



ABBREVIATIONS:  
 CA - CENTRAL ANGLE OF CURVE  
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 R/W - RIGHT-OF-WAY  
 CL - CENTERLINE  
 SEC - SECTION  
 P.B. - PLAT BOOK  
 O.A. - OVERALL  
 P.R.M. - PERMANENT REFERENCE MONUMENT  
 P.C.P. - PERMANENT CONTROL POINT  
 P.R.I.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA

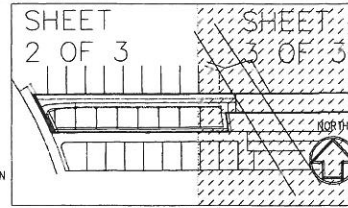
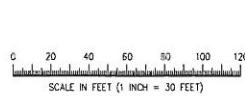
(R) - RADIAL  
 (NR) - NOT RADIAL  
 (O.A.) - OVERALL  
 PDB - POINT OF BEGINNING

EASEMENT LEGEND:  
 S.W. CORNER ADDITIONAL  
 D.A.E. - DRAINAGE AND ACCESS EASEMENT  
 D.E. - DRAINAGE EASEMENT  
 S.E. - SIDEWALK EASEMENT  
 U.E. - UTILITY EASEMENT  
 L.E. - LANDSCAPE EASEMENT

MONUMENT LEGEND  
 SET PERMANENT REFERENCE MONUMENT (PRM)  
 FOUND PERMANENT REFERENCE MONUMENT (PRM)  
 PERMANENT CONTROL POINT (PCP)  
 PARCEL CORNER MARKER  
 (SEE SURVEYOR'S NOTES FOR FULL DESCRIPTION OF SET PRMS AND CORNER MARKERS)

# SANDY LANE PD

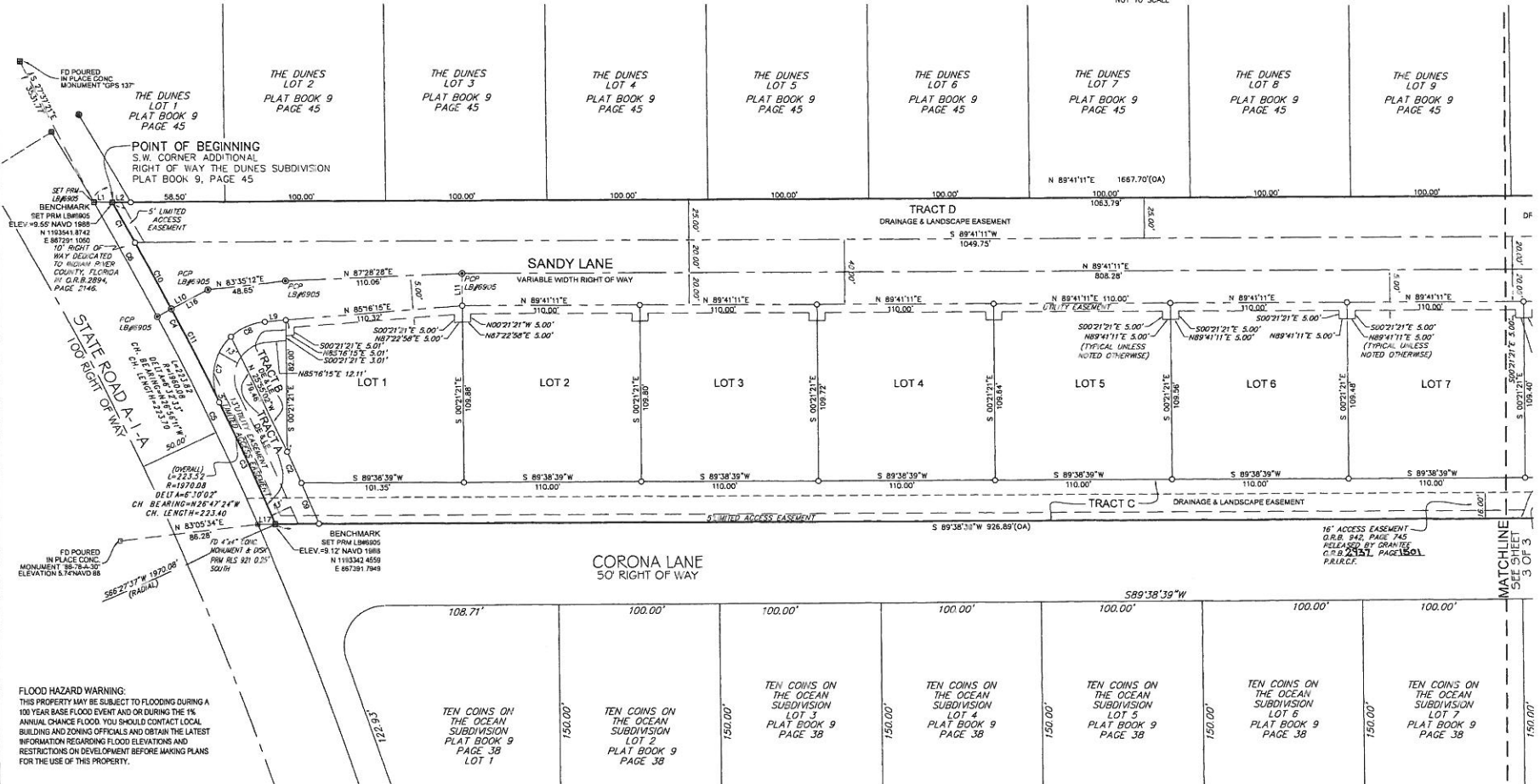
BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 16, TOWNSHIP 33 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF STATE ROAD A-1-A



