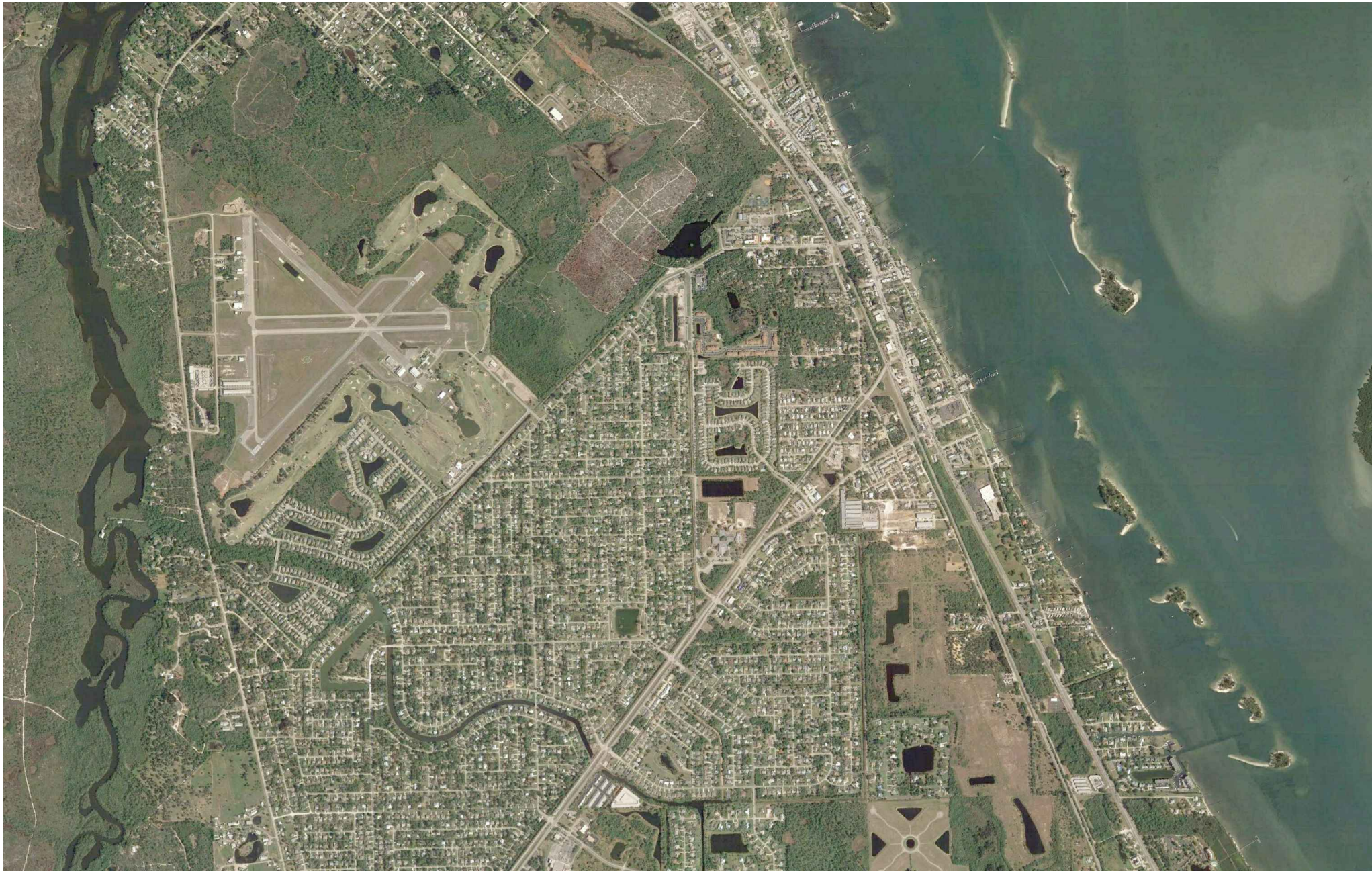


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SEBASTIAN, FLORIDA

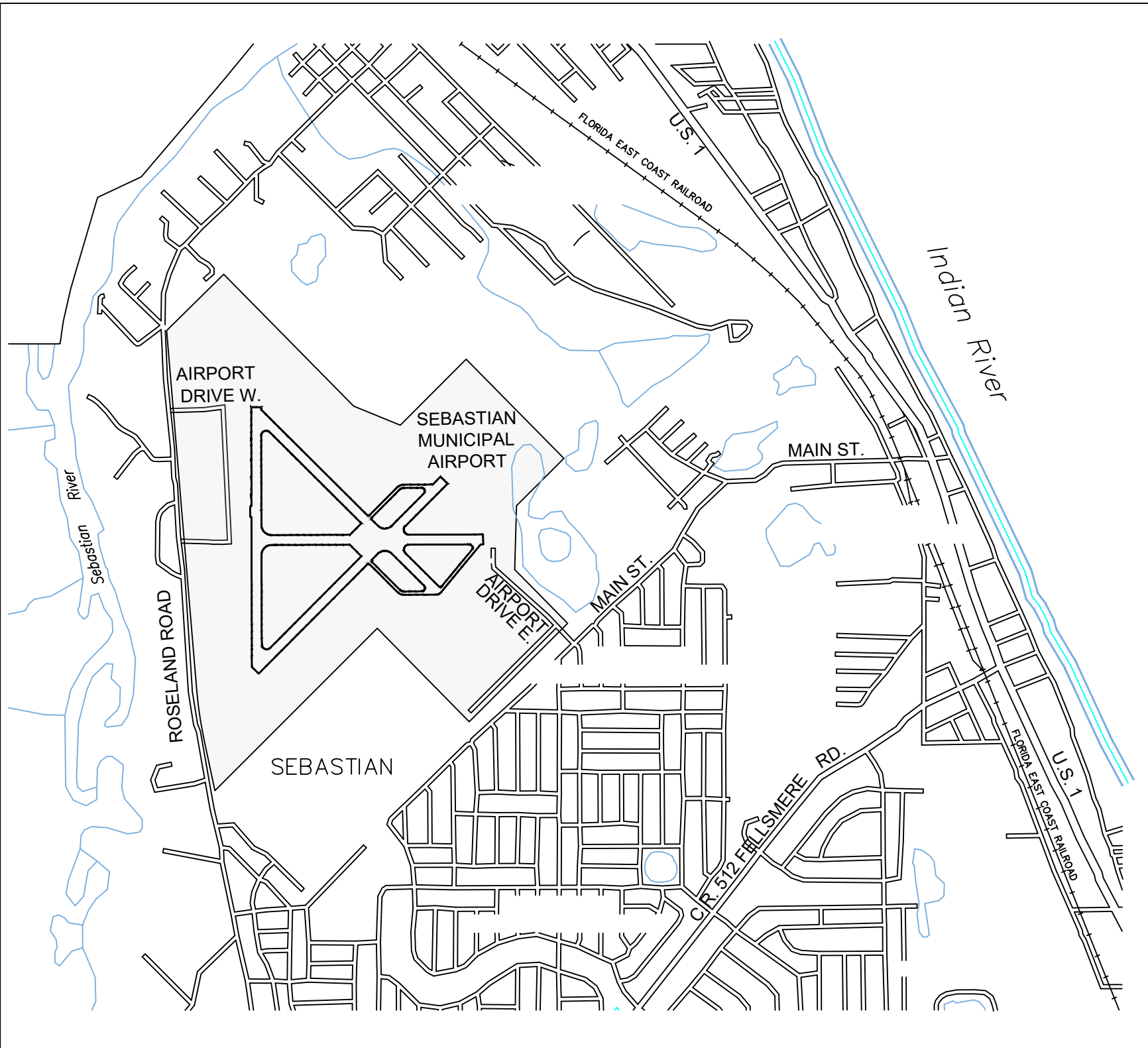
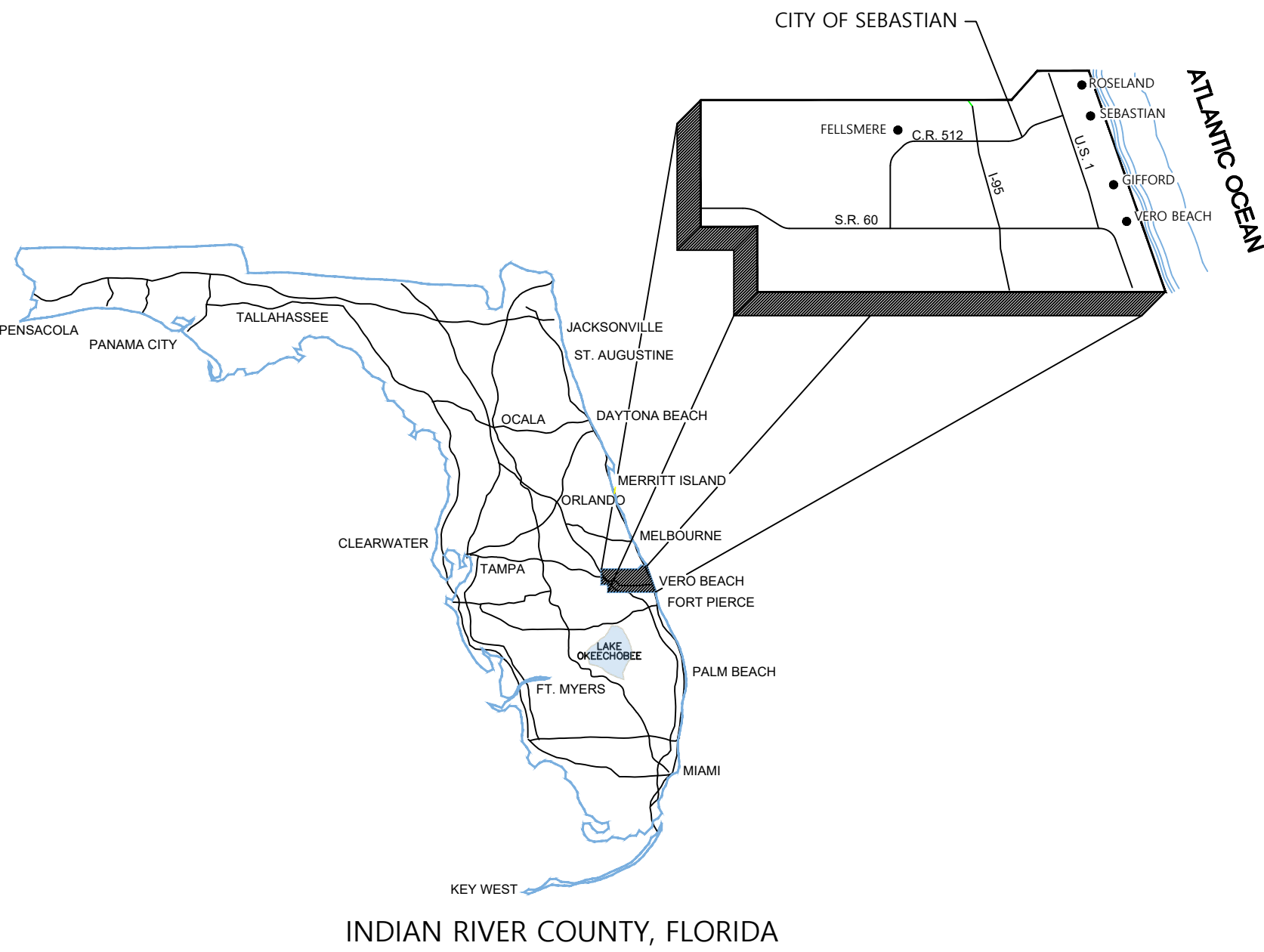
Airport Layout Plan - October 2018



VICINITY MAP (NOT TO SCALE) 0

SHEET INDEX		REVISION
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8	TERMINAL AREA DRAWING	
9	LAND USE DRAWING	
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FAA APPROVAL LETTER



