

# BOUNDARY SURVEY

## LOCATED IN SECTION 9, TOWNSHIP 32S, RANGE 39E

### INDIAN RIVER COUNTY, FLORIDA



JIM S.  
JIM S.  
BY:

07/30/21  
03/22/19

MODIFIED WEST LINE OF LATERAL "G" CANAL  
CORRECTED COUNTY IN LEGEND  
REVISIONS:

DATE: 8/1/2018  
JOB 3350.00

DATE 8/1/2018  
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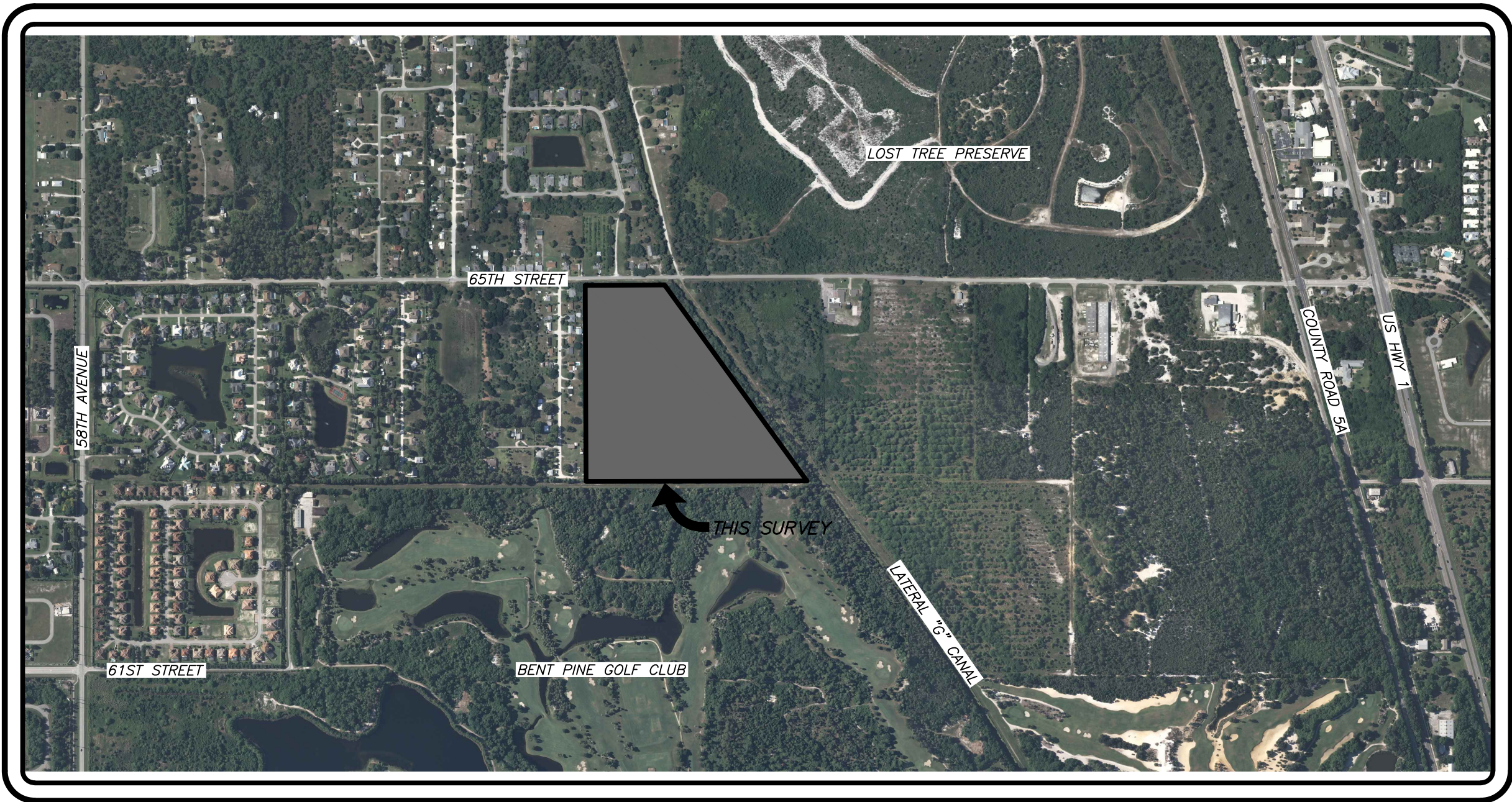
DATE 8/1/2018  
JOB 3350.00

