BOUNDARY SURVEY OF THE "GIFFORD DOCK ROAD" PARCELS

PART OF GOVERNMENT LOT 3 OF SECTION 24
TOWNSHIP 32 SOUTH, RANGE 39 EAST

DESCRIPTION (O.R.B. 2205, PG. 2195):

PARCEL 1:
THAT PORTION OF GOVERNMENT LOT 3, LYING SOUTH OF GIFFORD DOCK ROAD, IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, SAID POINT ALSO BEING THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE RUN NORTH 00 DEGREES 00' 00" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 396.56 FEET; THENCE RUN NORTH 88 DEGREES 00' 00" EAST, A DISTANCE OF 995.62 FEET TO A POINT ON THE SURVEY CONTROL LINE AS SHOWN HEREIN; THENCE RUN SOUTH 17 DEGREES 00' 00" EAST, ALONG THE SURVEY CONTROL LINE, A DISTANCE OF 1,000.00 FEET; THENCE RUN SOUTH 00 DEGREES 00' 00" WEST, ALONG THE SURVEY CONTROL LINE, A DISTANCE OF 367.42 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT 3; THENCE RUN NORTH 89 DEGREES 54' 00" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 995.56 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND, SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 2:
COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST; THENCE RUN NORTH 00 DEGREES 04' 10" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, FOR A DISTANCE OF 396.57 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 88 DEGREES 57' 00" EAST, A DISTANCE OF 1,000.00 FEET; THENCE RUN NORTH 17 DEGREES 00' 00" EAST, FOR A DISTANCE OF 1,000.00 FEET; THENCE RUN SOUTH 00 DEGREES 00' 00" WEST, A DISTANCE OF 367.42 FEET; THENCE RUN NORTH 89 DEGREES 54' 00" WEST FOR A DISTANCE OF 1044.56 FEET; THENCE RUN NORTH 00 DEGREES 00' 00" EAST FOR A DISTANCE OF 41.70 FEET TO THE POINT OF BEGINNING AND LAND LIES WHOLLY IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 3:
THE CENTRAL 3 ACRES OF THAT PORTION OF GOVERNMENT LOT 3, LYING SOUTH OF GIFFORD DOCK ROAD IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST; NAD POINT BEING IN THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 04' 10" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 396.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 04' 10" WEST 52.57 SAID; THEN FEET TO A POINT ON THE SURVEY CONTROL LINE; THENCE SOUTH 17 DEGREES 00' 00" EAST, 1000.00 FEET, ALONG SAID SURVEY CONTROL LINE; THENCE SOUTH 88 DEGREES 57' 00" WEST, 995.62 FEET, TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 00 DEGREES 04' 10" WEST, 16.00 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 3 TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PARCEL 4:
THE NORTHERN 3 ACRES OF THAT PORTION OF GOVERNMENT LOT 3, LYING SOUTH OF GIFFORD DOCK ROAD IN SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 3, SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST; NAD POINT BEING IN THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 04' 10" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 396.57 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 00 DEGREES 04' 10" WEST 16.00 FEET TO A POINT ON THE SURVEY CONTROL LINE; THENCE SOUTH 17 DEGREES 00' 00" EAST, 1000.00 FEET ALONG THE SAID SURVEY CONTROL LINE; THENCE SOUTH 72 DEGREES 00' 00" WEST, 1.94 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 00 DEGREES 04' 10" WEST, 373.96 FEET TO THE POINT OF BEGINNING, LESS THAT ONE ACRE PARCEL PREVIOUSLY SUBJ CLAIMED TO GEORGE STERN RECORDED IN O.R. BOOK 713, PAGE 1771, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCELS CONTAINING 928,210 SQUARE FEET OR 15.06 ACRES, MORE OR LESS.

MUNICIPAL ADDRESS: GIFFORD DOCK ROAD, VERO BEACH, FLORIDA, 32967

PARCEL NUMBERS: 3100240000300020001.0, 3100240000300020001.1, 3100240000300020001.2

SURVEYOR'S GENERAL NOTES AND REPORT:

1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OR A VERIFIABLE DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

2. THE LAST DAY OF FIELD WORK (DATA ACQUISITION) PERFORMED FOR THE INITIAL SURVEY REPORT WAS DECEMBER 19TH, 2020. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.

3. BEARINGS, DISTANCES AND / OR COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED AND MONUMENTED LINE SHOWN HEREON LABELED AS THE SURVEY BASIS.

4. UNLESS A DIFFERENCE IS SHOWN, OBSERVED/CALCULATED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

5. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPLES AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO EVALUATE LOCAL AREAS OF CONFLICT OR ANY OTHER JURISDICTIONAL DETERMINATION.

6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREIN FOR THE PURPOSES IDENTIFIED HEREON. IN ACCORDANCE WITH CHAPTER 5J-17.051(3)(b)(7) FLORIDA ADMINISTRATIVE CODE (FAC) AND THE PRINCIPLES OF PROFESSIONAL PRACTICE ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THE CERTIFICATION IN THIS MAP CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

7. THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WERE FURNISHED BY THE CLIENT. THIS PROPERTY(IES) WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREIN DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AN ENGLISHED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OF THE PROPERTY(IES) SHOWN HEREON. THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY OTHERS. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 20-0R-0141, BRINKS AGENT: ATLANTIC COASTAL LAND TITLE COMPANY, LLC., WITH AN EFFECTIVE DATE OF DECEMBER 15TH, 2020, AT 8:00 P.M., AND IS SUBJECT TO THE SCHEDULE B-II EXCEPTIONS AS SHOWN THEREIN.

