIAM K. DEBRAAL DEPUTY COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED _____ DATE: _____
 JASON E. BROWN, COUNTY ADMINISTRATOR

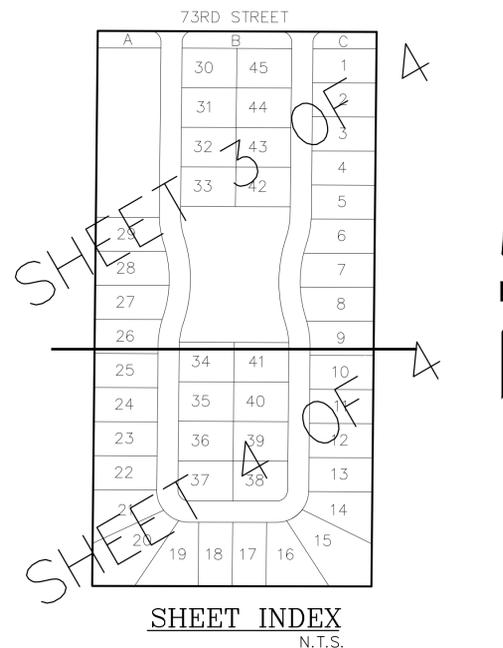
CERTIFICATION OF THE CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
 COUNTY OF INDIAN RIVER

I JEFFREY R. SMITH, CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF ORCHID LANDING SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2019, AND RECORDED IN PLAT BOOK _____ PAGE _____, CLERK'S FILE NUMBER (CFN) _____, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

JEFFREY R. SMITH, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA

BY: _____
 DEPUTY CLERK

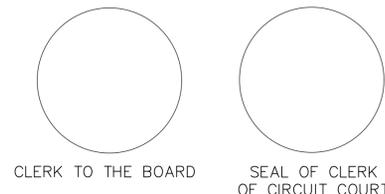


NOTICE:

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 IN 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. NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE APPLICANT, OR THE APPLICANT'S SUCCESSOR OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE APPLICANT OR THE APPLICANT'S SUCCESSOR ACKNOWLEDGES THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE APPLICANT OR APPLICANT'S SUCCESSOR CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
4. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
5. ROUTINE MAINTENANCE (E.G. MOWING, ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT / PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
6. 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.
7. THE PERMANENT DRIVEWAY LOCATIONS AS SHOWN AT THE FRONT YARDS WITHIN LOTS 1, 30 AND 45 ARE FOR THE CONSTRUCTION AND PLACEMENT OF A DRIVEWAY LOCATION FOR INGRESS AND EGRESS.
8. THE OWNERS OF LOTS 33, 34, 41, AND 42 WILL BE REQUIRED TO CHOOSE ONE OF THE FOLLOWING OPTIONS IN ORDER TO FACILITATE A MAXIMUM 8:1 SLOPE WITHIN THE LAKE MAINTENANCE EASEMENT: A) CONSTRUCT A RETAINING WALL AT THE LAKE MAINTENANCE EASEMENT LINE, B) FOOTING OF PROPOSED BUILDING IS TO BE MINIMUM 18 INCHES DEEP ALONG LAKE MAINTENANCE EASEMENT, OR C) 20' MIN. SIDEYARD SETBACK ADJACENT TO LAKE MAINTENANCE EASEMENT. THE OWNER OF LOT 29 WILL BE LIMITED TO OPTIONS A OR B. THE CONSTRUCTION AND PERPETUAL MAINTENANCE OF THE WALLS, FOOTER OR GRADING WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
9. THE OWNERS OF LOTS 1 THROUGH 15 SHALL BE REQUIRED TO GRADE THE EAST PORTION OF THE LOTS TO ALLOW NO MORE THAN THE EASTERN MOST 10' OF YARD TO BE SLOPED TO FLOW OFFSITE.

FLOOD_ZONE: THIS PLAT LIES WITHIN FLOOD_ZONE "X" (INSIDE 0.2% ANNUAL CHANCE OF FLOOD) AND FLOOD_ZONE "AE" (ELEVATION 7.0 NAVD'88), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0231H, COMMUNITY NUMBER 120119, PANEL 0231, SUFFIX H, MAP REVISED DATE DECEMBER 4, 2012, MAP INDEX DATE DECEMBER 4, 2012.

FLOOD_HAZARD_WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT INDIAN RIVER COUNTY TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.



