

CROSSBRIDGE P.D.

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
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 3826, PAGE 167, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK 34

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CFN 3120250058906
CLERK'S FILE NO.

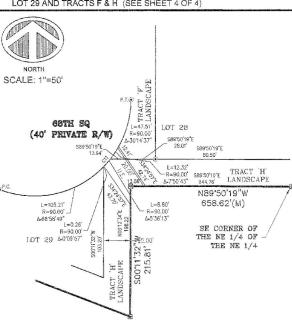
LOCATION MAP



SURVEYOR'S NOTES

- AT THE TIME OF RECORDING OF THIS PLAT, THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", PER FLOOD INSURANCE RATE MAP #1208100233 J, DATED JANUARY 28TH, 2023. FLOOD ZONE MAPS ARE SUBJECT TO CHANGE, AND OWNERS OF LAND IN THIS SUBDIVISION SHOULD CONTACT LOCAL FLOOD INSURANCE PROVIDERS FOR LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR USE OF THIS PROPERTY.
- THE BEARING BASE FOR THIS PLAT IS A GRID BEARING OF N89°4'40"S E, ALONG THE NORTH LINE OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST.
- THE BEARINGS AND COORDINATES, AS SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).
- THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PRIMARY BENCHMARK UTILIZED IS NGS MONUMENT '138 1020', EL+10.62.
- PERMANENT REFERENCE MONUMENTS SET ARE 4" X 4" CONCRETE MONUMENTS WITH MAG NAIL AND BRASS DISC STAMPED "PRM H88S LB 6905".
- PERMANENT CONTROL POINTS SET ARE MAG NAILS WITH BRASS DISC STAMPED "PCP H88S LB 6905".
- LOT AND TRACT CORNER MARKERS SET ARE 5/8" IRON ROD WITH CAP STAMPED "H88S LB 6905".

20' UTILITY EASEMENT DETAIL



NOTICE:

- NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF LOT PROPERTY OWNERS, AND NOT INDIAN RIVER COUNTY.
- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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, CHINESE BOX ORANGE AND ORANGE JASMINE.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE BUILDER/LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE SIDEWALK REQUIRED ALONG THE LOT OWNER'S LOT FRONTRAGE, AS DEPICTED ON THE APPROVED PROJECT PRELIMINARY PLAT AND LAND DEVELOPMENT PERMIT.
- NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS SUBDIVISION UNLESS AND UNTIL THE LOT OWNER OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE POSITION OF THE LOT. UPON WHICH A BUILDING PERMIT IS SOUGHT, THE LOT OWNER(S) ACKNOWLEDGES THAT INDIAN RIVER COUNTY AND ITS AGENTS DO NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING NORTH OF QUAY DOCK ROAD.

PARCEL 2:

THE EAST 1/2 OF THE EAST 10.20 ACRES OF THE NW 1/4 OF THE NE 1/4 IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND LYING NORTH OF QUAY DOCK ROAD (69TH STREET).

AND

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING NORTH OF THE RIGHT OF WAY FOR QUAY DOCK ROAD, LESS ANY PORTION LYING IN ROAD RIGHT OF WAY FOR NORTH WINTER BEACH ROAD (69TH STREET).

AND

THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING NORTH OF THE RIGHT OF WAY FOR QUAY DOCK ROAD.

AND

THE EAST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LYING NORTH OF QUAY DOCK ROAD.

LEGAL DESCRIPTION- ALSO DESCRIBED AS (IMES & BOUNDS)

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, RUN S00°07'27"W, ALONG THE EAST LINE OF SAID SECTION 10, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

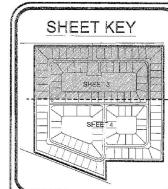
FROM THE POINT OF BEGINNING, CONTINUE S00°07'27"W ALONG SAID EAST LINE, FOR A DISTANCE OF 132.42 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN N89°50'19"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, FOR A DISTANCE OF 658.62 FEET TO A POINT, THENCE DEPART SAID LINE, TURNING S00°07'27"W, AND RUN S00°07'27"W, FOR A DISTANCE OF 121.85 FEET TO THE NORTH RIGHT-OF-WAY LINE OF QUAY DOCK ROAD; THENCE RUN E89°59'44"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 881.16 FEET TO A POINT, THENCE DEPART SAID NORTH LINE AND RUN N00°02'00"E, FOR A DISTANCE OF 219.85 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 69TH STREET (NORTH WINTER BEACH ROAD); THENCE RUN N89°44'03"S, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1464.13 FEET TO THE POINT OF BEGINNING.