LOCATION MAP (NOT TO SCALE) 0

FAA APPROVAL STAMP

FDOT APPROVAL STAMP

CITY OF SEBASTIAN
RECOMMENDED
FOR APPROVAL _____ NAME _____ TITLE _____ DATE _____

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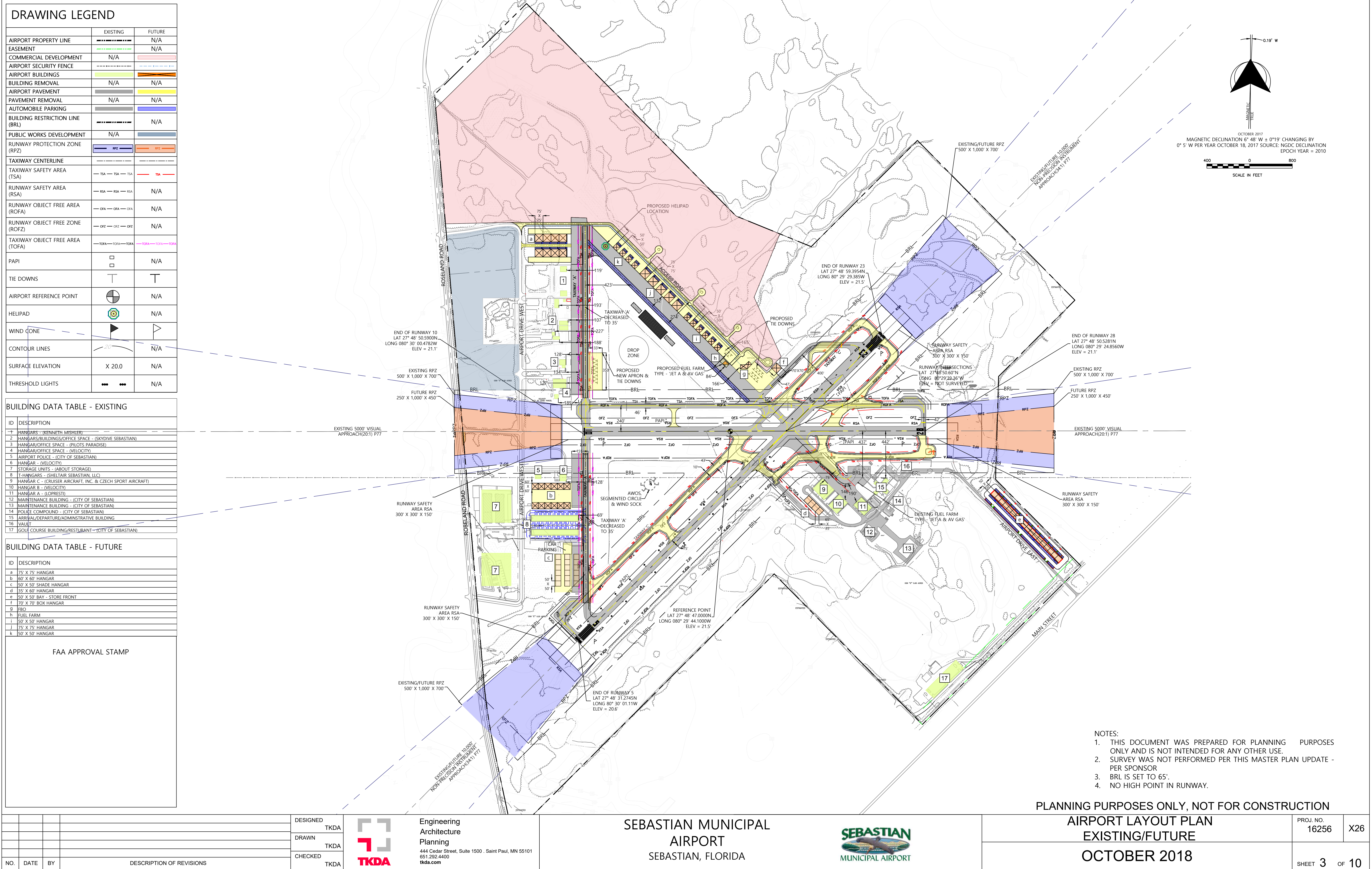
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AIRPORT
SEBASTIAN, FLORIDA



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COVER SHEET		OCTOBER 2018	
SHEET 1		OF 10	