GENERAL NOTES:

1. COORDINATE VALUES AND BEARING DATUM ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1999 (NAD83/99), AND ARE PROJECTED INTO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, 901. NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST BETWEEN MONUMENTED CORNERS BEARS NORTH 89°56'48" EAST.
2. COORDINATE VALUES SHOWN HEREON WERE ESTABLISHED UTILIZING THE REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) FROM "GPS 1020" (PID-AA5827).
3.
 - P.C.P. = PERMANENT CONTROL POINT – PARKER KALON (P.K.) NAIL/BRASS DISK STAMPED "CARTER ASSOC. PCP LB 205"
 - ▣ P.R.M. = PERMANENT REFERENCE MONUMENT – 4"x4" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205", UNLESS OTHERWISE NOTED.
 - PROPERTY CORNER MONUMENT
 - △ G.P.S. MONUMENT
4. THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE CERTIFIED AND/OR SET NOVEMBER 5, 2018.
5. ALL ELEVATIONS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988). ALL ESTABLISHED BENCH MARK ELEVATIONS ARE BASED ON CLOSED LEVEL LOOPS, RUN FROM BENCH MARKS WITH AT LEAST THIRD ORDER ACCURACY.
 ORIGIN BENCHMARK: "P 33" (PID-AF3430) INDIAN RIVER COUNTY
 ELEVATION: 12.37 FEET (N.A.V.D. 1988)
 PROJECT T.B.M. = PARKER KALON (PK) NAIL AND BRASS DISK STAMPED "CARTER ASSOC. LB 205" LOCATED AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.
 ELEVATION: 5.79 FEET (N.A.V.D.) 1988
 PROJECT T.B.M. = CHISELED "□" ON TOP OF CURB LOCATED ON THE SOUTH END OF AN EXISTING CURB ISLAND AT THE ENTRANCE TO "OAK ISLAND"
 ELEVATION: 6.42 FEET (N.A.V.D. 1988)
 PLAT B.M. #1 = TOP OF P.R.M. LOCATED 40' S OF NORTHEAST PROPERTY CORNER (OFFSET CORNER) ELEVATION: 4.75 FEET (N.A.V.D. 1988)
 PLAT B.M. #2 = TOP OF P.R.M. LOCATED 10' S OF NORTHWEST PROPERTY CORNER (OFFSET CORNER) ELEVATION: 5.88 FEET (N.A.V.D. 1988)
6. A 10 FOOT WIDE UTILITY EASEMENT IS DESIGNATED ALONG THE FRONT YARDS OF ALL LOTS, TYPICAL.

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
 DATE: NOVEMBER 2018

CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS
 1708 21st. STREET
 VERO BEACH, FLORIDA 32960
 TEL.(772) 562-4191 FAX.(772) 562-7180

