

**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING -  
LAND SURVEYING

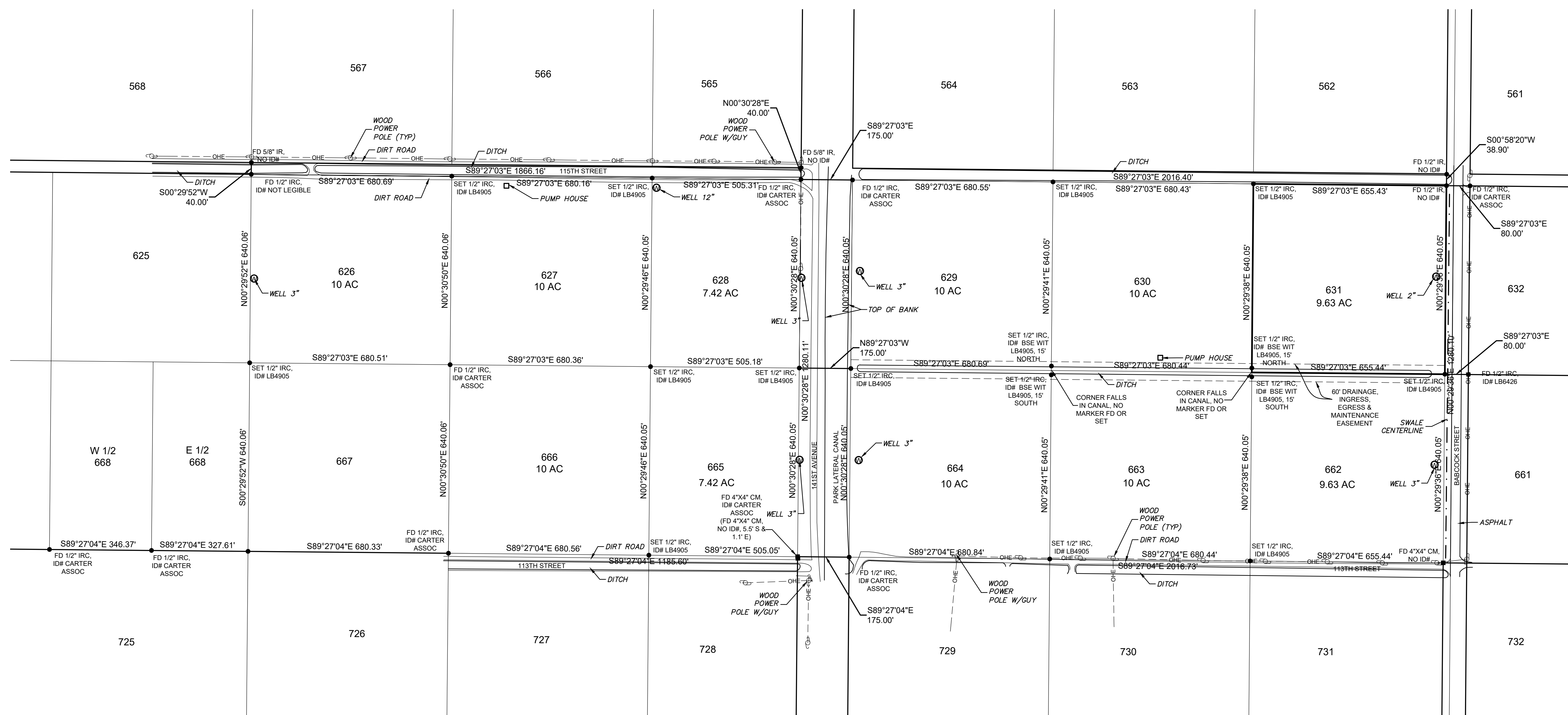
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**ABBREVIATIONS**