ITEM 1 : ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER...NOT A MATTER OF SURVEY*
ITEM 2 : FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. *AS SHOWN ON SURVEY*
ITEM 3 : RIGHTS OR CLAIMS OF PARTIES IN POSSESSION...NOT A MATTER OF SURVEY*
ITEM 4 : CONSTRUCTION, MECHANICS, CONTRACTORS OR MATERIALMEN'S LIEN CLAIMS...*NOT A MATTER OF SURVEY*
ITEM 5 : EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. *NOT AND AS SHOWN ON SURVEY.*
ITEM 6 : GENERAL OR SPECIAL TAXES AND ASSESSMENTS...*NOT A MATTER OF SURVEY.*
ITEM 7 : RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED. *NO A MATTER OF SURVEY.*
ITEM 8 : ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S....*NOT A MATTER OF SURVEY.*
ITEM 9 : ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA...*NOT A MATTER OF SURVEY.*
ITEM 10 : THIS POLICY DOES NOT INSURE ANY OF THE INSURED PARCEL...*NOT A MATTER OF SURVEY.*
ITEM 11 : RIGHTS OF OTHERS TO USE THAT PORTION OF THE INSURED LAND...*NO A MATTER OF SURVEY.*
ITEM 12 : ORDINANCE No. 2015-11 RECORDED IN O.R. BOOK 2205, PAGE 1776...*AS SHOWN ON SURVEY.*
ITEM 13 : GRANTS ACCESS EASEMENT RECORDED IN O.R. BOOK 731, PAGE 1774...*NS SHOWN ON SURVEY.*
ITEM 14 : ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S...*NOT A MATTER OF SURVEY.*

8. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS AS STATED IN THE STANDARDS OF PRACTICE 5J-17, FLORIDA ADMINISTRATIVE CODE AND MEETS THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS STATE REQUIREMENTS FOR A SUBURBAN PROPERTY SURVEYS HAVING AN ACCEPTABLE RELATIVE POSITIONAL ACCURACY OF 0.07 FEET (2CM) PLUS 10 PPM. *ACCURACIES GIVEN AT THE 95 PERCENT CONFIDENCE LEVEL.*

9. WITH EXCEPTION TO WHAT HAS BEEN FIELD LOCATED AND SHOWN ON THIS SURVEY, THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SUBSURFACE AND/OR AERIAL ENCROACHMENTS, IF ANY, WERE NOT LOCATED AND/OR DEPICTED ON THIS SURVEY UNLESS NOTED OR DESCRIBED.

10. THE HEREIN DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "AE (EL 5)", SPECIAL FLOOD HAZARD AREA, "AE (EL 5)", SPECIAL FLOOD HAZARD AREA, AND "AE (EL 7)", SPECIAL FLOOD HAZARD AREA, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0243J, COMMUNITY NUMBER 120184, PANEL 0243, SUFFIX "J" MAP REVISED DATE AND MAP INDEX DATE JANUARY 26, 2021. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED. THERE MAY BE ADDITIONAL MAP INFORMATION AFFECTING THIS PROPERTY.

11. FLOOD ZONE LINES AS SHOWN WERE ACQUIRED AND IMPORTED FROM THE FIRMA MAP SERVICE CENTER http://msc.fema.gov. THE DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) DATABASE CONSISTS OF COMPUTER VECTOR FILES AND ASSOCIATED ATTRIBUTES PRODUCED IN CONJUNCTION WITH THE HARDCOPY FIRM PANEL.

12. DIGITAL FILE DRAWING DISCLAIMER: THIS DRAWING, MAP, PLAT OR SKETCH IS PROVIDED SOLELY FOR THE CONVENIENCE OF THE CLIENT. CARTER ASSOCIATES INC. MAKES NO REPRESENTIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, AS TO ITS SUITABILITY FOR ANY SPECIFIC PURPOSE. WHILE WE BELIEVE THIS DRAWING FILE TO BE ACCURATE AT THE TIME OF RETRIEVAL, THIS MEDIA AND ITS CONTENTS CAN BE EASILY ALTERED OR CORRUPTED EITHER PURPOSELY OR INADVERTENTLY THROUGH ANY NUMBER OF SUCCESS. FOR THIS REASON, CARTER ASSOCIATES INC., ITS OFFICERS, DIRECTORS AND EMPLOYEES SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ANY AND ALL LIABILITY THAT MAY ARISE OR RESULT FROM THE USE OF THIS DRAWING, MAP, PLAT OR SKETCH BY ANY FIRM, EMPLOYEES, AGENTS OR ASSIGNS. THE ORIGINAL SIGNED AND SEALED HAND COPY OF THIS MAP, SKETCH, PLAT OR SURVEY REPORT CONSTITUTES A COPYRIGHT OF THE PROPRIETOR STATED HEREIN. ORIGINAL SIGNED AND SEALED HAND COPIES OF THIS MAP, SKETCH, PLAT OR SURVEY REPORT MAY ONLY BE OBTAINED THROUGH: CARTER ASSOCIATES INC., 1108 21st ST., VERO BEACH, FL 32960-3472, TELEPHONE: 1-772-562-4131 OR FAX: 1-772-563-7180

13. THE APPROXIMATE MEAN HIGH WATER (MLW) ELEVATION SHOWN HEREON WAS RETRIEVED FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LAND BOUNDARY DATABASE (LBD) AND IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THIS DATA IS NOT A MEAN HIGH WATER LINE SURVEY AND WILL NOT BE PROVIDED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL. THE PURPOSE OF LOCATING THE MEAN HIGH WATERLINE WAS TO CALCULATE UPLAND ACREAGE ONLY, AND IS NOT INTENDED TO BE USED FOR PERMITTING PURPOSES.

14. IT IS THE SURVEYORS OPINION THAT THE RIGHT-OF-WAY MAPS PREPARED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION FOR NORTH GIFFORD ROAD (GIFFORD DOCK ROAD RELOCATION) DATED 1970 AND 1973 AND THE RIGHT-OF-WAY MAP FOR GIFFORD DOCK ROAD, PREPARED BY THE INDIAN RIVER COUNTY RECORDING AND STATE OF FLORIDA, STATE ROAD DEPARTMENT BEGIN LATERAL DITCH RIGHT-OF-WAY MAP FOR ROAD NO. 5, INDIAN RIVER COUNTY, FLORIDA DATED MAY 1969 INCORRECTLY DEPICTS THE LOCATION THE SOUTH LINE OF SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST, THIS OPINION IS BASED ON REVIEW OF NUMEROUS HISTORICAL AND RECORD SURVEYS PERFORMED BY CARTER ASSOCIATES, INCORPORATED, OTHER LOCAL SURVEYORS, PHYSICAL OCCUPATION, FIELD MONUMENTATION AND PART AND PRESENT LOCATIONS OF CONSTRUCTED IMPROVEMENTS. IT IS ALSO THE SURVEYORS OPINION THAT THE LOCATION OF THE RIGHT-OF-WAY FOR LATERAL DITCH NO. 1 DEPICTED ON THE LATERAL DITCH NO. 1 RIGHT-OF-WAY MAP DEPICTION LINE, THIS IS SUBSEQUENTLY DEPICTED BY THE DESCRIPTIONS OF THE PARCELS IMMEDIATELY SOUTH OF THE SUBJECT PARCEL AND NORTH LINE OF NAD SECTION 24.

