

SURVEY SITE

LOT 1, BROOK'S 512 COMMERCIAL DEVELOPMENT SUBDIVISION
P.B.I. 32, PAGES 58 AND 59.
VACANT
32,272 SQ. FT.
0.74 AC. ±

* = EASEMENT PER PLAT OF BROOK'S 512 COMMERCIAL DEVELOPMENT SUBDIVISION, P.B.I. 32, PAGES 58 AND 59.

** = ITEM PER PLAN BY SCHULKE, BITTLE & STODDARD ENGINEERS AS PROVIDED ON 12/15/2021 AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. NO WARRANTY IS MADE BY THE SURVEYOR TO THE ACCURACY OF ANY OF DATA PROVIDED. CONSULT WITH RECORD ENGINEERS FOR ANY POSSIBLE SUBSEQUENT REVISIONS TO THIS DATA.

LEGAL DESCRIPTION

Lot 1, BROOK'S 512 COMMERCIAL DEVELOPMENT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 32, Pages 58 and 59, of the Public Records of Indian River County, Florida.

NOTES

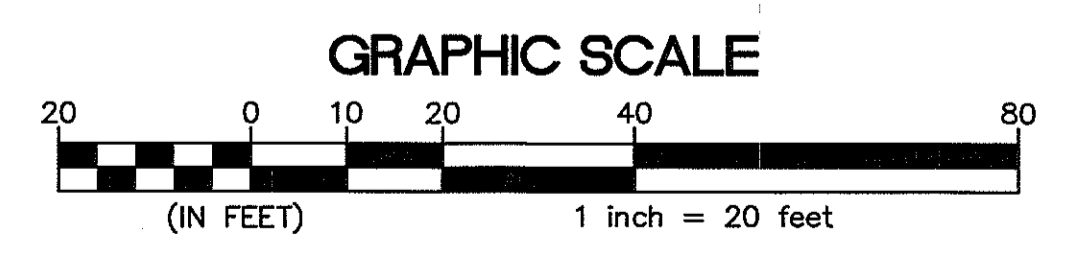
- This survey does not reflect or determine ownership.
- Lands shown hereon were not abstracted for rights-of-way or easements of record. This survey was performed without the benefit of a title search.
- Reproductions of this drawing are not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.
- Survey site lies in Flood Zones "X", "AE EL 20.1" and "AE EL 19.7" per Flood Insurance Rate Map no. 12061C0113H, dated December 4, 2012.
- Subsurface utilities and improvements were not located as a part of this survey.
- All boundary measurements equal record dimensions unless otherwise noted.
- Elevations shown hereon are in feet, referenced to NAVD'88, based on Indian River County Benchmark "BM 005014", (shown) having a published elevation of 21.44 feet NAVD'88.
- Bearings shown hereon are referenced to plat, holding a bearing of N37°43'45"E for the SE'LY R/W line of Fellsmere Road per plat.

LEGEND

- P.B.I.=PLAT BOOK INDIAN RIVER COUNTY RECORDS
- NAVD'88=NORTH AMERICAN VERTICAL DATUM OF 1988
- B.M.=ELEVATION BENCHMARK
- SET IR/C=SET 5/8" DIAMETER IRON ROD W/CAP STAMPED "WBZ-LB 6840"
- C.M.=CONCRETE MONUMENT
- RCP=REINFORCED CONCRETE PIPE
- CMP=CORRUGATED METAL PIPE
- CME=CONCRETE MITERED END IR/C=IRON ROD WITH CAP
- I.P.=IRON PIPE, NO I.D.
- I.R.=IRON ROD, NO I.D.
- OHW=OVERHEAD WIRES
- R/W=RIGHT OF WAY
- CONC.=CONCRETE
- EL.=ELEVATION
- (M)=MEASURED
- (P)=PLAT
- (C)=CALCULATED
- COR.=CORNER
- FND.=FOUND

SYMBOLS

- 19.7' = EXISTING SPOT ELEVATION
- CP = CONCRETE POWER POLE
- CLP = CONCRETE LIGHT POLE
- MP = METAL LIGHT POLE
- PLP = PLASTIC LIGHT POLE
- WP = WOODEN POWER POLE
- WM = WATER METER
- WV = WATER VALVE
- HYD = FIRE HYDRANT
- SV = SEWER VALVE
- ELEC = ELECTRIC BOX
- CATV = CABLE TV BOX
- TEL = TELEPHONE BOX
- TSB = TRAFFIC SIGNAL BOX



CERTIFIED TO:
- Rock Ventures, LLC

Map Of Survey

Boundary & Topographic Survey
Lot 1, Brooks 512 Commercial S/D
City of Sebastian,
Indian River County, Florida

SURVEYORS SIGNATURE & SEAL
NOTE: THIS SURVEY IS CERTIFIED AS TO THE DATE OF THE FIELD SURVEY, NOT THE SIGNATURE DATE.

12/29/2022
DATE

WILLIAM B. ZENTZ, PLS
REGISTERED LAND SURVEYOR No. 5276
STATE OF FLORIDA

William B. Zentz & Associates, Inc.
Professional Surveying & Mapping

CERTIFICATE OF AUTHORIZATION (LB) No. 6840
684 Old Dixie Highway
Vero Beach, FL 32962
Phone: (772) 567-7552

DATE	REVISION

DRAWN BY	FIELD BOOK / PAGE	LAST FIELD DATE	Job No.	SHEET OF
W.B.Z.	WZ 24/21	12/19/22	106-074	1 1