SO. WASHINGTON
STATE ROAD NO. 5
U.S. HIGHWAY NO. 1
RIGHT OF WAY ~ 4 LANE DIVIDED ASPHALT PAVING

200' RIGHT OF WAY

G.R.W.

LOT 26
LOT 27

PLATTED LOT LINE

CONC. MITRED ENDS

N00°00'59"W

100.00'(R)

9 PARKING SPACES

SIGN

6" CURB

SITE BENCHMARK #1
SET NAIL&TAB IN
NORTH SIDE OF POLE
EL=7.40' NAVD 1988

5/8" IRON ROD
(PLS 4460)
0.11'W.

10.6'
10.7' STAIRS

40.00'

41.00'

CONCRETE P.

55.4

10 PARKING SPACES

RETENTION AREA

TX

38.50'

2 PARKING SPACES

TAX PARCEL #26
PART OF LOTS 26 & 27
"SECOND ADDITION TO INDIAN RIVER CITY"
(PLAT BOOK 2, PAGE 73)

80.00'

52.4'

3'x3' A/C PAD

STAIRS
22.8'

3'x3' A/C PAD

6" CURB

CONCRETE PAVING

12 PARKING SPACES

39.42'

WESTERLY R/W LINE
A=161.53'

54.38'(M)
54.08'(R)

S57°09'14"W
S57°27'16"W

R=3852.83'

R=1705.65'
CHORD BEARING
N33°07'W
A=75.00'

LESS & EXCEPT PARCEL
TAX PARCEL #27.01

WOOD FRAME
RESIDENCE

32.85'(M)
S00°16'45"W
S00°34'32"W 32.85'(R)

18" RCP

S89°43'13"E 56'±(M)

(PLS 2390)

20 10 0 20 40 60

SCALE IN FEET
1 INCH = 20 FEET

TOP OF BANK

TAX PARCEL #28

N35°03'45"W 124.15'(M)

S45°01'08"E 124.07'(M)

S46°01'49"E

SWALE

RIVEREDGE DRIVE
66' RIGHT OF WAY ~ 22.5' ASPHALT PAVING

248.48'(M)

INDIAN RIVER

N35°02'59"W 248.42'(C)

TAX PARCEL #28.02

S35°02'30"E 124.42'(M)

N89°41'04"W
34'±(M)

1/2" IRON ROD
(NO I.D.)
0.11'W.

TAX PARCEL #29

PART OF LOT 28
TAX PARCEL #28
VACANT

Commercial

Residential
Approx 0.42 Ac

N89°43'13"W 368.61'(C)

S89°43'13"E 236.93'(C)
S89°45'56"E 236.93'(R)

NORTH LINE OF LOT 29

1/2" IRON ROD
(NO I.D.) @
NORTH 0.73'

NORTHWEST CORNER
(ORB. 1494, PG. 558)

S89°43'13"E 131.68'(C)

TRI 8" CEDAR

N00°00'59"W 100.00'(C)

N00°03'30"W 149.98'(M) 150.13'(C)

P.O.B

N89°45'56"W 150.00'(R)
N89°44'50"W 150.01'(M)

5/8" IRON ROD
(PLS 4460)

PART OF LOT 29
TAX PARCEL #29.03
VACANT

S00°02'10"E 100.00'(R)
(ORB. 1494, PG. 558)
WEST LINE OF

PART OF LOT 29
TAX PARCEL #29.02
VACANT

Residential

5/8" IRON ROD
(PLS 4460)

60.1'

ONE STORY C.B.S.
COMMERICAL

1.1'

32.0'

RETENTION

5' CONC. SIDEWALK

N00°02'10"W 50.00'(R)
N00°03'30"W 50.00'(M)

TAX PARCEL #29

ONE STORY C.B.S.
COMMERICAL

SITE BENCHMARK #1
SET NAIL&TAB IN
NORTH SIDE OF POLE
EL=7.40' NAVD 1988

EASTERLY RIGHT OF WAY LINE

N89°45'56"W 86.93'(R)

204.78'(C)

N89°41'04"W 291.71'(M)

1/2" IRON ROD
(NO I.D.) @
SOUTH 0.19'

1/2" IRON PIPE
(NO I.D.) IN CONC.

1/2" IRON ROD
(NO I.D.)