15. THE RIGHT-OF-WAY MAP FOR GIFFORD DOCK ROAD ALONG THE NORTH LINE OF TRACT 3 IS BASED ON PREVIOUS RECORD SURVEY INFORMATION ONLY. NO TITLE INFORMATION WAS BEEN FURNISHED DEPICTING SAID RIGHT-OF-WAY. PREVIOUS RECORD SURVEYS INDICATE THE RIGHT-OF-WAY IS BEYOND THE IMPROVEMENTS. ADDITIONAL LOCATION AT THE TIME OF NAD SURVEY, THE CURRENT NAVAL ENGINEERS DRAWN HEREON APPEARS TO BE COURTYARD WALL.

16. THE SURVEYOR NOTES THAT THE SUBJECT PARCEL (ARMUR #0084-NAVD PARCEL) HAS BEEN VOLUNTARILY ANNEXED INTO THE CITY OF VERO BEACH PER ORDINANCE NUMBER 2005-11, RECORDED IN OFFICIAL RECORDS BOOK 2205, PAGE 1776, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

17. THIS SURVEY CONSISTS OF 3 SHEETS AND SHALL NOT BE CONSIDERED COMPLETE AND OR VALID UNLESS ALL SHEETS ARE PRESENT.

18. AERIAL PHOTOGRAPHY IS FOR INFORMATIONAL PURPOSES ONLY. WAS OBTAINED THROUGH INDIAN RIVER COUNTY, AND IS COMPOSED OF TILED ORTHOGONAL IMAGERY PRODUCED FROM RADAR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL BETWEEN JANUARY 3RD 2020 AND JANUARY 29TH 2020.

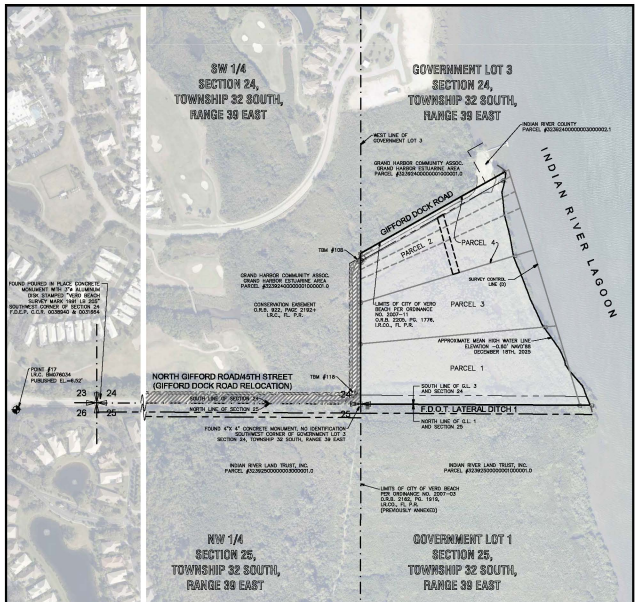
19. THIS BOUNDARY SURVEY WAS REQUESTED TO FACILITATE A REAL ESTATE TRANSACTION.

CERTIFIED TO:

1. INDIAN RIVER COUNTY PARKS AND RECREATION DEPARTMENT

SHEET INDEX

S-0	COVER SHEET
S-1	BOUNDARY SURVEY
S-2	BOUNDARY SURVEY WITH AERIAL



OVERALL BOUNDARY AND VICINITY MAP
SCALE: 1" = 200'

VERTICAL DATUM AND CONTROL NOTES:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. SAID ELEVATIONS SHOWN ARE BASED ON A CLOSED DIFFERENTIAL LEVEL LOOP BEETWEO ON EXCRIBED VALUE TAKEN THE SQUARE ROOT OF THE DISTANCE OF THE LOOP IN MILES. GROUND ELEVATIONS SHOWN HEREON HAVE AN ESTIMATED ACCURACY OF ±0.07FEET, AND HARD (WELL DEFINED) FEATURES HAVE AN ESTIMATED ACCURACY OF ±0.1 FEET.

ORIGINATING BENCH MARK(S):

DESIGNATION: INDIAN RIVER COUNTY BENCHMARK BM270004
SECTION / TOWNSHIP / RANGE: 24 / 32 SOUTH / 39 EAST
ELEVATION: 5.09 FEET NAVD 1988
DATUM: NORTH AMERICAN DATUM 1988
DESCRIPTION: FOUND NAIL&AE CUT IN THE CENTERLINE OF A HEADWALL, CENTERLINE OVER BOX CULVERT, EAST HEADWALL AT THE INTERSECTION OF RIVERWAY PLACE AND 49TH STREET.

TEMPORARY BENCHMARK(S) (F.S. 1177, PG. 56):

TBM #1035 FOUND 1/2"X REBAR & CAP STAMPED "CARTER ASSOC."
N: 1019605.28
E: 1000.00
ELEVATION: 3.05 FEET NAVD 1988

TBM #1136 SET 1/2"X REBAR & CAP STAMPED "TBM/ PT. LB2297"
N: 1019613.28
E: 995.62
ELEVATION: 3.05 FEET NAVD 1988

SURVEYOR'S GLOBAL POSITIONING SYSTEM (G.P.S.) NOTES:

1. G.P.S. SURVEY METHOD: REAL TIME KINEMATIC (RTK)

2. G.P.S. RECEIVER TYPE: LEICA GR 10 (S/N 2019960),ORANGE,LLS OBEDIOH; GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM), RGAS, CODE AND PHASE (L1,L2,L5 & L1,L2,L2C,L5 & L1 E1, E5A,E5B,ALTBOC,B3), THE ORIGINAL AND UNALTERED CALIBRATION FOR THIS EQUIPMENT IS HORIZONTAL: 0MM + 1PPM (RMS) VERTICAL: 15MM + 1PPM (RMS).

3. HORIZONTAL POSITIONS OF LOCAL SITE CONTROL WERE ESTABLISHED BY GPS RTK OBSERVATIONS UTILIZING THE FDOT FPRN NETWORK. CORRECTIONS, LOCAL GPS SITE CONTROL VALUES ARE NETWORK CORRECTED (ADJUSTED) FOR TONS.

4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA INFINITY, VERSION 4.3.0 APPLYING THE GEOID 18B MODEL.

