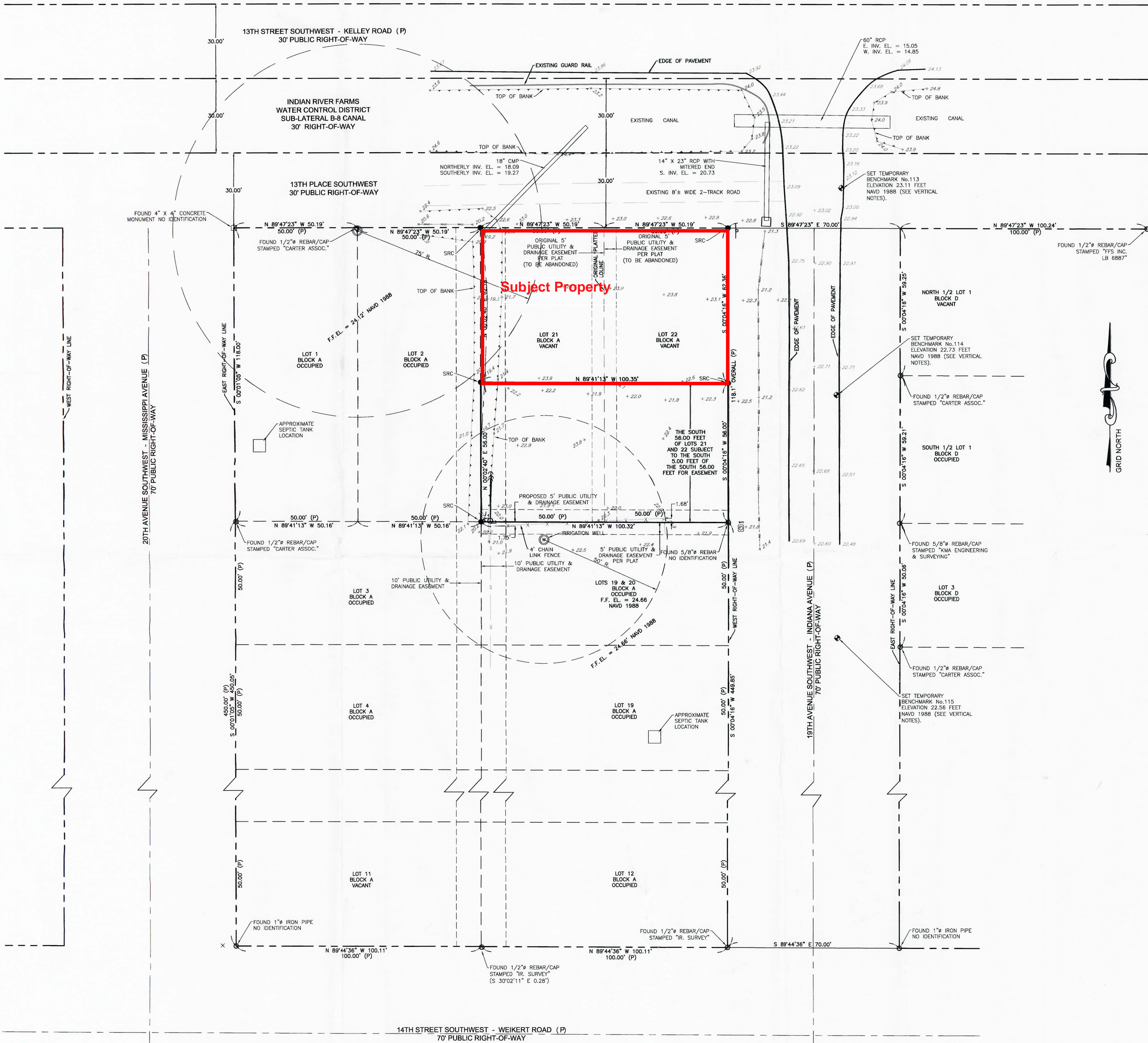


Nov. 12, 24, 2:06 PM S:\CAI\Projects\22443\Boundary\Hernandez\22443.dwg BOUNDARY AND TOPO. Scott Gruber



DESCRIPTION:

LEGAL DESCRIPTION:

THE SOUTH 56.00 FEET OF LOTS 21 AND 22, BLOCK A, OSLO PARK, UNIT No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 19, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SUBJECT TO A PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTHERLY 5.00 FEET THEREOF.