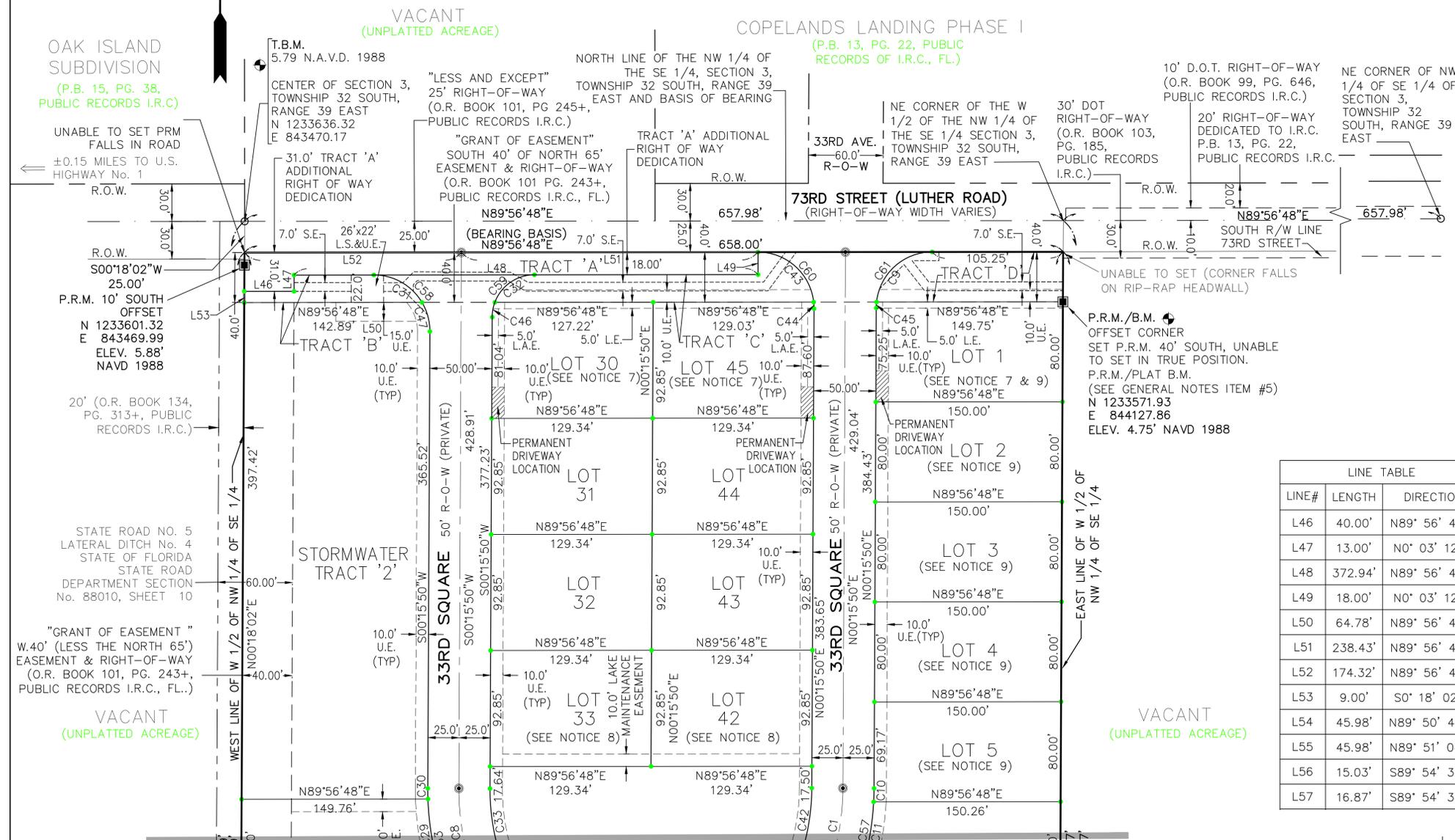
ORCHID LANDING SUBDIVISION

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	63.51'	200.00'	18°11'42"	N09°21'41"E	63.25'
C8	63.51'	200.00'	18°11'42"	S08°50'00"E	63.25'
C9	65.68'	45.00'	83°37'14"	S48°08'11"W	60.00'
C10	10.83'	225.00'	2°45'30"	N01°38'35"E	10.83'
C11	60.62'	225.00'	15°26'12"	N10°44'26"E	60.44'
C29	62.80'	225.00'	15°59'27"	S09°56'08"E	62.59'
C30	8.65'	225.00'	2°12'14"	S00°50'17"E	8.65'
C31	46.54'	45.00'	59°15'44"	N60°25'20"W	44.50'
C32	41.14'	34.00'	69°19'59"	S55°16'50"W	38.68'
C33	55.57'	175.00'	18°11'42"	S08°50'00"E	55.34'
C42	55.57'	175.00'	18°11'42"	N09°21'41"E	55.34'
C43	65.68'	45.00'	83°37'14"	N48°14'35"W	60.00'
C44	5.26'	45.00'	6°41'48"	N03°05'04"W	5.26'
C45	4.76'	45.00'	6°03'44"	S03°17'42"W	4.76'
C46	12.08'	34.00'	20°21'00"	S10°26'20"W	12.01'
C47	24.39'	45.00'	31°03'18"	N15°15'49"W	24.09'
C57	71.45'	225.00'	18°11'42"	N09°21'41"W	71.15'
C58	70.93'	45.00'	90°19'02"	N44°53'41"W	63.82'
C59	53.22'	34.00'	89°40'59"	N45°06'20"E	47.95'
C60	70.93'	45.00'	90°19'02"	N44°53'41"W	63.82'
C61	70.44'	45.00'	89°40'58"	N45°06'19"E	63.46'