PREPARED BY NATHAN LEENE NEWCO
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MERIDIAN LAND SURVEYORS
DATE OF PREPARATION: JULY 15, 2020

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SHEET
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CROSSBRIDGE P.D.

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
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 3832, page 167, Public Records of Indian River County, Florida.

A graphic scale with markings at 0, 25, 50, and 100. The scale is labeled "GRAPHIC SCALE" at the top and "(IN FEET)" at the bottom. The markings are represented by vertical lines and horizontal tick marks.

PLAT BOOK 3

PAGE

CFN 3120250058901
CLERK'S FILE NO.

CURE	LEN ^a	R ^b	E ₁ (Tg)		
			T _g	T _m	T _d
C1	18.27	25.00	93.9 ^c	30.30 ^c	471.1 ^c
C4	34.57	25.00	93.9 ^c	30.35 ^c	471.1 ^c
C9	12.57	25.00	11.1 ^c	16.30 ^c	87.8 ^c
A1	18.17	25.00	25.0 ^c	14.06 ^c	94.7 ^c
OC4	10.54	45.00	25.0 ^c	77.40 ^c	250.0 ^c
OC9	16.32	45.00	25.0 ^c	77.40 ^c	250.0 ^c
C2	18.32	45.00	11.1 ^c	18.30 ^c	91.2 ^c
OC2	18.32	90.00	11.1 ^c	18.30 ^c	91.2 ^c
C10	18.17	90.00	13.2 ^c	18.80 ^c	92.1 ^c
C16	24.84	45.00	93.9 ^c	77.40 ^c	250.0 ^c
OC10	18.17	180.0 ^d	13.2 ^c	18.80 ^c	92.1 ^c
C3	24.37	25.00	25.0 ^c	36.35 ^c	250.0 ^c
OC3	24.37	45.00	25.0 ^c	36.35 ^c	250.0 ^c
OC6	26.03	45.00	25.0 ^c	72.00 ^c	250.0 ^c
OC9	26.04	90.00	25.0 ^c	74.40 ^c	99.9 ^c

Orbital Elements						
Curve	Length	Radius	Delta T	CHL	CH	CD
C05	39.48	39.07	99°30'20"	20.256	1944	55°
C06	78.98	50.02	80°23'27"	73.085	1847	54°
C08	20.14	29.02	90°23'27"	16.363	1947	54°
C09	26.17	55.92	99°30'20"	16.305	1947	54°
C11	39.44	29.92	90°23'27"	24.475	1947	54°
C12	109.69	73.07	99°24'07"	88.755	1944	57°
C06	110.42	73.00	99°22'27"	94.222	1947	54°

ABBREVIATIONS

ONS	
CENTRAL ANGLE	QA
CORRO	ORB
CONSERVATION EASEMENT	PD
CONCRETE MONUMENT	PG
CERTIFIED CORNER RECORD	P.O.B.
DRAINAGE EASEMENT	P.O.C.
ENVIRONMENTAL ACCESS EASEMENT	POD
FOUND	PRIM
NORTH AMERICAN VERTICAL	PLS
DATAFILE 1985	R
ROAD & CAP	SWV
LENGTH	SWE
LIMITED ACCESS EASEMENT	U.E.
LAND SURVEY BUSINESS	
MAINTENANCE EASEMENTS	
LAKE MAINTENANCE ACCESS EASEMENT	

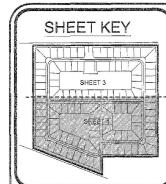
LEGEND

0
T CORNER MARKER
"IRC, LB#6905
RMANENT CONTROL POINT
(P) LB# 6905
RMANENT REFERENCE
NUMENT
(M) LB# 6905
RMANENT CONTROL POINT
(P) LB# 6905

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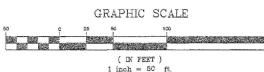
SHEET
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CROSSBRIDGE P.D.

BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

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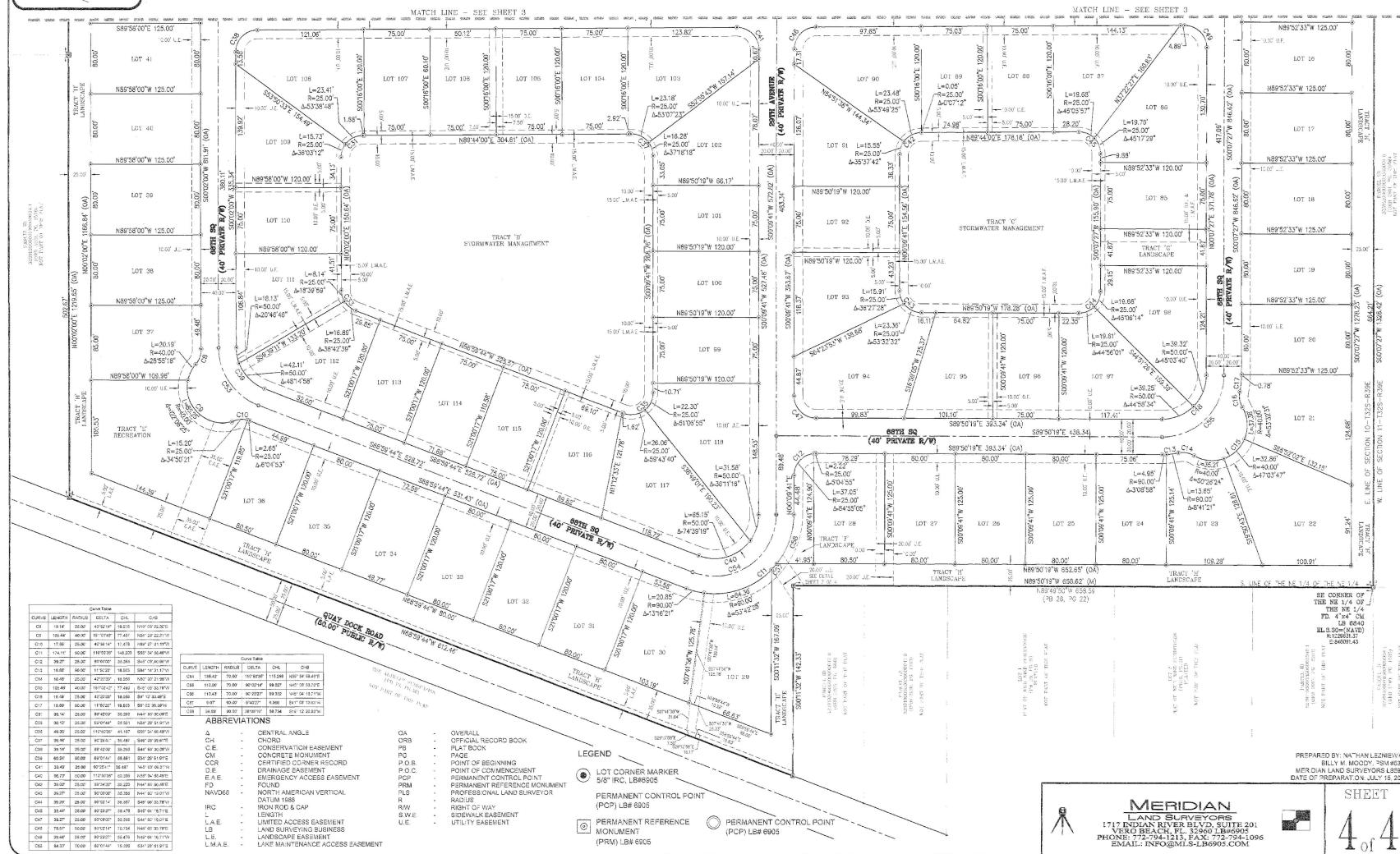


PLAT BOOK 3^L

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