THE ABOVE DESCRIBED PARCEL, CONTAINING 5618.73 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.

MUNICIPAL ADDRESS: 1319 19TH AVENUE SOUTHWEST, VERO BEACH, FLORIDA 32962

PARCEL NUMBER: 3336260004000100022.0

SURVEYOR'S GENERAL NOTES AND REPORT:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL 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 PERFORMED FOR THE INITIAL SURVEY EFFORT WAS OCTOBER 9, 2023. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.

3. BEARINGS AND OR COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990, 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 BEARING BASIS.

4. BEARINGS 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 BEARING BASIS.

5. 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.

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

7. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 474.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTEE 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.

8. THE LEGAL DESCRIPTION AND MATTERS OF PUBLIC RECORD WERE FURNISHED BY THE CLIENT. THIS PROPERTY WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED 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 OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. NO TITLE COMMITMENT OR ABSTRACT WAS FURNISHED FOR THE PREPARATION OF THIS SURVEY.

9. THIS SURVEY MEETS THE REQUIREMENTS AS STATED IN THE STANDARDS OF PRACTICE (5-17) FLORIDA ADMINISTRATIVE CODE AND MEETS THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) RECOMMENDED CLASSIFICATION FOR SUBURBAN PROPERTY SURVEYS HAVING AN ACCEPTABLE RELATIVE POSITIONAL ACCURACY OF 0.13 FEET (40 MM) PLUS 100 PPM. ACCURACY IS GIVEN AT THE 95 PERCENT CONFIDENCE LEVEL.

10. 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 IDENTIFIED.

11. THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (OUTSIDE 0.2%) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 120610036J, COMMUNITY NUMBER 12016, PANEL 0269, SUFFIX J, MAP REVISED DATE JANUARY 26, 2023, MAP INDEX DATE JANUARY 26, 2023. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED. THERE MAY BE ADDITIONAL MAP AMENDMENTS AFFECTING THIS PROPERTY.

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 GS 18 / CS 20 GPS/GNSS/GALILEO GNSS (GLOBAL NAVIGATION SATELLITE SYSTEM), SBAS, CODE AND PHASE (L1, L2, L2C & L3 / L1, E5a, E5b, ANBOC, E6). THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS EQUIPMENT IS: HORIZONTAL: 8MM + 1PPM (RMS) VERTICAL: 15MM + 1PPM (RMS).

3. HORIZONTAL POSITIONS OF LOCAL SITE CONTROL WERE ESTABLISHED BY GPS RTK OBSERVATIONS UTILIZING THE FOOT FPN NETWORK CORRECTIONS. LOCAL GPS SITE CONTROL VALUES ARE NETWORK CORRECTED (ADJUSTED) POSITIONS.

4. G.P.S. SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING LEICA INFINITY, VERSION 4.0.2 APPLYING THE GEOID 18 MODEL.

ORIGINAL BENCHMARK:

"1" R. CO. BM 323001" MAG NAIL/UTB STAMPED "IRC" BM, LOCATED CENTER OF CONCRETE SIDEWALK 23 FEET NORTH OF CENTERLINE OF 13TH STREET SOUTHWEST AND 21 FEET EAST OF CENTERLINE OF 20TH AVENUE SOUTHWEST, ELEVATION 22.67 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

TEMPORARY BENCHMARK:

SET TEMPORARY BENCHMARK No. 13: TOP OF 1/2" REBAR/CAP STAMPED "TRAV PT. LB 205" ELEVATION = 23.11 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). (SEE SKETCH FOR LOCATION).

SET TEMPORARY BENCHMARK No. 14: TOP OF 1/2" REBAR/CAP STAMPED "TRAV PT. LB 205" ELEVATION = 22.73 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). (SEE SKETCH FOR LOCATION).

SET TEMPORARY BENCHMARK No. 15: TOP OF 1/2" REBAR/CAP STAMPED "TRAV PT. LB 205" ELEVATION = 22.56 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). (SEE SKETCH FOR LOCATION).

