

PLAT BOOK

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TOWNSHIP THE LAST (VER FARMS 25 ST. LUC VER COUNTY

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CORDED CORDED CORDED

S87'40'48"W

"LLOYD" PID: DK 5321

1641.57'

CLERK'S FILE NUMBER (CFN)

LEGEND OF SYMBOLS

= PRM 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "KHA LB 696 PRM" OR 5/8" IRON ROD WITH ALUMINIUM ALLOY CAP STAMPED "KHA LB 696 PRM".AS NOTED O = 5/8" IRON ROD AND CAP STAMPED "KHA LB 696"

ABBREVIATIONS

CMD	CONCRETE MONUMENT & DISK
E	EAST
FPL	FLORIDA POWER & LIGHT COMPANY
IR	IRON ROD
IRC	IRON ROD AND CAP (AS NOTED)
L	LENGTH
LB	LICENSED BUSINESS
Ν	NORTH
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
PK	PARKER KALON
PLS	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT as NOTED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
ROW	RIGHT-OF-WAY
S	SOUTH
SEC	SECTION
SQ FT	SQUARE FEET
W	WEST
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988

NOTE

SEE SHEETS 4, 5 & 6 OF 6 FOR EXISTING EASEMENTS

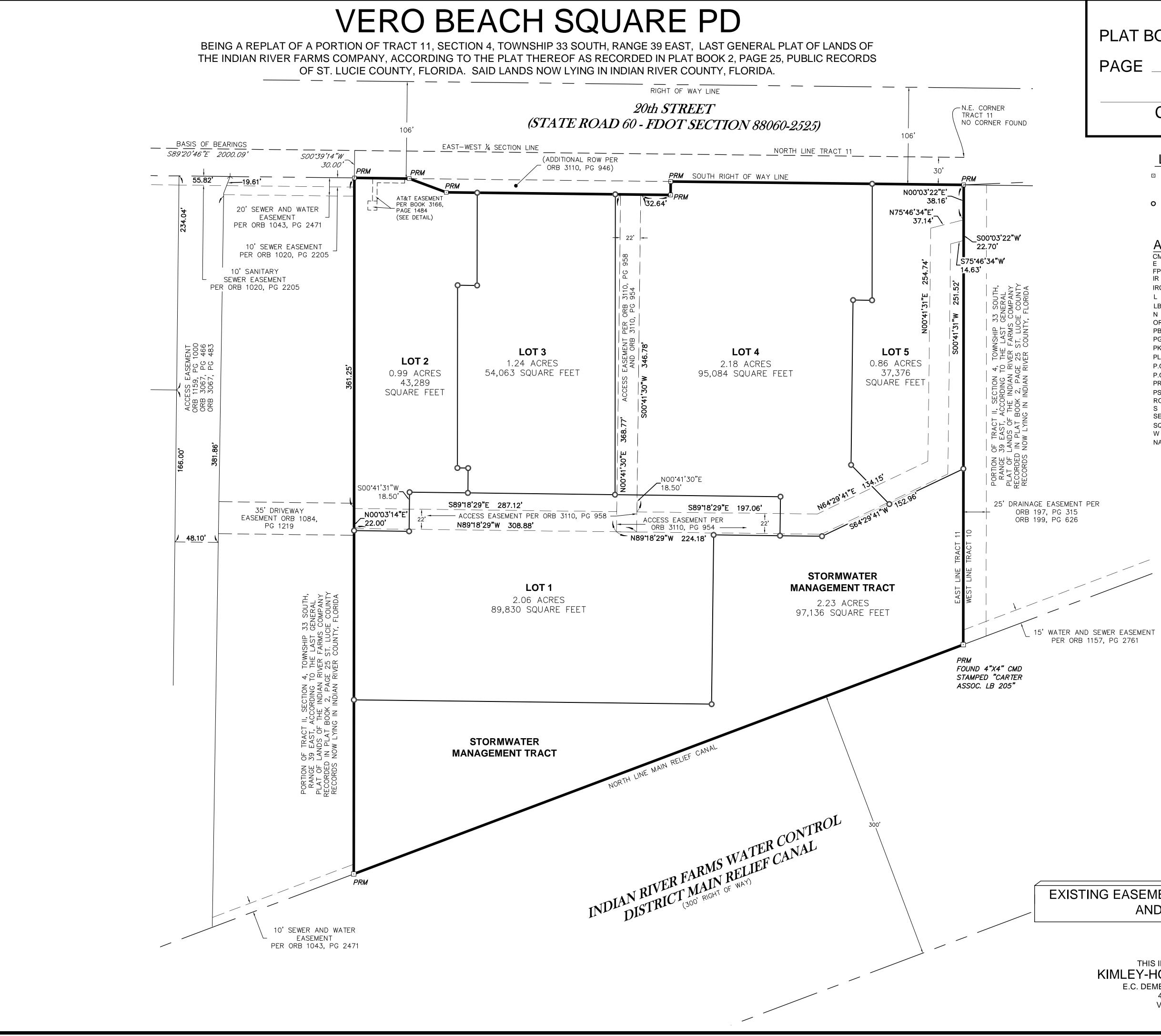
LAND USE: C/I ZONING: PD

W

GRAPHIC SCALE 50

THIS INSTRUMENT WAS PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC E.C. DEMETER P.S.M. 5179, STATE OF FLORIDA 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 LB 696 ON MAY 31, 2018

SHEET 3 OF 6

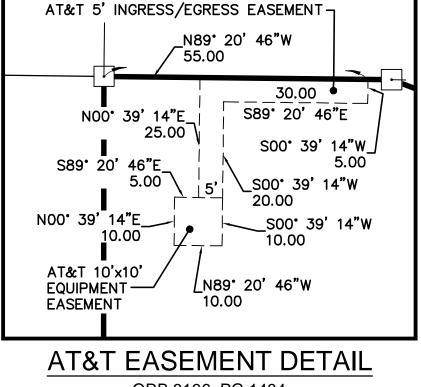




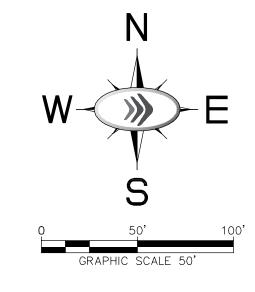
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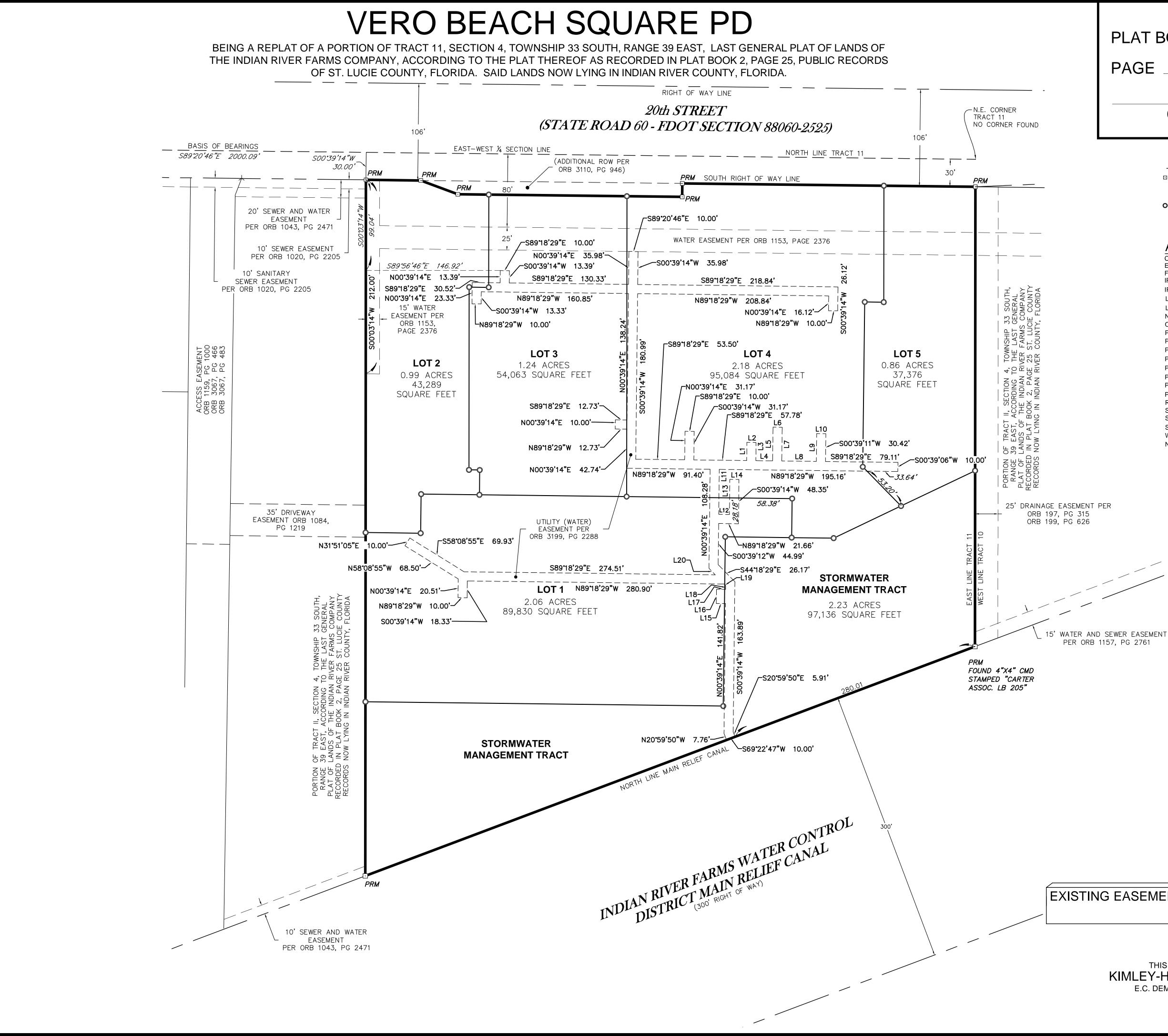
ORB 3166, PG 1484 1"=20'