RUNWAY DATA									
	RUNWAY 5/23				RUNWAY 10/28				
	EXISTING		FUTURE		EXISTING		FUTURE		
	5	23	5	23	10	28	10	28	
RUNWAY IDENTIFICATION									
FDOT CATEGORY	Utility		SAME		Utility		Utility		
CRITICAL DESIGN AIRCRAFT	King Air 200		King Air 350I		DH6-300/B200		King Air B-200		
RUNWAY DESIGN CODE (RDC)	B-II		B-II		B-II		B-II Small		
RUNWAY REFERENCE CODE (RRC)	B-II-5000		B-II-5000		B-II-Visual		B-II-Visual		
RUNWAY PAVEMENT TYPE	Asphalt		SAME		Asphalt		SAME		
RUNWAY PAVEMENT STRENGTH (IN 1,000 LBS)	22 SW		SAME		Unpublished (~12.5 SW)		SAME		
RUNWAY PAVEMENT STRENGTH (PCN)	4/F/B/Y/U		Est. 6/F/B/Y/U		4/F/C/X/U		Est. 6/F/C/X/U		
RUNWAY SURFACE TREATMENT	NONE				NONE		SAME		
RUNWAY EFFECTIVE GRADIENT	0.07% UP	0.07% DOWN	SAME	SAME	Unpublished (~0.0%)	Unpublished (~0.0%)	Unpublished (~0.0%)	Unpublished (~0.0%)	
RUNWAY WIND COVERAGE (13 Knot)	94.74%		SAME		96.88%		SAME		
RUNWAY DIMENSIONS (LENGTH x WIDTH)	4023' x 75'		SAME		3199' x 75'		SAME		
DISPLACED THRESHOLD COORDINATES:									
LATITUDE	NONE	NONE	SAME	SAME	NONE	NONE	SAME	SAME	
LONGITUDE	NONE	NONE	SAME	SAME	NONE	NONE	SAME	SAME	
DISPLACED THRESHOLD ELEVATION	NA	NA	SAME	SAME	NA	NA	SAME	SAME	
RUNWAY END COORDINATES:									
LATITUDE	27° 48' 31.2745 N	27° 48' 59.3954 N	SAME	SAME	27° 48' 50.5900N	27° 48' 50.5281N	SAME	SAME	
LONGITUDE	80° 30' 01.11' W	80° 29' 29.385 W	SAME	SAME	080° 30' 00.4782W	080° 29' 24.8560W	SAME	SAME	
SLOPE	2° 17' 26" (25:1)	2° 51' 44" (20:1)	SAME	SAME	2° 17' 26" (25:1)	2° 51' 44" (20:1)	SAME	SAME	
RUNWAY END ELEVATION (AMSL)	18.4'	21.5'	SAME	SAME	18.3'	20.8'	SAME	SAME	
TOUCHDOWN ZONE ELEVATION (TDZE) (AMSL)	20.6'	21.5'	SAME	SAME	21.1'	21.1'	SAME	SAME	
RUNWAY HIGH/LOW POINTS ELEVATION: (AMSL)									
HIGH	Unavailable/Unpublished		Unknown (Recommend Survey)		Unavailable/Unpublished		Unknown (Recommend Survey)		
LOW	Unavailable/Unpublished		Unknown (Recommend Survey)		Unavailable/Unpublished		Unknown (Recommend Survey)		
RUNWAY TRUE BEARING	225.15° OR 45.15°		SAME		89.88° OR 269.88°		SAME		
RUNWAY TRUE ALIGNMENT	45°	225°	SAME	SAME	90°	270°	SAME	SAME	
RUNWAY LIGHTING TYPE	URL		SAME		NONE		SAME		
RUNWAY MARKING TYPE	NON-PRECISION INSTRUMENT (NPI)		SAME		BASIC		SAME		
VISUAL SLOPE INDICATOR	2-LIGHT PAPI ON LE12-LIGHT PAPI ON R		SAME		2-LIGHT PAPI ON LE12-LIGHT PAPI ON LE12		SAME		
APPROACH TYPE	NPI	NPI	SAME	SAME	VISUAL		SAME		
PART 77 APPROACH CATEGORY	NPI(B)	NPI(B)	SAME	SAME	B(V)		A(V)		
PART 77 APPROACH SLOPE	34:1	34:1	SAME	SAME	20:1		SAME		
VISIBILITY MINIMUMS (Statute Miles)	1-Mile	1-Mile	SAME	SAME	>1mile		SAME		
TYPE OF AERONAUTICAL SURVEY REQUIRED	Vertically Guided		SAME		Non-Vertically Guided		Non-Vertically Guided		
RUNWAY DEPARTURE SURFACE	Yes		SAME		No		SAME		
THRESHOLD SITING SURFACE (Table 3-2, AC 150/5300-13A)	Rows 3 & 4		Rows 3, 4 & 8		Row 2		SAME		
VISUAL & INSTRUMENTAL NAVAIDS	RNAV (LP/LNAV), PAPI-2		RNAV (LP/LNAV), PAPI-2 & REILs		PAPI-2		SAME		
VERTICAL/HORIZONTAL DATUM	NAD 88/83		SAME		NAD 88/83		SAME		
RUNWAY SAFETY AREA (RSA)									
WIDTH	150'	150'	150'	150'	150'	150'	150'	150'	
LENGTH BEYOND DEPARTURE END	300'	300'	300'	300'	300'	300'	300'	300'	
LENGTH PRIOR TO THRESHOLD	300'	300'	300'	300'	300'	300'	300'	300'	
RUNWAY OBJECT FREE AREA (ROFA)									
WIDTH	500'	500'	500'	500'	500'	500'	500'	500'	
LENGTH BEYOND RUNWAY END	300'	300'	300'	300'	300'	300'	300'	300'	
LENGTH PRIOR TO THRESHOLD	300'	300'	300'	300'	300'	300'	300'	300'	
RUNWAY OBSTACLE FREE ZONE (ROFZ)									
LENGTH BEYOND RUNWAY END	200'	200'	200'	200'	200'	200'	200'	200'	
WIDTH	400'	400'	400'	400'	400'	400'	250'	250'	
PRECISION OBSTACLE FREE ZONE (POFZ)									
LENGTH	NA	NA	NA	NA	NA	NA	NA	NA	
WIDTH	NA	NA	NA	NA	NA	NA	NA	NA	
APPROACH RUNWAY PROTECTION ZONE (ARPZ)									
APPROACH VISIBILITY MINIMA	1-Mile	1-Mile	1-Mile	1-Mile	>1 mile (VIS)	>1 mile (VIS)	>1 mile (VIS)	>1 mile (VIS)	
LENGTH (FT.)	1000'	1000'	1000'	1000'	1000'	1000'	1000'	1000'	
INNER WIDTH (FT.)	500'	500'	500'	500'	500'	500'	250'	250'	
OUTER WIDTH (FT.)	700'	700'	700'	700'	700'	700'	450'	450'	
ACREAGE	13.77	13.77	13.77	13.77	13.77	13.77	8.035	8.035	
DEPARTURE RUNWAY PROTECTION ZONE (DRPZ)									
LENGTH (FT.)	1000'	1000'	1000'	1000'	1000'	1000'	1000'	1000'	
INNER WIDTH (FT.)	500'	500'	500'	500'	500'	500'	250'	250'	
OUTER WIDTH (FT.)	700'	700'	700'	700'	700'	700'	450'	450'	
ACREAGE	13.77	13.77	13.77	13.77	13.77	13.77	8.035	8.035	
RUNWAY SEPERATION									
CENTERLINE TO									
PARALLEL RUNWAY CENTERLINE	NA		700' (VFR ONLY)		NA		700' (VFR ONLY)		
HOLDING POSITION	200'		200'		200'		125'		
PARALLEL TAXIWAY/TAXILANE CENTERLINE	240'		240'		240'		240'		
AIRCRAFT PARKING AREA	250'		250'		250'		250'		
HELICOPTER TOUCHDOWN PA	NA		700'		NA		700'		
SOURCES: Airport Historical Data, FAA and FDOT Airport Databases, FAA AC 150/5300-13A, 2010 ALP LPA Group, and TKDA 2017									



