

- SURVEYORS NOTES:**
- LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.
  - NO UNDERGROUND FOUNDATIONS HAVE BEEN LOCATED
  - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
  - SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
  - THE SOUTHERLY R/W LINE OF 57TH STREET IS ASSUMED TO BEAR N 89°49'35" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  - ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
  - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 1206100089F, HAVING AN EFFECTIVE DATE OF DECEMBER 04, 2012, THIS PROPERTY APPEARS TO LIE WITHIN ZONE AE (BASE FLOOD ELEVATION NOT DETERMINED), INSIDE SPECIAL FLOOD HAZARD AREA.
  - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
  - 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.
  - 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 5117 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY 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.
  - ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988.

**LEGAL DESCRIPTION:**

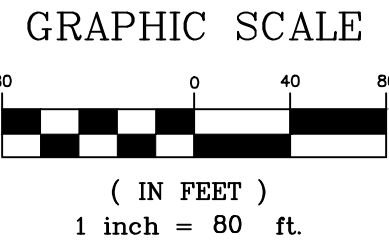
TRACT 12, SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA OF RECORD IN PLAT BOOK 2, PAGE 25, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT ALL EXISTING RIGHT-OF-WAYS FOR PUBLIC ROAD, DRAINAGE CANALS, AND DITCHES. (Contains 35.270 acres DEED)

**ADDRESS:**

57TH STREET AND 66TH AVENUE, VERO BEACH, FL 32967

**CERTIFIED TO:**

CBG PALADIN PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
VERO BEACH BRIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY  
COMMON GROUND THREE LLC, A FLORIDA LIMITED LIABILITY COMPANY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
MICHAEL A. TRINKER, P.A.



LEGEND	
FFP = FOUND IRON PIPE "NO IDENTIFICATION"	CL = CENTERLINE
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"	SL = STREET LIGHT
CONC = CONCRETE	LP = LIGHT POLE
FIND = FOUND NAIL AND DISK	EL = EXISTING ELEVATION
SIR = SET NAIL AND DISK	PROPOSED ELEVATION
FE EL = FINISHED FLOOR ELEVATION	
ST = SEPTIC TANK	
SF = SQUARE FOOT	
FI = FLAT (DI = DEED) M = MEASURE	
EXP = EDGE OF PAVEMENT	
OMP = CORRUGATED METAL PIPE	
TR = TOP OF FORMBOARD	
EL = ELEVATION	
CB = CONCRETE BLOCK STRUCTURE	
CH = CHORD BEARING	
PC = POINT OF CURVATURE	
PI = POINT OF INTERSECT	
R/W = RIGHT OF WAY	
FR = FOUND IRON ROD "NO IDENTIFICATION"	
FIRC = FOUND IRON ROD WITH CAP	
LB = LICENSED BUSINESS	
CL = CHAIN LINK FENCE	
WB = WOOD BOARD FENCE	
TOP = TOP OF BANK	
TOS = TOE OF SLOPE	
OH = OVERHEAD WIRE	
S.L. = BUILDING SETBACK LINE	
ST = STREET LIGHT	
LP = LIGHT POLE	
EL = EXISTING ELEVATION	
PROPOSED ELEVATION	
IRON ROD	
BENCHMARK	
CATCH BASIN	
CABLE PEG/STAKE	
WOOD UTILITY POLE	
GUY ANCHOR	
ELECTRIC TRANSFORMER	
TELEPHONE JUNCTION BOX	
WATER METER	
FIRE HYDRANT	
WATER VALVE	
EXISTING WELL	
SEWERY MANHOLE	
STORM MANHOLE	

REVISION:	DATE:	BY:	GSS SURVEYING & MAPPING, LLC. CERTIFICATE OF AUTHORIZATION NUMBER LB 8006  PROFESSIONAL SURVEYOR AND MAPPER "IN RESPONSIBLE" CHARGE TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597 OR HENRY A. KILBURN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6661  NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE AND DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTS	09-19-2022	EAD	



GSS Surveying and Mapping, LLC  
700 22nd Place  
Suite 2A  
Vero Beach, FL 32960  
772-696-5300



GSS Surveying and Mapping, LLC  
4620 Lipscomb St NE  
Suite 2  
Palm Bay, FL 32905  
321-914-3978

MAP OF SURVEY  
BOUNDARY SURVEY

FIELD DATE: 09-06-2022	DWG NAME:
FIELD BY: LR	XREF 1:
FIELD BOOK: FILE	XREF 2:
PAGE:	XREF 3:
DRAWN BY: EAD	XREF 4:
CHECKED BY: HAK	XREF 5:
JOB #: 22-0331	SHEET # 1 of 1