

LEGEND

A.K.A.

= ALSO KNOWN AS

ASSOC.

= ASSOCIATES

AVE.

= AVENUE

℔

= BASELINE

BLVD.

= BOULEVARD

℄

= CENTERLINE

C.B.

= CHORD BEARING

CBS

= CONCRETE BLOCK STRUCTURE

CCR

= CERTIFIED CORNER RECORD

C.M.

= CONCRETE MONUMENT

C.O.B.

= CHANCERY ORDER BOOK

C.R.

= COUNTY ROAD

CONC.

= CONCRETE

COR.

= CORNER

(D)

= DEED

D

= DEGREE OF CURVE

DB.

= DEED BOOK

D.E.

= DRAINAGE EASEMENT

EXIST.

= EXISTING

ESMT.

= EASEMENT

Δ

= CENTRAL ANGLE

F.P.

= FINANCIAL PROJECT

F.S.

= FLORIDA STATUTE

FED. PROJ.

= FEDERAL PROJECT

FND

= FOUND

FDOT

= FLORIDA DEPARTMENT OF
TRANSPORTATION

FP&L

= FLORIDA POWER & LIGHT COMPANY

I/E

= INGRESS / EGRESS

I.P.

= IRON PIPE

I.R.

= IRON ROD

IRC

= IRON ROD & CAP

I.R.C.

= INDIAN RIVER COUNTY

I.R.F.W.C.D.

= INDIAN RIVER FARMS WATER
CONTROL DISTRICT

L.A.

= LICENSE AGREEMENT

L/A

= LIMITED ACCESS

L

= ARC LENGTH

LB

= LICENSED BUSINESS

LT.

= LEFT

MAINT.

= MAINTAINED

M.B.

= MISCELLANEOUS BOOK

MON.

= MONUMENT

N/A

= NOT APPLICABLE

N&D

= NAIL & DISK

N.T.S.

= NOT TO SCALE

NL

= NAIL

NO.

= NUMBER

O.R.B.

= OFFICIAL RECORD BOOK

℔

= PROPERTY LINE

(P)

= PLAT

P.A.E.

= PEDESTRIAN ACCESS EASEMENT

P.B.

= PLAT BOOK

P.C.

= POINT OF CURVTURE

P.E.

= PERMANENT EASEMENT

PI

= POINT OF INTERSECTION

P.O.T.

= POINT ON TANGENT

P.T.

= POINT OF TANGENCY

PCP

= PERMANENT CONTROL POINT

PG.

= PAGE

PK

= PARKER-KALON

PMON

= POURED CONCRETE MONUMENT

PSM

= PROFESSIONAL SURVEYOR & MAPPER

R/W

= RIGHT-OF-WAY

R

= RADIUS

RD.

= ROAD

RGE.

= RANGE

RR

= RAILROAD

RT.

= RIGHT

S/L

= SECTION LINE

S.R.

= STATE ROAD

SBT

= SOUTHERN BELL TELEPHONE

SEC.

= SECTION

ST.

= STREET

STA.

= STATION

STMP

= STAMPED

T

= TANGENT

T.E.

= TEMPORARY EASEMENT

TWP.

= TOWNSHIP

U.E.

= UTILITY EASEMENT

STATE OF FLORIDA

DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

COUNTY ROAD 510 (85th STREET)

STATE PROJECT NO. 88050-2508

ITEM/SEGMENT NO. 405606-3

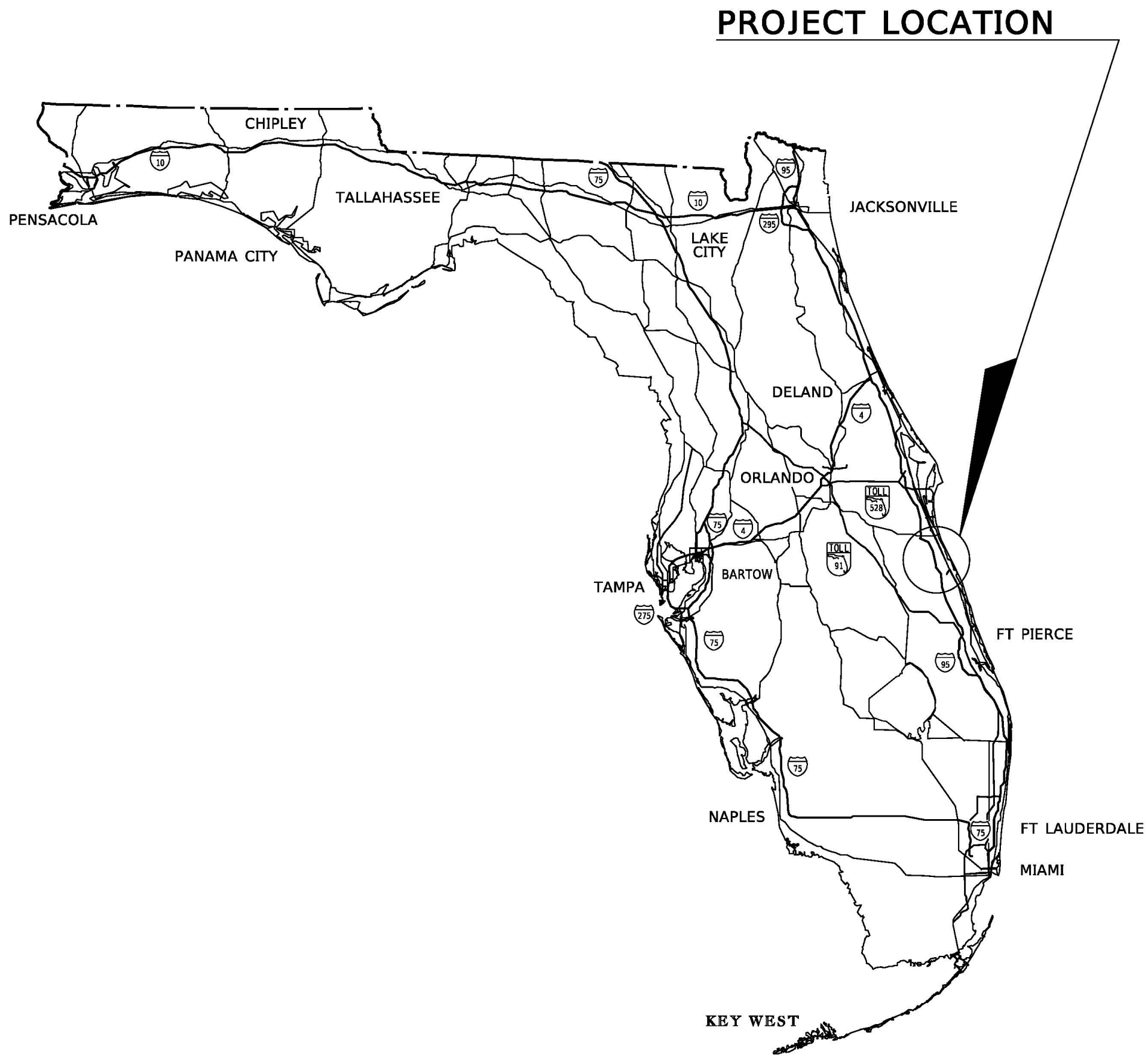
INDIAN RIVER COUNTY

LENGTH 3.41 MILES

TRAVERSING THROUGH

SECTIONS 25, 26, 35 AND 36 TOWNSHIP 31 SOUTH, RANGE 38 EAST AND

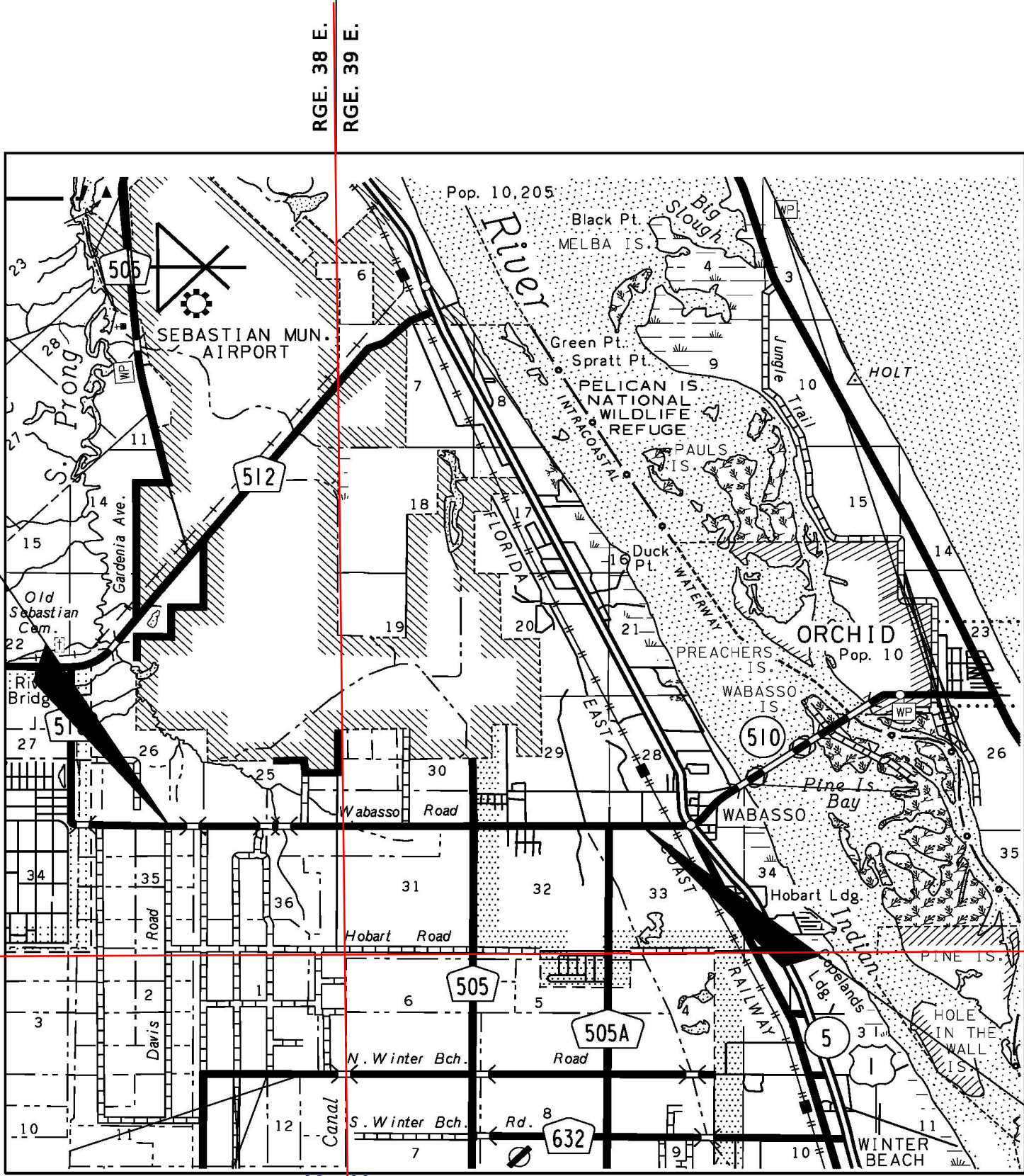
SECTIONS 28, 29, 30, 31, 32 AND 33 TOWNSHIP 31 SOUTH, RANGE 39 EAST



GENERAL NOTES

1. BEARINGS AND COORDINATES ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 (1990 ADJUSTMENT).
- A BEARING OF NORTH 89°42'02" WEST BEING ESTABLISHED ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST.
- | | | | |
|----------------------------|---------------|-------------|-----------------------------------|
| NAME | NORTHING | EASTING | DESCRIPTION |
| N.W. COR., SEC., 31-31-39 | 1,241,683.790 | 824,853.723 | FND PK NAIL & DISK FROM CCR 63819 |
| N 1/4 COR., SEC., 31-31-39 | 1,241,669.817 | 827,527.661 | FND NAIL IN CUTOUT |
2. STATIONS AND OFFSETS ARE RELATIVE TO THE BASELINE OF SURVEY UNLESS OTHERWISE NOTED.
3. PROPERTY BOUNDARIES HAVE BEEN DETERMINED FROM FIELD SURVEY, PLATS OF RECORD, AND RECORD TITLE.
4. SIDE STREET ALIGNMENTS ARE ASSIGNED A STATION OF 30+00.00 AT THE POINT OF INTERSECTION WITH THE BASELINE OF SURVEY UNLESS OTHERWISE NOTED.
5. THIS RIGHT OF WAY MAP HAS BEEN PREPARED FOR THE PURPOSE OF PREPARING LEGAL LAND DESCRIPTIONS, PREPARING ACQUISITION DOCUMENTS, MONUMENTATION, PROPERTY MANAGEMENT, AND AS AN AID IN THE APPRAISAL OF THE RIGHT OF WAY REQUIRED FOR TRANSPORTATION FACILITIES. THIS MAP IS NOT A SURVEY.
6. ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
7. ALL DISTANCES, ANGLES, BEARINGS, STATIONS AND OFFSETS ARE CALCULATED UNLESS OTHERWISE NOTED.
8. ONLY THE FIXED IMPROVEMENTS PERTINENT TO THE PARCELS TO BE ACQUIRED ARE SHOWN HEREON. FIXED INTERIOR IMPROVEMENTS AND UNDERGROUND ENCROACHMENTS, IF ANY, HAVE NOT BEEN LOCATED. TOPOGRAPHIC FEATURES SHOWN HEREON WERE PROVIDED BY FDOT AND SUPPLEMENTED BY WGI UNDER F.P.I.D. 45606-3-32-01.
9. PROJECT NETWORK CONTROL (PNC) HAS BEEN PREPARED FOR THIS PROJECT. CERTIFIED COPIES OF THE PROJECT NETWORK CONTROL SHEETS ARE FILED WITH AND MAINTAINED BY THE DISTRICT IV SURVEY AND MAPPING DEPARTMENT IN FORT LAUDERDALE, FLORIDA.
10. THIS RIGHT OF WAY MAP IS SUPPORTED BY A RIGHT OF WAY CONTROL SURVEY DATED NOVEMBER 16, 2006 PREPARED UNDER THE RESPONSIBLE CHARGE OF RICHARD T. CREECH, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, NUMBER 5760. CERTIFIED COPIES OF THIS SURVEY ARE FILED OF RECORD IN THE DISTRICT OFFICE IN FORT LAUDERDALE, FLORIDA.