NO.	DATE	BY	DESCRIPTION OF REVISIONS		

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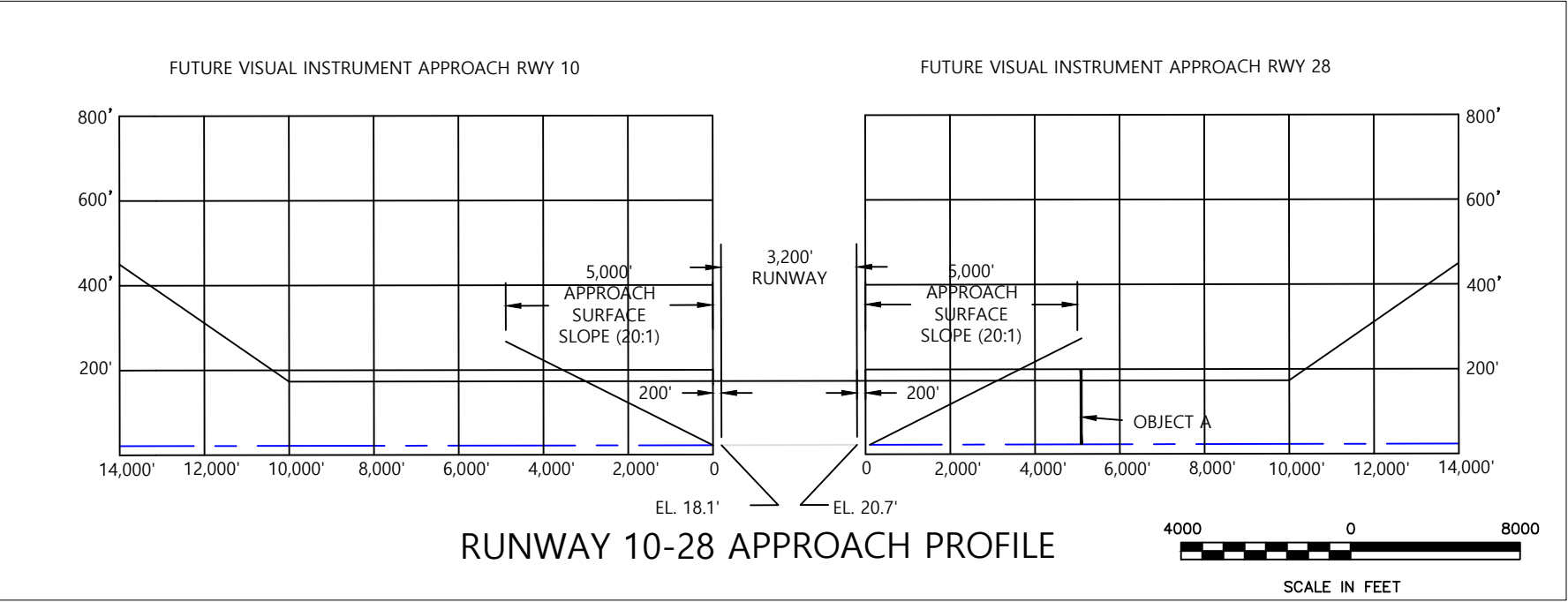
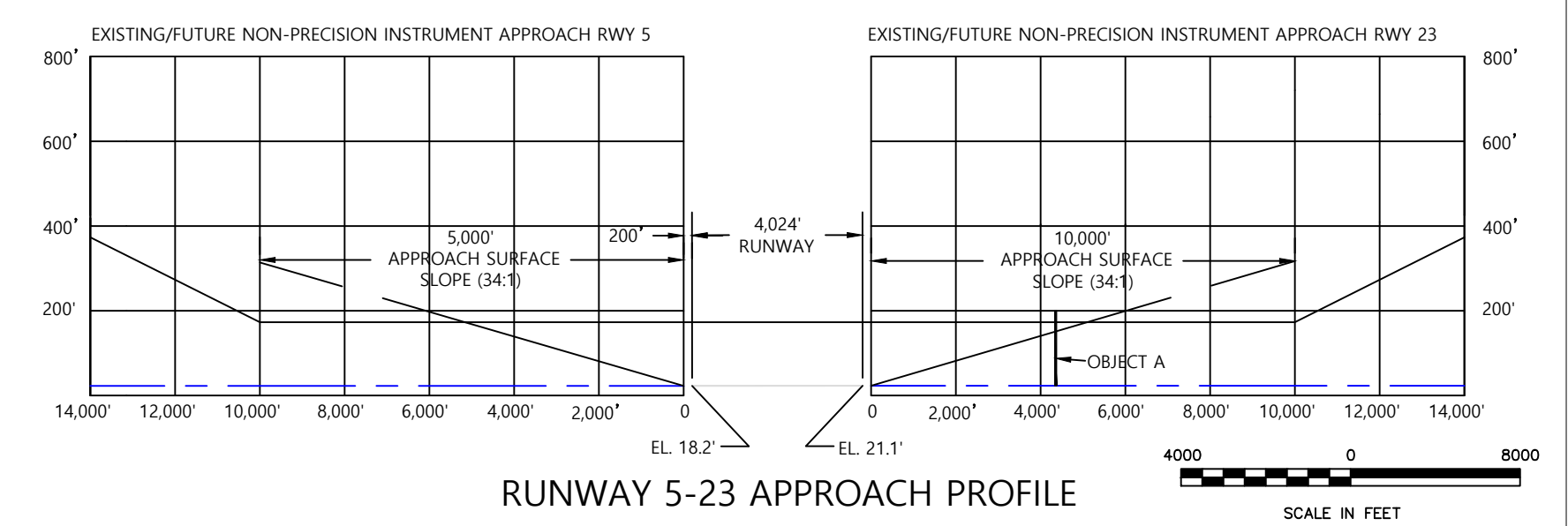
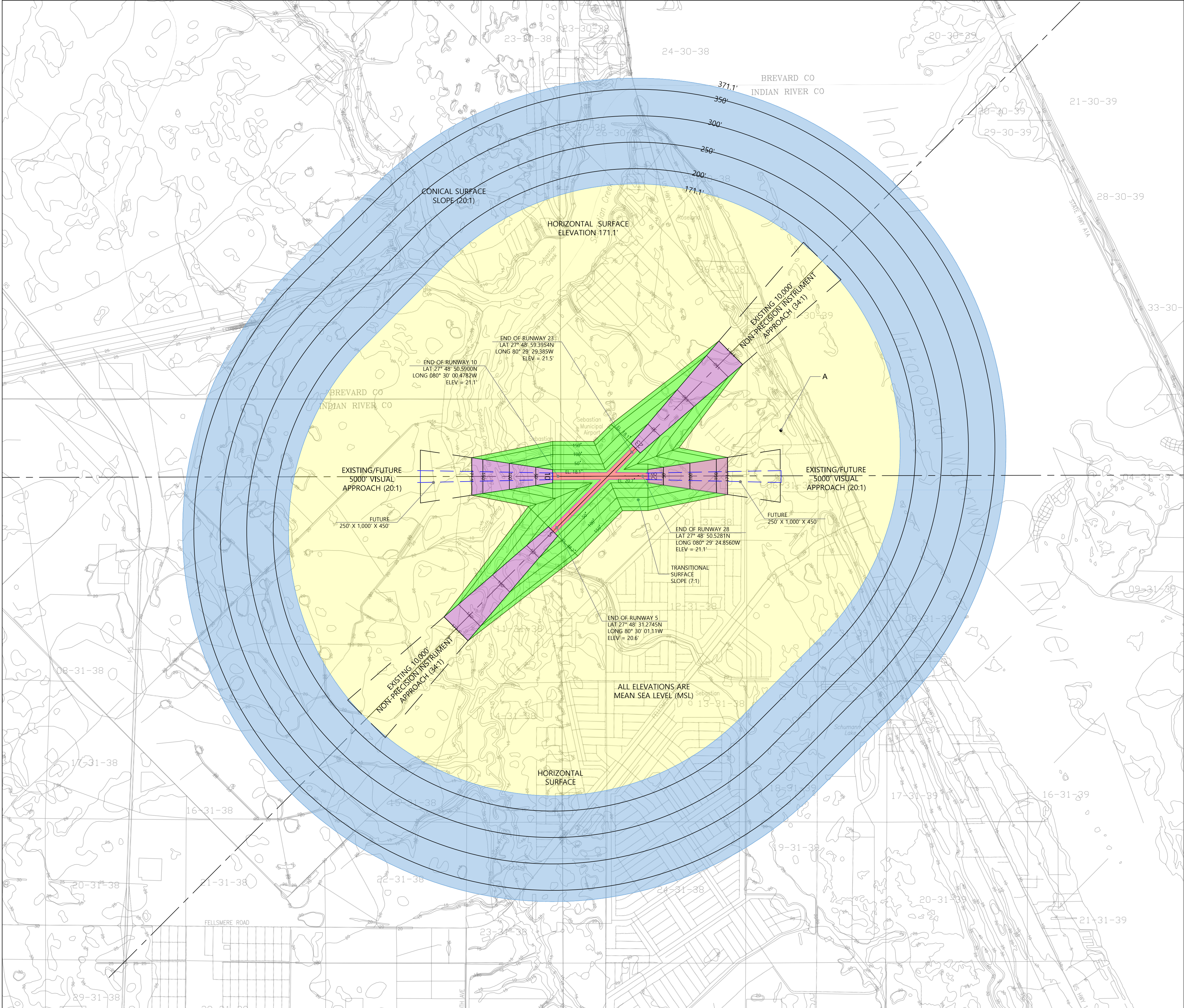
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AIRPORT LAYOUT PLAN
EXISTING/FUTURE
OCTOBER 2018