**LEGEND:**

- CONC = CONCRETE
- CL = CENTERLINE
- DB = DEED BOOK
- FND = FOUND
- IP = IRON PIPE
- IR = IRON ROD
- IRC = IRON ROD WITH CAP
- IRCR = INDIAN RIVER COUNTY RECORDS
- IP = IRON PIPE
- LB = LICENSED BUSINESS
- MON = MONUMENT
- NAD = NORTH AMERICAN DATUM
- NGS = NATIONAL GEODETIC SURVEY
- ORB = OFFICIAL RECORDS BOOK
- PL = PROPERTY LINE
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- RGE = RANGE
- RTK = REAL TIME KINEMATIC
- R/W = RIGHT OF WAY
- SEC. = SECTION
- TWP. = TOWNSHIP
- W/ = WITH

**INDEX OF SHEETS:**

- Sheet 1 Cover
- Sheet 2 Sketch of Survey



LOCATION/KEY MAP  
(NOT TO SCALE)

**SURVEYORS NOTES:**

1. The last date of field survey was August 1, 2018.
2. This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code.
3. This survey map and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east zone, North American Datum of 1983 (2011 adjustment). The basis of bearing for this survey is the north line of the south east quarter for Section 9, Township 32S, Range 39E being North 89°40'38" E.
6. All distances shown hereon are in U.S. Survey Feet.
7. This survey has the benefit of a Title Commitment by Title Partners of Indian River, LLC with an effective date of June 24, 2005. The title exceptions listed on this survey are from Schedule B - Section 2 of the Title Commitment above. The applicability of the title exceptions shown on this survey only indicate that the lands described in the title exception document describe lands contained within the boundary survey description but is not to be construed as validating the legality of the exception itself.
8. The description of the land contained in this boundary survey is based on the descriptions recorded in ORB 1818, Pg 1214, ORB 2008, Pg 860, ORB 1902, Pg 984 of the Indian River County Records and from historical surveys provided by Indian River County Survey department.
9. This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
10. Interior improvements, if any, are not shown on this survey.
11. Symbols shown hereon are not to scale.
12. Alignment of the west right-of-way line for Lateral "G" is determined as shown and a letter from Indian River Farms Water Control District dated July 20, 2021 written by David Gunter, Superintendent stating the district's stance on the alignment as shown. This alignment disagrees with the survey completed by Masteller Moler & Reed Inc. dated 5/17/1996 performed for Indian River County Utilities Department. The monuments referenced on this survey were held.
13. The relative horizontal accuracy of the features shown are estimated to be 0.20' +/- based on gps base radio RTK field methodologies. The monumentation shown hereon is within said tolerance unless otherwise noted.

**LEGAL DESCRIPTION:**

That portion of Tracts 2 through 6 located in Section 9, Township 32S, Range 39E according to Indian River Farms Co. as recorded in Plat Book 2, at Page 25, of the Public Records, Indian River County, Florida lying west of Lateral "G" canal right-of-way, north of Sub-Lateral "G-2" canal right-of-way, and south of 65th Street right-of-way. Furthermore described as follows:

COMMENCING at the east quarter corner of said Section 9; THENCE South 00°11'45" West, 30.00 feet along the east line of the southeast quarter of said Section 9; THENCE South 89°40'38" West, 1473.46 feet along the south right-of-way line of said 65th Street (80 foot right-of-way) to the Point of Beginning;

THENCE South 36°07'19" East, 1625.02 feet continuing along the west right-of-way line of said Lateral "G" (160 foot right-of-way);

THENCE South 89°53'18" West, 1478.42 feet along the north right-of-way line of said Sub-Lateral "G-2" (60 foot right-of-way);

THENCE North 00°16'04" West, 1312.57 feet along the east line of North Carolina Colony Subdivision as recorded in Plat Book 3, at Page 65, of the Public Records, Indian River County, Florida;

THENCE North 89°40'38" East, 526.61 feet to the Point of Beginning and containing 30.24 acres (1,317,303 square feet), more or less.