BEGIN RW MAP
PROJECT NO. 88050-2508
℔ STA. 131+80.10



VICINITY MAP
(NOT TO SCALE)

END R/W MAP
PROJECT NO. 88050-2508
℔ STA. 312+07.77

INDEX	
SHEET No.	SHEET DESCRIPTION
1	COVER SHEET
2-3	KEY MAP SHEETS
4-21	DETAIL SHEETS
22-25	PARENT TRACT SHEETS
26-29	TABULATION SHEETS

REFERENCES

FDOT R/W MAP SECTION 88010-2208 - S.R.5
FDOT R/W MAP SECTION 88050-2504 - C.R. 510
FDOT R/W MAP SECTION 88050-2505 - C.R. 510
FDOT R/W MAP SECTION 88510-2150 - C.R. 510
FDOT R/W MAP SECTION 88510-2601 - C.R. 510
FDOT R/W MAP SECTION 88040-2507 - S.R. 512
FDOT R/W MAP SECTION 88503-2611 - C.R. 609
GENERAL LAND OFFICE MAPS
TOWNSHIP 31 SOUTH, RANGE 38 EAST
TOWNSHIP 31 SOUTH, RANGE 39 EAST
INDIAN RIVER COUNTY TAX MAPS

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE									BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY: WGI LB 7055	DATA SOURCE:	
			1-22-2024															SEE GENERAL NOTES
																		SCALE: N/A
		DISTRICT SURVEYOR		REVISION	BY	DATE	REVISION	BY	DATE	CHECKED	R. ORTEGA	07/24/2023	COUNTY ROAD NO. 510 (85TH STREET)	INDIAN RIVER COUNTY	F.P. NO. 405606-3	SHEET 1 OF 29		

SEC. 30, 31
TWP. 31 S., RGE. 39 E.
SEC. 25, 26, 35, 36
TWP. 31 S., RGE. 38 E.

SCALE: 1" = 400'



FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY  DATE 1-22-2021

DISTRICT SURVEYOR

[illegible]

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

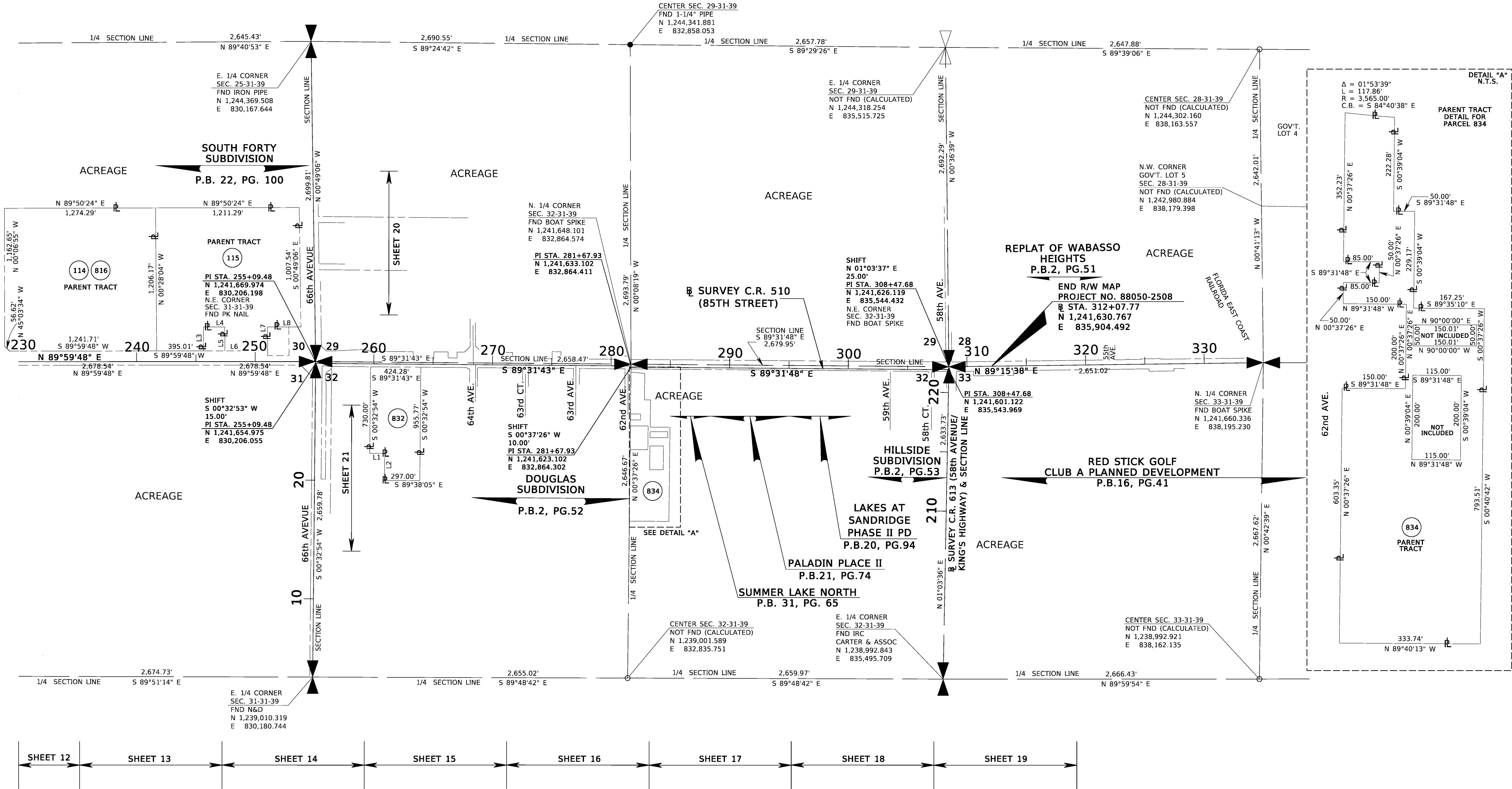
SECTION 88050-2508

INDIAN RIVER COUNTY

MAPS PREPARED BY: WGI	DATA SOURCE: SEE COVER SHEET
LB NO. 7055	SCALE: 1" = 400'
F.P.I.D. NO. 405606-3	SHEET 2 OF 29

VAULT: RWMAPPING\R4056063\RWKEYM02.dan

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°31'43" E	127.28'
L2	S 00°32'54" W	226.32'
L3	N 00°28'04" W	202.01'
L4	N 89°59'48" E	180.01'
L5	S 00°28'04" E	202.01'
L6	S 89°59'48" W	360.01'
L7	S 00°28'04" E	202.01'
L8	S 89°59'48" W	282.44'



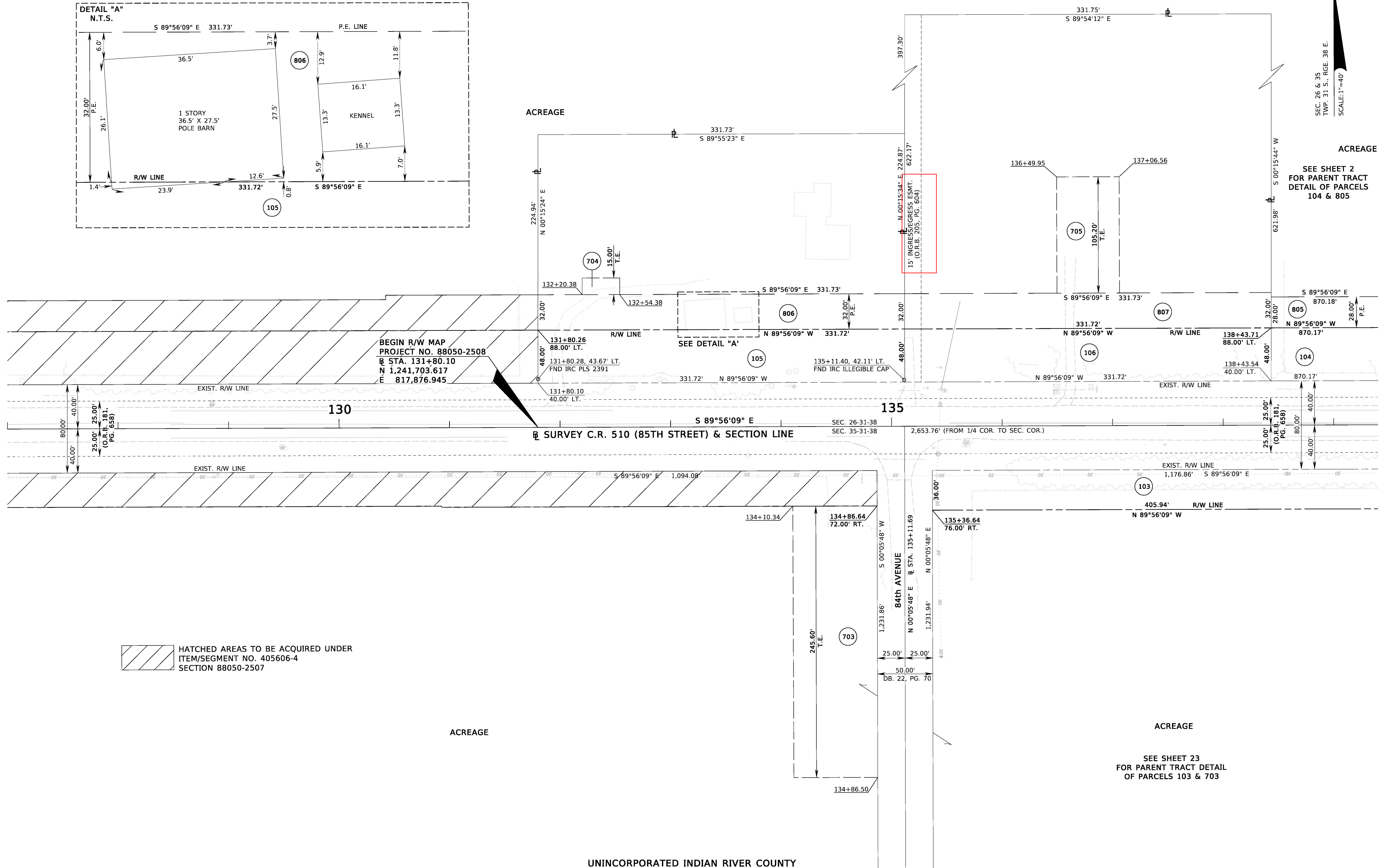
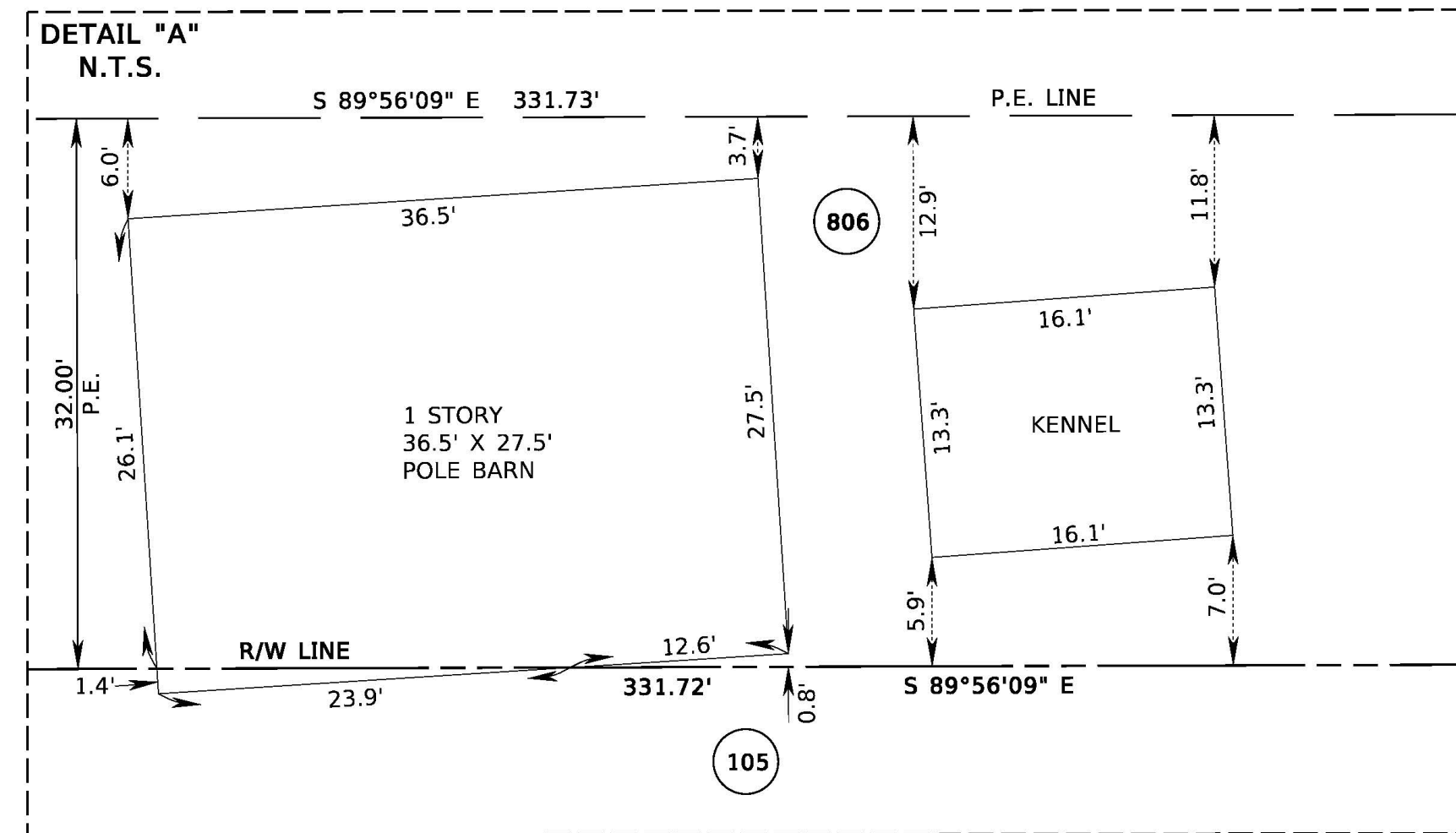
KEY MAP
THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY <i>[Signature]</i> DISTRICT SURVEYOR	DATE 1-22-2024	REVISION	BY	DATE	REVISION	BY	DATE	BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	COUNTY ROAD NO. 510 (85TH STREET)	INDIAN RIVER COUNTY	F.P.I.D. NO. 405606-3	SHEET 3 OF 29