GPS CONTROL POINT (REFERENCE STATION):

FPRN: CARTER BASE

LOCAL REFERENCE: TBM #118 CHECK POINT: TBM #1158

REFERENCES:

STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP OF "ROAD NO. 5"(U.S. HIGHWAY NO.1), LATERAL DITCH NO. 1, SECTION NO. 9811-2-2201, INDIAN RIVER COUNTY, FLORIDA, SHEET NO. 6, DATED MAY, 1969

STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR NORTH GIFFORD ROAD, SECTION NO. 9911-2-201, (INDIAN RIVER COUNTY, FLORIDA, SHEET NO. 4 OF 4, DATED JULY, 1973, (PLAT BOOK 11, PAGE 12+, INDIAN RIVER COUNTY, FLORIDA, PUBLIC RECORDS)

BOUNDARY SURVEY BY CARTER ASSOCIATES, INC, PROJECT NO. 2345-14B, DATED JUNE 6TH, 2002
FIELD BOOK 341, PG. 34, (DRAWING NO. 2227-K)

BOUNDARY SURVEY BY CARTER ASSOCIATES, INC, PROJECT NO. 14-5411, REVISED NOVEMBER 3RD, 2011
FIELD BOOK 485, PG. 4, DRAWING NO. 1492-K-01

SKETCH OF INFORMATION BY CARTER AND ASSOCIATES, INC., PROJECT NO. 98-516, DATED JULY 19TH, 1998, DRAWING NO. 1238-K-2, FIELD BOOK 430, PG. 35+

CERTIFICATE OF SURVEY BY CARTER AND ASSOCIATES, INC., DATED MARCH 8TH, 1973, DRAWING NO. 4348-A

LLOYD AND ASSOCIATES, JOB NO. 91-0189, OCTOBER 2ND, 1991

"PROPOSED GIFFORD DOCK ROAD RELOCATION" PLAN BY BENKDORF AND ASSOCIATES, PROJECT NO. 8626J01, DATED JULY 22ND, 1987.

LEGEND

	WATER METER	A.P.U.	APPARENT PHYSICAL USE
	BACKFLOW PREVENTER	BM	BENCHMARK
	DRAINAGE CATCH BASIN	B.U.C.	BACK OF CURB
	FLUSH BOARD RISER	C.A.P.	CORRUGATED ALUMINUM PIPE
	SANITARY SEWER MANHOLE	C.B.S.	CONCRETE BLOCK AND STUCCO
	DRAINAGE MANHOLE	C.L.F.	CHAIN LINK FENCE
	REUSE MANHOLE	C.M.P.	CORRUGATED METAL PIPE
	REUSE VALVE	CONC.	CONCRETE
	WATER VALVE	D.B.	DEED BOOK
	IRRIGATION VALVE	DEPT	DEPARTMENT
	REUSE VALVE	#	DIAMETER
	SANITARY VALVE	D.I.P.	DUCTILE IRON PIPE
	CLEAN-OUT	EL.	ELEVATION
	REUSE METER	E.P.	EDGE OF PAVEMENT
	L.P. GAS TANK	F.B.	FIELD BOOK
	EXISTING WELL	F.F.EL.	FINISH FLOOR ELEVATION
	MONITORING WELL	G.I.S.	GEOGRAPHIC INFORMATION SYSTEM
	GAS WELL	G.L.	GOVERNMENT LOT
	YARD DRAIN	GPS	GLOBAL POSITIONING SYSTEM
	FIRE HYDRANT	G.N.S.S.	GLOBAL NAVIGATION SATELLITE SYSTEM
	FIRE DEPT. SIAMESE CONNECTION	H	HOURS
	CONCRETE UTILITY POLE	I.B	LICENSE BUSINESS
	WOOD UTILITY POLE	L.F.	LINEAR FEET
	ANCHOR & GUY WIRE	L.P.	LIQUID PROPANE
	STREET LIGHT POLE	M.C.S.	METERED END SECTION
	YARD LIGHT	MM	MILLIMETER
	TELEPHONE/CATV RISER	O.R.B.	OFFICIAL RECORD BOOK
	ELECTRICAL RISER	O.H.	OVER HEAD
	ELECTRICAL METER	P.B.	PLAT BOOK (UNRECORDED)
	ELECTRIC PANEL	P.C.	POINT OF CURVATURE
	GENERATOR	P.C.C.	POLYVINYL CHLORIDE PIPE
	PULL BOX	R.C.P.	REINFORCED CONCRETE PIPE
	FIBER OPTIC BOX	RNG	RIGHT HEAR SQUARE
	FIBER OPTIC MARKER	S.F.	SQUARE FEET
	TRAFFIC SIGNAL BOX	S.R.	STATE ROAD
	MAIL RECEPTACLE	STA	STATION
	SIGN	TBM	TEMPORARY BENCHMARK
	BENCHMARK	T.C.N.	TITLE COMMITMENT NUMBER
	HOSE BIB	TWP.	TOWNSHIP
	WATER SHUT OFF	(TYP.)	TYPICAL
15.00±0.07	EXISTING SPOT ELEVATION (SAMPLE)	U.N.O.	UNLESS NOTED
9.00±0.07	EXISTING SPOT ELEVATION (SOFT)	VOL.	VOLUME
8.00	PROPOSED SPOT ELEVATION	WMS	INDIAN RIVER COUNTY, FLORIDA
	OVERHEAD UTILITIES	MDS	SAINT LUCIE COUNTY, FLORIDA
	TOP OF BERM	SRC	FLORIDA DEPARTMENT OF TRANSPORTATION
	TOE OF SLOPE		FLORIDA PERMANENT REFERENCE NETWORK
	SWALE	SRWC	NORTH AMERICAN VERTICAL DATUM OF 1988
	FENCE	MDS	NATIONAL GEODETIC SURVEY
	CHAIN LINK FENCE	SPK	SET 1/2" DIAMETER X 18" LONG REBAR & CAP STAMPED "CARTER ASSOC."
	DESCRIBED DATA	SPRW	SET 1/2" DIAMETER X 18" LONG REBAR & CAP STAMPED "INT. COR. LB 3297"
	PLAT DATA		SET ANC NAIL & DISC STAMPED "CARTER ASSOC. LB 2005"
	CALCULATED DATA		SET ANC NAIL & DISC STAMPED "PRM LB 2297"
	DEED DATA	(E)	TITLE REPORT SCHEDULE B EXCEPTIONS NOTATION. SEE SURVEYORS GENERAL NOTES AND REPORT, NOTE NUMBER 7.