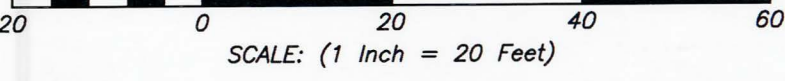
CERTIFIED TO:

ANALLELY HERNANDEZ

LEGEND

WATER METER	ELECTRICAL METER
ANCHOR & GUY WIRE	DIAL
SIGN	EOP
DRAINAGE CATCH BASIN	R.O.W.
SANITARY SEWER MANHOLE	CONC.
DRAINAGE MANHOLE	LIQ. PROPANE
OVERHEAD ELECTRIC	SWL
WATER VALVE	I.R.C., FL.
FIRE HYDRANT	INDIAN RIVER COUNTY, FLORIDA
UTILITY POLE	SET 1/2" DIAMETER X 18" LONG REBAR/CAP STAMPED "CARTER ASSOC."
OBSERVED DATA	SRWC
PLAT DATA	P.O.B.
CALCULATED DATA	P.O.C.
DEED DATA	ORB
EXISTING WELL	PG
TELEPHONE/CATV RISER	I.R.F.W.C.D.
SANITARY CLEAN-OUT	I.R.F.C.S.D.
YARD LIGHT	S.L.CO., FL.
ELECTRICAL RISER	C.B.S.
	INDIAN RIVER FARMS WATER CONTROL DISTRICT
	INDIAN RIVER FARMS COMPANY SUBDIVISION
	ST. LUCIE COUNTY, FLORIDA
	CONCRETE BLOCK STRUCTURE
	MAIL RECEIPTABLE

GRAPHIC SCALE



CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS
AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: David@CarterAssoc.com

ANALLELY HERNANDEZ
1190 4TH AVENUE SOUTHWEST
VERO BEACH, FLORIDA 32962

DATE	REVISION	DATE
9/9/2024	ADDED ADDITIONAL TOPO. SG.	01/12/2024
01/12/2024	RECONFIGURED LOTS & AFTER CLIENTS MEETING WITH COUNTY SG.	

BOUNDARY AND TOPOGRAPHIC SURVEY

THE SOUTH 56 FEET OF LOTS 21 & 22, BLOCK A, OSLO PARK UNIT No. 3, INDIAN RIVER COUNTY, FLORIDA

DAVID E. LUETHJE, P.S.M.
FL. LIC. NO. 5728
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE: OCTOBER 18, 2023
PROJ. #: 23-443S
DRAWN BY: SG
DATUM: SEE SURVEY
REF. #:
F.B. & PG.: 966WP10+

SHEET TITLE:
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET
1 OF 2

DWG. NO: 22656-C2



CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911

CONSULTING ENGINEERS
AND LAND SURVEYORS

1708 21ST STREET
VERO BEACH, FL 32960

TEL: (772) 563-4191
EMAIL: Inquiries@CarterAssoc.com

COPYRIGHT © 2024 Carter Associates, Inc. - This document and associated electronic files are the property of Carter Associates, Inc. and are intended for use only on the specific project for which they were originally issued. This document and associated electronic files may not be reproduced, copied, revised, modified, or changed in any way without the written permission of Carter Associates, Inc.

ANALLELY HERNANDEZ
1190 4TH AVENUE SOUTHWEST
VERO BEACH, FLORIDA 32962

TEL: _____
EMAIL: _____

NO.	REVISION	DATE
1	I. R. COUNTY COMMENTS DATED 11/1/2024, SG.	11/01/24
2	I. R. COUNTY COMMENTS DATED 10/15/2024, SG.	10/15/24
3	I. R. COUNTY COMMENTS DATED 09/20/2024, SG.	09/27/2024
4	I. R. COUNTY COMMENTS DATED 09/20/2024, SG.	09/27/2024
5	RECONFIGURED LOTS AFTER CLIENTS MEETING WITH COUNTY, SG.	09/30/2024

BOUNDARY AND TOPOGRAPHIC SURVEY

THE SOUTH 56 FEET OF LOTS 21 & 22, BLOCK A,
OSLO PARK UNIT No. 3,
INDIAN RIVER COUNTY, FLORIDA

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

DATE : OCTOBER 18, 2023
PROJ # : 23-443S
DRAWN BY: SG
DATUM : SEE SURVEY
REF. # :
F.B. & PG. : 960WP10+

SHEET TITLE:
**SITE PLAN &
DRAINAGE**

SHEET
2 OF 2

DWG. NO: 22656-C2

