

PLAT OF CASA RIO
PLAT BOOK 1, PAGE 81

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LOCATION MAP: NOT TO SCALE
ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE WEST 1/2 OF LOT 3
VERO LAND COMPANY SUBDIVISION
PLAT BOOK 3, PAGE 19
INDIAN RIVER COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE WEST ONE-HALF (1/2) OF LOT 3, OF VERO LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.
LESS AND EXCEPT THE FOLLOWING DESCRIBED PART OF THE WEST ONE-HALF (1/2) OF SAID LOT 3 TO WIT:
FROM THE NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST; RUN WEST A DISTANCE OF 663.80 FEET TO A POINT BEING IN THE CENTERLINE OF 10th STREET; THENCE RUN A DEFLECTION ANGLE TO THE RIGHT 90 DEGREES 10' A DISTANCE OF 494.93 FEET TO THE POINT OF BEGINNING; THENCE, RUN A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES 13' RUN A DISTANCE OF 124.00 FEET; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF WAY 90 DEGREES 13' RUN A DISTANCE OF 155.41 FEET TO A POINT BEING 12 FEET SOUTH OF THE NORTH LINE OF LOT 3 OF THE VERO LAND COMPANY SUBDIVISION; THENCE RUN EASTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 123.85 FEET TO A POINT; THENCE RUN SOUTH 155.68 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 5.
LESS THE FOLLOWING DESCRIBED PROPERTY AS RECORDED IN OFFICIAL RECORDS BOOK 2890, PAGE 545, INDIAN RIVER COUNTY PUBLIC RECORDS:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A NAIL & DISC FOUND (LB 7056) AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF 11TH STREET (47' APPARENT R/W) AND THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 1 (A.K.A. STATE ROAD NO. 5, 80' R/W), THENCE ALONG SAID RIGHT OF WAY OF U.S. HIGHWAY 1 ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 144.24 FEET, SAID CURVE HAVING A RADIUS OF 4871.15 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY S.89°48'58" EAST, A DISTANCE OF 236.60 FEET TO A POINT; THENCE SOUTH 0°05'01" EAST, A DISTANCE OF 173.82 FEET TO A POINT; THENCE NORTH 89°51'48" WEST, A DISTANCE OF 227.08 FEET TO A 5/8" INCH REBAR AND CAP FOUND (LB 4659) ON THE AFORESAID EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 1; THENCE ALONG SAID RIGHT OF WAY, ALONG A CURVE HAVING A RADIUS OF 4871.15 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 03°12'55" WEST, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

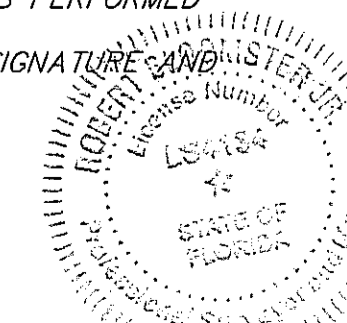
SURVEYOR'S NOTES:

- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
- NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
- LANDS SHOWN HEREON WERE SURVEYED IN ACCORDANCE WITH COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO.: 4784793, EFFECTIVE DATE: APRIL 14, 2014 AT 8AM SCHEDULE B - SECTION II.
- EXCEPTION #6: PLAT BOOK 3, PAGE 19 - AFFECTS PROPERTY, NO PLOTTABLE EXCEPTIONS.
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N89°52'30"W ALONG SOUTH LINE OF THE WEST 1/2 OF LOT 3, VERO LAND COMPANY SUBDIVISION.
- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
- INDIAN RIVER COUNTY BENCHMARK: REFERENCE NO. 294004 (ELEVATION 8.17' NAVD 88) CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.49'
- LEGAL DESCRIPTION FURNISHED IN TITLE COMMITMENT.
- SITE AREA: 145123.01 SQUARE FEET OR 3.33 ACRES MORE OR LESS.
- SITE AREA AFTER R/W DEDICATION: 137461.03 SQUARE FEET OR 3.16 ACRES ±
- THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO.12061C-0357-H, DATED: DECEMBER 4, 2012.
- LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO OBSERVED EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION:

TO: ROBERTS EQUITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; GONANO & HARRELL; AND COMMONWEALTH LAND TITLE INSURANCE COMPANY;
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 11(a), 13, 16 AND 18 OF TABLE 'A' THEREOF. THE FIELD WORK WAS PERFORMED ON APRIL 10, 2015.
SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Robert Bloomster
ROBERT BLOOMSTER, JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA



BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #0018
641 NORTHEAST SPENCER STREET
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET 1 OF 1		
DRAWN BY:	DPK	
SCALE:	1" = 30'	
FIELD WORK COMPLETED:	5/10/15	
FIELD BOOK:	SKETCH	
JOB NO.	13016	
REVISIONS		
DATE:	DESCRIPTION:	BY:
7/18/16	IRC COMMENTS	DPK

1066 US HWY 1, LLC
1066 U.S. HIGHWAY NO. 1
VERO BEACH, INDIAN RIVER COUNTY, FLORIDA

- LEGEND**
- POWER POLE
 - LIGHT POST
 - INVERT
 - INVERT
 - ELEV. ELEVATION
 - R. RADIUS
 - L. LENGTH
 - DELTA
 - D.O.T. DEPARTMENT OF TRANSPORTATION
 - L.B. LICENSED BUSINESS
 - NO. NUMBER
 - M = MEASURED
 - C = CALCULATED
 - SPOT ELEVATIONS