SEC. 26 & 35
TWP. 31 S., RGE. 38 E.
SCALE: 1"=40'



THIS MAP IS NOT A SURVEY
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE								BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY:	DATA SOURCE:		
			1-22-2024									PRELIM			S. HARP	04/01/2023	WGI	SEE COVER SHEET
																	LB NO. 7055	SCALE: 1" = 40'
												FINAL			S. HARP	06/02/2023		
		DISTRICT SURVEYOR										CHECKED			R. ORTEGA	07/24/2023	COUNTY ROAD NO. 510 (85TH STREET)	INDIAN RIVER COUNTY
		REVISION	BY	DATE	REVISION	BY	DATE											

VAULT: RWMAPPING\R4056063\RWDETL04.dgn

SEC. 25 & 36
TWP. 31 S., RGE. 38 E.
SCALE: 1"=40'

ACREAGE



MATCH LINE TO DETAIL "A"
ON SHEET 5

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY  DATE 1-22-2024

DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

INDIAN RIVER COUNTY

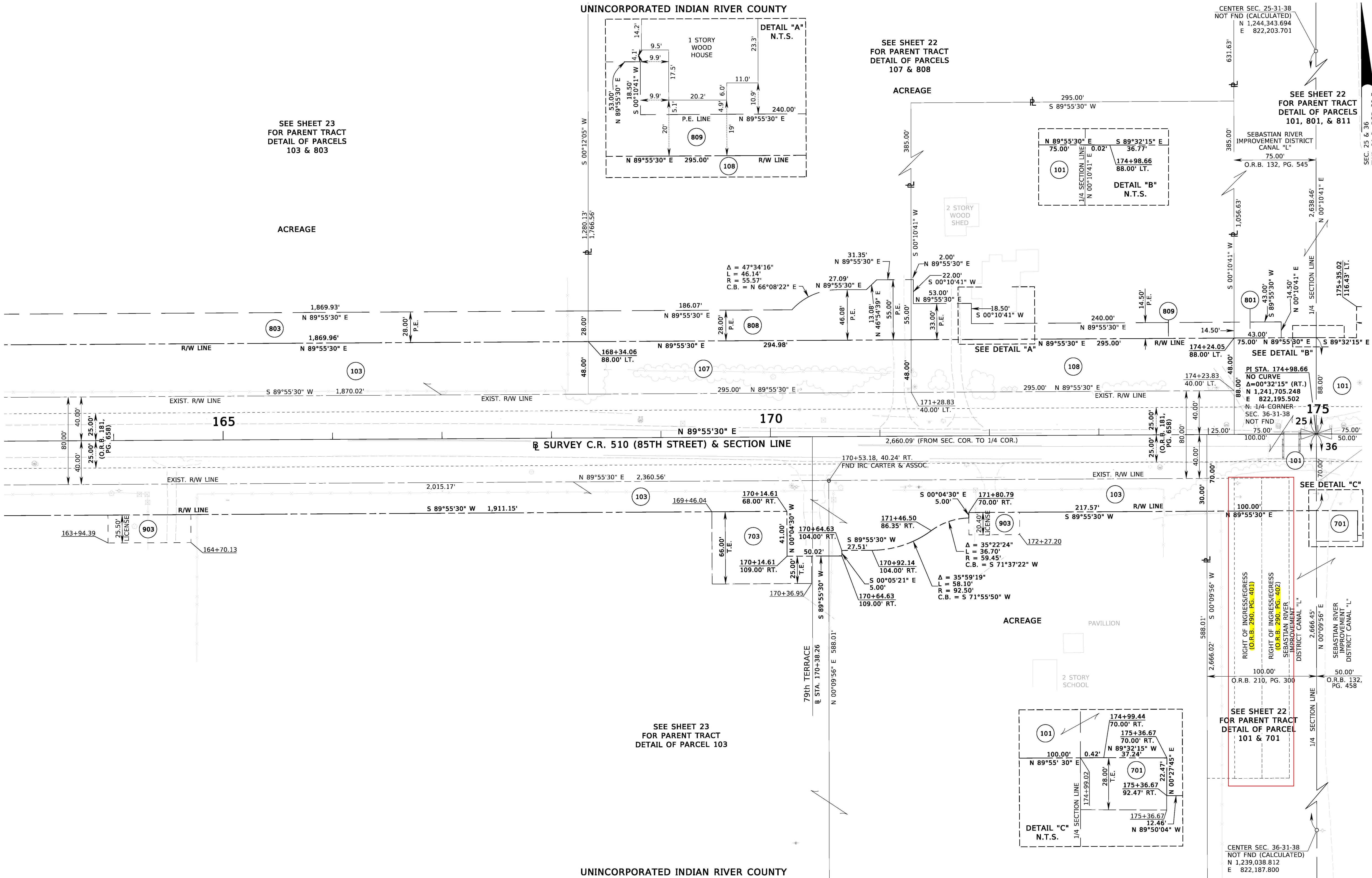
MAPS PREPARED BY:	WGI
LB NO. 7055	

DATA SOURCE:	SEE COVER SHEET
SCALE:	1" = 40'

F.P.I.D. NO. 405606-3

SHEET 6 OF 29

VAULT: RWMAPPING\R4056063\RWDETL06.dgn



SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

INDIAN RIVER COUNTY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

MAPS PREPARED BY:
WG1
LB NO. 7055

F.P.I.D. NO. 405606-3

DATA SOURCE:
SEE COVER SHEET
SCALE: 1" = 40'

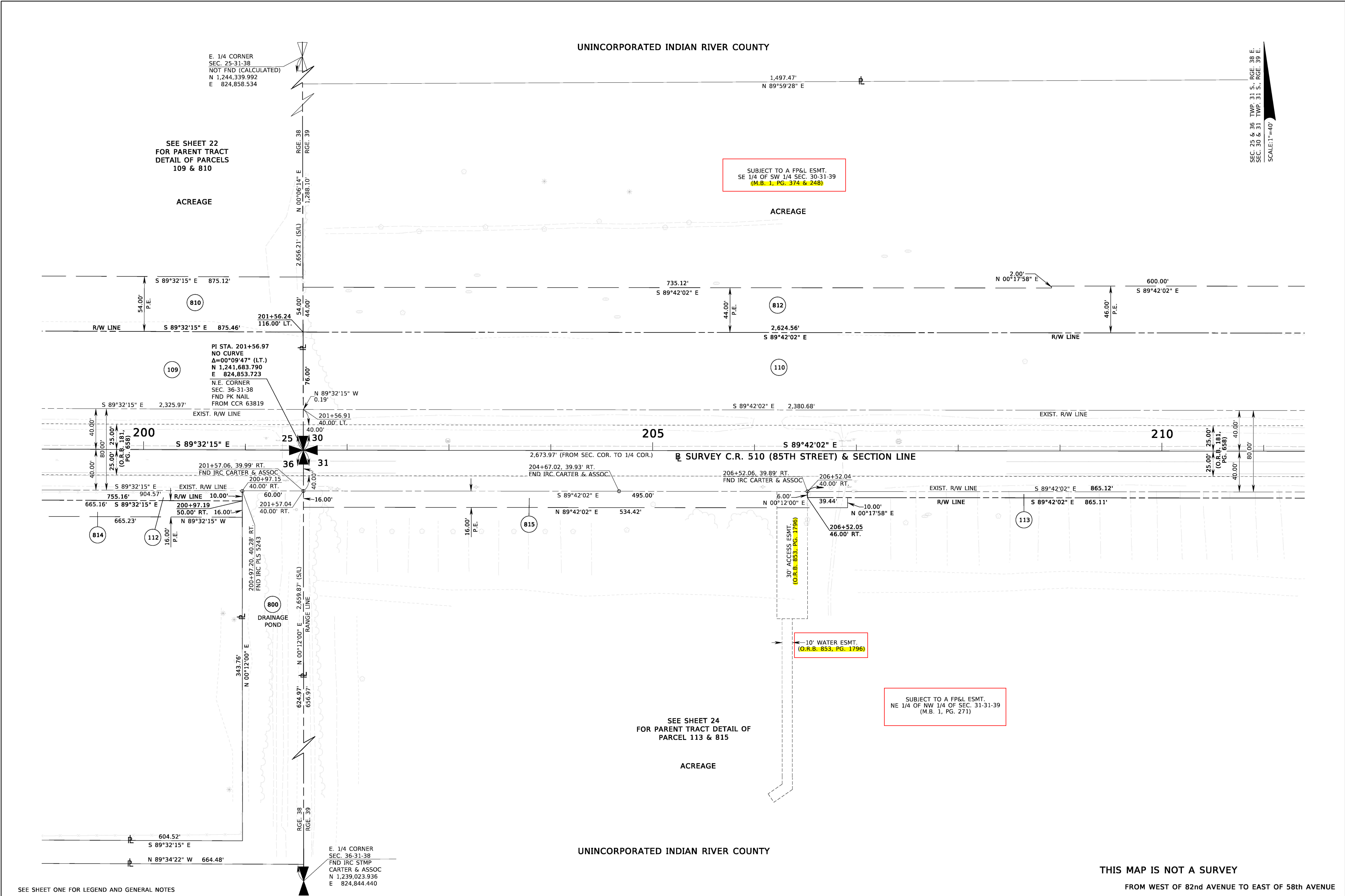
SHEET 7 OF 29

SEC. 25 & 36
TWP. 31 S., RGE. 38 E.
SCALE: 1"=40'

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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VAULT: RWMAPPING\R4056063\RWDETL08.dgn



SEC. 30 & 31
TWP. 31 S., RGE. 39 E.
SCALE: 1"=40'