EXISTING EASEMENTS SHEET FOR AT&T EASEMENT AND ACCESS EASEMENT

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SHEET 4 OF 6



PLAT BOOK

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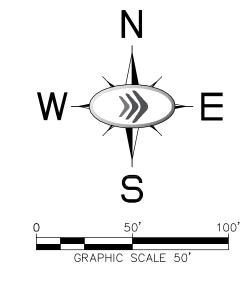
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LINE TABLE LINE TABLE LINE # BEARING DISTANCE LINE # BEARING DISTANCE L1 N00° 39' 14"E 19.89' L11 | S00° 39' 14"W | 49.14' L2 S89' 18' 29"E 10.00' L12 S89 18' 29"E 11.66' S00' 39' 14"W 19.89' L13 N00° 39' 14"E 38.35' S89' 18' 29"E 18.36' L14 S89• 18' 29"E 10.00' N00° 39' 14"E 36.88' L15 N89' 18' 29"W 10.00' L16 N00° 39' 14"E S89' 18' 29"E 10.00' 15.54' S00' 39' 14"W 36.88' L17 S89 18' 29"E 10.00' L18 N00° 39' 14"E L8 S89 18' 29"E 37.81' 4.30' L9 N00° 39' 14"E 30.42' L19 N44 18 29"W 2.13' L10 S89' 18' 29"E 10.00' L20 N44 18' 29"W 9.90'