PLAT BOOK 28

PAGE 21

DOCKET NO. 3120160030297



**FLOOD HAZARD WARNING:**  
 THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100-YEAR BASE FLOOD EVENT AND/OR DURING THE 1% ANNUAL CHANCE FLOOD. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	LINE	BEARING	DISTANCE
C 1	00°56'02"	1970.08'	28.87'	14.33'	28.87'	N 29°36'54"W	C 8	38°38'42"	35.00'	23.62'	12.28'	23.17'	N 65°56'16"E	L 1	N 89°41'11"E	11.53'
C 2	00°36'43"	1995.08'	21.31'	10.85'	21.31'	N 24°19'13"W	C 9	00°46'54"	1995.08'	27.21'	13.61'	27.21'	N 23°37'24"W	L 2	N 89°41'11"E	11.48'
C 3	02°24'35"	1970.08'	82.85'	41.43'	82.85'	N 24°44'40"W	C 10	01°21'42"	1970.08'	46.82'	23.41'	46.82'	N 28°31'33"W	L 9	N 85°16'15"E	13.11'
C 4	03°15'26"	1970.08'	112.00'	56.01'	111.98'	N 27°34'44"W	C 11	01°53'44"	1970.08'	65.17'	32.59'	65.17'	N 26°53'50"W	L 10	N 62°09'19"E	35.62'
C 5	04°10'41"	1960.08'	142.89'	71.53'	142.96'	S 25°45'17"E							L 11	S 00°21'31"E	30.90'	
C 6	02°21'40"	1960.08'	80.83'	40.42'	80.82'	S 29°01'35"E							L 16	N 62°09'19"E	25.62'	
C 7	72°33'22"	35.00'	44.32'	25.69'	41.42'	N 10°19'59"E							L 17	S 89°38'39"W	10.88'	

