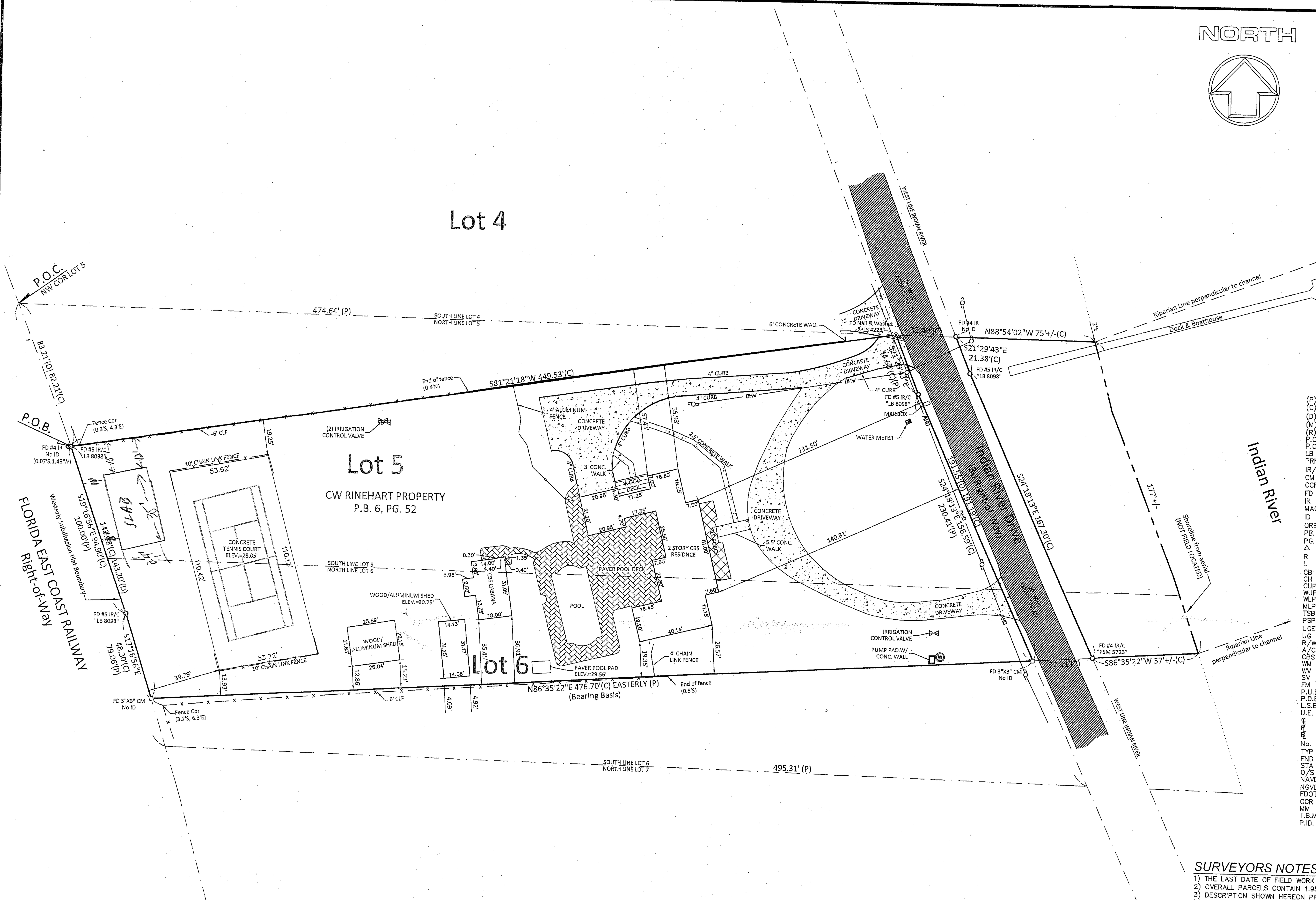

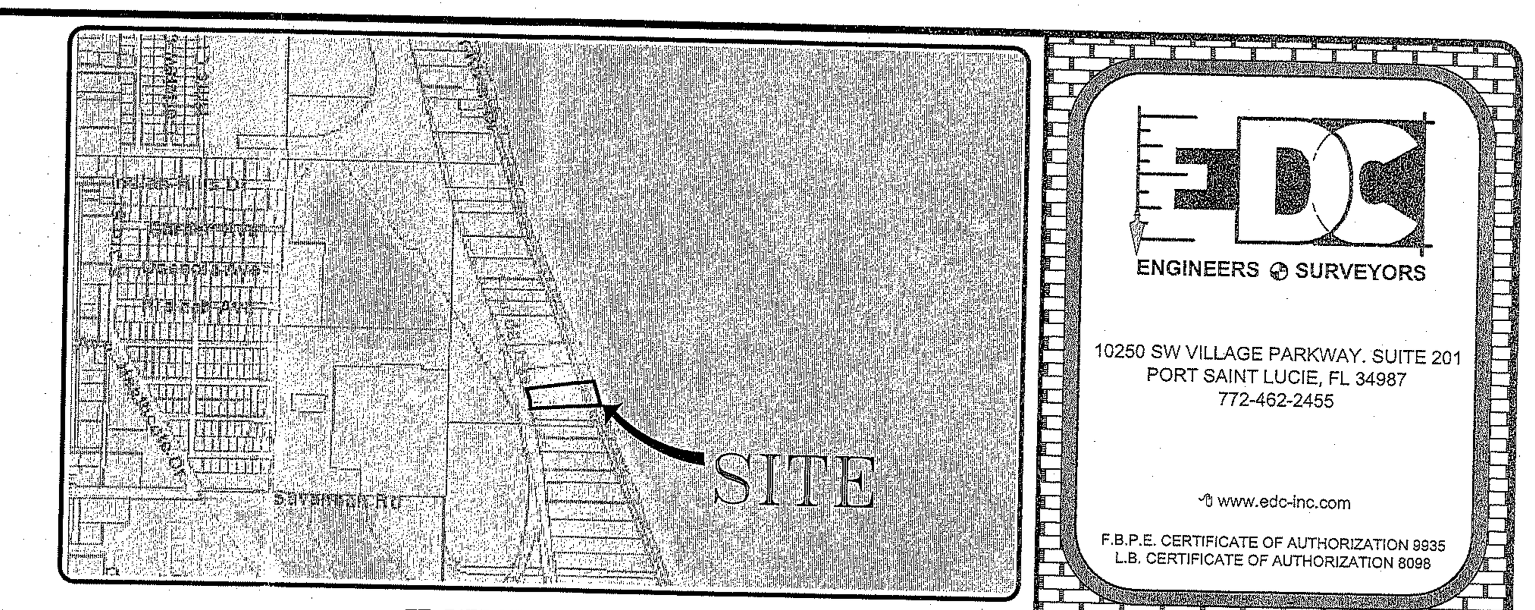

FT PIERCE, FLORIDA

VICINITY MAP

NO SCALE

LEGEND

Abbr.	Meaning	Abbr.	Meaning
(P)	PLAT DATA	INV	INVERT
(C)	CALCULATED FROM FIELD MEASUREMENTS	MES	MITERED END SECTION
(D)	DEED OR DESCRIPTION	HDWALL	HEAD WALL
(M)	MEASURED DIMENSION	EL	ELEVATION
(R)	RECORD DATA	CLF	CHAIN LINK FENCE
P.O.C.	POINT OF COMMENCEMENT	CONC	CONCRETE
P.O.B.	POINT OF BEGINNING	UA	UTILITY ANCHOR
LB	LICENSED BUSINESS	CLP	CONCRETE LIGHT POLE
PRM	PERMANENT REFERENCE MONUMENT	SQ.	SQUARE
IR/C	5/8" IRON ROD & CAP	FT.	FEET
CM	CONCRETE MONUMENT	INFO.	INFORMATION
CCR	CERTIFIED CORNER RECORD	TOB	TOP OF BANK
FD	FOUND	OHU	OVERHEAD UTILITY LINES
IR	IRON ROD	SV	SANITARY VALVE
MAG/D	MAG NAIL & DISC	GV	GAS VALVE
ID	IDENTIFICATION	WV	WATER VALVE
ORB.	OFFICIAL RECORDS BOOK	DDCV	DOUBLE DETECTOR CHECK VALVE