PROJ. NO. 16256	X26
SHEET 3 OF 10	

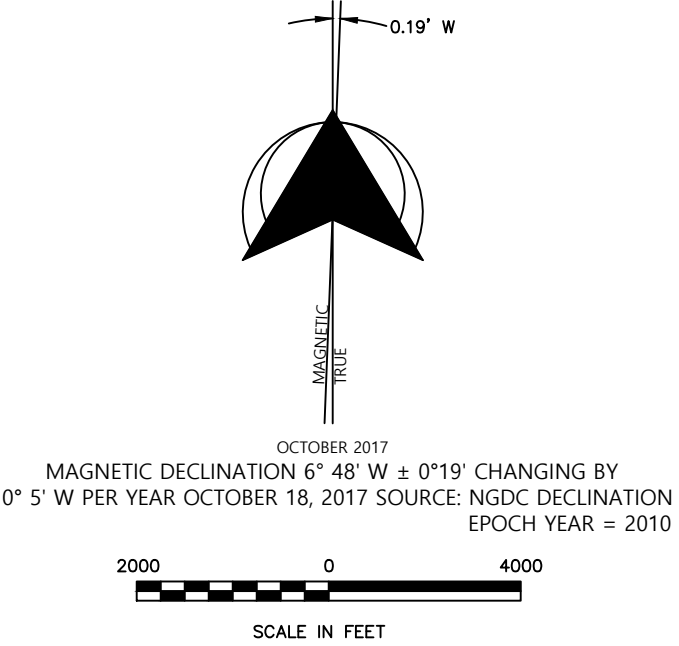


OBSTRUCTION DATA

OBJECT	DESCRIPTION	ELEVATION TOP	EFFECTED PART 77 SURFACE	HEIGHT ABOVE CONTROLLING SURFACE	PROPOSED MITIGATION
A	LIGHTED TOWER	198'	HORIZONTAL	26.9'	NONE

NOTE:
SURVEY WAS NOT PERFORMED PER THIS MASTER PLAN UPDATE - PER MANAGEMENT.

