

FLORIDA RAILROAD RIGHT-OF-WAY  
ESTIMATED LOCATION AND WIDTH

412.00'

N90°00'00"E

170.00'

S00°00'00"E

212.00'

N90°00'00"E

500°00'00"E

640.00'

S00°00'00"E

507.50'

116'

10'

0.5'

N79°22'52"E  
203.48'

State Road US #1  
Estimated Right-of-Way Location and Width

TOTAL SITE = 23.98 ACRES  
TOTAL PAVEMENT = 10.76 ACRES (19,782)  
RETERMINI

COMMERCIAL BUILDING  
4,500 SF  
31 PARKING SPACES

84.0'

12 GARAGE UNITS  
144'

12 GARAGE UNITS  
144'

3 STORY CONDOMINIUM BUILDING  
20,858 SF + 3 = 61,974 SF TOTAL  
82 PARKING SPACES (24 GARAGE SPACES)

83'

POOL

Malabar Road  
Estimated Right-of-Way Location and Width

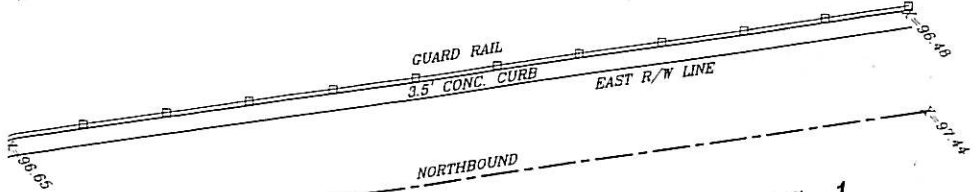
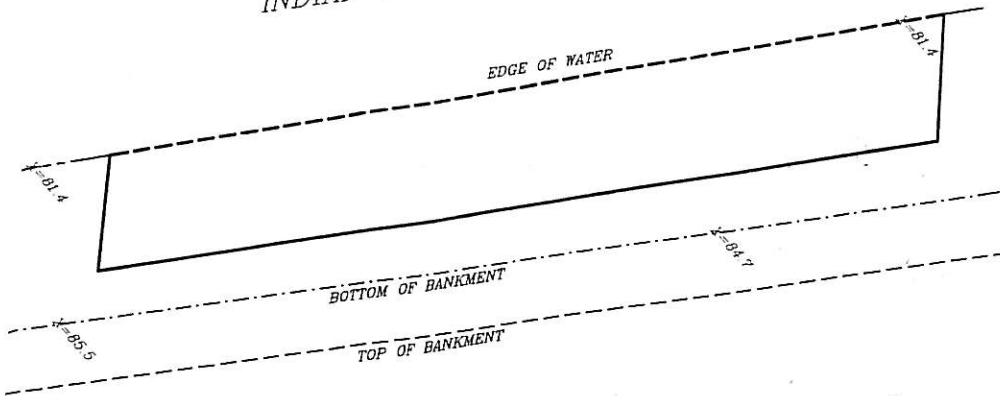
CONCEPTUAL SITE PLAN  
SCALE 1" = 40'



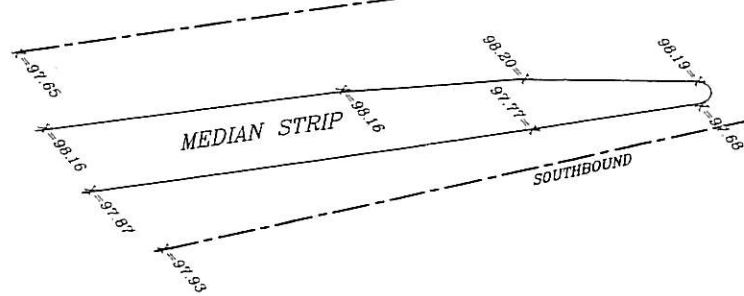
GRAPHIC SCALE

INDIAN RIVER

EDGE OF WATER



U.S. 1  
216' R/W



MALABAR ROAD

50' R/W

REMAINDER OF LOT 10, BLOCK D

REMAINDER OF LOT 11, BLOCK D

S 31°17'01" E  
188.61

WEST R/W LINE  
(96.89)

LOT 10  
BLOCK D  
VACANT

LOT 11  
BLOCK D  
VACANT

188.43  
N 19°50'15" W  
LOT 9, BLOCK D

(B.B.)  
S 70°04'00" W POWER  
84.45  
4-SIGM

REC. 5/8" I.R.

N 20°42'00" E  
27.08

(91.71)

(91.43)

(94.20)

(45.22)

X=101.00

X=97.53

X=97.53

X=98.48

X=97.44

X=98.19

X=98.20

X=97.77

X=98.16

X=97.65

X=98.16

X=97.87

X=97.93

EDGE OF PAVEMENT

X=100.67

X=97.28

X=97.38

POWER POLE

POWER POLE

POWER POLE

POWER POLE

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