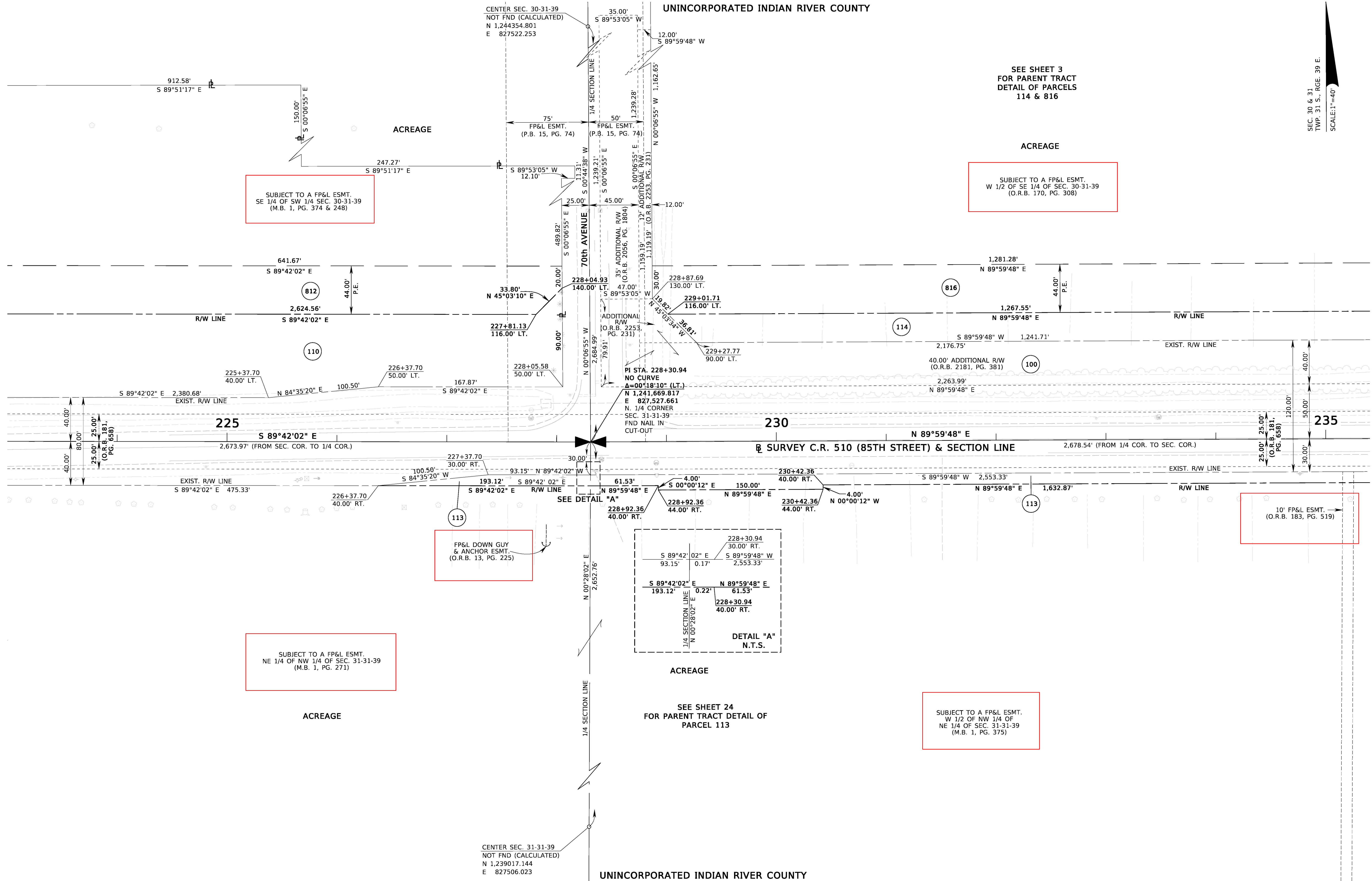
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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VAULT: RWMAPPING\R4056063\RWDETL11.dgn

SEC. 30 & 31
TWP. 31 S., RGE. 39 E.
SCALE: 1"=40'



THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

Removed line at Sta 235 TB 11/08/2024

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE										FED. PROJ. D418-069-B		SECTION 88050-2508		MAPS PREPARED BY: WG1 LB NO. 7055		DATA SOURCE: SEE COVER SHEET		
				1-22-2024														SCALE: 1" = 40'			
		REVISION	BY	DATE	REVISION	BY	DATE						COUNTY ROAD NO. 510 (85TH STREET)		INDIAN RIVER COUNTY		F.P.I.D. NO. 405606-3		SHEET 12 OF 29		

SOUTH FORTY SUBDIVISION
P.B. 22, PG. 100

SEE SHEET 3
FOR PARENT TRACT DETAIL
OF PARCEL 115 & 906

SUBJECT TO FP&L ESMT.
SE 1/4 OF SE 1/4 OF SEC. 30-31-39
(M.B. 1, PG. 307)

LOT 3

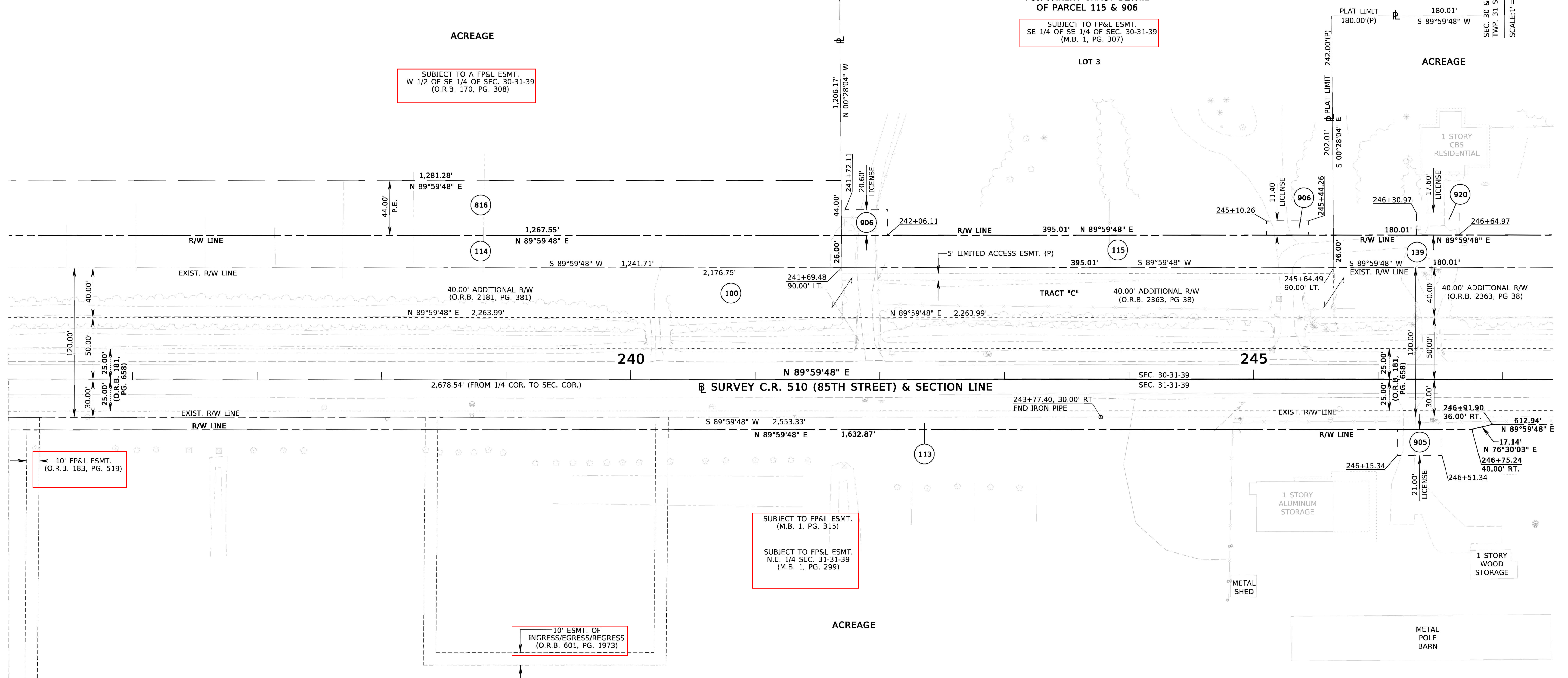
ACREAGE

SUBJECT TO A FP&L ESMT.
W 1/2 OF SE 1/4 OF SEC. 30-31-39
(O.R.B. 170, PG. 308)

ACREAGE

SEC. 30 & 31
TWP. 31 S., RGE. 39 E.

SCALE: 1"=40'



ACREAGE

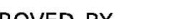
SEE SHEET 24
FOR PARENT TRACT DETAIL OF
PARCEL 113 & 905

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY  DATE 1-22-2024

DISTRICT SURVEYOR

[illegible]

FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

INDIAN RIVER COUNTY

MAPS PREPARED BY:	
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WGI
LB NO. 7055

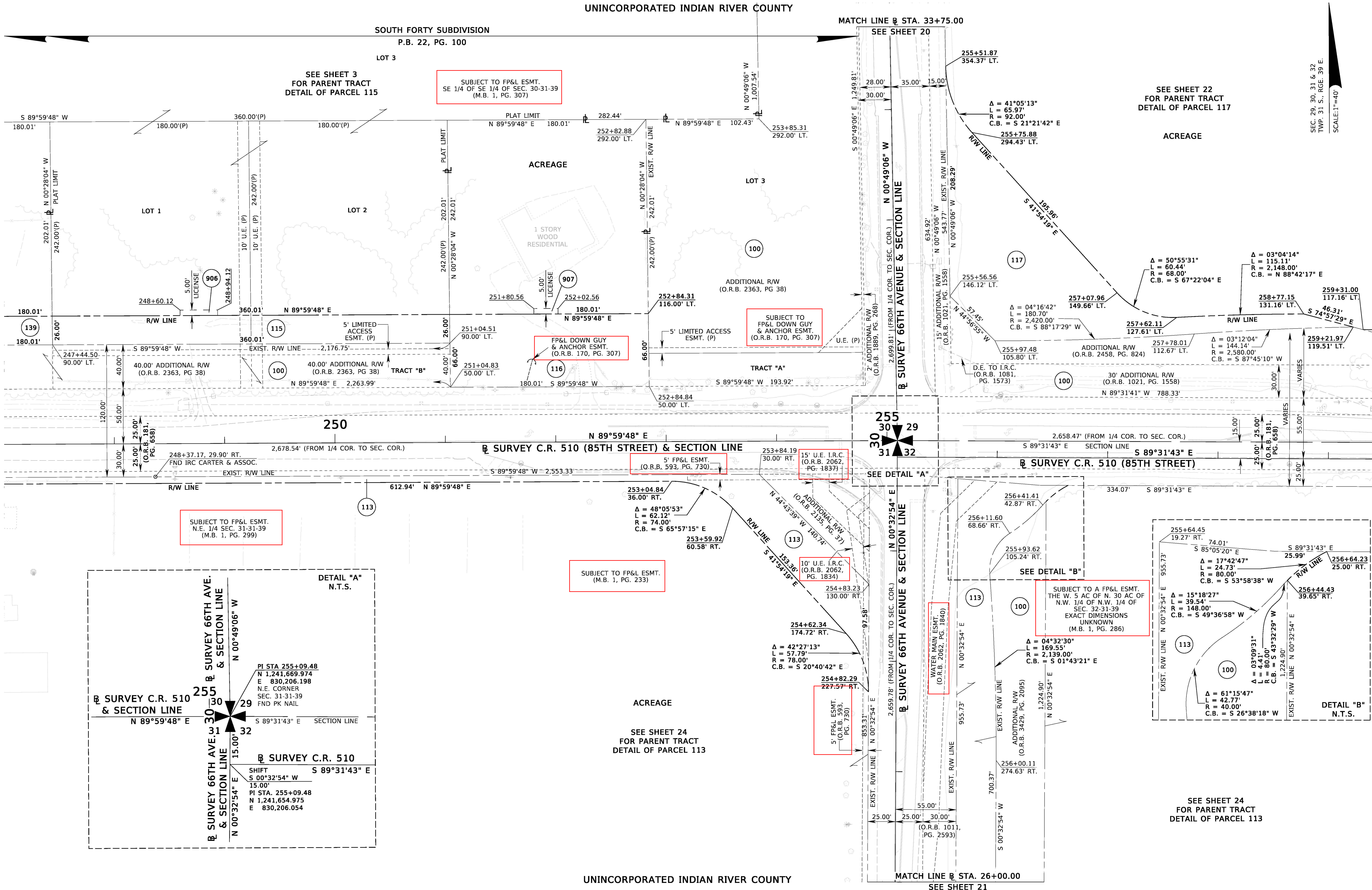
DATA SOURCE:

SCALE: 1" = 40'

