

BOUNDARY SURVEY FOR LOT RECONFIGURATION

PAGE 1 OF 1

LEGAL DESCRIPTION:
A PORTION OF THE EAST 311.10 FEET OF THE WEST 622.20 FEET OF TRACT 12, SECTION 30, TOWNSHIP 32 SOUTH, RANGE 89 EAST ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF SAINT LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 30 FEET OF SAID TRACT 12 FOR CANAL RIGHTS OF WAYS, SUBJECT TO A 5 FOOT LIMITED ACCESS EASEMENT ACROSS THE NORTH 5 FEET OF THE WEST 133 FEET AND THE EAST 133 FEET OF THE ABOVE DESCRIBED PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH WEST CORNER OF TRACT 12, RUN SOUTH 00°01'29" EAST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 41ST SOUTHWEST STREET, THENCE RUN SOUTH 89°56'20" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 311.10 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE SOUTHERLY RIGHT OF WAY LINE AND RUN SOUTH 89°56'20" EAST A DISTANCE OF 60.00 FEET, THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 00°01'29" EAST A DISTANCE OF 796.50 FEET, THENCE RUN SOUTH 89°56'20" EAST A DISTANCE OF 291.10 FEET, THENCE RUN SOUTH 00°01'29" EAST A DISTANCE OF 499.29 FEET, THENCE RUN NORTH 89°56'06" WEST A DISTANCE OF 311.10 FEET, THENCE RUN NORTH 00°01'29" WEST 1295.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF 41ST SOUTHWEST STREET ALSO BEING THE POINT OF BEGINNING.

CERTIFIED TO:

ENRIQUE SARRACINO, HARBOR TITLE & ESCROW, INC., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, MEL BOURNE VERO PROPERTIES, LLC

COMMUNITY NUMBER: 1201119

PANEL: 12061C0236 SUFEX: J

F.I.R.M. DATE: 01/28/2023

FLOOD ZONE: A

FIELD WORK: 05/08/2024

PROPERTY ADDRESS:

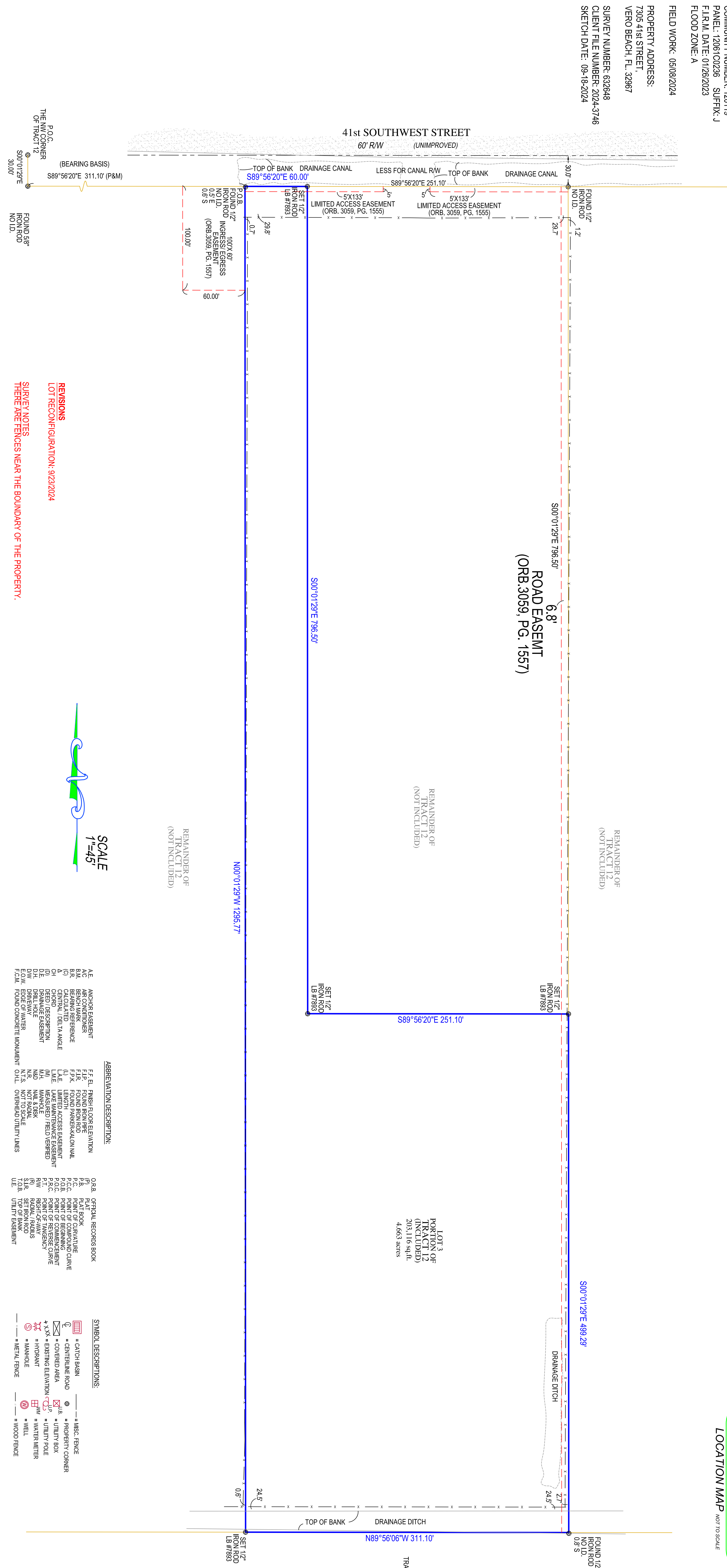
7305 41st STREET,

VERO BEACH, FL 32967

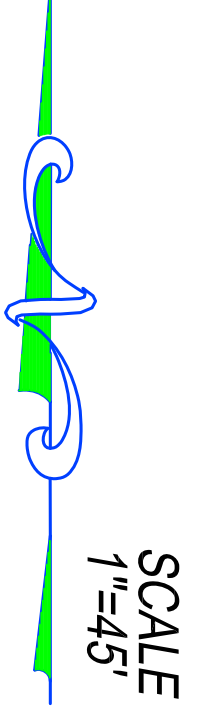
SURVEY NUMBER: 632648

CLIENT FILE NUMBER: 2024-3746

SKETCH DATE: 09-18-2024



REVISIONS
LOT RECONFIGURATION: 9/23/2024
SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SCALE
1"=45'

ABBREVIATION DESCRIPTION:

AE	ANCHOR EASEMENT	O.R.B.	OFFICIAL RECORDS BOOK
AC	AIR CONDITIONER	PA	PLAT BOOK
BM	BENCH MARK	P.C.	POINT OF COMMENCEMENT
BN	BENCH MARK REFERENCE	P.O.C.	POINT OF CORNER
CA	CALCULATED	P.P.C.	POINT OF PROPERTY CORNER
CL	CENTRAL / BETA ANGLE	P.R.C.	POINT OF REVERSE CURVE
LA	L.A.E. LIMITED ACCESS EASEMENT	P.M.	POINT OF MANGROVE
DE	DEEN DESCRIPTION	R.A.	RADIAL / RADII
DM	DRAINAGE EASEMENT	R.F.	RADIUS
DH	DRILL HOLE	SLR	SET BACK
ED	EDGE OF WATER	UL	UTILITY
EW	EDGE OF WATER		
FS	FOUND FLOOR ELEVATION		
F.F.	FINISH FLOOR ELEVATION		
FR	FOUND IRON ROD		
FRK	FOUND IRON ROD		
L	LENGTH		
LA	L.A.E. LIMITED ACCESS EASEMENT		
LA	L.A.E. LIMITED ACCESS EASEMENT		
MA	MEASURED FIELD EVIDENCE		
MAN	MANHOLE		
NAD	NAD 83 DISK		
ND	NOT TO SCALE		
N.T.S.	NOT TO SCALE		
O.H.L.	OVERHEAD UTILITY LINES		

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= FLAG		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

- LEGAL DESCRIPTION PROVIDED BY OTHERS CONTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER ENCUMBRANCES WERE NOT FOUND AND ARE NOT TO BE USED TO RECONSTRUCT
- BOUNDARY LINES ENCUMBRANCES, LOCATED DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- LEGAL DESCRIPTION PROVIDED BY OTHERS CONTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER ENCUMBRANCES WERE NOT FOUND AND ARE NOT TO BE USED TO RECONSTRUCT
- BOUNDARY LINES ENCUMBRANCES, LOCATED DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN

REVISIONS

- FENCE OWNERSHIP NOT DETERMINED, FEET AND PERCENTS REFERENCED TO N.A.S.D. 4888
- FIELD NOTES WERE CALLED FOR AND FOUND TO BE CORRECT, NO CHANGES WERE MADE TO THE DETERMINATION OF TITLE PERFECTIONS; NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITH THE EXCEPTION OF THE REVISIONS LISTED HEREON. THIS SURVEY IS FOR INFORMATION ONLY.
- IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN ENLARGED TO MAKE CLEARLY ILLUSTRATE RELATIONS BETWEEN POINTS OF INTEREST. DIMENSIONS AND LOCATIONS OF ALL DIMENSIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE SURVEYING ACT AND RELATED REGULATIONS.

REVISIONS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS A TRUE AND CORRECT REPRESENTATION PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR, LICENSE #6415

TARGET SURVEYING, LLC

SEVERING FLORIDA
LB #7893

6250 N. MILITARY TRAIL, SUITE 102
MELBOURNE, FL 32956
PHONE: (561) 944-4800
STATEWIDE FACSIMILE: (800) 225-4807
WEBSITE: <http://targetsurveying.net>