SOUTH LINE OF LOT 29

P.O.C
INTERSECTION

N00°00'00"W

5/8" IRON ROD
(PLS 4460)

TAX PARCEL #30.02
RESIDENCE

TAX PARCEL #30.02

N35°59'09"W

186.02'(M)

200.10'(M)

TAX PARCEL #29

(LB 266)

NORTH LINE OF INDIAN RIVER LANDINGS SUBDIVISION

(LB 266)

NORTH LINE OF INDIAN RIVER
LANDINGS SUBDIVISION

TREE LEGEND:

- = PALM TREE AND TRUNK DIAMETER
- = PINE TREE AND TRUNK DIAMETER
- = OAK TREE AND TRUNK DIAMETER
- = UNKNOWN TREE AND TRUNK DIAMETER

NOTE:
SHORELINE AS SHOWN HEREON ARE NOT INTENDED TO REPRESENT A PRECISE MEAN HIGH WATER LINE LOCATION IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA COASTAL MAPPING ACT.

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR ADJOINING DEEDS, RIGHT-OF-WAY, RESERVATION, AGREEMENTS AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
2. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
3. DRAWINGS ARE NOT TO BE RELIED UPON FOR SCALE PURPOSES.
4. ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES (CHAPTER 5J17-6.001(1)(b) F.A.C.)
5. PURSUANT TO FLORIDA LAW (F.A.C. 5J17-6. 003(17)) THIS SURVEY IS BASED ON A CLOSED TRAVERSE.
6. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
7. ONLY OPEN AND NOTORIOUS EVIDENCE OF EASEMENTS AND RIGHT-OF-WAYS ARE LOCATED AND SHOWN HEREON. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY ENCROACH.
8. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED BY CLIENT. N.G.S.
9. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (PARENT B.M. M05 ELEVATION = 5.02) AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF. FOR CONVERSION TO N.G.V.D. 1929 ELEVATIONS ADD 1.31 FEET, PER N.G.S VERTICON.
10. BEARINGS BASED ON EAST RIGHT OF WAY LINE U.S. HIGHWAY NO. 1 BEING N00°03'30"W FLORIDA STATE PLANE COORDINATE SYSTEM.
11. PLOT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES.
12. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT POSITION AND SEPARATION.
13. NORTH ARROW AS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH, IT IS FOR APPROXIMATE POSITION ONLY.
14. ALL RIGHT-OF-WAYS, ALLEYS, DIRT ROADS, AND ASPHALT ROADS IF SHOWN ARE OPEN TO TRAVEL BOTH BY FOOT AND VEHICLE UNLESS OTHERWISE NOTED BY CLOSED TO TRAVEL.
15. SETBACKS AS SHOWN ON PLOT PLANS WERE PROVIDED BY CONTRACTOR.
16. HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS, AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
17. VERTICAL FEATURE ACCURACY: ELEVATIONS ON THE SITE (GROUND, PAVEMENT, INLETS, ETC.) HAVE A VERTICAL FEATURE ACCURACY OF PLUS OR MINUS 0.10 FEET.
18. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY, AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES.
19. THE EXPECTED USE OF THE LAND IS RESIDENTIAL, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET WHICH WAS MET IN THE CASE OF THIS SURVEY.
20. ALL "PROPOSED" IMPROVEMENTS SHOWN HEREON ARE NOT "AS-BUILT". ALL CONSTRUCTION PERFORMED ACCORDING TO THE "PROPOSED" INFORMATION SHOWN HEREON IS SUBJECT TO BEING APPROVED BY THE APPLICABLE AUTHORIZING AGENCIES. THE CLIENT IS RESPONSIBLE FOR COMPARING THE "PROPOSED" INFORMATION AS SHOWN, WITH THE "FINAL APPROVED FOR CONSTRUCTION" DOCUMENTATION PRIOR TO AUTHORIZING ANY LAYOUT WORK.

LEGAL DESCRIPTION:

THAT PART OF LOT 29, SECOND ADDITION TO INDIAN RIVER CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 29 AND THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. ONE (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); RUN THENCE NORTH 00°02'10" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°02'10" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 29; THENCE SOUTH 89°45'56" EAST, ALONG SAID NORTH LINE, 236.93 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1494, PAGE 558, OF THE AFORESAID PUBLIC RECORDS; THENCE SOUTH 00°02'10" EAST, ALONG THE WEST LINE OF SAID LANDS, 100.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 29, THENCE NORTH 89°45'56" WEST, ALONG SAID SOUTH LINE, 86.93 FEET; THENCE NORTH 00°02'10" WEST 50.00 FEET; THENCE NORTH 89°45'56" WEST 150.00 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF LOT 29, SECOND ADDITION TO INDIAN RIVER CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EASTERLY OF U.S. HIGHWAY NO. ONE (STATE ROAD NO. 5) AS RELOCATED, LESS THE WESTERLY 236.93 FEET THEREOF, ALSO LESS THE 66 FEET WIDE RIGHT OF WAY FOR RIVEREDGE DRIVE (ORIGINAL STATE ROAD 5).

