



LEGEND	
C/L = CENTERLINE	MES = MITERED END SECTION
IP = IRON PIPE	OHW = OVERHEAD WIRES
CM = CONCRETE MONUMENT	CMP = CORRUGATED METAL PIPE
IR&C = IRON ROD WITH CAP	RCP = REINFORCED CONCRETE PIPE
IR = IRON ROD	SCO = SEWER CLEANOUT
ID = IDENTIFICATION	
FND = FOUND	CP = WOODEN POWER POLE
(C) = CALCULATED	WV X = WATER VALVE
(P) = PLAT	SV X = SEWER VALVE
(M) = MEASURED	HYD X = FIRE HYDRANT
(D) = DEED	
P.B. = PLAT BOOK	
O.R.B. = OFFICIAL RECORD BOOK	
PG. = PAGE	
F.F.E. = FINISH FLOOR ELEVATION	
R/W = RIGHT OF WAY	
	W = WOODEN LIGHT POLE
	B = BOLLARD
	W = WATER METER

**ACCESS EASEMENTS**

ACCESS EASEMENT NO. 1 AS SHOWN IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE, DEDICATED IN PERPETUITY TO AND SHALL BE THE MAINTENANCE OBLIGATION OF THE OWNERS OF LOTS 1 AND 2 INTENDED FOR INGRESS AND EGRESS IT IS DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 1 AND 2, ITS LICENSEES AND INVITEES, AND SHALL INCLUDE ROADWAYS, DRIVEWAYS, AND AISLES. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE SAID EASEMENT IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH AREA.

ACCESS EASEMENT NO. 2 AS SHOWN ON THIS PLAT IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE, DEDICATED IN PERPETUITY TO AND SHALL BE THE MAINTENANCE OBLIGATION OF THE OWNERS OF LOTS 1 AND 2 INTENDED FOR LIMITED/MARGINAL ACCESS (INGRESS ONLY) IT IS DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 1 AND 2, ITS LICENSEES AND INVITEES, AND SHALL INCLUDE ROADWAYS, DRIVEWAYS, AND AISLES. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE SAID EASEMENT IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH AREA.

**UTILITY EASEMENTS**

UTILITY EASEMENT NO. 1 AS SHOWN IS DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA AND SHALL BE THE MAINTENANCE OBLIGATION OF THE OWNERS OF LOTS 1 AND 2. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE SAID EASEMENT IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH AREA.

UTILITY EASEMENT NO. 2 AS SHOWN IS A PRIVATE NONEXCLUSIVE EASEMENT FOR THE OWNER OF LOT 2 FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC POWER LINES AND A FORCE MAIN AND SHALL BE THE MAINTENANCE OBLIGATION OF THE OWNERS OF LOTS 1 AND 2. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE SAID EASEMENT IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH AREA.

**DRAINAGE EASEMENTS**

THE DRAINAGE EASEMENTS AS SHOWN ARE THOSE CREATED PURSUANT TO THE DECEMBER 7, 1984 EASEMENT AGREEMENT BETWEEN KEITH MILLIGAN, ET AL. AND D.S.C. OF NEWARK ENTERPRISES, INC., ET AL. WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 689, PAGE 2437 AND MODIFICATION OF EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 706, PAGE 480 ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE EASEMENT OF NOVEMBER 5, 1992 BETWEEN KEITH MILLIGAN, ET AL. AND MACHO PRODUCTS, INC., WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 953, PAGE 1846 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 955, PAGE 1139 ALL OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

**STORMWATER MANAGEMENT TRACT "C"**

STORM WATER MANAGEMENT TRACT "C" AS SHOWN IS DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF LOT 2 FOR CONSTRUCTION AND MAINTENANCE OF SUCH FACILITY. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO THE TRACT AND ALSO GRANTED THE RIGHT, BUT NOT THE OBLIGATION, TO PERFORM EMERGENCY MAINTENANCE ON THE TRACT. THE INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT HAS THE RIGHT OF ENTRY UPON THIS TRACT FOR THE LIMITED INSPECTION, PREVENTION, OR TREATMENT OF MOSQUITO CONTROL INFESTATIONS, AS ALLOWED BY LAW.

**SURVEYOR'S NOTES**

- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT NO. 8618109, DATED 7/20/2020, PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.
- UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
- JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- BEARINGS BASED UPON THE PLAT BEARING FOR THE WEST RIGHT-OF-WAY LINE OF 102ND TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 12, PAGE 59.
- LOT DIMENSIONS ARE AS PLATTED UNLESS OTHERWISE NOTED.
- THIS SITE LIES WITHIN FLOOD ZONE "X" AND "A" ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 12061C0060F, DATED DECEMBER 4, 2012.

**LEGAL DESCRIPTION:**

LOT 1, MACHO PRODUCTS PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 68, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN MACHO PRODUCTS, A FLORIDA CORPORATION AND MACHO DISTRIBUTION CENTER, A FLORIDA GENERAL PARTNERSHIP, NOW KNOWN AS MACHO DISTRIBUTION CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RECORDED IN OFFICIAL RECORDS BOOK 1253, PAGE 183 AND AMENDED IN OFFICIAL RECORDS BOOK 1880, PAGE 1538 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN MACHO PRODUCTS, A FLORIDA CORPORATION AND MACHO DISTRIBUTION CENTER, A FLORIDA GENERAL PARTNERSHIP, NOW KNOWN AS MACHO DISTRIBUTION CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MDI PRODUCTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RECORDED IN OFFICIAL RECORDS BOOK 1880, PAGE 1538, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN MACHO PRODUCTS, INC., A FLORIDA CORPORATION AND MACHO DISTRIBUTION CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MDI PRODUCTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RECORDED IN OFFICIAL RECORDS BOOK 2251, PAGE 2275, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY  
GRAPHIC SCALE  
0' 20' 40'  
1" = 40'

# INDIAN RIVER SURVEY, INC.

## PROFESSIONAL SURVEYING AND MAPPING

CERTIFICATE OF AUTHORIZATION No. LB 7545  
1835 20TH STREET, VERO BEACH, FLORIDA 32960  
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE

Certified to:  
Expert Promotions Holdings, L.L.C.  
iThink Financial Credit Union  
Commonwealth Land Title Insurance Company  
J. Atwood Taylor, III, Chartered, P.L.

FIELD BOOK 75	DRAWN RJS	SHEET  <b>1</b>	<b>1</b>	OF
PAGE(S) 74	SCALE 1"=40'			
FIELD DATE 8/14/2020	JOB # IRS-20-434			

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVE CARTECHINE, 454895  
FLORIDA REGISTERED LAND SURVEYOR

8/29/2020  
DATE