LINE TABLE		
LINE#	LENGTH	DIRECTION
L46	40.00'	N89° 56' 49"E
L47	13.00'	N0° 03' 12"W
L48	372.94'	N89° 56' 48"E
L49	18.00'	N0° 03' 12"W
L50	64.78'	N89° 56' 48"E
L51	238.43'	N89° 56' 48"E
L52	174.32'	N89° 56' 48"E
L53	9.00'	S0° 18' 02"W
L54	45.98'	N89° 50' 46"W
L55	45.98'	N89° 51' 04"W
L56	15.03'	S89° 54' 37"W
L57	16.87'	S89° 54' 37"W

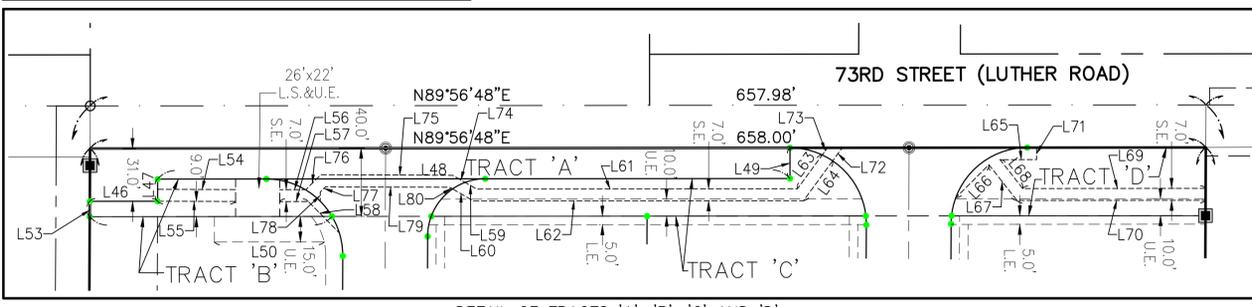
L58	26.01'	N44° 45' 49"W
L59	7.72'	N60° 00' 00"W
L60	14.06'	N60° 00' 00"W
L61	189.32'	S89° 56' 48"W
L62	194.73'	S89° 56' 48"W
L63	24.58'	S36° 20' 59"W
L64	28.97'	S36° 20' 59"W
L65	21.60'	N89° 56' 48"E
L66	27.41'	S45° 15' 50"W
L67	26.72'	N38° 16' 27"W
L68	21.62'	N38° 16' 27"W
L69	107.83'	S89° 56' 30"W
L70	111.23'	S89° 56' 30"W

LINE#	LENGTH	DIRECTION
L71	7.02'	N0° 00' 00"E
L72	9.55'	N36° 20' 59"E
L73	5.24'	S36° 20' 59"W
L74	8.38'	N60° 00' 00"W
L75	70.13'	N89° 44' 00"W
L76	12.35'	S45° 00' 00"W
L77	4.47'	N45° 00' 00"E
L78	5.51'	N0° 21' 01"E
L79	60.63'	S89° 55' 08"E
L80	2.05'	S60° 00' 00"E

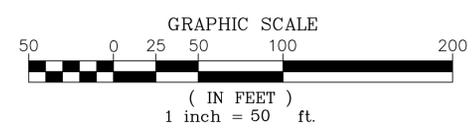
LEGEND

- B.M. = BENCH MARK
- ⊙ = BENCH MARK
- C.M. = CONCRETE MONUMENT (4"x4")
- C.R. = COUNTY ROAD
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- = DENOTES 1/2" DIAMETER x 18" LONG REBAR CAP STAMPED "CARTER ASSOC." (TYPICAL)
- = FOUND CONCRETE MONUMENT (4"x4")
- △ = G.P.S. MONUMENT
- I.R.C. = INDIAN RIVER COUNTY
- I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
- I.R.F.D.D. = INDIAN RIVER FARMS DRAINAGE DISTRICT
- (NR) = NON-RADIAL
- AVE. = AVENUE
- SE = SOUTHEAST
- SW = SOUTHWEST
- T.B.M. = TEMPORARY BENCH MARK
- (TYP.) = TYPICAL
- U.E. = UTILITY EASEMENT
- ▨ = 10'x25' PERMANENT DRIVEWAY LOCATION
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- (P) = RECORD PLAT DATA
- R/W = RIGHT-OF-WAY
- L.A.E. = LAKE ACCESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.E. = LANDSCAPE EASEMENT
- S.E. = SIDEWALK EASEMENT
- NE = NORTH EAST
- NW = NORTH WEST
- O.R. BOOK = OFFICIAL RECORD BOOK
- D.E. = DRAINAGE EASEMENT
- EXIST. = EXISTING
- L.S. = LIFT STATION
- PG. = PAGE
- ⊙ P.C.P. = PERMANENT CONTROL POINT PARKER KALON (P.K.) NAIL AND BRASS DISK STAMPED "CARTER ASSOC. PCP LB 205"
- P.R.M. = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH 2" DIAMETER ALUMINUM DISK STAMPED "CARTER ASSOC. PRM LB 205")

