



**EAST ONE-HALF
EAST 20.67 ACRES
TRACT 3
(LESS ROAD AND CANAL RIGHT-OF-WAYS)
10.105 ACRES**

SURVEYOR NOTES

- THE EAST LINE OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 39 EAST IS TAKEN TO BEAR NORTH 00°19'14" EAST, AND ALL OTHER BEARING SHOWN HEREON ARE RELATIVE THERETO.
- SUBSURFACE IMPROVEMENTS, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.
- AS THE LAND IS HEAVILY OVERGROWN, THERE MAY BE OTHER IMPROVEMENTS OTHER THAN THOSE SHOWN. THE INTERIOR WAS NOT TRAVERSED FOR THIS SURVEY.
- HORIZONTAL, AND VERTICAL LOCATIONS, AS CALCULATED FROM FIELD OBSERVATIONS, ARE BASED ON THE GLOBAL POSITIONING SYSTEM, UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK, AS RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, HAVING AN ACCURACY OF 0.10 FEET HORIZONTALLY, AND 0.20 FEET VERTICALLY.
- THE NATIONAL FLOOD INSURANCE PROGRAM DESIGNATION AS SHOWN ON THE F.E.M.A. MAP No. 12061C0354H, DATED DECEMBER 04, 2012, LOCATES THIS PROPERTY TO BE WITHIN FLOOD ZONE AE, HAVING A BASE ELEVATION OF 20.0 FEET.
- ELEVATIONS SHOWN HERE ON ARE BASED ON NATIONAL GEODETIC SURVEY BENCH MARK "GPS 132" HAVING A PUBLISHED ELEVATION OF 19.47, NORTH AMERICAN VERTICAL DATUM 1988(NAVD88).
- LAST DATE OF FIELD SURVEY: MAY 31, 2022.

DESCRIPTION

THE EAST ONE-HALF(1/2) OF THE EAST 20.67 ACRES OF TRACT 3, SECTION 33, TOWNSHIP 33 SOUTH, RANGE 39 EAST, OF INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 25, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR ROADS AND DRAINAGE CANALS.

LEGEND

- PBS- PLAT BOOK
- ORB- OFFICIAL RECORDS BOOK
- PG.- PAGE
- R/W- RIGHT-OF-WAY
- SRC- SET IRON ROD AND CAP
- FRC- FOUND IRON ROD AND CAP
- FMON- FOUND MONUMENT
- FN&D- FOUND NAIL AND DISK
- FIR- FOUND IRON ROD
- CCR#-CERTIFIED CORNER RECORD
- I.R.F.W.C.D.-INDIAN RIVER FARMS WATER CONTROL DISTRICT
- OHUL- OVERHEAD UTILITY LINES

DocuSigned by:
TEPhillips
078C3F2536BF437...

DATE	BY	REVISIONS

Date: 1-31-2023
Scale: 1"=50'
Comp. By: TP
Check By: TP
Field By: TP
F.B.: N/A
Page: N/A
Field Date: 5/31/22

SURVEYOR AND MAPPER'S SIGNATURE
I, I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND MEETS THE STANDARD OF PRACTICE AS SET FORTH IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE.
UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR HAS BEEN DIGITALLY SIGNED, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
Ted E. Phillips
TED E. PHILLIPS, PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA NO.5932

TEPHILLIPS, LLC
PROVIDING SURVEYING AND MAPPING SERVICES
102 SW Parish Terrace
Port St. Lucie, Florida 34984
P(772)359-7023 ted_phillips@comast.net
State of Florida License No. 155932, LB8079

SPECIFIC PURPOSE SURVEY

PREPARED FOR:
DANIEL GOOCH
SITE PLAN

PROJECT No:
GOOCH
SHEET
1 OF 1