PB.	PLAT BOOK	CMP	CORRUGATED METAL PIPE
PG.	PAGE	RCP	REINFORCED CONC PIPE
Δ	CENTRAL ANGLE	IRR	IRRIGATION
R	RADIUS	YD	YARD DRAIN
L	ARC LENGTH		VALVE
CB	CATCH BASIN		FIRE HYDRANT
CH	CHORD DIMENSION		FIRE DEPARTMENT CONNECTION (FDC)
CUP	CONC UTILITY POLE		WELL
WUP	WOOD UTILITY POLE		WATER METER
WLP	WOOD LIGHT POLE		WATER BACK FLOW PREVENTOR
MLP	METAL LIGHT POLE		DRAINAGE MANHOLE
TSB	TRAFFIC SIGNAL BOX		SANITARY MANHOLE
PSP	PEDESTRIAN SIGNAL POLE		HAND HOLE
UGE	UNDERGROUND ELECTRIC		GAS LINE STRUCTURE
UG	UNDERGROUND		FIBER OPTICS JUNCTION BOX
R/W	RIGHT OF WAY		ELECTRICAL JUNCTION BOX
A/C	AIR CONDITIONING		CABLE UTILITY JUNCTION BOX
CBS	CONCRETE BLOCK STRUCTURE		WOOD UTILITY POLE
WM	WATER METER		CONCRETE UTILITY POLE
WV	WATER VALVE		METAL UTILITY POLE
SV	SEWER VALVE		LIGHT POLE
FM	FORCE MAIN		TSB – TRAFFIC SIGNAL BOX