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DETAIL OF TRACTS 'A', 'B', 'C' AND 'D'
SCALE: 1" = 50'



THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M.
DATE: NOVEMBER 2018

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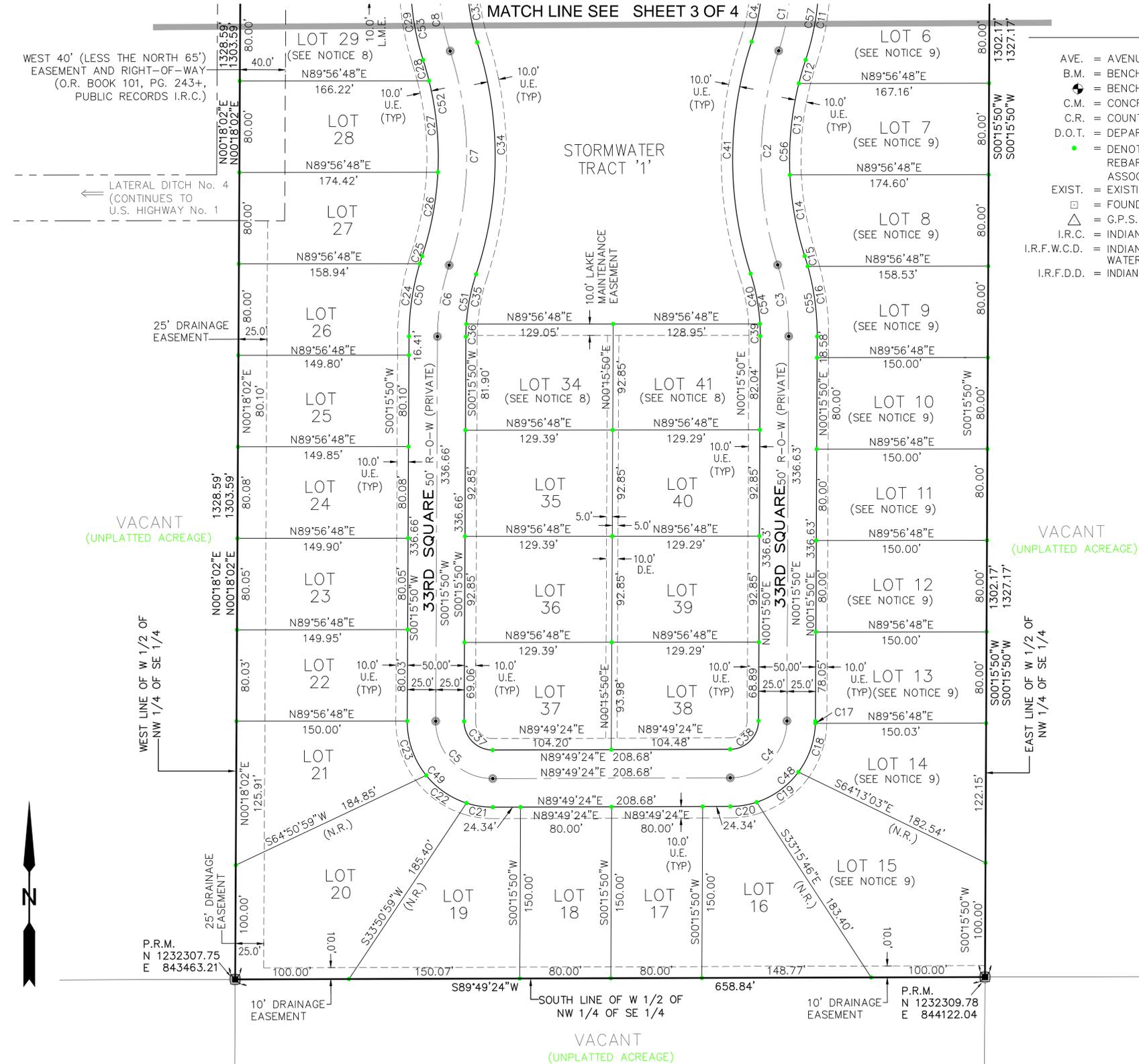
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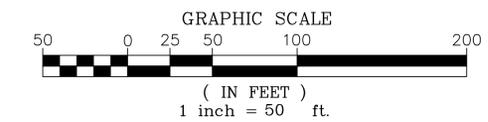
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- LEGEND**
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 - ⊕ = BENCH MARK
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	63.51'	200.00'	18°11'42"	N09°21'41"E	63.25'
C2	190.54'	300.00'	36°23'23"	S00°15'50"W	187.35'
C3	63.51'	200.00'	18°11'42"	N08°50'00"W	63.25'
C4	78.16'	50.00'	89°33'34"	N45°02'37"E	70.44'
C5	78.92'	50.00'	90°26'26"	S44°57'23"E	70.98'
C6	63.51'	200.00'	18°11'42"	S09°21'41"W	63.25'
C7	190.54'	300.00'	36°23'23"	N00°15'50"E	187.35'
C8	63.51'	200.00'	18°11'42"	S08°50'00"E	63.25'
C11	60.62'	225.00'	15°26'12"	N10°44'26"E	60.44'
C12	21.50'	275.00'	4°28'46"	S16°13'09"W	21.49'
C13	80.68'	275.00'	16°48'32"	S05°34'30"W	80.39'
C14	72.48'	275.00'	15°06'05"	S10°22'49"E	72.27'
C15	9.29'	225.00'	2°21'57"	N16°44'53"W	9.29'
C16	62.16'	225.00'	15°49'44"	N07°39'02"W	61.96'
C17	1.95'	75.00'	1°29'37"	N01°00'39"E	1.95'
C18	45.86'	75.00'	35°01'55"	N19°16'25"E	45.15'
C19	45.88'	75.00'	35°02'58"	N54°18'51"E	45.17'
C20	23.54'	75.00'	17°59'04"	N80°49'52"E	23.45'
C21	23.52'	75.00'	17°58'02"	S81°11'35"E	23.42'