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INDIAN RIVER COUNTY
PARKS & RECREATION
C/O WENDY SWINDELL
1590 9TH STREET SOUTHWEST
VERO BEACH, FLORIDA 32962
EMAIL: wendyr148@indianriver.gov
TEL: 772-388-4036

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NO.	REVISION	DATE	

BOUNDARY SURVEY OF "GIFFORD DOCK ROAD" PARCELS
PART OF GOVERNMENT LOT 3, SECTION 24
TOWNSHIP 32 SOUTH, RANGE 39 EAST
CITY OF VERO BEACH
INDIAN RIVER COUNTY, FLORIDA

DATE: JANUARY 9TH, 2021
PROJ.# : 25-5235
DRAWN BY: ESH
DATUM : NAVD 1988
REF. # : 22ZTAC, 19R24-C1
F.B. & PG. : 1003,3195,34

SHEET TITLE:
COVER SHEET

SHEET
S-0
DWG. NO: 23152-C

VERTICAL DATUM AND CONTROL NOTES:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. AND ELEVATIONS SHOWN ARE BASED ON A TEMPORARY BENCHMARK (TBM #108) SET ON THE NORTHEAST CORNER OF THE SQUARE ROOF OF THE DRYWACS OF THE LOOP IN MILLER. GROUND ELEVATIONS SHOWN HEREON HAVE AN ESTIMATED ACCURACY OF ±0.2 FEET, AND HARD (WELL DEFINED) FEATURES HAVE AN ESTIMATED ACCURACY OF ±0.1 FEET.

ORIGINATING BENCH MARK(S):

DESIGNATION: (#03MA-INDIAN RIVER COUNTY BENCHMARK) BM07R04
SECTION / COORDINATE / RANGE: 38 / 32 SOUTH / 39 EAST
QUAD: VERO BEACH (2004)
ELEVATION: 9.00 FEET NAVD 1988
DESCRIPTION: FOUND SQUARE CUT IN THE CENTERLINE OF A HEADWALL, APPROXIMATELY 1 FOOT WEST OF THE WEST HEADWALL AT THE INTERSECTION OF GRAYWOOD PLACE AND 45TH STREET.

TEMPORARY BENCHMARKS (F.S. 1952, PG. 64):

TBM #106 FOUND 1/2"Ø REBAR & CAP STAMPED "CARTER ASSOC."
N 1219955.25
E 2911000.00
ELEVATION: 10.08 FEET NAVD 1988

TBM #118 SET 1/2"Ø REBAR & CAP STAMPED "TRAN PT. LB2897"
N 1219917.24
E 2911000.00
ELEVATION: 9.00 FEET NAVD 1988

GPS CONTROL POINT (REFERENCE STATION):

