

782558
DOCKET NUMBER:

SEBASTIAN FLORIDA, 32958 (407) 589-4810

SHEI

SHEET 1 OF 2

GRAND HARBOR - PLAT ELEVEN - ST. DAVID'S ISLAND III A PLANNED RESIDENTIAL DEVELOPMENT LOCATED IN SECTION 23 - TOWNSHIP 32 SOUTH - RANGE 39 EAST INDIAN RIVER COUNTY, FLORIDA

PLATBOOK: 13

PAGE: 97A

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LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST; THENCE S 00 DEGREES 00' 39" W ALONG SAID SECTION LINE A DISTANCE OF 666.96 FEET TO THE NORTHEAST CORNER OF GRAND HARBOR - PLAT SEVEN - ST. DAVID'S ISLAND AS RECORDED IN PLATBOOK 13, PAGES 61 AND 61A; THENCE ALONG SAID NORTH LINE OF SAID GRAND HARBOR - PLAT SEVEN - ST. DAVID'S ISLAND, N 89 DEGREES 51' 34" W A DISTANCE OF 970.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89 DEGREES 51' 34" W A DISTANCE OF 648.28 FEET; THENCE S 16 DEGREES 30' 06" E A DISTANCE OF 315.85 FEET; THENCE N 82 DEGREES 36' 16" E A DISTANCE OF 592.22 FEET; THENCE N 05 DEGREES 56' 50" E A DISTANCE OF 44.91 FEET; THENCE N 88 DEGREES 04' 39" W A DISTANCE OF 33.71 FEET; THENCE N 00 DEGREES 06' 00" E A DISTANCE OF 179.22 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 3.75 ACRES MORE OR LESS.