PREPARED BY: CHARLES H. BLANCHARD,  
 PSM #5755  
 MERIDIAN LAND SURVEYORS LB #6905  
 DATE: 12/17/15

DATE OF PREPARATION: NOV 2015

**MERIDIAN**  
 LAND SURVEYORS  
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**SHEET**  
 2 of 3

ATTACHMENT 1

ABBREVIATIONS:  
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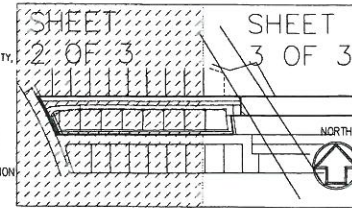
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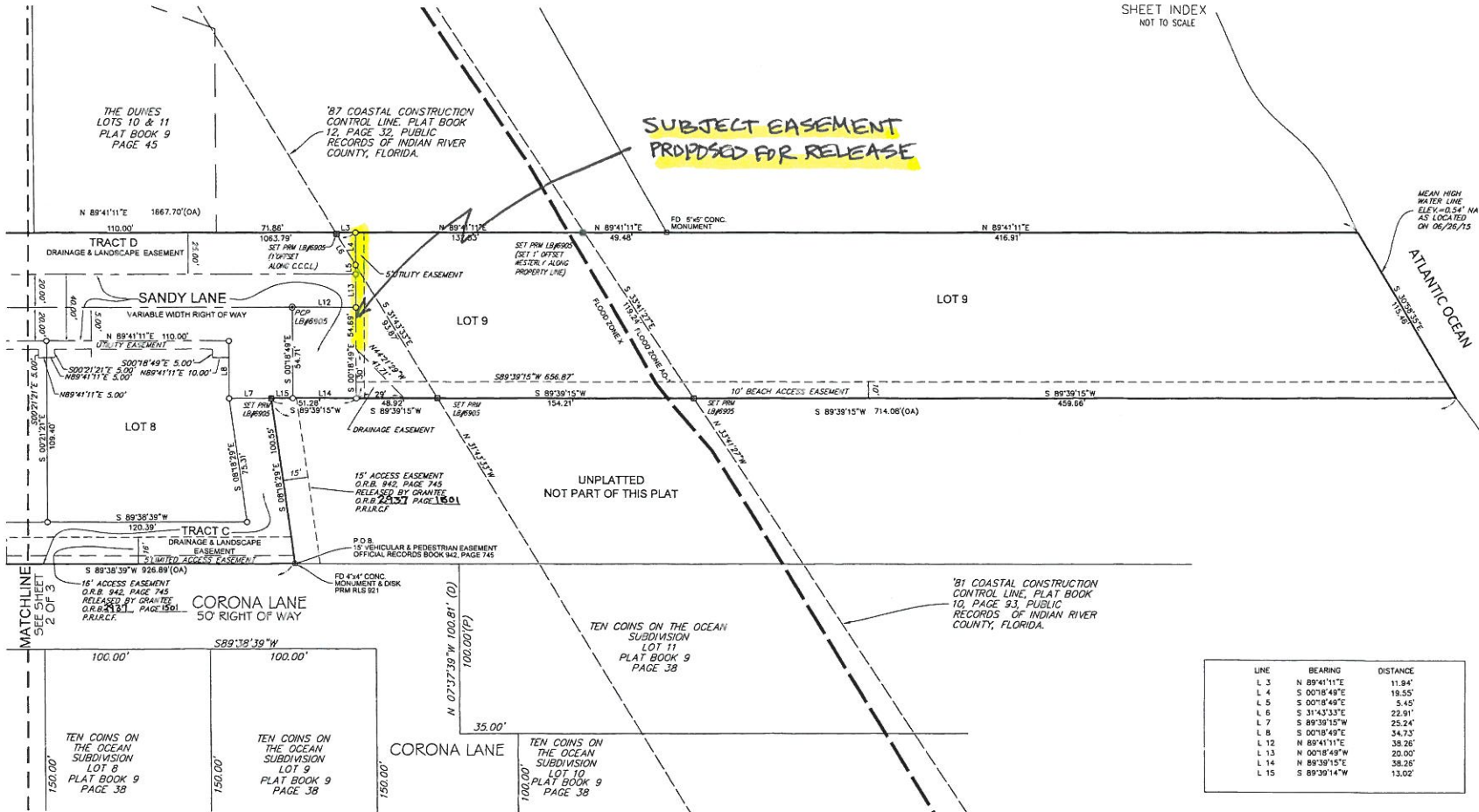
# SANDY LANE PD

BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 16, TOWNSHIP 33 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF STATE ROAD A-1-A



PLAT BOOK 28  
 PAGE 22  
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SHEET INDEX  
 NOT TO SCALE



LINE	BEARING	DISTANCE
L 3	N 89°41'11"E	11.84'
L 4	S 00°18'48"E	19.55'
L 5	S 00°18'48"E	5.45'
L 6	S 31°43'33"E	22.91'
L 7	S 89°39'15"W	25.24'
L 8	S 00°18'48"E	34.73'
L 12	N 89°41'11"E	38.28'
L 13	N 00°18'48"W	20.00'
L 14	S 89°39'15"E	38.28'
L 15	S 89°39'14"W	13.02'

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PREPARED BY: CHARLES H. BLANCHARD,  
 PSM #5755  
 MERIDIAN LAND SURVEYORS LB #6905  
 DATE: 12/17/15

DATE OF PREPARATION: NOV 2015

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**SHEET**  
**3 of 3**

REVISIONS	
2	04/08/18 REVISE PER IRCs.
1	02/18/18 REVISE PER CLERK OF COURT

ATTACHMENT 1

1667.70'(OA)

SUBJECT EASEMENT  
PROPOSED FOR RELEASE

71.86'

N 89°41'11"E

N 89°41'11"

1063.79'

137.53'

49.48'

SET PRM LB#6905  
(1' OFFSET  
ALONG C.C.C.L.)

SET PRM LB#6905  
(SET 1' OFFSET  
WESTERLY ALONG  
PROPERTY LINE)

25.00'

EASEMENT

5' UTILITY EASEMENT

SANDY LANE

LOT 9

VARIABLE WIDTH RIGHT OF WAY

FLOOD ZONE X

1'11"E 110.00'  
EASEMENT

2'18'49"E 5.00'  
N 89°41'11"E 10.00'



L12

PCP  
LB#6905

L13

L14

L15

L13

L14

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S 00°18'49"E  
54.71'

S 00°18'49"E  
54.69'

S 00°18'49"E  
54.69'

S 00°18'49"E  
54.69'

S 00°18'49"E  
54.69'

S 00°18'49"E  
54.69'

S 00°18'49"E  
54.69'

S 00°18'49"E  
54.69'

N 44°21'29"W  
41.71'