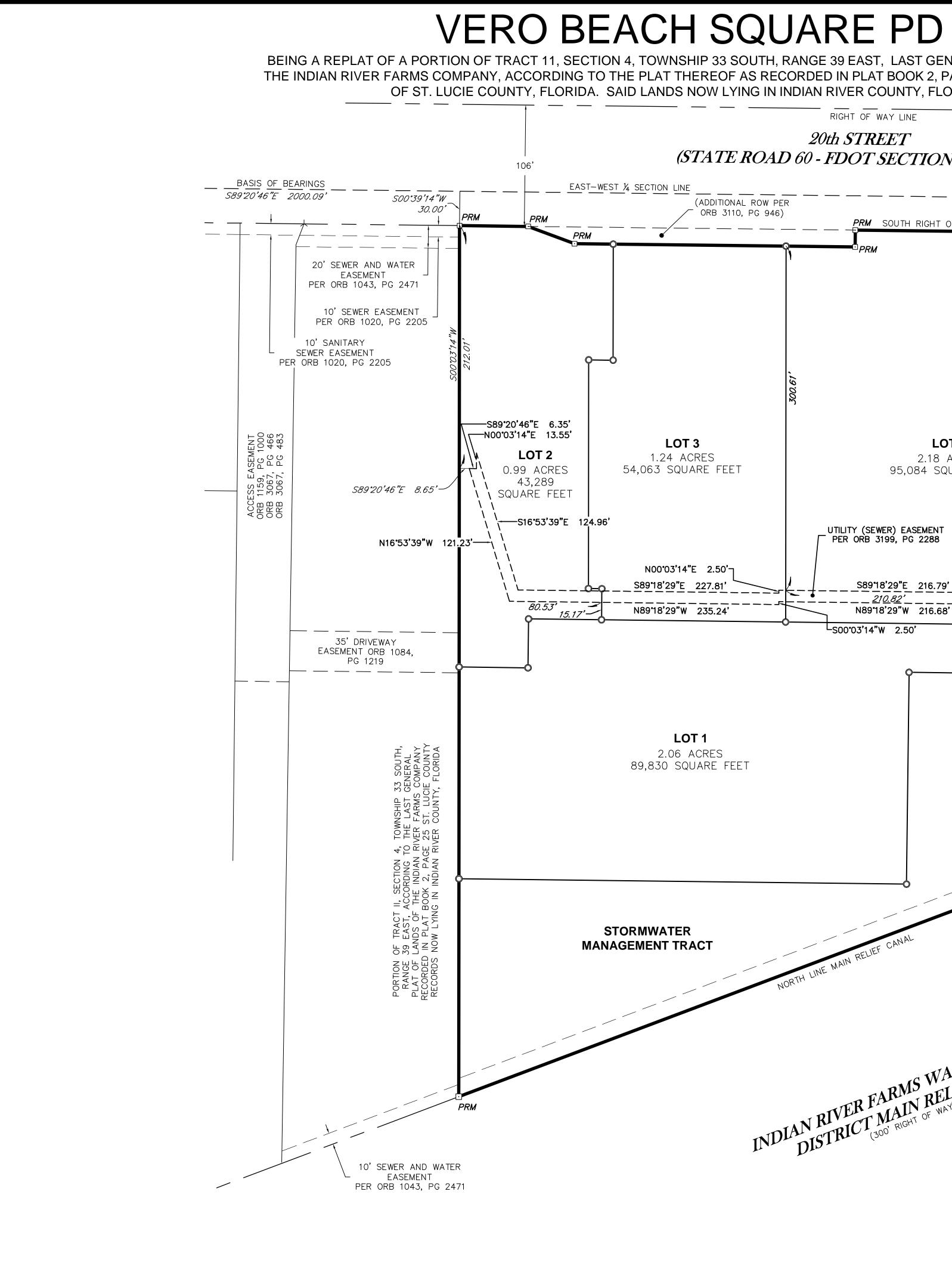
WATER EASEMENT LINE TABLE



EXISTING EASEMENTS SHEET FOR WATER EASEMENTS

THIS INSTRUMENT WAS PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC E.C. DEMETER P.S.M. 5179, STATE OF FLORIDA 445 24TH STREET, SUITE 200 VERO BEACH, FLORIDA 32960 LB 696

SHEET 5 OF 6



BEING A REPLAT OF A PORTION OF TRACT 11, SECTION 4, TOWNSHIP 33 SOUTH, RANGE 39 EAST, LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LANDS NOW LYING IN INDIAN RIVER COUNTY, FLORIDA. RIGHT OF WAY LINE 20th STREET ✓ N.E. CORNER TRACT 11 (STATE ROAD 60 - FDOT SECTION 88060-2525) 106 EAST-WEST 1/4 SECTION LINE NORTH LINE TRACT 11 (ADDITIONAL ROW PER ORB 3110, PG 946) 30' **PRM** SOUTH RIGHT OF WAY LINE PRM PRM \bigcirc \bigcirc LOT 3 LOT 4 LOT 5 0.86 ACRES 1.24 ACRES 2.18 ACRES 37,376 54,063 SQUARE FEET 95,084 SQUARE FEET SQUARE FEET -S16 53'39"E 124.96' UTILITY (SEWER) EASEMENT PER ORB 3199, PG 2288 N00'03'14"E 2.50'7 <u>S89"18'29"E</u>216.79' S89'18'29"E 227.81' ____<u>210.82'____</u>___ 80.53' ------S00•41'31"W 10.00' ______ N89'18'29"W____35.24' _ _ _ N89'18'29"W 216.68' 15.17'-LS00°03'14"W 2.50' STORMWATER LOT 1 MANAGEMENT TRACT 2.06 ACRES 89,830 SQUARE FEET 2.23 ACRES 97,136 SQUARE FEET 15' WATER AND SEWER EASEMENT PER ORB 1153, PG 2376 STORMWATER MANAGEMENT TRACT NDIAN RIVER FARMS WATER CONTROL INDIAN RIVER FARMS RELIEF CANAL DISTRICT MAIN (300' RIGHT OF WAY)

PLAT BOOK

PAGE

NO CORNER FOUND

TOWNSHIP THE LAST VER FARMS 25 ST. LUC VER COUNT

CCTION RDING INDIAN 2, PAC

OF TRACT 39 EAST, , LANDS OF 1 IN PLAT E NOW LYIN(

PORTION RANGE PLAT OF RECORDED RECORDS

25' DRAINAGE EASEMENT PER

ORB 197, PG 315

ORB 199, PG 626

15' WATER AND SEWER EASEMENT PER ORB 1157, PG 2761

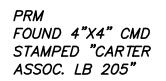
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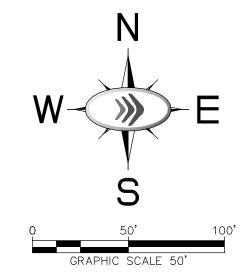
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EXISTING EASEMENTS SHEET FOR SEWER EASEMENT AND WATER AND SEWER EASEMENT

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SHEET 6 OF 6