

LEGAL DESCRIPTION

LOT 4, JOHN'S ISLAND, PLAT 42, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 7, THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA

REPORT OF SURVEY:

- TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
- THIS SURVEY PERFORMED BY: MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE: BILLY M. MOODY PLS# 5336
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 3/28/2022
- BUILDING SETBACK LINES, IF SHOWN, ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE BEARING BASE FOR THIS SURVEY IS N73°02'49"E ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY. ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- THE COORDINATES, IF SHOWN ON THIS MAP, REFER TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD 83 (2011 ADJUSTMENT).
- PLAT BEARINGS, IF SHOWN ON THIS MAP, ARE FOR REFERENCE ONLY

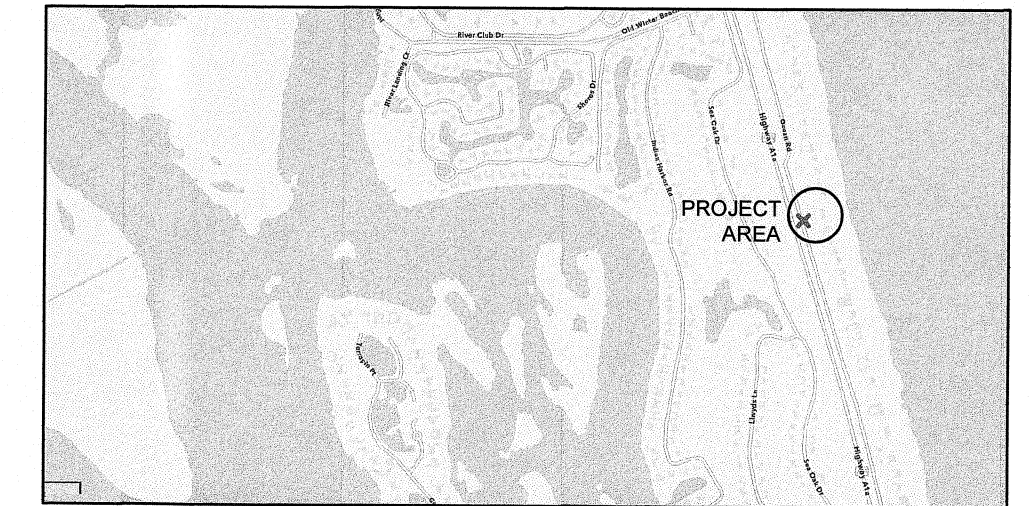
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS, UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X", ZONE "AO-1" AND ZONE "VE-1B" PER FLOOD INSURANCE RATE MAP #12061C0232H, DATED DECEMBER 4, 2012.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988). THE BENCHMARK IS A NGS MONUMENT "A 633" PUBLISHED ELEVATION 8.19 NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ALL PALM TREES LOCATED ON THIS MAP MEET OR EXCEED TEN FEET IN CLEAR TRUNK HEIGHT
- THE MEAN HIGH WATER ELEVATION WAS PROVIDED BY THE BUREAU OF SURVEY AND MAPPING ON 3/29/2022.
- SEASONAL HIGH WATER ELEVATION WAS ESTABLISHED USING THE APPROVED FORMULA AS FOLLOWS:
(MEAN RANGE X 1.50%) + MHWL ELEVATION
0.57 + 2.83 x 1.50 + 0.57 = 5.67' (NAVD88)