S 31°43'33"E  
93.87'

S 89°39'15"W  
48.92'

S 89°39'15"W  
48.92'

S 89°39'15"W  
48.92'

S 89°39'15"W  
48.92'

S 89°39'15"W  
48.92'

S 89°39'15"W 656.87'

S 89°39'15"W

154.21'

SET PRM  
LB#6905

SET PRM  
LB#6905

DRAINAGE EASEMENT

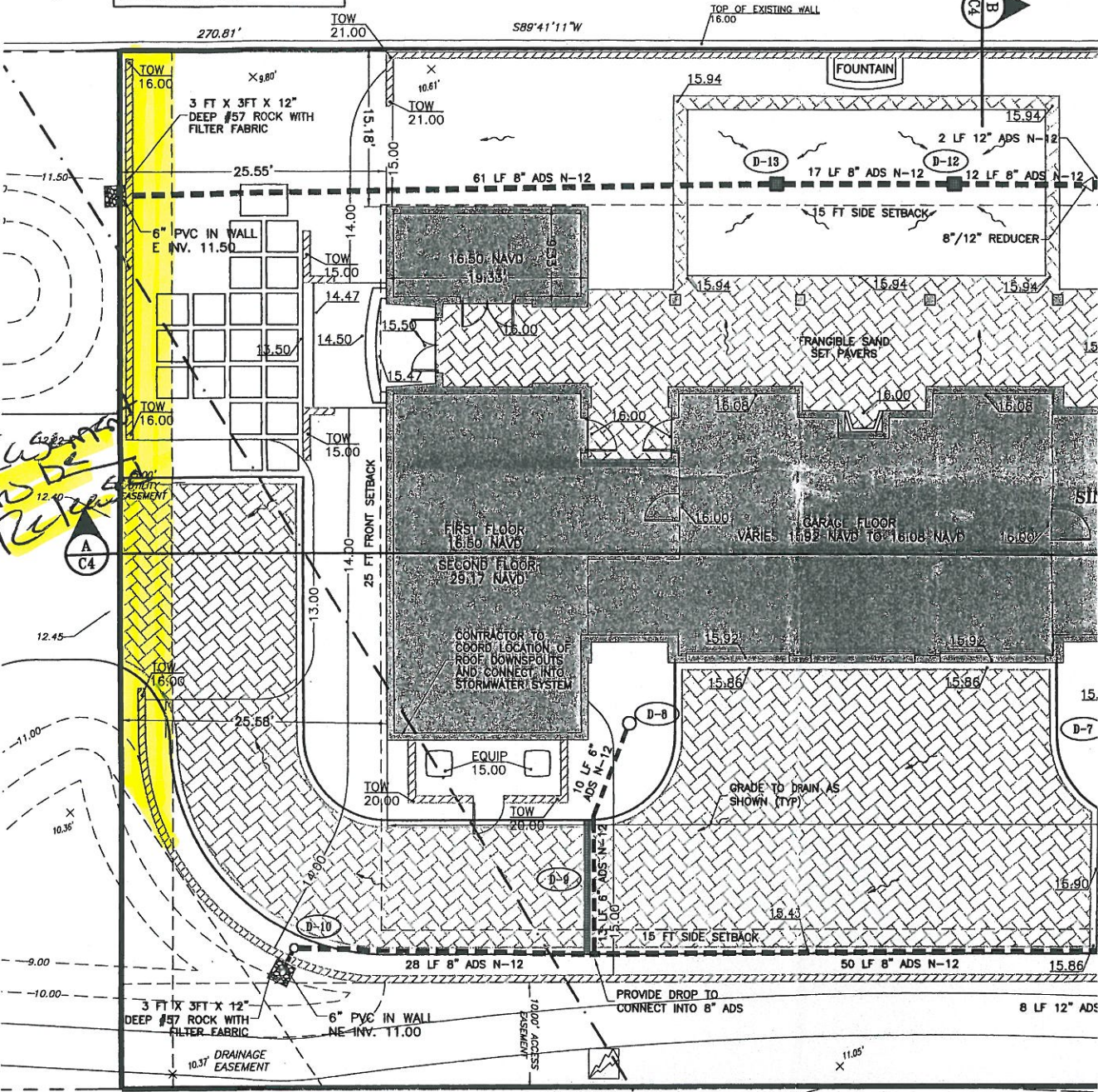
15' ACCESS EASEMENT

LOT 8

ATTACHMENT 1

INDI ATTE

NOTE: PLEASE SEE ARCHITECTURAL PLAN A22 FOR LOCATION OF LP 1000 GALLON TANK



S89°39'15"W 291.97' (M) N 119°34'48.3091 E 868404.3384

'87 COASTAL CONSTRUCTION CONTROL LINE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 32, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

*Handwritten signature or initials.*