DRAWING LEGEND	
	APPROACH SURFACE
	CONICAL SURFACE
	HORIZONTAL SURFACE
	PRIMARY SURFACE
	TRANSITIONAL SURFACE
	PROPOSED RWY 10-28 - DECREASED RPZ 250' X 1,000' X 450'



NO.	DATE	BY	DESCRIPTION OF REVISIONS

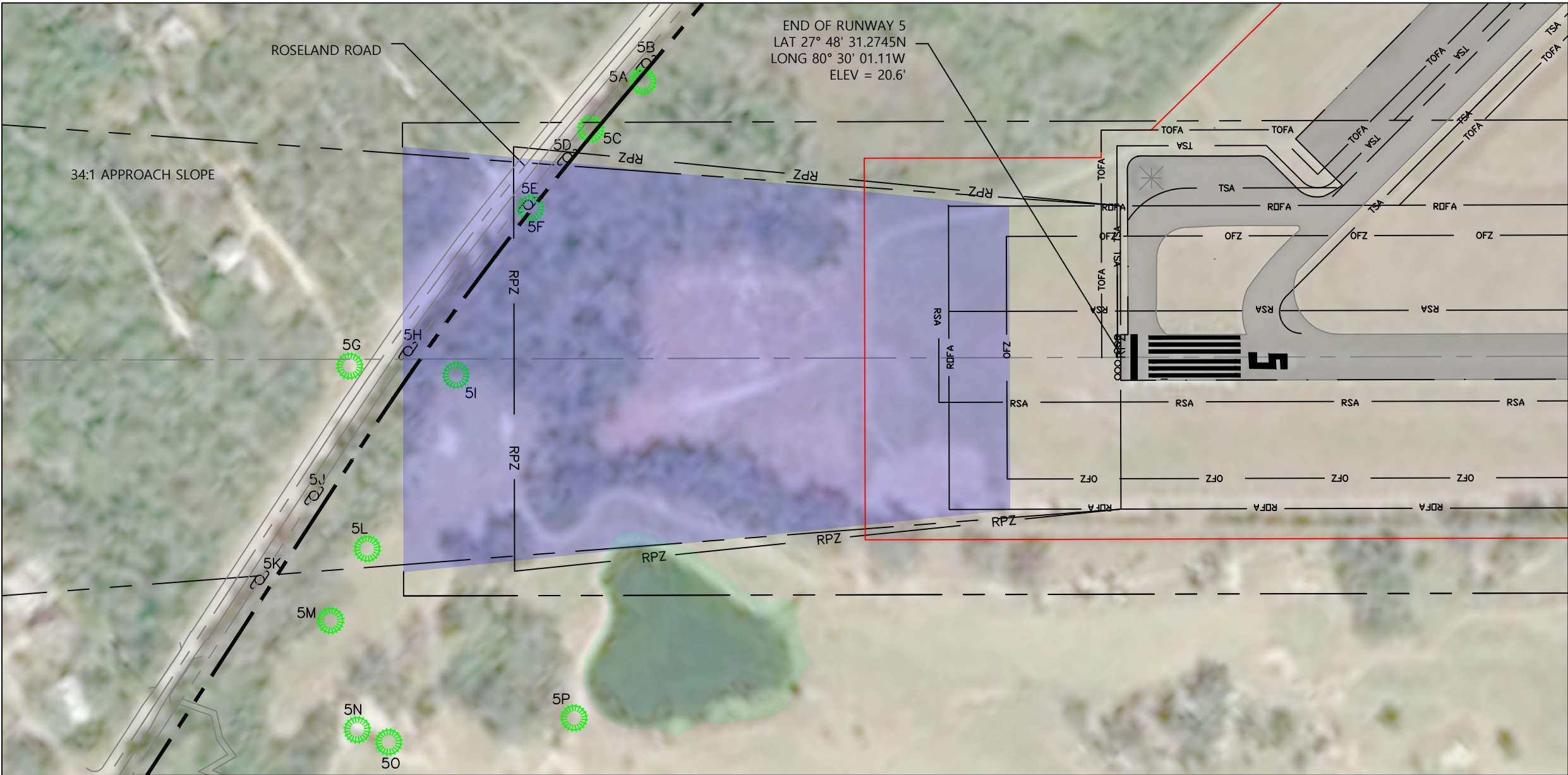
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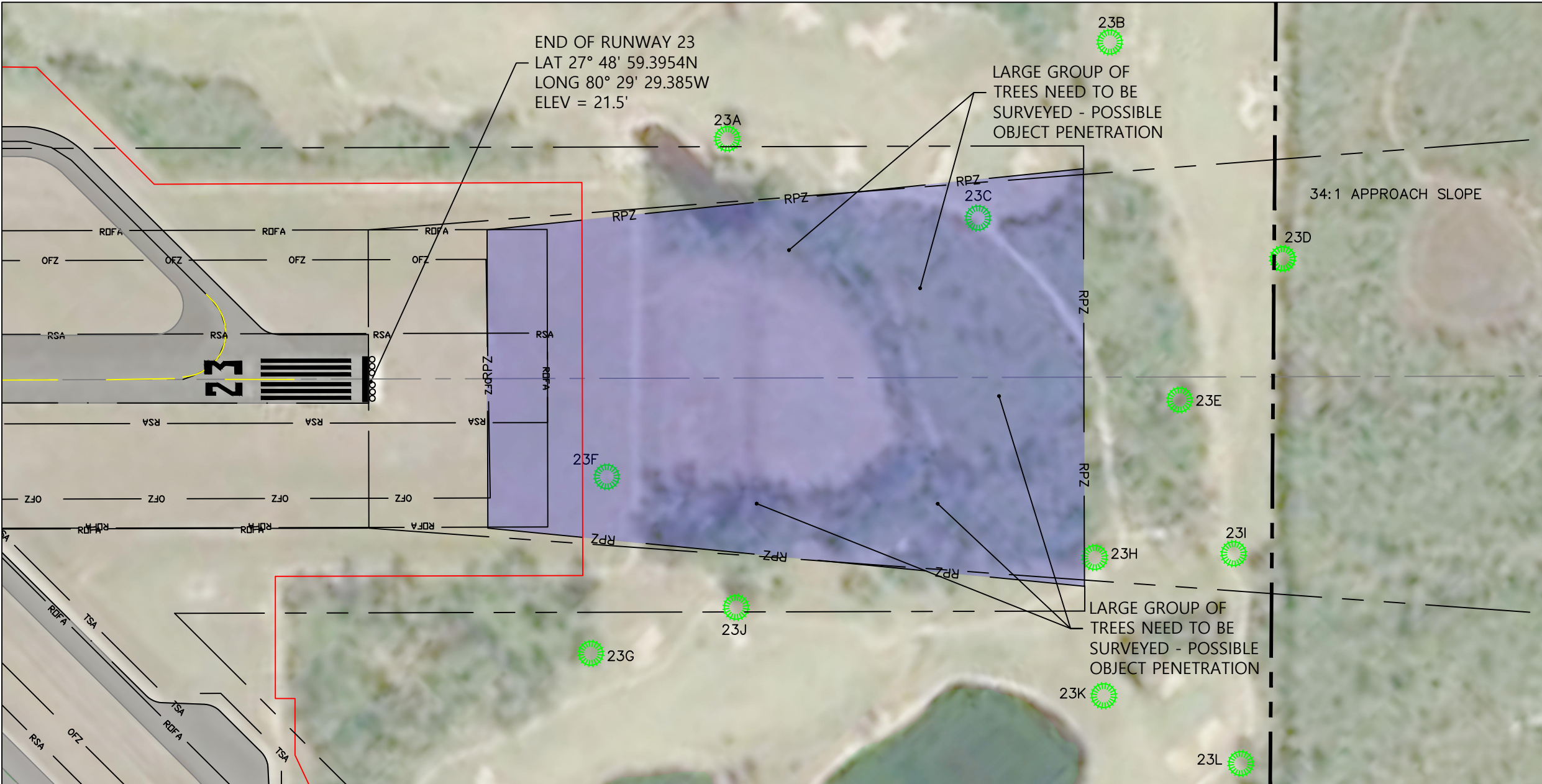