AC	ARC CENTERLINE
AL	ARC LENGTH
AVE	AVENUE
BLVD	BROADWAY
BM	BENCH MARK
IRC	IRON ROD
CL	CENTERLINE
CA	CENTRAL ANGLE
CB	CORNER BEARING
CB	CONCRETE BLOCK STRUCTURE
CH	CHORD LENGTH
CM	CONCRETE MOUND
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
COR	CORNER
DEL	DELTA (CENTRAL ANGLE)
DEP	DEVELOPMENT OF REGIONAL IMPACT
ELEC	ELECTRIC
ELEV	ELEVATION
EOC	END OF CURVE
EOP	EDGE OF PAVEMENT
EW	EDGE OF WATER
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
FD	FOUND
FTE	FINISHED FLOOR ELEVATION
PH	PIPE HORIZONTAL
FFAL	FLUORESCENT POWER AND LIGHT
FT	FEET
HWY	HIGHWAY
ID#	IDENTIFICATION NUMBER
IRV	IRON ROD
IR	IRON ROD
IRC	IRON ROD AND CAP
LB	LICENSED BUSINESS
LWP	LIGHTER WOOD POST
MB	NORTH AMERICAN IDENTIFICATION
NAD	NAD 83
NAD83	NORTH AMERICAN DATUM 1983
NGVD83	NATIONAL GEODETIC VERTICAL DATUM 1983
NTI	NON-TANGENT INTERSECTION
NEL	NON-PARALLEL LINE
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC UTILITY
OROB	OFFICIAL RECORDS BOOK
PL	PLAT BOOK
PC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PS	PAGES
PK	PARKER-KALEN
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER UTILITY POLE
PR	POINT OF REVERSE CURVATURE
PLD	PLANNED DEVELOPMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RW	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RS	RAILROAD
ST	STREET
TYP	TYPICAL



**SURVEY NOTES:**

SURVEY OF TRACT 631, FELLSMERE FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 1 & 2, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN UN-SURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST, INDIAN RIVER COUNTY, FLORIDA.

SURVEY FOR BOUNDARY AND LOCATIONS OF PERTINENT VISIBLE ABOVEGROUND IMPROVEMENTS, OTHER THAN AS SHOWN AND/OR NOTED HEREON, NO ADDITIONAL IMPROVEMENTS AND/OR UTILITIES, WHETHER ABOVEGROUND OR UNDERGROUND, ARE NOT LOCATED OR SHOWN ON THIS SURVEY.

BEARING REFERENCE: ASSUMED BEARING OF N00°29'36"E ON THE WEST RIGHT-OF-WAY LINE OF BABCOCK STREET, AS MONUMENTED AND MAINTAINED, BETWEEN 113TH STREET AND 115TH STREET IN UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST, INDIAN RIVER COUNTY, FLORIDA.

THIS SURVEY IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 472.025.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY FLORIDA STATUTES CHAPTER 472 AND THE STANDARDS OF PRACTICE FOR SURVEYS AS REQUIRED BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE OF LAST FIELD WORK: 07/26/2023

**DESCRIPTION:**

TRACT 631, PLAT OF FELLSMERE FARMS COMPANY SUBDIVISION, LYING IN UN-SURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST, ACCORDING TO THE PLAT FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 1 & 2, LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT THE EAST 25 FEET OF SAID TRACT 631 FOR RIGHT-OF-WAY FOR COUNTY ROAD 507 (BABCOCK STREET);

TOGETHER WITH AND SUBJECT TO AN INGRESS, EGRESS AND MAINTENANCE EASEMENT, 20 FEET IN WIDTH, EITHER SIDE AND ADJACENT TO ALL EXISTING FELLSMERE WATER CONTROL DISTRICT DITCHES.

SUBJECT TO AND TOGETHER WITH AN EASEMENT 60 FEET IN WIDTH FOR DRAINAGE, INGRESS, EGRESS, AND MAINTENANCE ON, OVER AND ACROSS THE SOUTH 30 FEET OF TRACTS 629 THROUGH 631 INCLUSIVE AND THE NORTH 30 FEET OF TRACTS 662 THROUGH 664 INCLUSIVE, ALL BEING IN SAID FELLSMERE FARMS COMPANY SUBDIVISION.

SUBJECT TO, AND TOGETHER WITH, ALL RIGHTS-OF-WAY, COMMON AREAS, AND EASEMENTS AS CONVEYED TO FLORIDA ATLANTIC CITRUS PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORD BOOK 904, PAGE 2649, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

SUBJECT TO THE DECLARATION OF RESTRICTIONS AND COVENANTS OF FLORIDA ATLANTIC CITRUS PROPERTY OWNER ASSOCIATION, INC. AS RECORDED IN OFFICIAL RECORD BOOK 404 OF PAGE 2722, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

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FIELD BOOK: ---  
PAGE(S): ---


DATE: 08/01/2023  
DESIGN/DRAWN: LEH/IT

PROJECT TITLE

**FELLSMERE FARMS TRACT 631**

SHEET TITLE

**BOUNDARY SURVEY**

PROJECT NO.  
11669

DRAWING NO.  
11669\_100\_007

SHEET

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