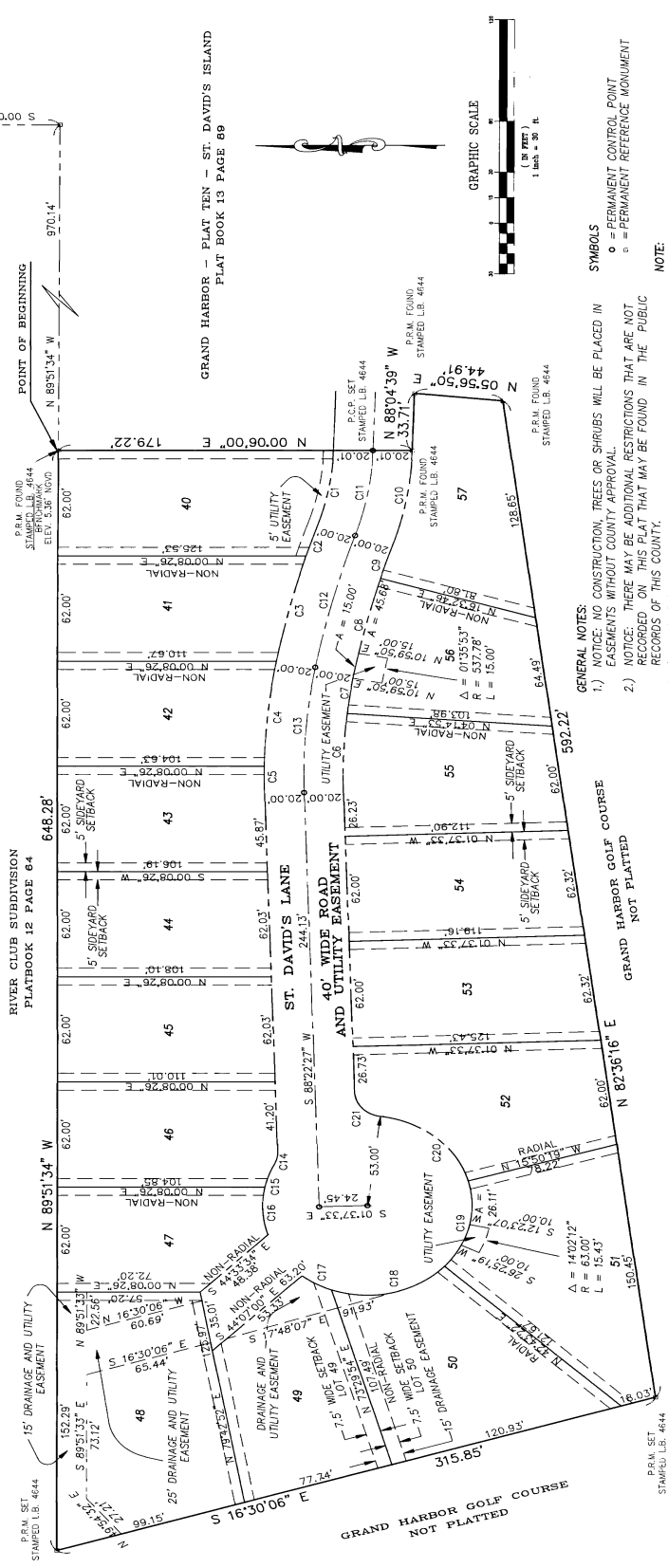
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	155.77	18.43	18.43	18.43	S 89°51'34" E	179°51'12"
C2	592.78	19.27	19.27	19.27	N 72°23'12" W	01°51'44"
C3	592.78	63.79	31.92	63.79	N 76°23'01" W	06°08'55"
C4	370.00	62.37	31.26	62.29	N 84°17'43" W	09°39'28"
C5	370.00	16.16	8.08	16.15	S 89°37'30" W	02°30'06"
C6	330.00	46.25	23.16	46.21	N 87°36'40" W	08°01'47"
C7	330.00	23.79	11.90	23.78	N 81°31'53" W	04°07'47"
C8	592.78	57.65	28.85	57.62	N 76°28'43" W	05°58'31"
C9	592.78	19.27	19.27	19.27	N 72°23'12" W	01°51'44"
C10	175.72	51.03	25.70	50.85	S 79°43'50" E	16°58'19"
C11	572.78	80.25	40.19	80.18	N 79°27'10" W	08°01'38"
C12	350.00	74.28	37.28	74.14	N 85°32'46" W	12°09'34"
C13	15.00	7.60	3.88	7.52	S 77°06'28" E	29°02'11"
C14	53.00	28.36	14.53	28.02	S 86°34'16" W	15°30'38"
C15	53.00	17.13	8.64	17.06	S 29°17'55" W	16°31'15"
C16	53.00	62.27	32.29	62.25	S 13°37'11" E	67°16'56"
C17	53.00	61.85	32.49	61.80	S 86°34'16" W	15°30'38"
C18	53.00	21.23	12.83	19.50	N 47°50'08" E	66°51'53"
C19	15.00	7.60	3.88	7.52	S 77°06'28" E	29°02'11"

RIVER CLUB SUBDIVISION
PLATBOOK 12 PAGE 64

POINT OF BEGINNING
P.R.M. FOUND
STAMPED L.B. 4644
ELEV. 5.36' MVD

SECTION LINE
S 00°00'00" E 970.14'

GRAND HARBOR - PLAT TEN - ST. DAVID'S ISLAND
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SYMBOLS
o = PERMANENT CONTROL POINT
o = PERMANENT REFERENCE MONUMENT

- GENERAL NOTES:
- 1) NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
 - 2) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 3) (500'00'39" W) DENOTES THE BEARING ALONG THE SECTION LINE AS DEPICTED ON PLAT OF GRAND HARBOR - PLAT SEVEN INDIAN RIVER COUNTY, FLORIDA. ALL OTHER BEARINGS RELATE TO THIS BEARING STRUCTURE.
 - 4) P.R.M. = PERMANENT REFERENCE MONUMENT
 - 5) P.C.P. = PERMANENT CONTROL POINT
 - 6) L.B. = LICENSED BUSINESS
 - 7) LOTS 38 THROUGH 74 ST. DAVID'S ISLAND DO NOT EXIST.

NOTE:

THE BENCHMARK ELEVATION WAS ESTABLISHED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929

REVISED 2-5-93
PREPARED 8-20-92

SHEET 2 OF 2

FLOOD HAZARD WARNING - "THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A 100 YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY."

THIS INSTRUMENT WAS PREPARED BY:
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