Legend & Abbreviations:
SYMBOLS NOT SCALEABLE FOR SIZE

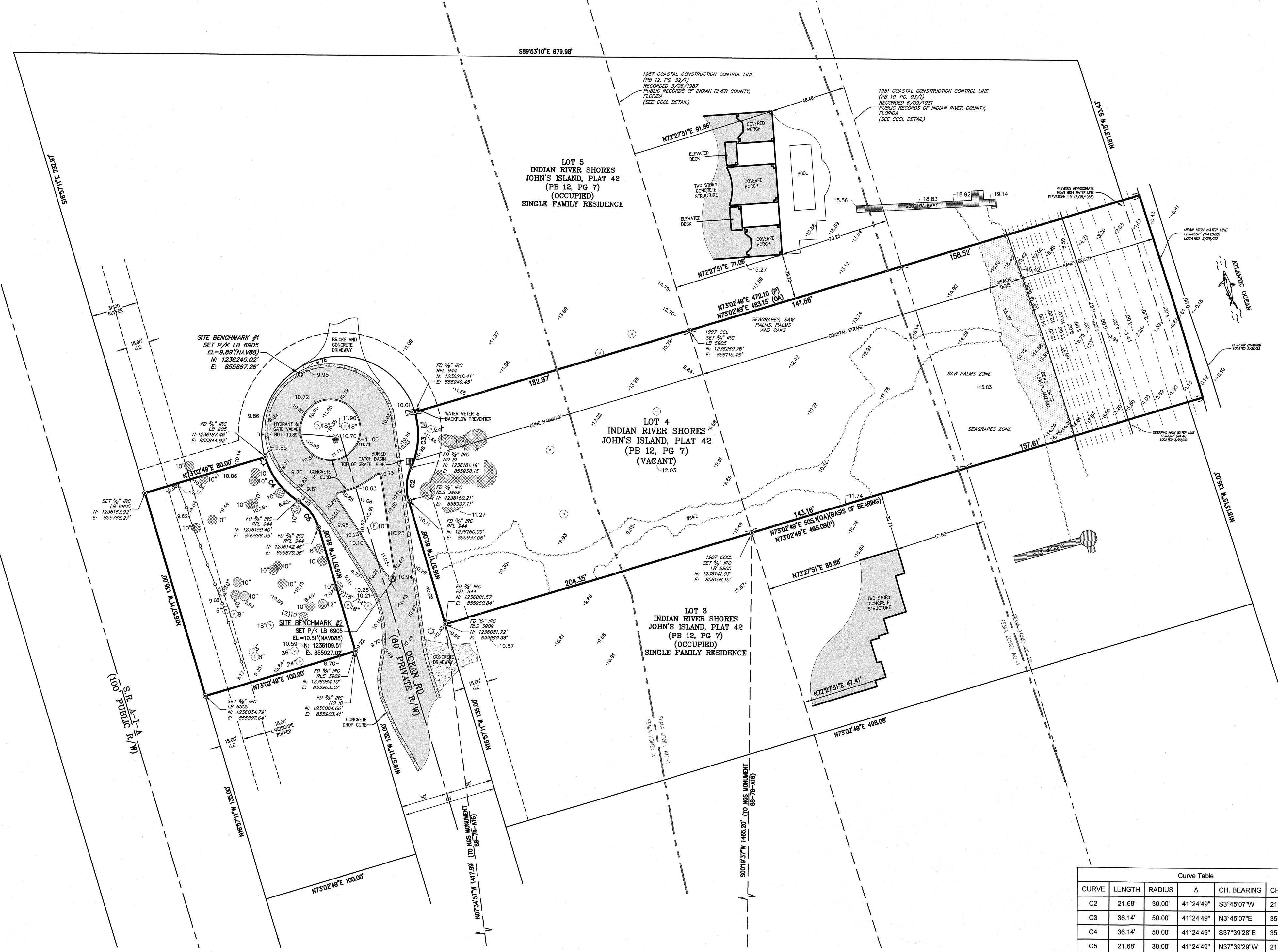
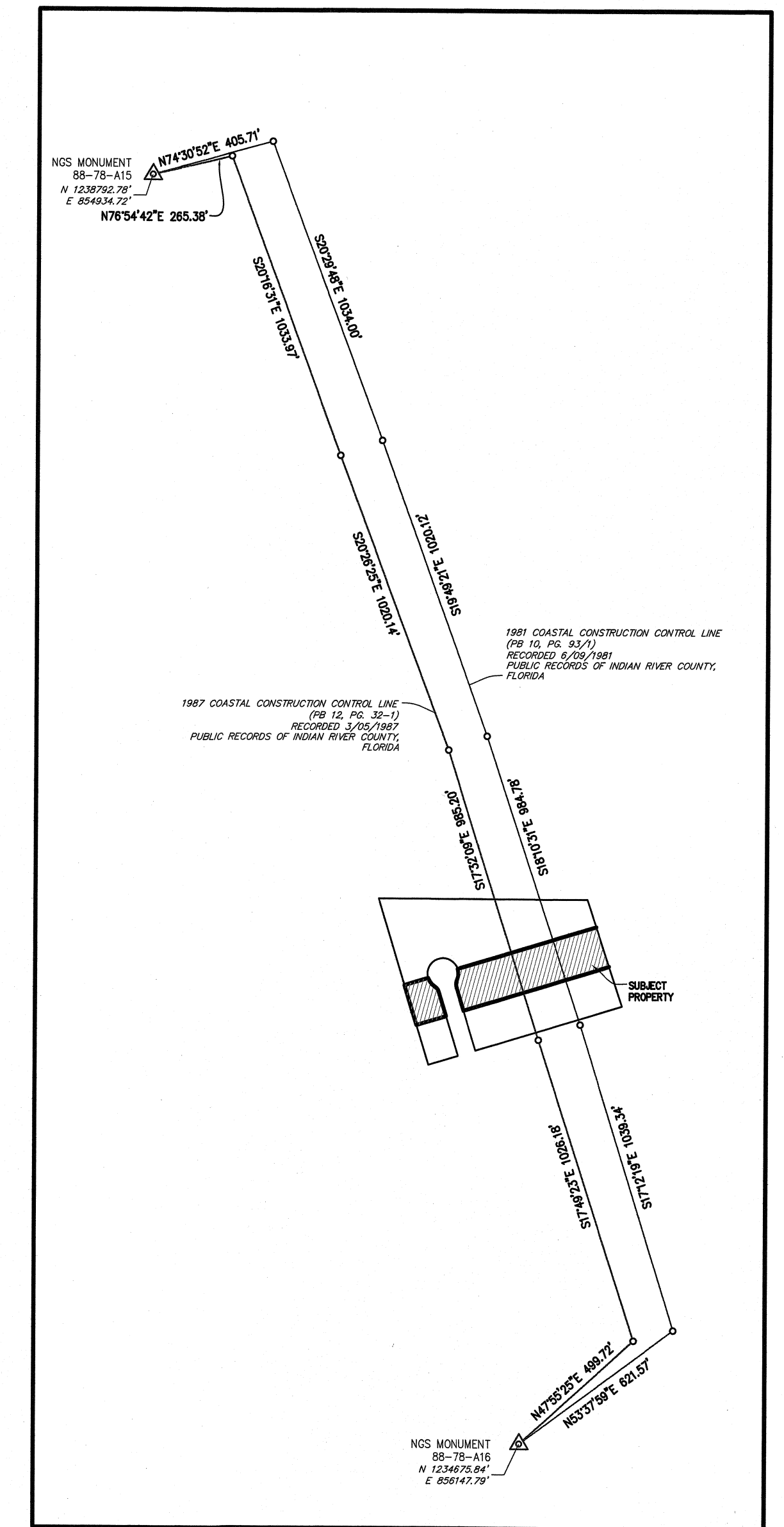
- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- LS - LAND SURVEYING BUSINESS
- C - CENTERLINE
- B.M. - BENCHMARK
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- PCP - PERMANENT CONTROL POINT
- PRM - PERMANENT REFERENCE MONUMENT
- IP - IRON PIPE
- IRC - IRON ROD & CAP
- CM - CONCRETE MONUMENT
- FD - FOUND
- (P) - PLAT
- (OA) - OVERALL
- R/W - RIGHT OF WAY
- OHE - OVERHEAD ELECTRIC
- SS - SANITARY SEWER
- TOB - TOP OF BANK
- U.E. - UTILITY EASEMENT
- ☒ - CABLE TV BOX
- - CENTERLINE
- - (CM) CONCRETE MONUMENT
- - CURB INLET
- - DRAINAGE MANHOLE
- - ELECTRIC BOX
- - GATE VALVE
- - GUY WIRE
- - HYDRANT
- - IRON PIPE
- - IRON ROD & CAP
- - LIGHT POST
- - MITERED END SECTION
- - POINT OF INTERSECTION
- - SANITARY MANHOLE
- - STREET SIGN
- - SURFACE INLET
- - TELEPHONE SERVICE
- - TYPICAL ELEVATION
- - WATER METER
- - WELL
- - WOOD UTILITY POLE
- - CONCRETE UTILITY POLE

