Brevard County (321)724-2640
Indian River County (772)569-3235
Fax (321)951-4616

SMITH & ASSOCIATES SURVEYING & MAPPING, INC.

1200 WALMAN ROAD S.E. SUITE 1
PALM BAY, FLORIDA 32909
E-MAIL: MAPPING@ S&A.COM

MAP OF SURVEY

CERTIFICATE OF AUTHORIZATION L.B. 7426

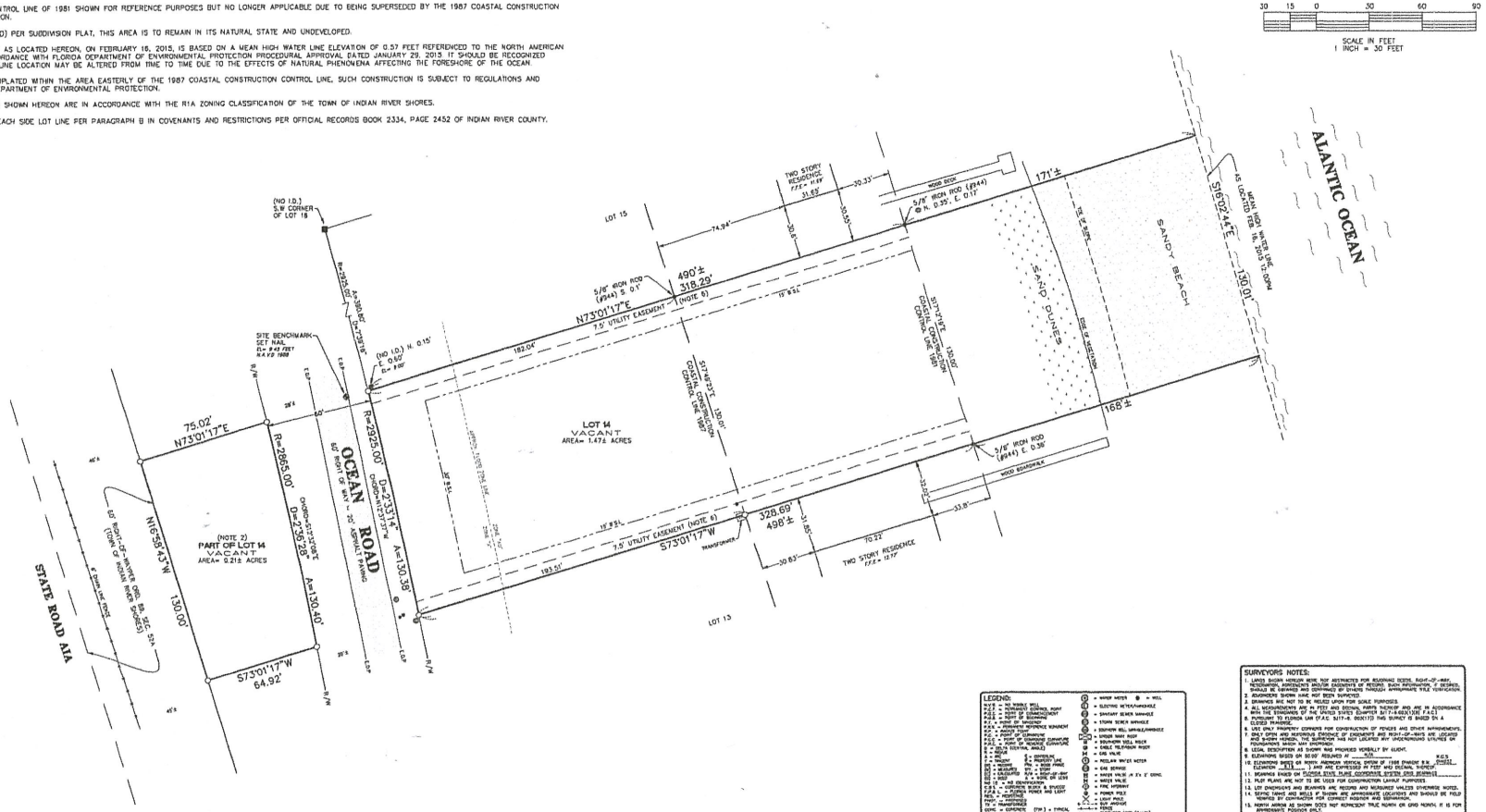
LEGAL DESCRIPTION:

LOT 14, JOHN'S ISLAND – PLAT 18, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 13, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PROPERTY ADDRESS: 674 OCEAN ROAD, VERO BEACH, FLORIDA 32963

SURVEYOR'S NOTE:

1. COASTAL CONSTRUCTION CONTROL LINE OF 1981 SHOWN FOR REFERENCE PURPOSES BUT NO LONGER APPLICABLE DUE TO BEING SUPERSEDED BY THE 1987 COASTAL CONSTRUCTION CONTROL LINE AS SHOWN HEREON.
2. (AREA WEST OF OCEAN ROAD) PER SUBDIVISION PLAT, THIS AREA IS TO REMAIN IN ITS NATURAL STATE AND UNDEVELOPED.
3. THE MEAN HIGH WATER LINE AS LOCATED HEREON, ON FEBRUARY 16, 2015, IS BASED ON A MEAN HIGH WATER LINE ELEVATION OF 0.57 FEET REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 IN ACCORDANCE WITH FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PROCEDURAL APPROVAL DATED JANUARY 29, 2015. IT SHOULD BE RECOGNIZED THAT SAID MEAN HIGH WATER LINE LOCATION MAY BE ALTERED FROM TIME TO TIME DUE TO THE EFFECTS OF NATURAL PHENOMENA AFFECTING THE FORESHORE OF THE OCEAN.
4. IF CONSTRUCTION IS CONTEMPLATED WITHIN THE AREA EASTERLY OF THE 1987 COASTAL CONSTRUCTION CONTROL LINE, SUCH CONSTRUCTION IS SUBJECT TO REGULATIONS AND PERMITS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
5. BUILDING SETBACK LINES AS SHOWN HEREON ARE IN ACCORDANCE WITH THE R1A ZONING CLASSIFICATION OF THE TOWN OF INDIAN RIVER SHORES.
6. 7.5' UTILITY EASEMENT ON EACH SIDE LOT LINE PER PARAGRAPH B IN COVENANTS AND RESTRICTIONS PER OFFICIAL RECORDS BOOK 2334, PAGE 2452 OF INDIAN RIVER COUNTY.



LEGEND:

W.V.B. = NO MARBLE WELL	
P.C.P. = PERMANENT CONTROL POINT	
P.O.B. = POINT OF BEGINNING	
P.O.C. = POINT OF COMMENCEMENT	
R/W = RIGHT-OF-WAY	
P.R.M. = POINT OF REFERENCE MONUMENT	
P.B.C. = PALM BEACH COUNTY	
P.C. = POINT OF CURVATURE	
P.T. = POINT OF TANGENCY (CURVATURE)	
P.C.C. = POINT OF COMPOUND CURVATURE	
N.G.V.D. (NATIONAL GEODETIC VERTICAL DATUM)	
R = RADIUS	
D = DELTA	D = DIAMETER
A = ARC	A.C. = ASBESTOS CEMENT
CH = CHORD	P.V.C. = POLYVINYL CHLORIDE
CH.B. = CHORD BEARING	C.M.P. = CORRUGATED METAL PIPE
C.L. = CALCULATED	R.P. = REBAR
C.M. = CALCULATED	R.N. = REBAR NAIL
N.D. = NO DIMENSION	I.P. = IRON PIPE
N.R. = NO REPRESENTATION	
C.B.S. = CONCRETE BLOCK & STUCCO	
P.P.& L. = PLUMBING POWER AND LIGHT	
POST = POST	
PROP. = PROPERTY	
TR = TRANSFORMER	
TYP. = TYPICAL	
(TYP.) = (TYP.) = TYPICAL	
APPROX. = APPROXIMATE	
E.O.R. = EDGE OF PAVEMENT	
E.O.W. = EDGE OF WATER OR SURF.	
T.O.B. = TOP OF BANK	
T.O.S. = TOP OF SLOPE	
W.F. = WOOD FENCE	
F.F.E. = FINISHED FLOOR ELEVATION	
F.G.E. = FINISHED GARAGE ELEVATION	
F.P.E. = FINISHED PORCH ELEVATION	
S.E.E. = SPECIAL EXCEPTION SIGN	
W.D. = WOOD DECK	
S.B. = SIDE BOOM	
B.S.L. = BUILDING SETBACK LINE	
C.B.S. = CONCRETE BLOCK STUCCO	
C.M.P. = CORRUGATED METAL PIPE	
R.C.P. = REINFORCED CONCRETE PIPE	
P.B.C.R.L. = PALM BEACH COUNTY RIGHT OF WAY	

	= WATER METER
	= WELL
	= ELECTRIC METER/AMMOLIDE
	= SANITARY SEWER MANHOLE
	= STORM SEWER MANHOLE
	= SOUTHERN BELL MANHOLE/AMMOLIDE
	= SPIGOT BARE RIGOT
	= SOUTHERN BELL BLOCK
	= CABLE TELEVISION RIGOT
	= GAS VALVE
	= REGULAR WATER METER
	= GAS SERVICE
	= WATER VALVE .4' X 5' X 5' CONC.
	= WATER VALVE
	= FIRE HYDRANT
	= POWER POLE
	= LIGHT POLE
	= GUY ANCHOR
	= FENCE
	= SOUTHERN WIRE (S.W.W.)
	= APPROXIMATE SEPTIC TANK
	= IRON MARKER FOUND – SEE DESCRIPTION
	= 1/2" IRON RODS WITH ALUMINUM CAP STAMPED "S&A INC. LB 7426" (STAMPED B.S.&A.INC.LB7426 F.A.C.)
	= 1½ 4" CONC. MONUMENT FOUND – SEE DESCRIPTION
	= 6"x 6" CONC. MONUMENT WITH 2" BRASS DISK STAMPED "S&A INC. LB 7426" (STAMPED B.S.&A.INC.LB7426 F.A.C.)
	= NAIL & DISK FOUND – SEE DESCRIPTION
	= 5/8" IRON RODS SET WITH CAP STAMPED "S&A INC. LB 7426" (STAMPED B.S.&A.INC.LB7426 F.A.C.)
	= NAIL & TAGS SET