PPK#: CARTER BASE

LOCAL REFERENCE: TBM #118 CHECK POINT: TBM #106

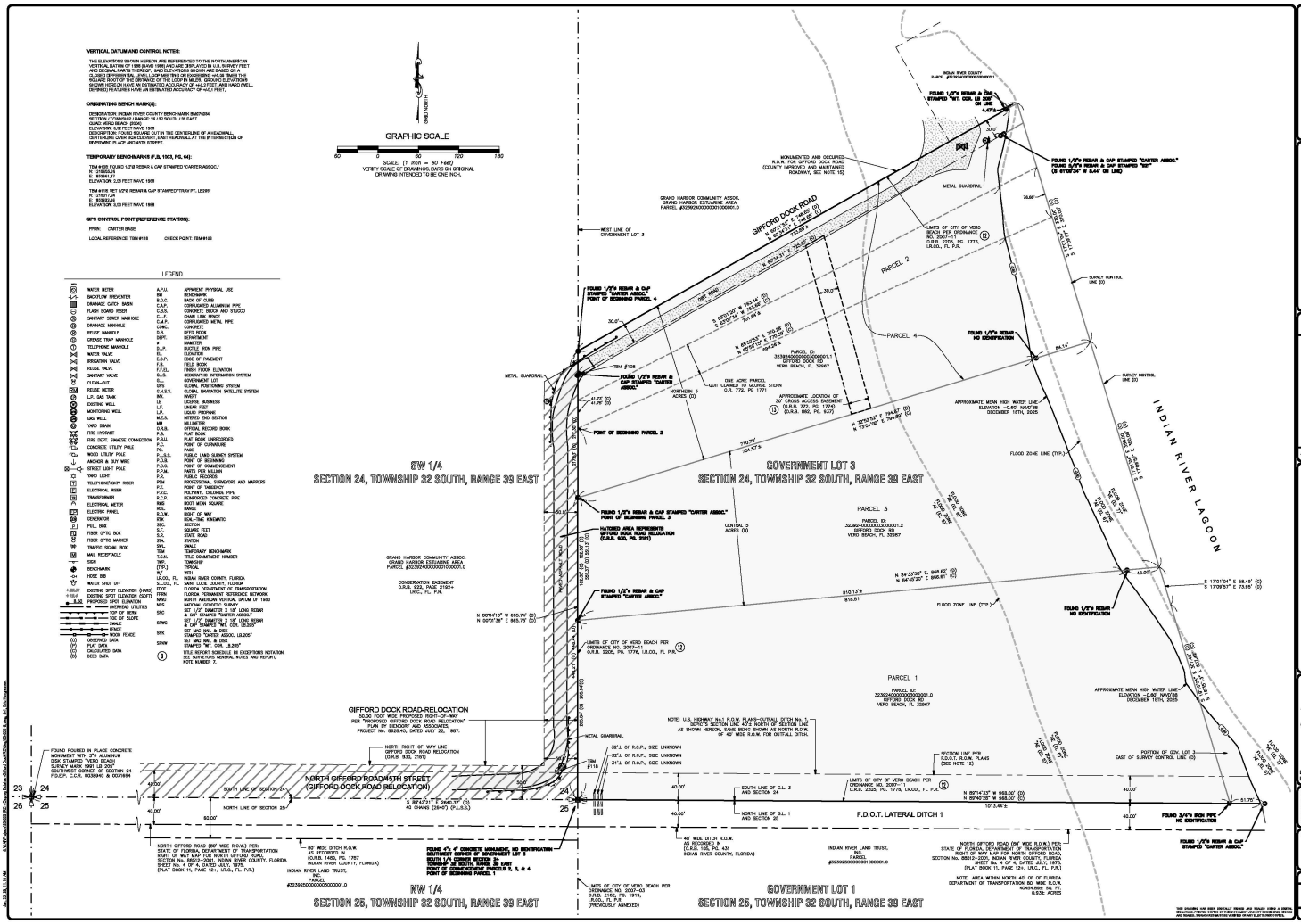
LEGEND

WATER METER	A.P.U.	APPARENT PHYSICAL USE
BACKFLOW PREVENTER	BM	BENCHMARK
DRAINAGE CATCH BASIN	B.O.C.	BACK OF CURB
FLASH BOARD RISER	C.A.P.	CORRUGATED ALUMINUM PIPE
SANITARY SEWER MANHOLE	C.B.S.	CONCRETE BLOCK AND STUCCO
DRAINAGE MANHOLE	C.L.F.	CHAIN LINK FENCE
REUSE MANHOLE	C.M.P.	CORRUGATED METAL PIPE
GREASE TRAP MANHOLE	CONC.	CONCRETE
TELEPHONE MANHOLE	D.B.	DEED BOOK
WATER VALVE	D.E.	DRAINAGE EASEMENT
IRRIGATION VALVE	#	DIAMETER
REUSE VALVE	D.I.P.	DUCTILE IRON PIPE
SANITARY VALVE	EL.	ELEVATION
CLEAN-OUT	E.O.P.	EDGE OF PAVEMENT
REUSE METER	F.B.	FIELD BOOK
L.P. GAS TANK	F.F.EL.	FINISH FLOOR ELEVATION
EXISTING WELL	G.I.S.	GEOGRAPHIC INFORMATION SYSTEM
MONITORING WELL	G.L.	GOVERNMENT LOT
GAS WELL	GPS	GLOBAL POSITIONING SYSTEM
YARD DRAIN	G.N.S.S.	GLOBAL NAVIGATION SATELLITE SYSTEM
FIRE HYDRANT	INV.	INVERT
FIRE DEPT. SIMIESE CONNECTION	LB	LICENSE BUSINESS
CONCRETE UTILITY POLE	L.F.	LINEAR FEET
WOOD UTILITY POLE	M.H.	MANHOLE ORIFICE
ANCHOR & GUY WIRE	M.O.S.	METERED END SECTION
STREET LIGHT POLE	MM.	MILLIMETER
YARD LIGHT	O.R.B.	OFFICIAL RECORD BOOK
TELEPHONE/UTILITY RISER	P.B.	PLAT BOOK
ELECTRICAL RISER	P.B.U.	PLAT BOOK UNRECORDED
TRANSFORMER	P.C.	POINT OF CURVATURE
ELECTRICAL METER	P.C.C.	P.C.C.
ELECTRIC PANEL	P.L.S.S.	PUBLIC LAND SURVEY SYSTEM
GENERATOR	P.O.B.	POINT OF BEGINNING
PULL BOX	P.O.C.	POINT OF COMMENCEMENT
FIBER OPTIC BOX	P.P.M.	PARTS PER MILLION
FIBER OPTIC MARKER	P.R.	PUBLIC RECORDS
TRAFFIC SIGNAL BOX	PSM	PROFESSIONAL SURVEYORS AND MAPPERS
MAIL RECEPTACLE	P.T.	POINT OF TANGENCY
SIGN	P.V.C.	POLYVINYL CHLORIDE PIPE
BENCHMARK	R.C.P.	REINFORCED CONCRETE PIPE
HOSE BIB	REF	REFER MORE SQUARE
WATER SHUT OFF	RGE.	RANGE
EXISTING SPOT ELEVATION (HARD)	R.O.W.	RIGHT OF WAY
EXISTING SPOT ELEVATION (SOFT)	STK	SEAL-TAB KINDMATIC
PROPOSED SPOT ELEVATION	S.F.	SQUARE FEET
OVERHEAD UTILITIES	S.C.	SQUARE FEET
TOP OF BANK	S.R.	STATE ROAD
TOE OF SLOPE	STA.	STATION
SWALE	SWL.	SWALE
FENCE	T.B.M.	TEMPORARY BENCHMARK
WOOD FENCE	T.E.N.	TELE COMMUNICATION NUMBER
DESIGNED DATA	(TYP.)	TYPICAL
PLAT DATA	W/	WITH
CALCULATED DATA	I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA
DEED DATA	S.L.CO., FL.	SAINT LUCIE COUNTY, FLORIDA
	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
	UNKD	FLOATING ELEVATION DIFFERENCE BETWEEN
	NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
	NGS	NATIONAL GEODETIC SURVEY
	SRC	SET 1/2" DIAMETER X 18" LONG REBAR & CAP STAMPED "CARTER ASSOC."
	SRPC	SET 1/2" DIAMETER X 18" LONG REBAR & CAP STAMPED "PRM PT. LB2897"
	SPKC	SET MAG NAIL & DISK STAMPED "CARTER ASSOC. LB.2035"
	SPKW	SET MAG NAIL & DISK STAMPED "W.T. COR. LB.2035"
	1	TITLE REPORT SCHEDULE B2 EXCEPTIONS NOTATION. SEE SURVEYORS GENERAL NOTES AND REPORT, NOTE NUMBER 1.

GRAPHIC SCALE

60 0 60 120 180

SCALE: (1 inch = 60 feet)
VERIFY SCALE OF DRAWINGS BARS ON ORIGINAL DRAWING INTENDED TO BE ONE INCH.



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PARKS & RECREATION
C/O WENDY SWINDELL
1590 9TH STREET SOUTHWEST
VERO BEACH, FLORIDA 32962
TEL: 772-388-4036 EMAIL: wendy-144@indianriver.gov

REVISION	DATE

BOUNDARY SURVEY OF "GIFFORD DOCK ROAD" PARCELS
PART OF GOVERNMENT LOT 3, SECTION 24
TOWNSHIP 32 SOUTH, RANGE 39 EAST
CITY OF VERO BEACH
INDIAN RIVER COUNTY, FLORIDA

THIS SURVEY CONSISTS OF 3 SHEETS, ONE IS NOT VALID WITHOUT THE OTHER(S).