AND

THAT PART OF LOT 28, SECOND ADDITION TO INDIAN RIVER CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 73, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING EAST OF NEW U.S. HIGHWAY NO. ONE, ALSO LESS THE 66 FEET WIDE RIGHT OF WAY FOR RIVEREDGE DRIVE (ORIGINAL STATE ROAD 5).

LEGEND:

W.M. = NO VISIBLE WELL	= WATER METER / = WELL
P.C.P. = PERMANENT CONTROL POINT	= ELECTRIC METER/HANDHOLE
P.R.M. = PERMANENT REFERENCE MONUMENT	= SANITARY SEWER MANHOLE
P.O.B. = POINT OF BEGINNING	= STORM SEWER MANHOLE
P.O. = POINT OF TANGENCY	= SOUTHERN BELL MANHOLE/HANDHOLE
P.R.M. = PERMANENT REFERENCE MONUMENT	= UNDER MAIN ROOF
P.P. = RADIUS POINT	= SOUTHERN BELL RISER
P.C. = POINT OF CURVATURE	= CABLE TELEVISION RISER
P.T. = POINT OF COMPOUND CURVATURE	= GAS VALVE
P.R.C. = POINT OF REVERSE CURVATURE	= RECLAIM WATER METER
Δ = DELTA (CENTRAL ANGLE)	= GAS SERVICE
R = RADIUS	= WATER VALVE IN 2'x 2' CONC.
L = LENGTH	= WATER VALVE
T = TANGENT	= FIRE HYDRANT
(R) = RECORD	= POWER POLE
(M) = MEASURED	= LIGHT POLE
(C) = CALCULATED	= GUY ANCHOR
(D) = DEED	= FENCE
C.B.S. = CONCRETE BLOCK & STUCCO	= OVERHEAD WIRE (O.H.W.)
F.P.L. = FLORIDA POWER AND LIGHT	= APPROXIMATE SEPTIC TANK
R/W = RIGHT-OF-WAY	= CLEAN OUT
C.L. = CENTERLINE	= IRON MARKER FOUND - SEE DESCRIPTION
E.O.W. = EDGE OF WATER	= 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 7426" SET
E.O.P. = EDGE OF PAVEMENT	= 4"x 4" CONC. MONUMENT FOUND - SEE DESCRIPTION
T.O.S. = APPROX. TOE OF SLOPE	= 4"x 4" CONC. MONUMENT MARKED "N.A. SMITH LB 7426" SET
T.O.B. = APPROX. TOP OF BANK	= NAIL & DISK FOUND - SEE DESCRIPTION
B/S = OFFSET	= NAIL & DISK MARKED "N.A. SMITH LB 7426" SET
F.F.E. = FINISHED FLOOR ELEVATION	
G.F.E. = GARAGE FLOOR ELEVATION	
E.G.E. = ESTIMATED GRADE ELEVATION	
C.R.S. = CRIMPED REINFORCED STEEL	
P.B. = PLAT BOOK PG. = PAGE	
D.E. = DEED BOOK PG. = PAGE	
B.S.L. = BUILDING SETBACK LINE	
U.E. = UTILITY EASEMENT	
C.M.P. = CORRUGATED METAL PIPE	
R.C.P. = REINFORCED CONCRETE PIPE	
C.P.P. = CORRUGATED PLASTIC PIPE	

TYPE	BOUNDARY SURVEY
SURVEY DATE	NOV. 27, 2017
JOB NUMBER	17-FKIND
SCALE: 1" = 20'	
DRAWN BY: A. FLEJADA	CK. BY:

TO: RIVEREDGE DEVELOPMENT, LLC.

PROFESSIONAL SURVEYOR & MAPPER RESPONSIBLE CHARGE
ANDREW A. SMITH – FLORIDA CERTIFICATE NO. 5890