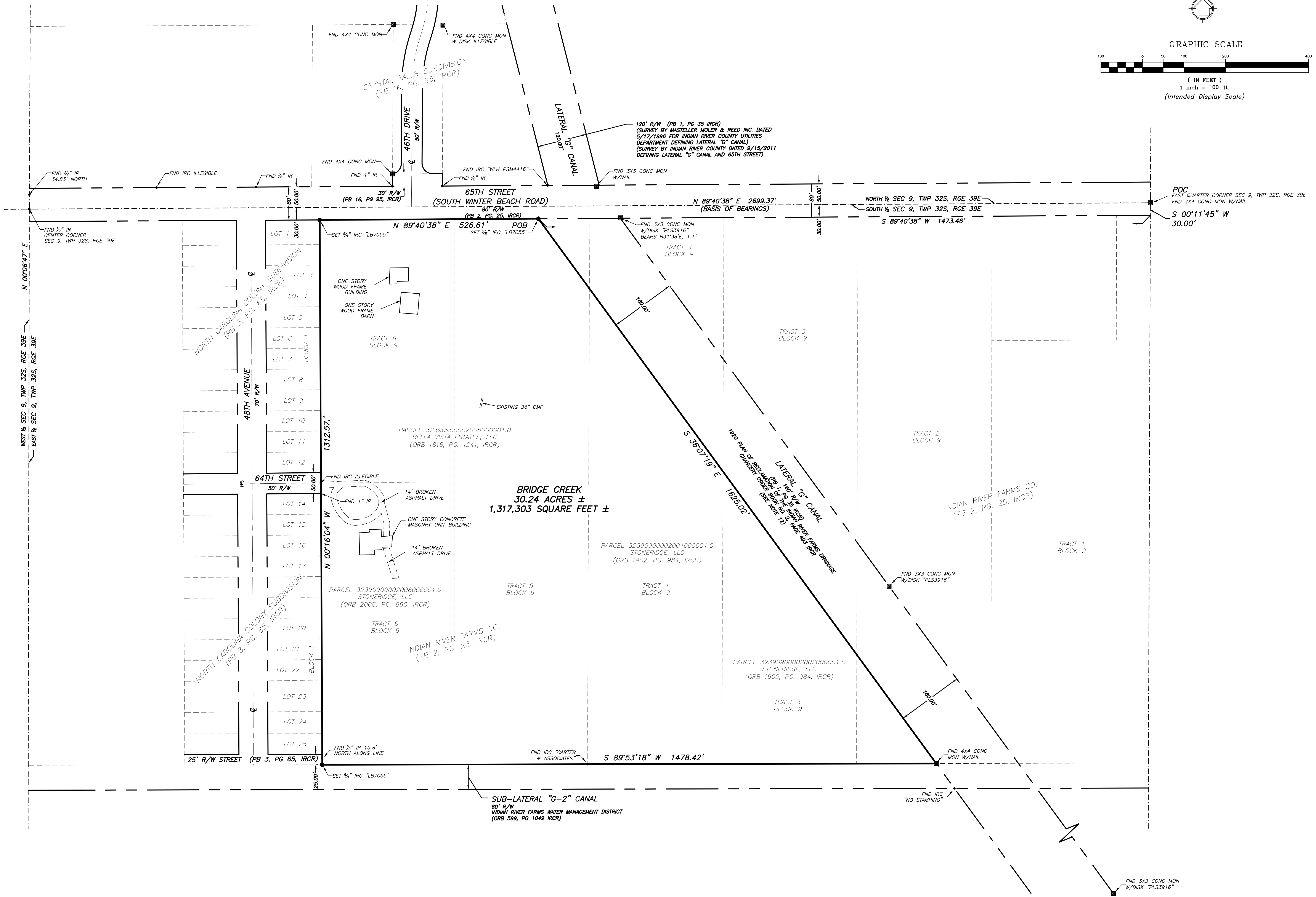
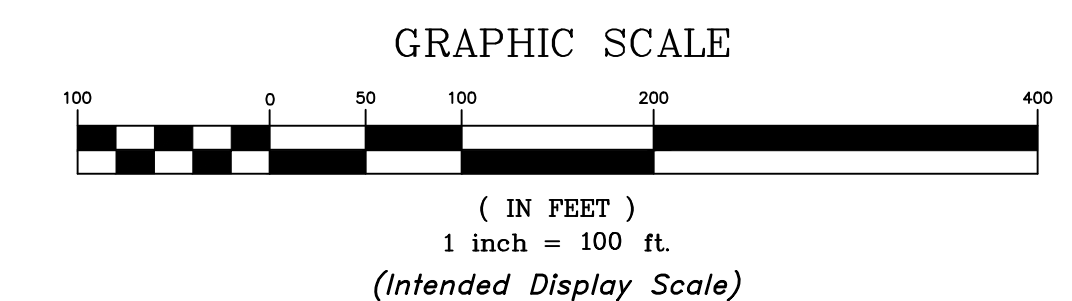
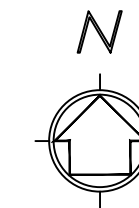
For the Firm:  
WGI, Inc.

DATE \_\_\_\_\_

Jim Sullivan, P.S.M.  
Professional Surveyor and Mapper  
State of Florida License No. 6889

BOUNDARY SURVEY  
 SECTION 9, TOWNSHIP 32S, RANGE 39E  
 INDIAN RIVER COUNTY, FLORIDA

# BOUNDARY SURVEY



**WGI**  
 2085 Vista Parkway, West Palm Beach, FL 33411  
 Phone No. 844.909.2220 www.wgi.com  
 Cert No. 6091-LB No. 7055

| DATE:    | BY:    |
|----------|--------|
| 07/30/21 | JIM S. |
| 03/22/19 | JIM S. |

| DATE:      | DATE:    | DATE:    |
|------------|----------|----------|
| 08/11/2018 | 03/22/20 | 03/22/20 |

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 SECTION 9, TOWNSHIP 32S, RANGE 39E  
 INDIAN RIVER COUNTY, FLORIDA