C22	43.55'	75.00'	33°16'06"	S55°34'31"E	42.94'
C23	51.32'	75.00'	39°12'18"	S19°20'19"E	50.32'
C24	64.52'	225.00'	16°25'52"	S08°28'46"W	64.30'
C25	6.93'	225.00'	1°45'50"	S17°34'37"W	6.93'
C26	74.93'	275.00'	15°36'42"	N10°39'11"E	74.70'
C27	80.66'	275.00'	16°48'19"	N05°33'20"W	80.37'
C28	19.07'	275.00'	3°58'22"	N15°56'40"W	19.06'
C29	62.80'	225.00'	15°59'27"	S09°56'08"E	62.59'
C34	206.41'	325.00'	36°23'23"	N00°15'50"E	202.96'
C35	44.61'	175.00'	14°36'21"	S11°09'21"W	44.49'
C36	10.96'	175.00'	3°35'21"	S02°03'31"W	10.96'
C37	39.46'	25.00'	90°26'26"	S44°57'23"E	35.49'
C38	39.08'	25.00'	89°33'34"	N45°02'37"E	35.22'
C39	10.82'	175.00'	3°32'30"	N01°30'25"W	10.82'
C40	44.76'	175.00'	14°39'12"	N10°36'15"W	44.63'
C41	206.41'	325.00'	36°23'23"	S00°15'50"W	202.96'
C48	117.23'	75.00'	89°33'34"	S45°02'37"W	105.66'
C49	118.39'	75.00'	90°26'26"	N44°57'23"W	106.47'
C50	71.45'	225.00'	18°11'42"	N09°21'41"E	71.15'
C51	55.57'	175.00'	18°11'42"	N09°21'41"E	55.34'
C52	174.66'	275.00'	36°23'23"	N00°15'50"E	171.74'
C53	71.45'	225.00'	18°11'42"	N08°50'00"W	71.15'
C54	55.57'	175.00'	18°11'42"	N08°50'00"W	55.34'
C55	71.45'	225.00'	18°11'42"	N08°50'00"W	71.15'
C56	174.66'	275.00'	36°23'23"	N00°15'50"W	171.74'
C57	71.45'	225.00'	18°11'42"	N09°21'41"W	71.15'

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT INDIAN RIVER COUNTY TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.



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