- BEACH DUNE**
- - SEA OATS
- - BEACH DAISY
- COASTAL STRAND**
- - SEAGRAPE
- - SAWPALMS
- DUNE HAMMOCK**
- - PALM TREE W/ TRUNK HEIGHT
- - OAK TREE
- - EXOTICS TREE

VICINITY MAP (NOT TO SCALE)



1981 & 1987 CCCL DETAIL



Curve Table					
CURVE	LENGTH	RADIUS	Δ	CH. BEARING	CH. LENGTH
C2	21.68'	30.00'	41°24'49"	S3°45'07"W	21.22'
C3	36.14'	50.00'	41°24'49"	N3°45'07"E	35.36'
C4	36.14'	50.00'	41°24'49"	S37°39'28"E	35.36'
C5	21.68'	30.00'	41°24'49"	N37°39'29"W	21.22'

MERIDIAN
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GRAPHIC SCALE
1 inch = 40 ft.



PLAT OF SURVEY FOR
HOOS ARCHITECTURE
690 OCEAN RD
VERO BEACH, FL 32963

PROJECT NO: 22-018-BTT
DATE: 4/1/22
DRAWN BY: NJL & ME
CHECKED BY: BM
SCALE: 1" = 40'

REVISIONS		
NO.	DATE	DESCRIPTION

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

BILLY M. MOODY, PROFESSIONAL SURVEYOR AND MAPPER #5336
4/6/2022