F.P.I.D. NO. 405606-3

SHEET 13 OF 29

VAULT: RWMAPPING\R4056063\RWDETL13.dgn

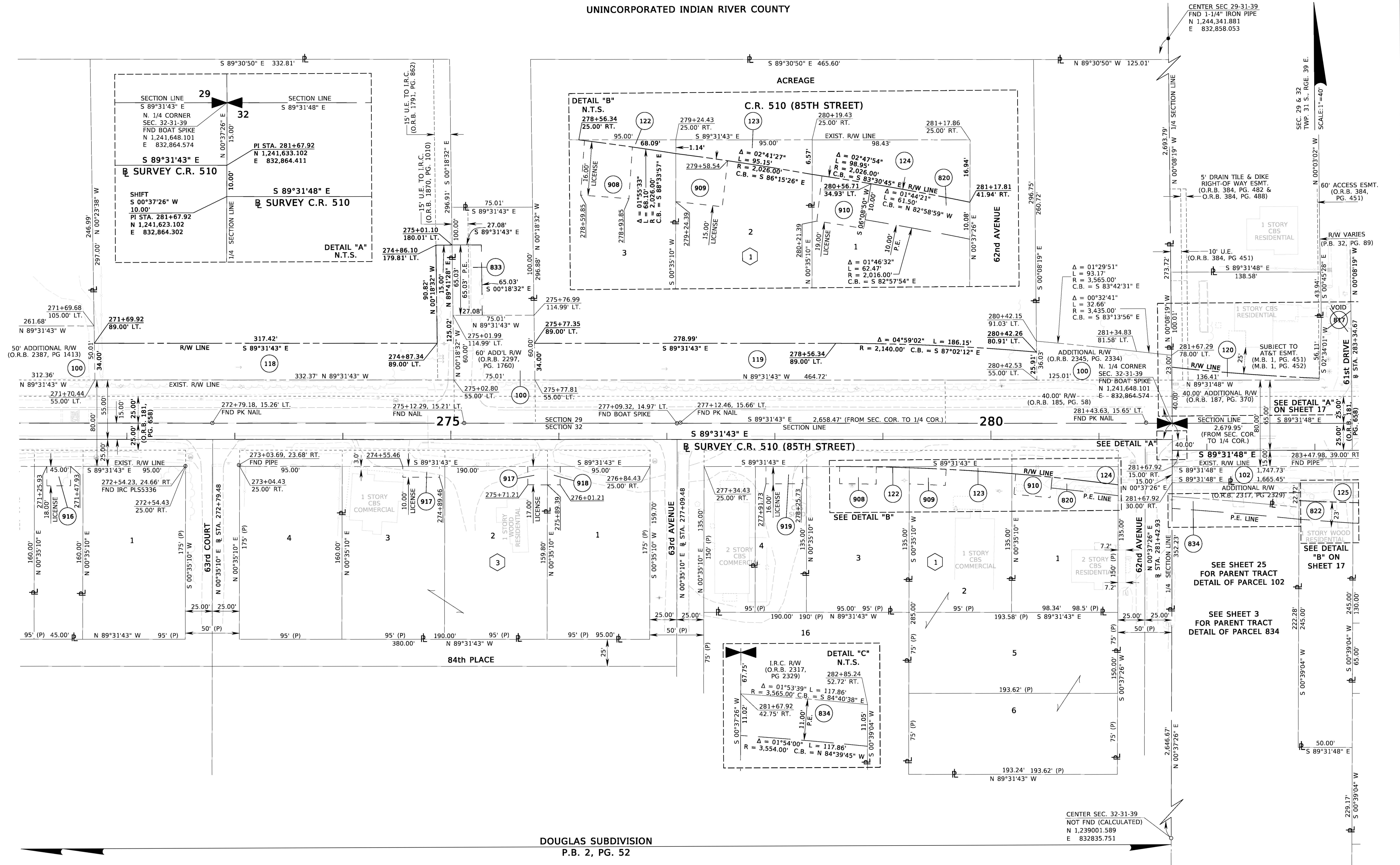


SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

THIS MAP IS NOT A SURVEY
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE							BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY: WGI LB NO. 7055	DATA SOURCE: SEE COVER SHEET		
			1-22-2024														SCALE: 1" = 40"
														</			

UNINCORPORATED INDIAN RIVER COUNTY



SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE
VOID 817, ADD P.B. 32/89	T.BROWN	11-01-24	PRELIM	S. HARP	04/01/2023
REV. PARENT TRACT 120	T.BROWN	3-19-24	FINAL	S. HARP	06/02/2023
REV. PARENT TRACT 919	T.BROWN	3-19-24	CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

INDIAN RIVER COUNTY

MAPS PREPARED BY:

WGI

LB NO. 7055

F.P.I.D. NO. 405606-3

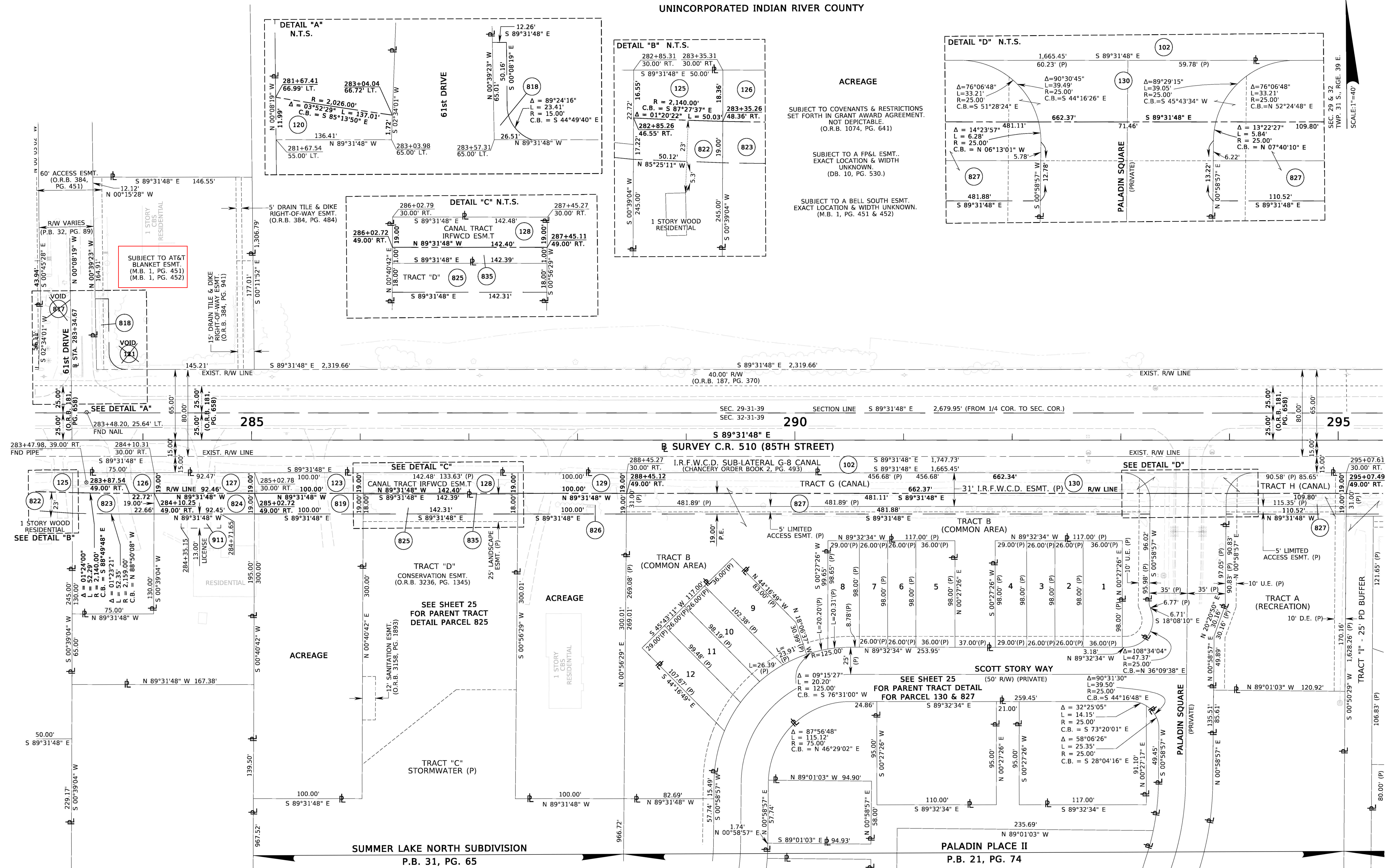
DATA SOURCE:

SEE COVER SHEET

SCALE: 1" = 40'

SHEET 16 OF 29

UNINCORPORATED INDIAN RIVER COUNTY



THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY  DATE 1-22-2024

DISTRICT SURVEYOR

UNINCORPORATED INDIAN RIVER COUNTY

			VOID 121,817;ADD PB 32/89	
			REV. PARENT TRACT 818	
			ADD 835; REV. 825	
			REV.PARENT TRCT 128,825	
	REVISION	RY	DATE	REVISION

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

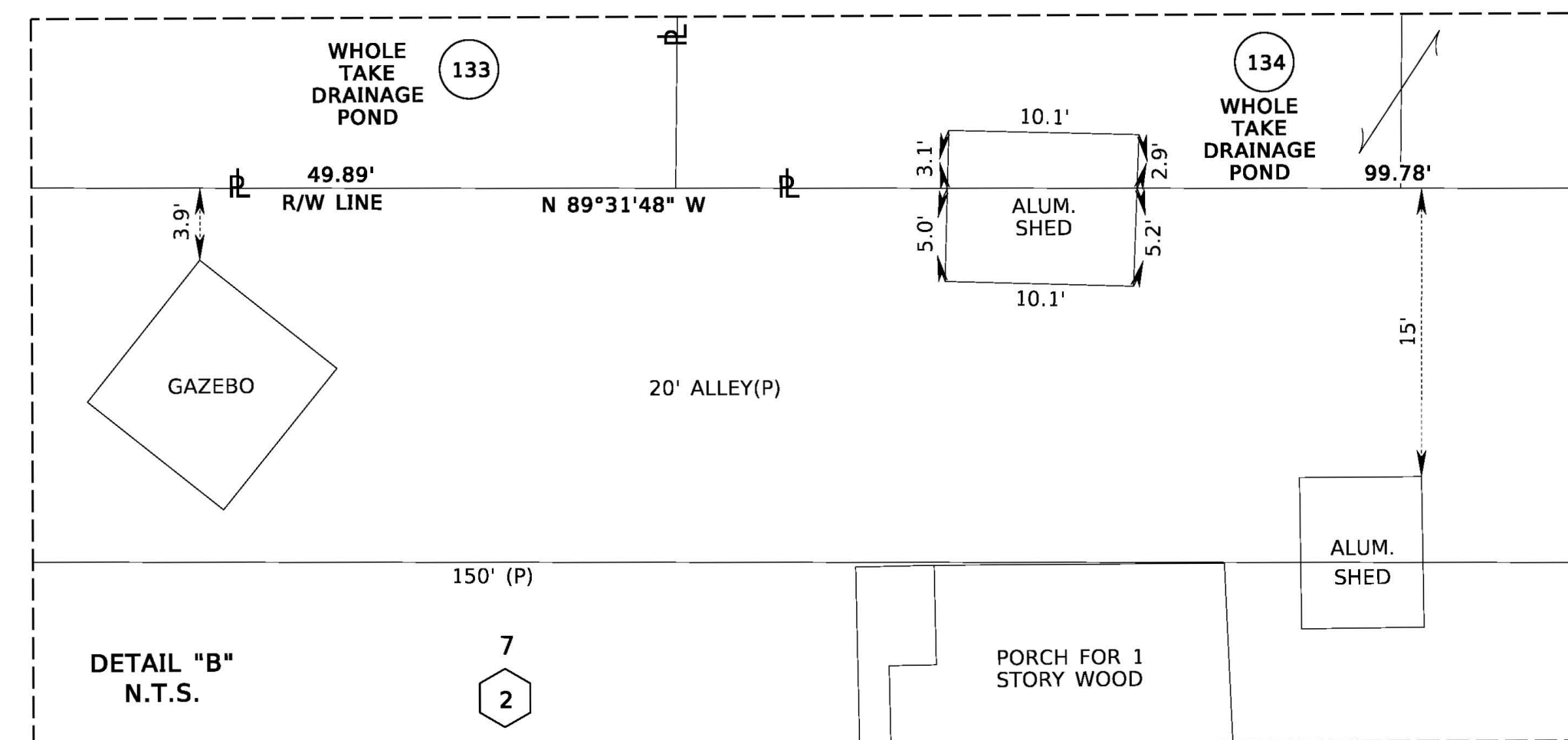
INDIAN RIVER COUNTY

MAPS PREPARED BY:	
WGI	
LB NO. 7055	
F.P.I.D. NO. 405606-3	

DATA SOURCE: SEE COVER SHEET
SCALE: 1" = 40'
SHEET 17 OF 29

VAULT: RWMAPPING\R4056063\RWDETL17.dgn

SEC. 29 & 32
TWP. 31 S., RGE. 39 E.
SCALE: 1"=40'



VAULT: RWMAPPING\R4056063\RWDETL18.dgn

SEC. 28, 29, 32 & 33
TWP. 31 S., RGE. 39 E.
SCALE: 1"=40'

SEC. 28, 29, 32 & 33
TWP. 31 S., RGE. 39 E.
SCALE: 1"=40'

TRACT 1

315+10.95, 40.19' LT.
FND 1/2" IRON ROD

315

315

ACREAGE

RED STICK GOLF CLUB
A PLANNED DEVELOPMENT
P.B. 16, PG. 41

HILLSIDE SUBDIVISION
P.B. 2, PG. 53

E. 1/4 CORNER
SEC. 32-31-39
FND IRC CARTER & ASSOC
N 1,238992.843
E 835495.709 —

THIS MAP IS NOT A SURVEY
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

APPROVED BY  DATE 1-22-2024

DISTRICT SURVEYOR

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

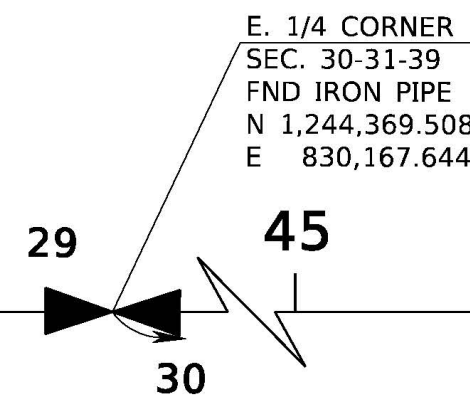
INDIAN RIVER COUNTY

MAPS PREPARED BY: WGI	DATA SOURCE: SEE COVER SHEET
LB NO. 7055	SCALE: 1" = 40'
F.P.I.D. NO. 405606-3	SHEET 19 OF 29

VAULT: RWMAPPING\R4056063\RWDETL19.dgn

WHITFIELD SUBDIVISION
O.R.B. 168, PG. 679

SEC. 29 & 30
TWP. 31 S., RGE. 39 E.