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS WHICH MAY AFFECT THE PROPERTY. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
2. ENCROACHMENTS SHOWN HAVE NOT BEEN SURVEYED.
3. DRAWINGS ARE NOT TO BE RELIED UPON FOR SCALE PURPOSES.
4. ALL TIES DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE DEFINITIONS OF THE FLORIDA BOUNDARY LAW (F.A.C. 5J-17.051(3)(b)).
5. PURSUANT TO FLORIDA LAW (F.A.C. 5J17-6.051(7)) THIS SURVEY IS BASED ON A CLOSED TRAVERSE.
6. USE ONLY PROPERTY CORNERS FOR CONSTRUCTION OF FENCES AND OTHER IMPROVEMENTS.
7. ONLY OPEN AND VISIBLE EVIDENCE OF EASEMENTS AND RIGHT-OF-WAYS ARE LOCATED HEREON. THE SURVEYOR HAS NOT LOCATED ANY UNDERGROUND UTILITIES OR FOUNDATIONS WHICH MAY EXISTS.
8. LEGAL DESCRIPTION AS SHOWN WAS PROVIDED VERBALLY BY CLIENT.
9. ELEVATIONS BASED ON 50.00' RESUMED AT N/A (N.G.V.D. OR ASSUMED)
10. ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (FARMER B.M. PRIMARY ELEVATION N/A) AND ARE EXPRESSED IN FEET AND DECIMAL THEREOF.
11. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM GRID BEARINGS
12. PLOT PLANS ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT PURPOSES.
13. LOT DIMENSIONS AND BEARINGS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.
14. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY CONTRACTOR FOR CORRECT INGRESS AND SEPARATION.
15. NORTH ARROW AS SHOWN DOES NOT REPRESENT TRUE NORTH OR GRID NORTH. IT IS FOR ORIENTATION PURPOSE ONLY.
16. ONLY VISIBLE UTILITIES, BUILDINGS, BAY ROADS, AND ASPHALT ROADS IF SHOWN AND THOSE DESCRIBED, BUILT OR PLANNED ARE INCLUDED UNLESS OTHERWISE NOTED BY CLOSED TO PROPERTY.
17. SETBACKS AS SHOWN ON PLOT PLANS WERE PROVIDED BY CONTRACTOR.
18. HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LINES FEATURES (DRIVES, PILETS, WALKS, BUILDINGS, POWER POLES, WINDOWS, BUCKETS, AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.33 FEET.
19. VERTICAL FEATURE ACCURACY: ELEVATIONS ON THE SITE (DRIVING, PAVEMENT, PILETS, ETC.) HAVE A VERTICAL FEATURE ACCURACY OF PLUS OR MINUS 0.10 FEET.
20. THIS SURVEY IS FOR THE SOLE BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE NOTED. ANY OTHERS WHO MAY BE RELIED UPON BY ANY OTHER ENTITY, OR FOR ANY OTHER PURPOSE, SHOULD BE RELIED UPON AT THEIR RISK.
21. THE EXPECTED USE OF THE LAND IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET WHICH WAS MET IN THE CASE OF THIS SURVEY.
22. ALL EQUIPMENT USED IN PERFORMING THE FIELD WORK ASSOCIATED WITH THIS SURVEY WAS TESTED AND CALIBRATED. ALL MEASUREMENTS WERE ELECTRONIC, TOTAL STATION TYPE. THE ACCURACY OF THE TOTAL STATION WAS ± 5 SECONDS OF ANGLE AND ± 1 PART IN 150,000. ALL DATA WAS RECORDED USING A FIELD DATA COLLECTOR AND CONVENTIONAL FIELD NOTES. THE BOUNDARY AND PERIMETER BY CREATING A CLOSED GEOMETRIC FIGURE AND ANY SPOT SHOTS WERE DONE USING A REDUNDANT OF MEASUREMENTS.

FLOOD ZONE X & A2 FLOOD INSURANCE RATE MAP NUMBER 12061C0232 H

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP
© COPYRIGHT 2015 SMITH & ASSOCIATES SURVEYING AND MAPPING, INC.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

15

REGISTERED FLORIDA LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4144
SCOTT A. MCKNIGHT FLORIDA CERTIFICATE NO. 6160

TYPE	SURVEY DATE	JOB NUMBER	CK. BY
BOUNDARY SURVEY	FEB. 16, 2015	15-0252 – 16-21	
DRAWN BY: A. TEJADA		SCALE: 1" = 30'	

CERTIFIED TO: NTB NORD PROPERTIES, LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, MCDERMOTT & HAMILTON, PLLC