P.U.E.	PRIVATE UTILITY EASEMENT		SIGN
P.D.E.	PRIVATE DRAINAGE EASEMENT	CO	SANITARY CLEAN OUT
L.S.E.	LAND SCAPE EASEMENT	CS	3/4" WATER CORPORATION STOP
U.E.	UTILITY EASEMENT	N	NORTHING (OR NORTH)
℄	CENTERLINE	E	EASTING (OR EAST)
PL	PROPERTY LINE		DRAINAGE STRUCTURE (CURB INLET)
BL	BASELINE		DRAINAGE STRUCTURE (CATCH BASIN)
No.	NUMBER		MAIL BOX
TYP	TYPICAL		LIGHT POLE
FND	FOUND	+6.93	SPOT ELEVATION
STA	STATION		
O/S	OFF SET		
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		
CCR	CERTIFIED CORNER REPORT		
MM	MAINTENANCE MAP		
T.B.M.	TEMPORARY BENCH MARK		
P.ID.	PARCEL IDENTIFICATION NUMBER		

DESCRIPTION: (SOURCE) ORB 3699, PG 1799 PUBLIC RECORDS OF SAINT LUCIE COUNTY, FL

Those portions of Lots 5 and 6 of the Plat of C.W. RINEHART PROPERTY, as per Plat Book 6, Page 52, of the Public Records of St. Lucie County, Florida, described as follows:

Beginning on the West line of the C.W. RINEHART PROPERTY, as per plat thereof in Plat Book 6, Page 52, of the Public Records of St. Lucie County, Florida, at a point 83.21 feet Southerly from the NW corner of said Lot 5 and measured along the West line of said Subdivision; from this Point of Beginning run Southerly, along the West line of said Subdivision, 143.20 feet to an iron pipe; thence Easterly to a point on the West line of Indian River Drive, which point is 191.55 feet Southeasterly from the intersection of said West line of Indian River Drive and the North line of said Lot 5 of Plat of C.W. RINEHART PROPERTY, and measured along said West line of Indian River Drive, thence continue along said South line of tract hereby described to the Indian River; thence Northwesterly along the meandering of Indian River to the North line of said Lot 5, thence Westerly along the North line of said Lot 5 to the West of line of Indian River Drive; thence Southwesterly to the Point of Beginning; Together with any riparian rights. Less and Except the Right-of-way of Indian River Drive.

PROPERTY ADDRESS:

2521 SOUTH INDIAN RIVER DRIVE
FORT PIERCE, FLORIDA

CERTIFIED TO:

MIKE GERAGHTY

SURVEYORS NOTES & REPORT

1) THE LAST DATE OF FIELD WORK WAS 05-23-2017.
2) OVERALL PARCELS CONTAIN 1.959 ACRES, MORE OR LESS.
3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT. MATTERS OF RECORD SHOWN WERE TAKEN FROM LOCAL SURVEYS AND PLATS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION. NO TITLE COMMITMENT WAS FURNISHED TO THE SURVEYOR.
4) BEARINGS SHOWN HERON ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5) ELEVATIONS ARE NOT A PART OF THIS SURVEY.
6) SUB-SURFACE UTILITIES, FOUNDATIONS AND OTHER IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
7) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
8) THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN. SECTION LINES AND MONUMENTATION SHOWN HEREON AND USED TO DETERMINE PROPERTY BOUNDARIES ARE BASED ON PREVIOUS SURVEYS AND HISTORICAL SECTIONAL INFORMATION. SOME MONUMENTATION MAY HAVE BEEN DESTROYED, SINCE THE ORIGINAL DELINEATION OR RESOLUTION, OF THE SECTIONAL SURVEY.
9) AERIAL IMAGES, IF SHOWN WERE TAKEN FROM THE LAND BOUNDARY INFORMATION SYSTEM "LABINS" PER THE CURRENT YEAR AVAILABLE AT THE TIME OF SURVEY.
10) THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
11) REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
12) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.

FLOOD ZONE:

THE HEREON DESCRIBED PROPERTY LYING WEST OF THE TOP OF BANK OF THE INDIAN RIVER IS LOCATED WITHIN FLOOD DESIGNATION "X", ACCORDING TO FLOOD INSURANCE RATE MAP No. 12111C0187J, SAINT LUCIE COUNTY, FLORIDA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE FEBRUARY 16, 2012.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

MICHAEL T. OWEN LICENSE NUMBER No. 5556 STATE OF FLORIDA PROFESSIONAL SURVEYOR

8-16-2017
SIGNATURE DATE:

EDC
ENGINEERS SURVEYORS
10250 SW VILLAGE PARKWAY. SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

CHECKED BY	DRAWN BY	FILENAME	LAYOUT	SCALE	DATE
M. OWEN	R. HAGLER	17-181 Survey.dwg	SURVEY SHT 1	AS SHOWN	05/16/2017

DATE	REVISION COMMENTS
8/11/17	ADDED SITE IMPROVEMENTS TO BOUNDARY SURVEY

BOUNDARY SURVEY FOR MIKE GERAGHTY

FORT PIERCE FLORIDA

MAP SCALE
0 15' 30' 45' 60'
1 INCH = 30 FEET
INTENDED DISPLAY SCALE

17-181

1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Z:\EDC-Survey\Project Files\17 Projects\17-181 2521 S Indian River Dr FP\17-181-2 Complete survey w improvements\dwg\Survey\17-181 Survey_TOPO.dwg, 8/16/2017 8:22:23 AM