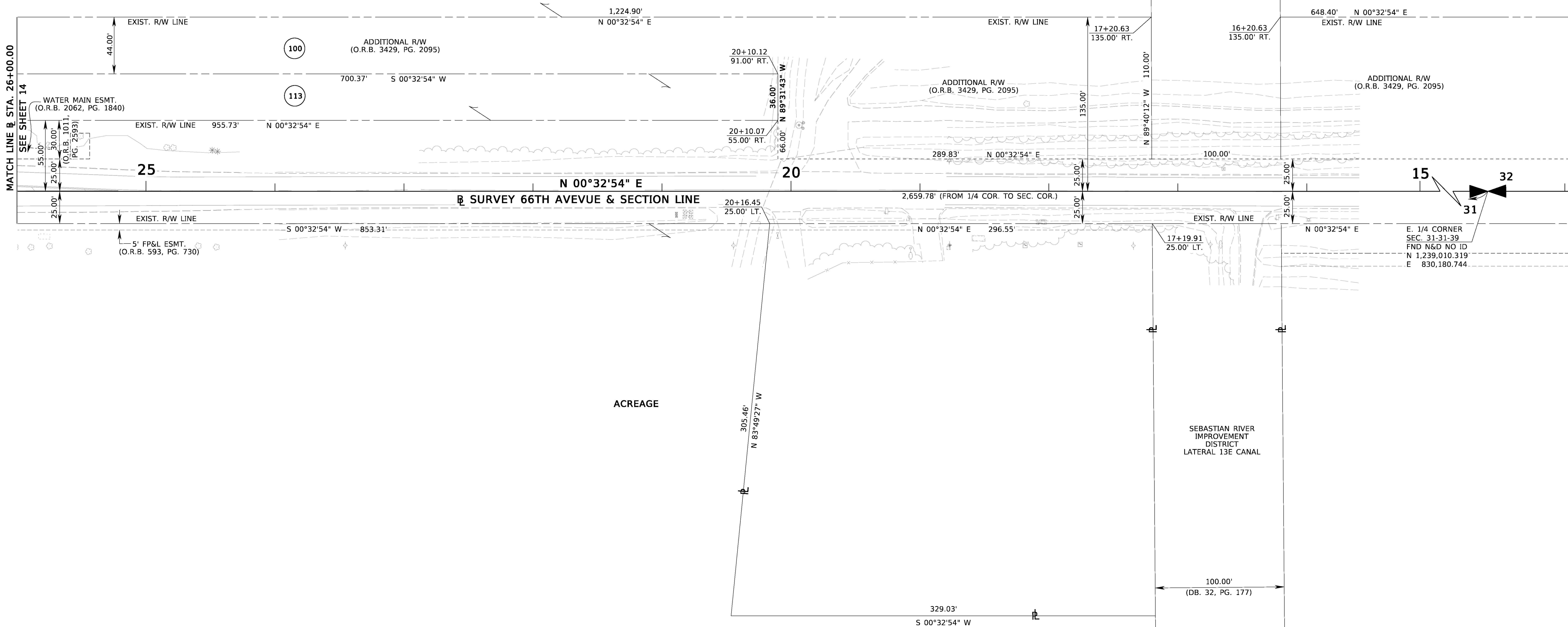
FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

UNINCORPORATED INDIAN RIVER COUNTY

SCALE: 1"=40'
SEC. 31 & 32
TWP. 31 S., RGE. 39 E.

SEE SHEET 24
FOR PARENT TRACT
DETAIL OF PARCEL 113

ACREAGE



ACREAGE

UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
Jeffrey Smith
DISTRICT SURVEYOR
DATE
1-22-2024

REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

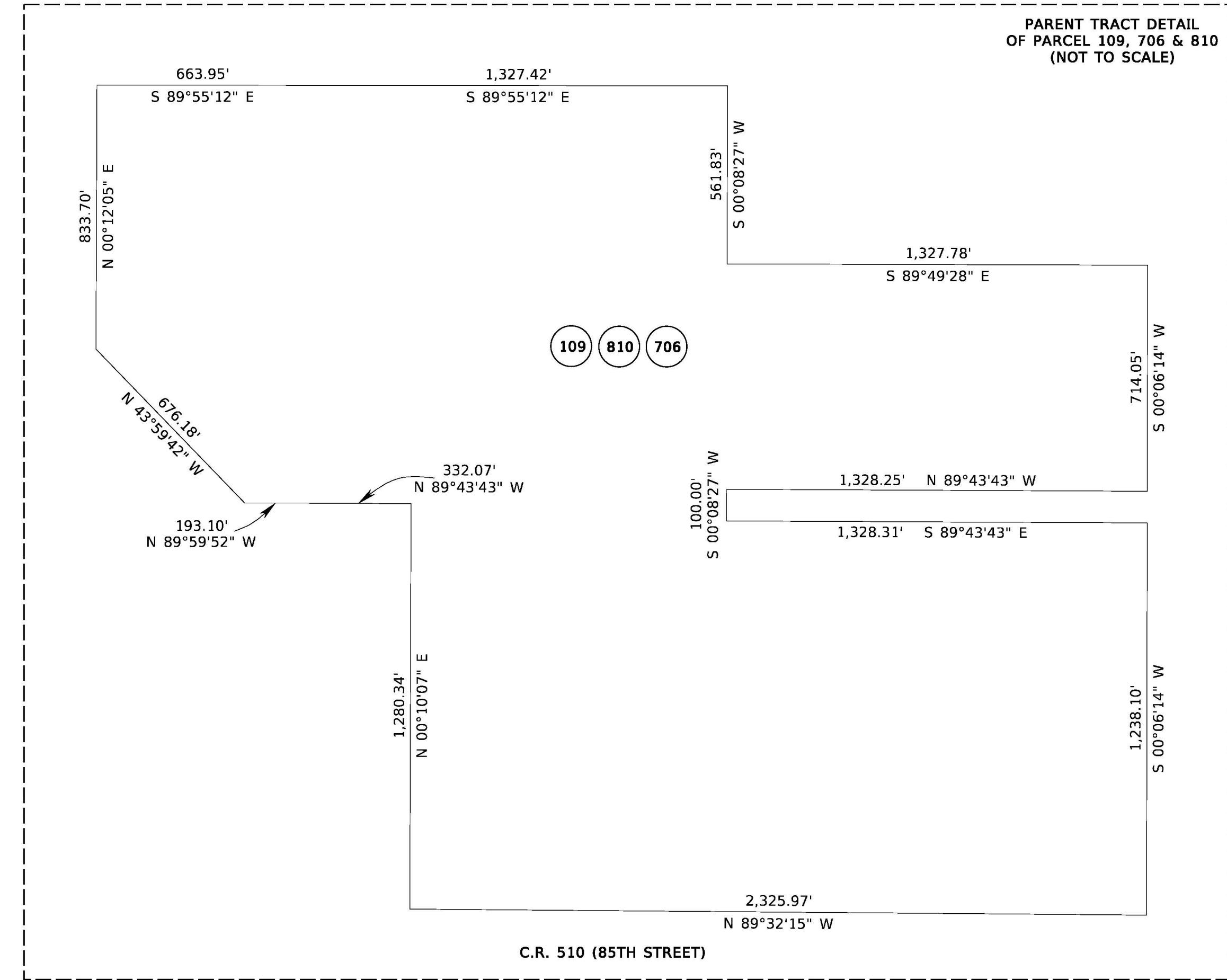
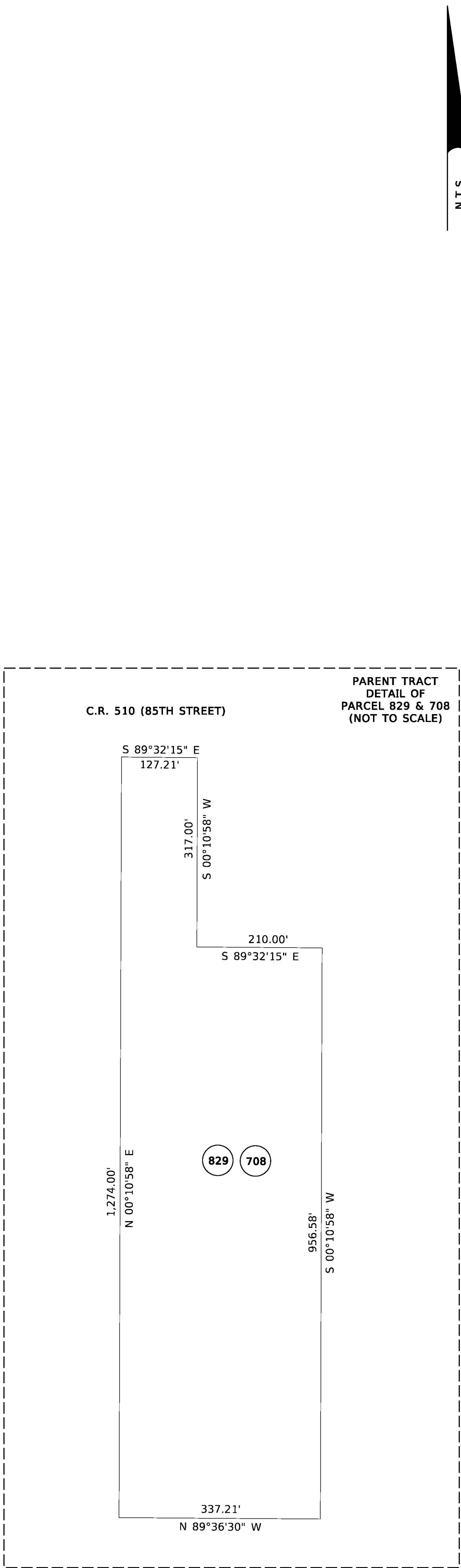
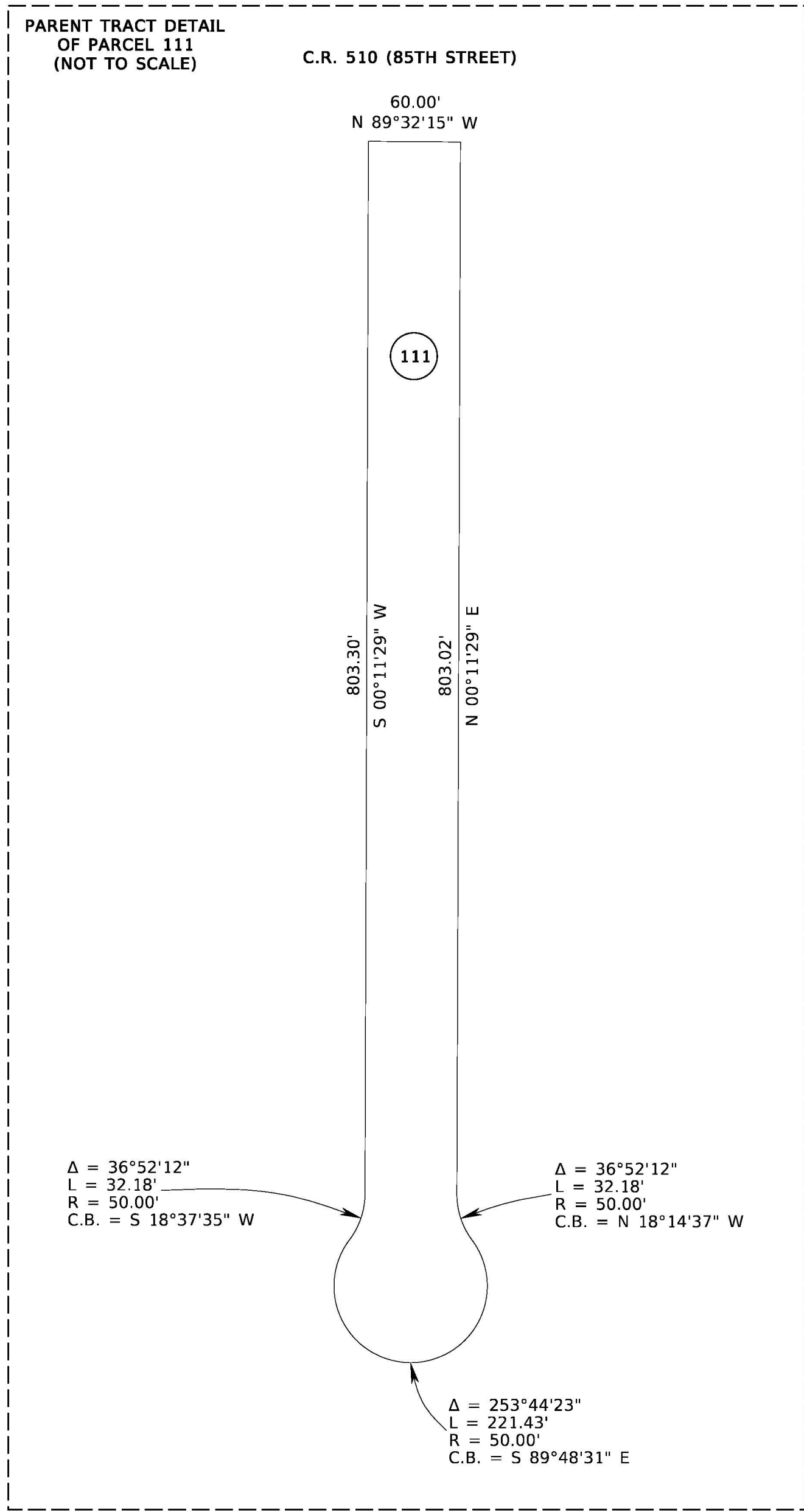
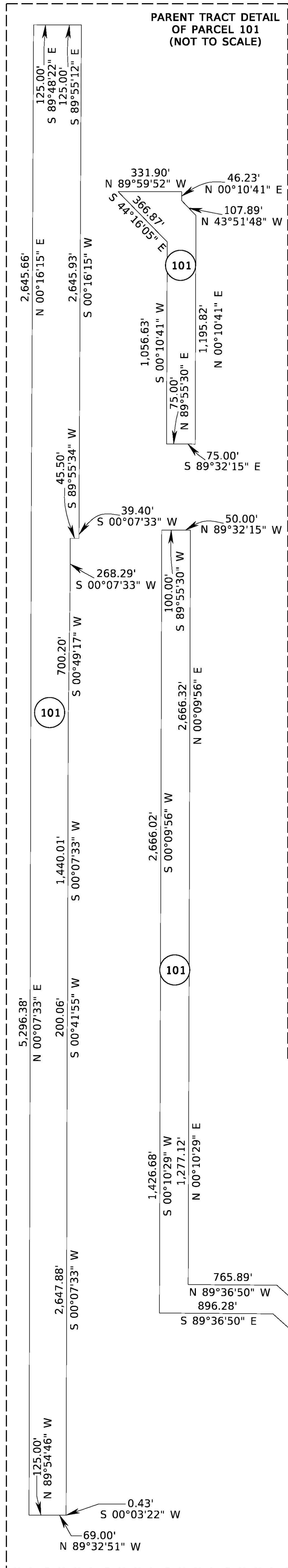
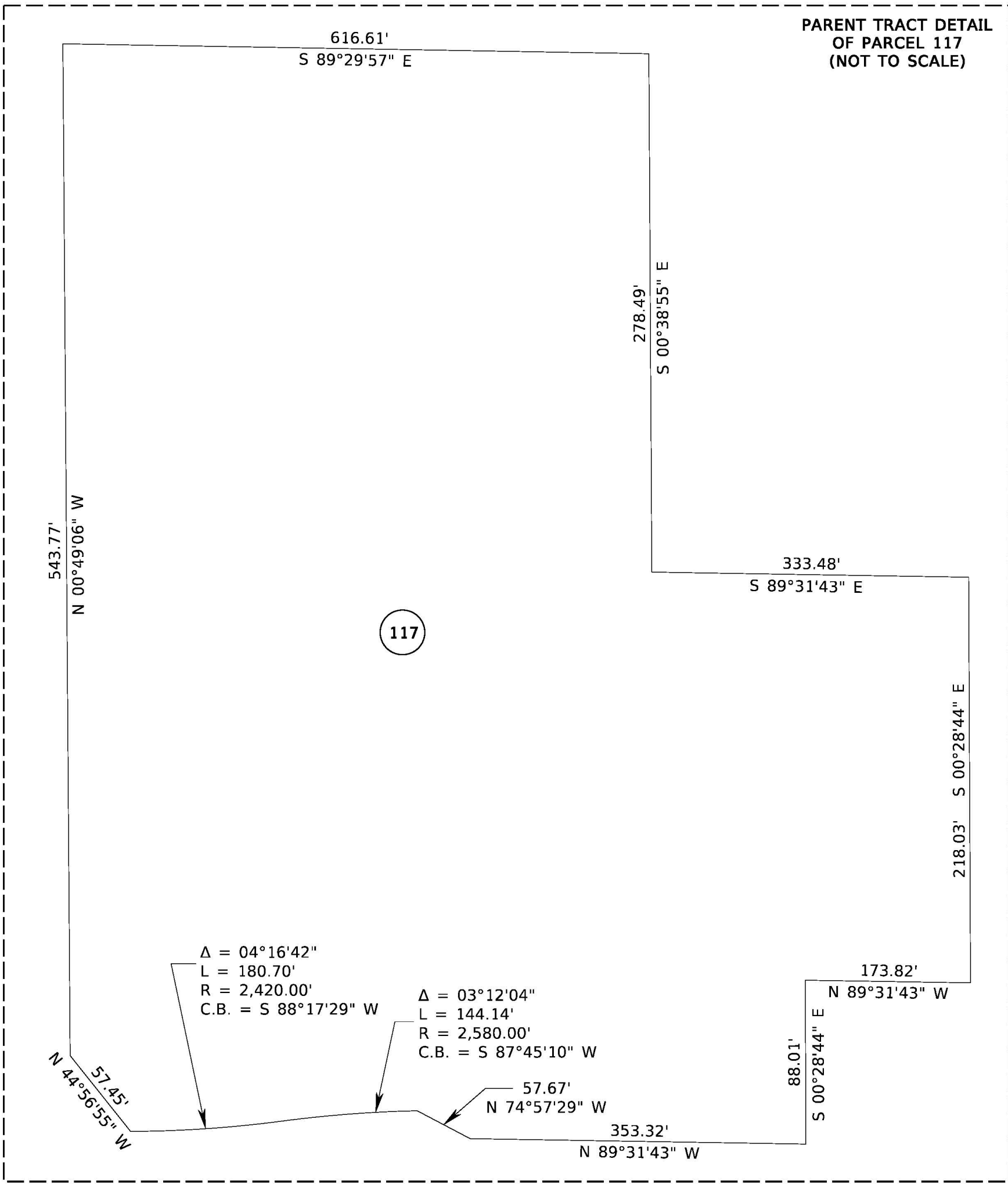
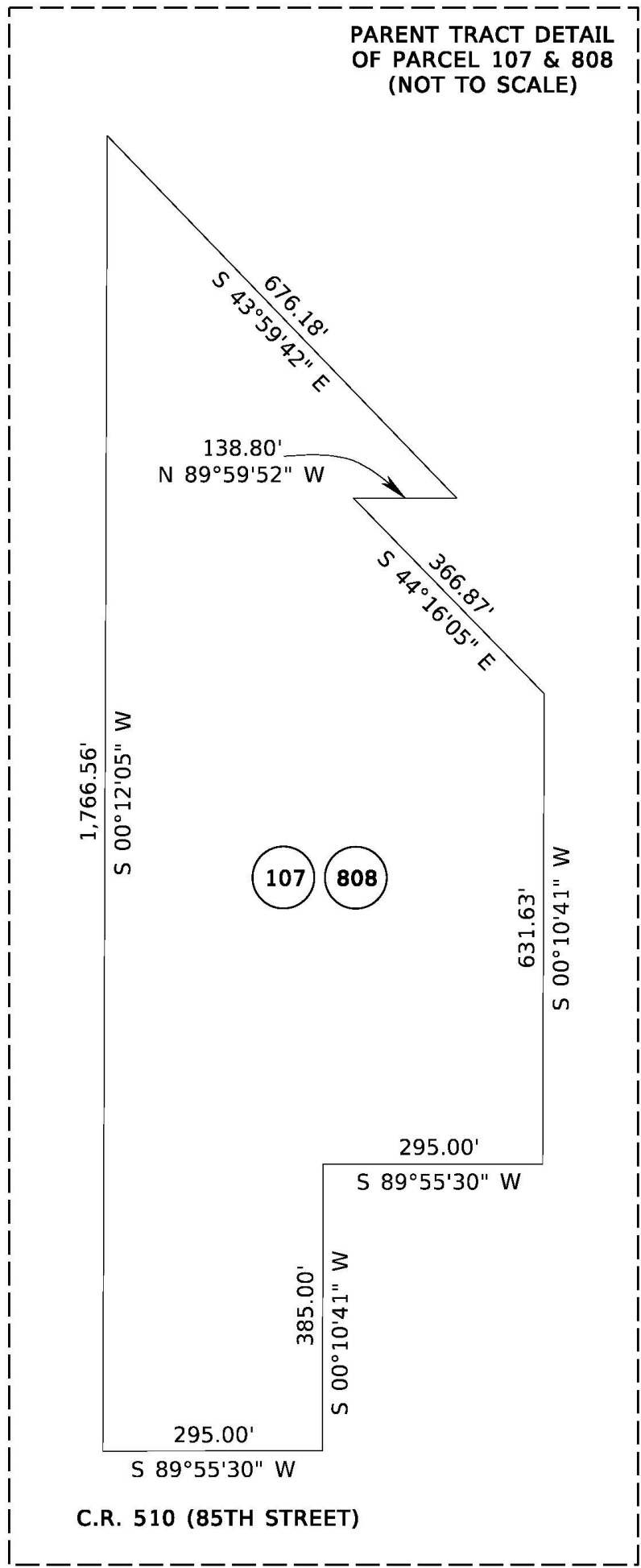
INDIAN RIVER COUNTY