LJA SURVEYING
LB2416

DATE : JANUARY 9TH, 2026
PROJ.# : 25-5235
DRAWN BY : EBH
DATUM : NAVD 1988
REV.# : 02/04/2, 10/23-01
F.B. & PG. : 1003/97/55-64

SHEET TITLE
BOUNDARY SURVEY

SHEET
S-1

DWG. NO: 23152-C

VERTICAL DATUM AND CONTROL NOTES:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. AND ELEVATIONS SHOWN ARE BASED ON A TRIMBLE R8 GNSS RTK SYSTEM. THE ELEVATIONS SHOWN HEREON ARE THE SQUARE ROOT OF THE AVERAGE OF THE LOOP IN MILES. GROUND ELEVATIONS SHOWN HEREON HAVE AN ESTIMATED ACCURACY OF ±0.2 FEET, AND HARD (WELL DEFINED) FEATURES HAVE AN ESTIMATED ACCURACY OF ±0.1 FEET.

ORIGINATING BENCH MARK(S):

DESIGNATION: (#03844 INDIAN RIVER COUNTY BENCHMARK 9M87R3M)
SECTION 7/CORRIDOR/RANGE 38 /32 SOUTH / 39 EAST
QUAD: VERO BEACH (2004)
ELEVATION: 5.22 FEET NAVD 1988
DESCRIPTION: FOUND SQUARE CUT IN THE CENTERLINE OF A HEADWALL, ON THE EAST SIDE OF A CONCRETE HEADWALL, AT THE INTERSECTION OF GRAYBIRCH PLACE AND 45TH STREET.

TEMPORARY BENCHMARKS (F.S. 1153, PL. 64):

TBM #108 FOUND 1/2"Ø REBAR & CAP STAMPED "CARTER ASSOC."
N 1218815.25
E 1000000.00
ELEVATION: 5.09 FEET NAVD 1988

TBM #116 SET 1/2"Ø REBAR & CAP STAMPED "TBM PT. LB2897"
N 1218817.24
E 1000000.00
ELEVATION: 5.09 FEET NAVD 1988

GPS CONTROL POINT (REFERENCE STATION):