MAPS PREPARED BY:
WGI
LB NO. 7055

DATA SOURCE:
SEE COVER SHEET
SCALE: 1" = 40'

F.P.I.D. NO. 405606-3

SHEET 21 OF 29



SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR
DATE
1-22-2024

REVISION	BY	DATE	REVISION	BY	DATE

PARENT TRACT DETAILS

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

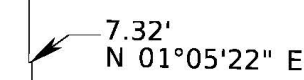
COUNTY ROAD NO. 510 (85TH STREET)

SECTION 88050-2508

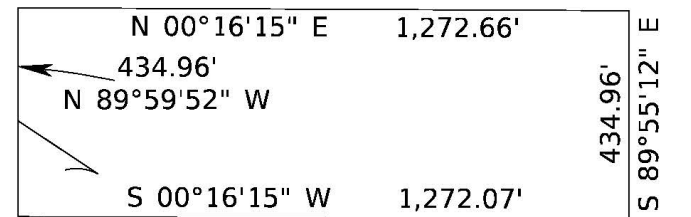
INDIAN RIVER COUNTY

MAPS PREPARED BY: WGI LB NO. 7055	DATA SOURCE: SEE COVER SHEET SCALE: N.T.S.
F.P.I.D. NO. 405606-3	SHEET 22 OF 29

N.T.S.



C.R. 609 (82ND AVE./RANCH RD.)

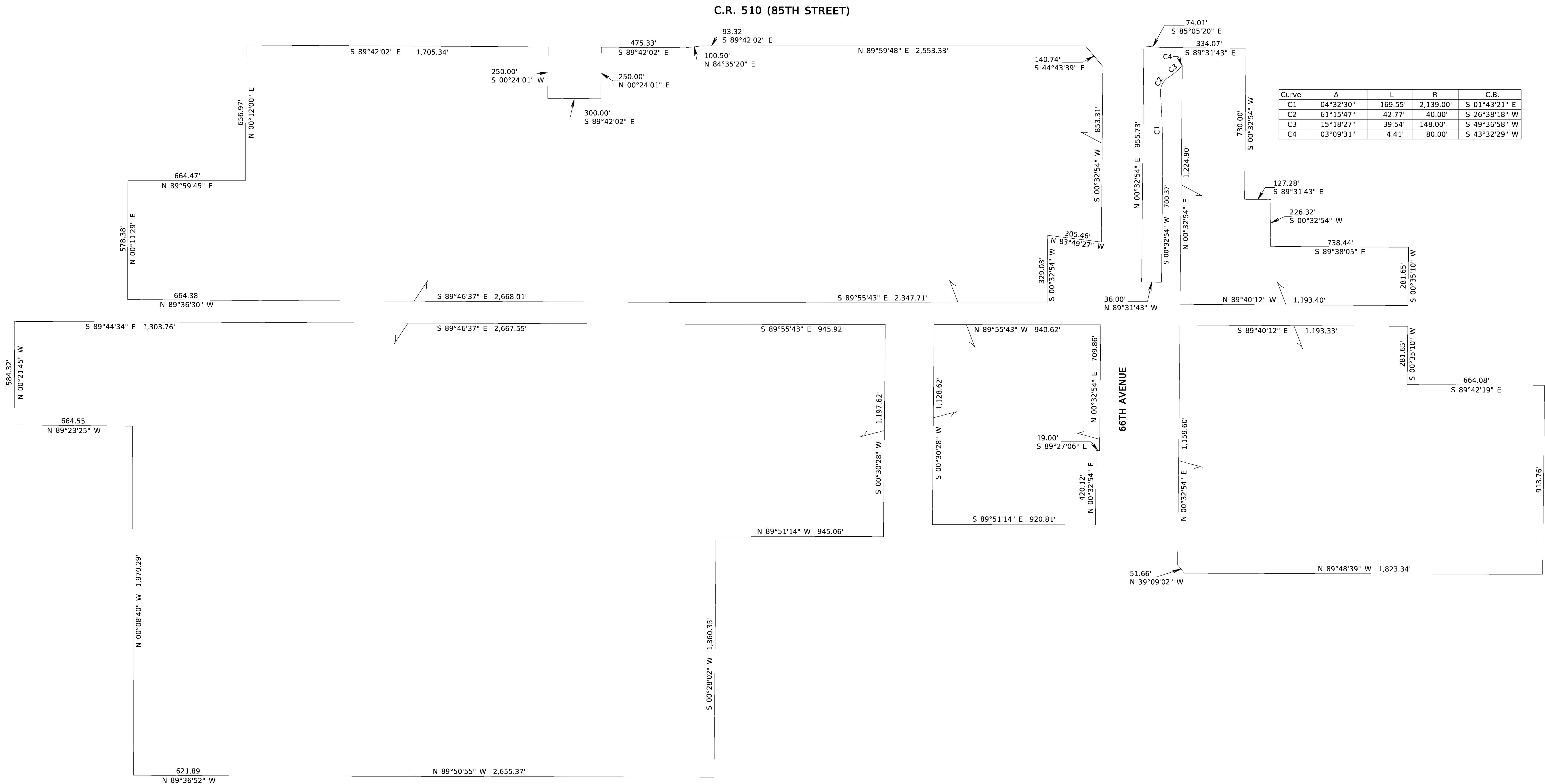


FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

MAPS PREPARED BY: WGI	DATA SOURCE: SEE COVER SHEET
LB NO. 7055	SCALE: N.T.S
F.P.I.D. NO. 405606-3	SHEET 23 OF 29

PARCEL 113/815/905
PARENT TRACT DETAIL
NOT TO SCALE

N.T.S.



THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
[Signature]
DISTRICT SURVEYOR
DATE
1-22-2024

REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION

	BY	DATE
PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

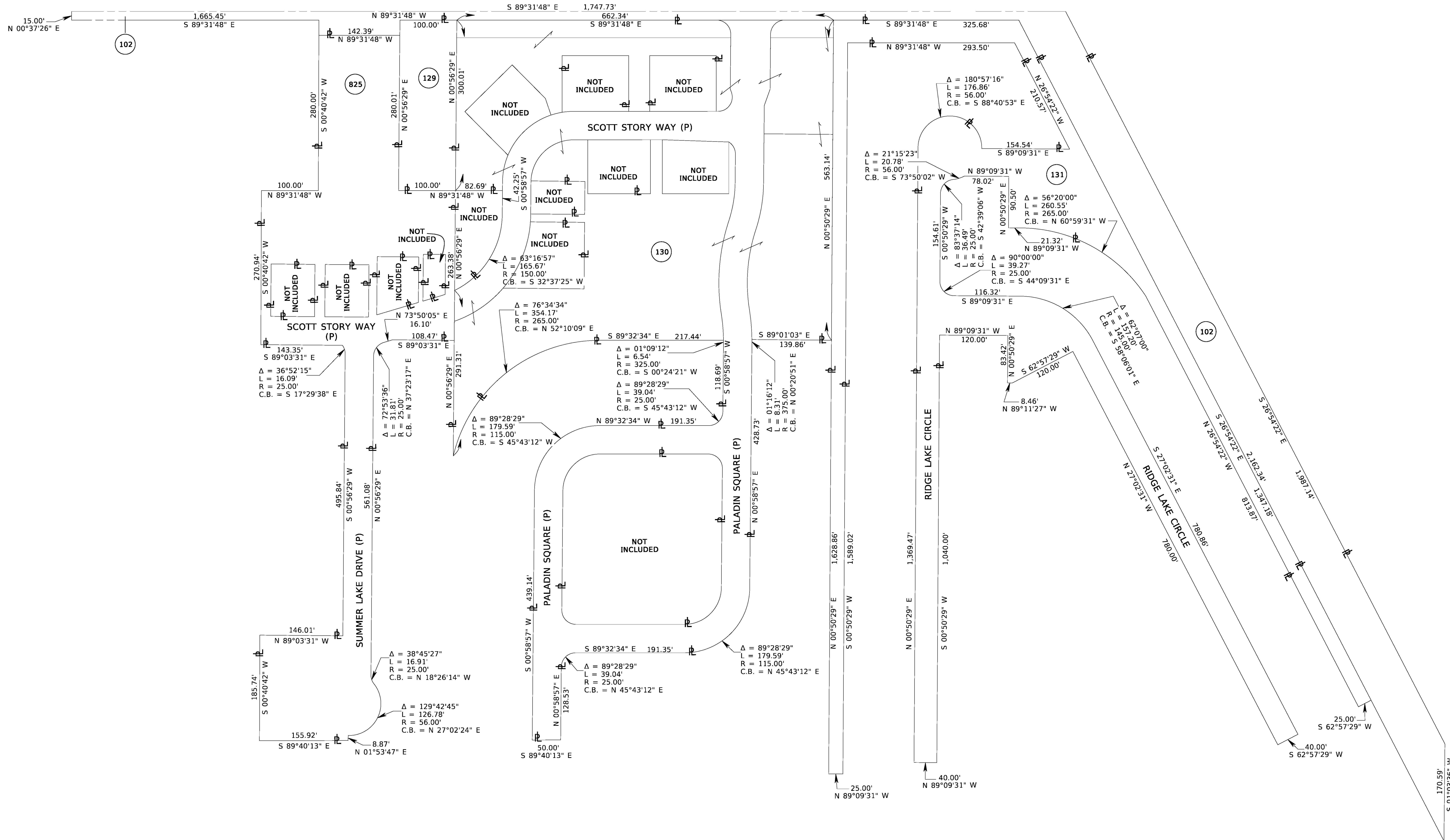
SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

INDIAN RIVER COUNTY

MAPS PREPARED BY: WGI LB NO. 7055	DATA SOURCE: SEE COVER SHEET SCALE: N.T.S.
F.P.I.D. NO. 405606-3	SHEET 24 OF 29

N.T.S.



PALADIN PLACE II
P.B. 21, PG. 74

THE LAKES AT SANDRIDGE PHASE II PD
P.B. 20, PG. 94

SUMMER LAKE NORTH
P.B. 31, PG. 65

PARENT TRACT DETAIL

THIS MAP IS NOT A SURVEY

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY
DATE
1-22-2024
DISTRICT SURVEYOR

REVISION	BY	DATE	REV. PARENT TRACT 825	T.BROWN	6-21-24
REVISION	BY	DATE	REVISION	BY	DATE

PRELIM	S. HARP	04/01/2023
FINAL	S. HARP	06/02/2023
CHECKED	R. ORTEGA	07/24/2023

FED. PROJ. D418-069-B

SECTION 88050-2508

COUNTY ROAD NO. 510 (85TH STREET)

INDIAN RIVER COUNTY

MAPS PREPARED BY:
WGI
LB NO. 7055

DATA SOURCE:
SEE COVER SHEET
SCALE: N.T.S.

F.P.I.D. NO. 405606-3

SHEET 25 OF 29

VAULT: RWMAPPING\IR4056063\RWDETL25.dgn

OWNERSHIPS

[illegible]

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

SEE SHEET ONE FOR LEGEND AND GENERAL NOTES

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE		BY	DATE	FED. PROJ. D418-069-B	SECTION 88050-2508	MAPS PREPARED BY:	DATA SOURCE:
	 DISTRICT SURVEYOR	1-22-2024										WGJ	SEE COVER SHEET
			100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS	PRELIM	S. HARP	04/01/2023				
			700-799	TEMPORARY EASEMENTS	900-999	LICENSE	FINAL	S. HARP	06/02/2023				
							CHECKED	R. ORTEGA	07/24/2023				
										COUNTY ROAD NO. 510	INDIAN RIVER COUNTY	F.P.I.D. NO. 405606-3	SHEET 26 OF 29

VAULT: RWMAPPING\R4056063\RW TAB26.dgn

OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT			REVISION	BY	DATE
131	18	IRC DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUBJECT TO THE INTEREST OF THE LAKES AT SANDRIDGE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION	6,283 SF	0	5.141 AC			VOID PARCEL 813 NAME CHANGE PARCEL 810 REVISE PARENT TRACT PARCEL 818; VOID PARCEL 817	T.BROWN T.BROWN T.BROWN	02-23-24 09-20-24 11-01-24
132	18	VIRUS S. LIMORIN	5,089 SF	0	15.117 SF					
133	18	JETHROW CLARK	6,735 SF	0	0	WHOLE TAKE				
134	18	INDIAN RIVER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; SUBJECT TO THE 1/9 INTEREST OF MILTON GIBSON & 1/9 INTEREST OF THE ESTATE OF HENRY GORDON, JR	13,470 SF	0	0	WHOLE TAKE				
135	19	LILLIE JEAN JOHNSON	2,694 SF	0	14,771 SF					
136	19	INDIAN RIVER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, SUBJECT TO POSSIBLE OWNERSHIP INTEREST IN VERA MAE BRIDGEWATER AND LONNIE BRIDGEWATER PURSUANT TO O.R.B. 84 PAGE 498	2,851 SF	0	3,527 SF					
137	20	ONEIL CAMPBELL, A SINGLE ADULT	1,142 SF	0	18,338 SF					
138	20	EUNICE D. ANDERSON	1,033 SF	0	9,356 SF					
139	13-14	MELVIN ABT, A SINGLE MAN AND ABIGALE MECH, A SINGLE WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP	4,680 SF	0.727 AC	0					
800	8-10	INDIAN RIVER COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA	4.919 AC	SEE PARCEL 100						
801	7	SEBASTIAN RIVER IMPROVEMENT DISTRICT, A/K/A SEBASTIAN RIVER DRAINAGE DISTRICT	624 SF	SEE PARCEL 101						
802	18	INDIAN RIVER FARMS WATER CONTROL DISTRICT, FORMERLY KNOWN AS INDIAN RIVER FARMS DRAINAGE DISTRICT	5,856 SF	SEE PARCEL 102						
803	5-6	GRAVES BROTHERS COMPANY, A FLORIDA CORPORATION	7.986 AC	SEE PARCEL 103						
804		NOT USED								
805	4-5	SEBASTIAN RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY	0.559 AC	SEE PARCEL 104						
806	4	EVERETT EUGENE LYNN, A SINGLE ADULT, SANDRA CONKLIN, A SINGLE ADULT, AND BURRLON LYNN JR., A SINGLE ADULT, AS JOINT OWNERS WITH FULL RIGHTS OF SURVIVORSHIP	10,615 SF	SEE PARCEL 105						
807	4	SEBASTIAN RANCH II, LLC, A FLORIDA LIMITED LIABILITY COMPANY	10,615 SF	SEE PARCEL 106						
808	7	THE MOST REVEREND GERALD M. BARBARITO, DD, JCL, AS BISHOP OF PALM BEACH, HIS SUCCESSORS IN OFFICE AND ASSIGNS FOREVER, A CORPORATION	10,323 SF	SEE PARCEL 107						
809	7	NICHOLAS ALEXANDER VLANAS	5,339 SF	SEE PARCEL 108						
810	8-10	85 SEBASTIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY	2.460 AC	SEE PARCEL 109						
811	8	SEBASTIAN RIVER IMPROVEMENT DISTRICT, A/K/A SEBASTIAN RIVER DRAINAGE DISTRICT	2,016 SF	SEE PARCEL 101						
812	10-12	PETE BEATY GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY	7.496 AC	SEE PARCEL 110						
813	9	ADJACENT PROPERTY OWNERS, SUBJECT TO THE RIGHTS OF THE PUBLIC AND SUBJECT TO THE PRIVATE RIGHTS OF LOT OWNERS WHO BENEFIT FROM USE OF ROADWAY	1,080 SF	SEE PARCEL 111		VOID				
814	9-10	THIM BEACH AND JAN BEACH, HIS WIFE	10,643 SF	SEE PARCEL 112						
815	10	RYALL ACQUISITION GROUP, INC., A FLORIDA LIMITED LIABILITY COMPANY F/K/A RYALL DEVELOPMENT GROUP, LLC	8,314 SF	SEE PARCEL 113						
816	12-13	CHESTER E. WILCOX, JR. AND LYNN R. WILCOX, AS CO-TRUSTEES OF THE CHESTER E. WILCOX, JR. TRUST DATED JULY 1, 1998	1.292 AC	SEE PARCEL 114						
817	16-17	PADRICA DAVIS, AS TO 1/3 INTEREST; LUTREANA WOULARD, JAMES MCGRAY & TERRY GREEN, AS TENANTS IN COMMON, AS TO A 1/3 INTEREST; LEA STONOM, MARY K. ROBINSON & BRIDGET J. STONOM, AS TENANTS IN COMMON, AS TO A 1/3 INTEREST, AS TO FEE SIMPLE INTEREST & MARY JEAN CUNNINGHAM & MARY ALICE ROBINSON, AS TO A LIFE ESTATE	992 SF	SEE PARCEL 120		VOID				
818	17	LARRY D. SHUREN AND HIS WIFE, LUCILLE SHUREN	825 SF	PARENT TRACT+0.593 AC						
819	17	JEANETTE WOULARD ANDERSON	1,900 SF	SEE PARCEL 123						

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY  DATE 1-22-2024

DISTRICT SURVEYOR

TYPE USE
TUAL EASEMENTS
LICENSE

FED. PROJ. D418-069-B

COUNTY ROAD NO. 510

MAPS PREPARED BY:
WGI
LB NO. 7055

F.P.I.D. NO. 405606-3

DATA SOURCE: SEE COVER SHEET	
SCALE:	N/A
	SHEET 27 OF 29

OWNERSHIPS

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

VAULT: RWMAPPING\R4056063\RW TAB28.dgn

OWNERSHIPS

[illegible]

FROM WEST OF 82nd AVENUE TO EAST OF 58th AVENUE

DATA SOURCE: SEE COVER SHEET	
SCALE:	N/A
	SHEET 29 OF 29