PPK: CARTER BASE

LOCAL REFERENCE: TBM #116 CHECK POINT: TBM #108

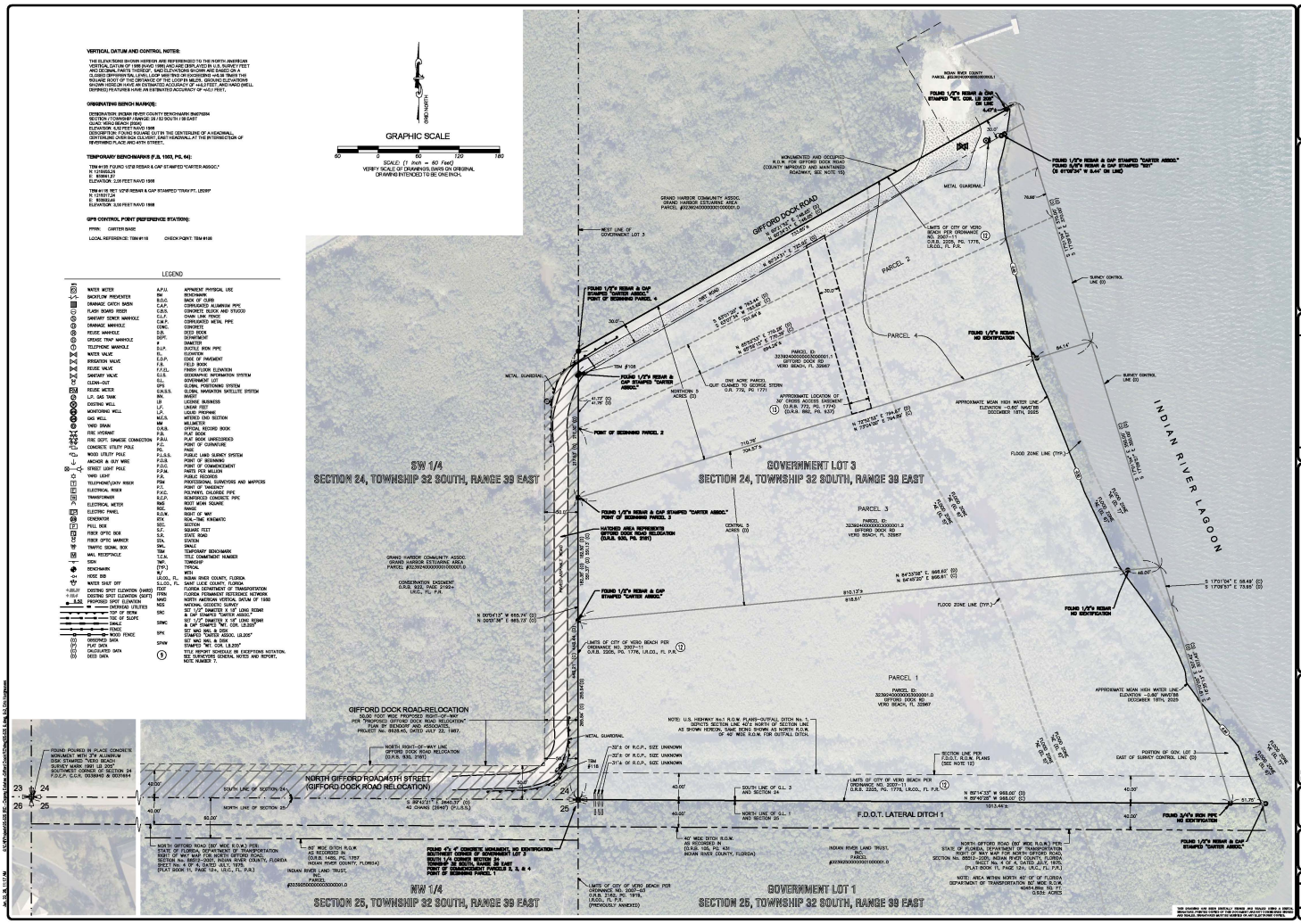
LEGEND

WATER METER	A.P.U.	APPARENT PHYSICAL USE
BACKFLOW PREVENTER	BW	BOTTOM WALL
DRAINAGE CATCH BASIN	B.S.C.	BACK OF CURB
FLASH BOARD RISER	C.A.P.	CORRUGATED ALUMINUM PIPE
SANITARY SEWER MANHOLE	C.B.S.	CONCRETE BLOCK AND STUCCO
DRAINAGE MANHOLE	C.L.F.	CHAIN LINK FENCE
REUSE MANHOLE	C.M.P.	CORRUGATED METAL PIPE
GREASE TRAP MANHOLE	CONC.	CONCRETE
TELEPHONE MANHOLE	D.B.	DEED BOOK
WATER VALVE	D.E.	DRAINAGE EASEMENT
IRRIGATION VALVE	Ø	DIAMETER
REUSE VALVE	D.I.P.	DUCTILE IRON PIPE
SANITARY VALVE	EL.	ELEVATION
CLEAN-OUT	E.O.P.	EDGE OF PAVEMENT
REUSE METER	F.B.	FIELD BOOK
L.P. GAS TANK	F.F.EL.	FINISH FLOOR ELEVATION
EXISTING WELL	G.I.S.	GEOGRAPHIC INFORMATION SYSTEM
MONITORING WELL	G.L.	GOVERNMENT LOT
GAS VALVE	GPS	GLOBAL POSITIONING SYSTEM
YARD DRAIN	G.N.S.S.	GLOBAL NAVIGATION SATELLITE SYSTEM
FIRE HYDRANT	INV.	INVERT
FIRE DEPT. SIMIESE CONNECTION	LB	LICENSE BUSINESS
CONCRETE UTILITY POLE	L.F.	LINEAR FEET
WOOD UTILITY POLE	M.B.	MAP BOOK/PAGE
ANCHOR & GUY WIRE	M.E.S.	MITERED END SECTION
STREET LIGHT POLE	MM.	MILLIMETER
YARD LIGHT	O.R.B.	OFFICIAL RECORD BOOK
TELEPHONE/CATV RISER	P.B.	PLAT BOOK
ELECTRICAL RISER	P.B.U.	PLAT BOOK UNRECORDED
TRANSFORMER	P.C.	POINT OF CURVATURE
ELECTRICAL METER	P.C.C.	P.C. CONCRETE
ELECTRIC PANEL	P.L.S.	PUBLIC LAND SURVEY SYSTEM
GENERATOR	P.O.B.	POINT OF BEGINNING
PULL BOX	P.O.C.	POINT OF COMMENCEMENT
FIBER OPTIC BOX	P.P.M.	PARTS PER MILLION
FIBER OPTIC MARKER	P.R.	PUBLIC RECORDS
TRAFFIC SIGNAL BOX	PSM	PROFESSIONAL SURVEYORS AND MAPPERS
MAIL RECEPTACLE	P.T.	POINT OF TANGENCY
SIGN	P.V.C.	POLYVINYL CHLORIDE PIPE
BENCHMARK	R.C.P.	REINFORCED CONCRETE PIPE
HOSE BIB	RAD	RADIUS
WATER SHUT OFF	RGE.	RANGE
EXISTING SPOT ELEVATION (HARD)	R.O.W.	RIGHT OF WAY
EXISTING SPOT ELEVATION (SOFT)	RTK	REAL-TIME KINEMATIC
PROPOSED SPOT ELEVATION	S.F.	SQUARE FEET
OVERHEAD UTILITIES	S.F.	SQUARE FEET
CONCRETE SCRIBE	S.R.	STATE ROAD
TOE OF SLOPE	STA.	STATION
SWALE	SWL.	SWALE
FENCE	TBM	TEMPORARY BENCHMARK
WOOD FENCE	T.E.N.	TELE COMMUNICATION NUMBER
(D) DESIGNED DATA	TYP.	TYPICAL
(P) PLAT DATA	TYPICAL	TYPICAL
(C) CALCULATED DATA	W/	WITH
(D) DEED DATA	I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA
	S.L.CO., FL.	SAINT LUCIE COUNTY, FLORIDA
	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
	UNKN.	FLORIDA UNIFORM UNDERGROUND NETWORK
	NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
	NAVD	NATIONAL GEODETIC SURVEY
	SRC	SET 1/2" DIAMETER X 18" LONG REBAR & CAP STAMPED "CARTER ASSOC."
	SRPC	SET 1/2" DIAMETER X 18" LONG REBAR & CAP STAMPED "PRM PT. LB 2897"
	SPKW	SET MAG SNAL & DISK STAMPED "CARTER ASSOC. LB.2035"
	SPKW	SET MAG SNAL & DISK STAMPED "RET. CON. LB.2035"
		SEE REPORT SCHEDULE-B EXCEPTIONS NOTATION. SEE SURVEYORS GENERAL NOTES AND REPORT. NOTE NUMBER 7.

GRAPHIC SCALE

60 0 60 120 180

SCALE: (1 inch = 60 feet)
VERIFY SCALE OF DRAWINGS BARS ON ORIGINAL DRAWING INTENDED TO BE ONE INCH.


SW 1/4
SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST
GOVERNMENT LOT 3
SECTION 24, TOWNSHIP 32 SOUTH, RANGE 39 EAST
NW 1/4
SECTION 25, TOWNSHIP 32 SOUTH, RANGE 39 EAST
GOVERNMENT LOT 1
SECTION 25, TOWNSHIP 32 SOUTH, RANGE 39 EAST
INDIAN RIVER LAGOON
GIFFORD DOCK ROAD
GIFFORD DOCK ROAD-RELOCATION
NORTH GIFFORD ROAD(45TH STREET (GIFFORD DOCK ROAD RELOCATION)
F.D.O.T. LATERAL DITCH 1
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
FOUND 1/2"Ø REBAR & CAP STAMPED "CARTER ASSOC."
FOUND 1/2"Ø REBAR NO IDENTIFICATION
FOUND 3/4"Ø IRON PIPE NO IDENTIFICATION
POINT OF BEGINNING PARCEL 2
POINT OF BEGINNING PARCEL 3
POINT OF BEGINNING PARCEL 4
SURVEY CONTROL LINE (D)
FLOOD ZONE LINE (TYP.)
METAL GUARDRAIL
WEST LINE OF GOVERNMENT LOT 3
SOUTH LINE OF SECTION 24
NORTH LINE OF SECTION 25
SOUTH LINE OF G.L. 3 AND SECTION 24
NORTH LINE OF G.L. 1 AND SECTION 25
LIMITS OF CITY OF VERO BEACH PER ORDINANCE NO. 2007-11 O.R.B. 2225, PG. 1776, I.R.CO., FL P.R.
APPROXIMATE MEAN HIGH WATER LINE ELEVATION =0.60' NAVD'88 DECEMBER 18TH, 2025
POSITION OF GOV. LOT 3 EAST OF SURVEY CONTROL LINE (D)
SECTION LINE PER F.D.O.T. R.O.W. PLANS (SEE NOTE 12)
S 89°42'37" E 2644.37' (D)
40 CHAINS (2640') (F.L.S.)
S 89°42'37" E 2644.37' (D)
N 89°42'37" W 2644.37' (D