RUNWAY 5 END

RUNWAY 5 END OBSTRUCTION TABLE				
OBJECT	DESCRIPTION	ELEVATION (TOP)	HEIGHT ABOVE 34:1 APPROACH SURFACE	PROPOSED MITIGATION
5A	PINE TREE	37'±	3'±	CUT
5B	UTILITY POLE	47'±	13'±	REMOVE
5C	PINE TREE	45'±	8'±	CUT
5D	UTILITY POLE	51'±	13'±	REMOVE
5E	UTILITY POLE	51'±	11'±	REMOVE
5F	PINE TREE	42'±	3'±	CUT
5G	PINE TREE	38'±	17'±	CUT
5H	UTILITY POLE	49'±	3'±	REMOVE
5I	PINE TREE	42'±	BELOW	NONE
5J	UTILITY POLE	48'±	BELOW	NONE
5K	UTILITY POLE	48'±	BELOW	NONE
5L	PINE TREE	59'±	11'±	CUT
5M	PINE TREE	49'±	BELOW	NONE
5N	PINE TREE	60'±	12'±	CUT
5O	PINE TREE	68'±	22'±	CUT
5P	PINE TREE	43'±	5'±	CUT

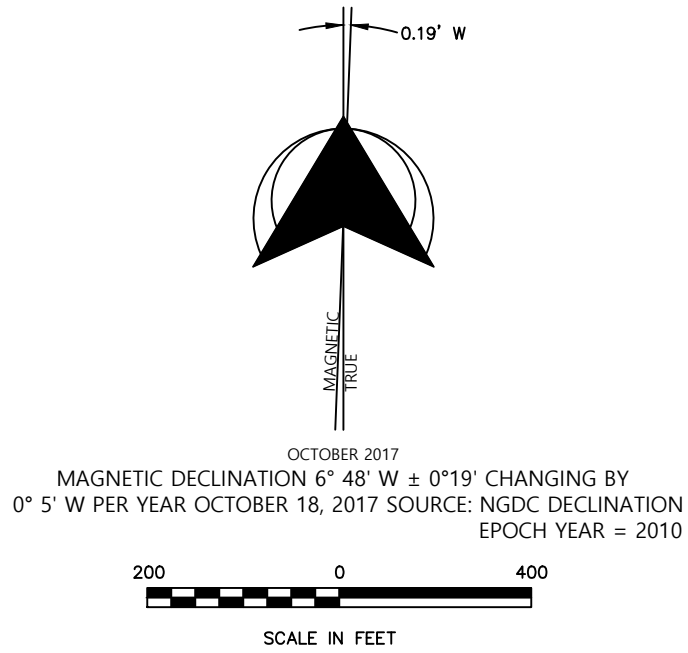
GENERAL NOTES:

1. A FIELD SURVEY WAS PERFORMED AS PART OF THIS MASTER PLAN.
2. THE LAST SURVEY PERFORMED WAS IN SEPTEMBER OF 2000.
3. OBSTACLE LOCATIONS AND THEIR RESPECTIVE ELEVATIONS WERE OBTAINED BY FIELD OBSERVATIONS.
4. ALL LOCATIONS AND ELEVATIONS ARE "PLUS OR MINUS" AND ARE REPRESENTATIVE OF AVERAGE SITUATIONS ONLY.
5. NUMEROUS SPECIES OF TREES EXIST WITHIN THE RPZ's AND APPROACH SURFACES.
6. THOSE TREES SHOWN HEREON REPRESENT THE AVERAGE OF A GROUP OF SPECIFIC TREES. NOT ALL TREES WERE LOCATED THAT MIGHT IMPACT THE RPZ's OR APPROACH SURFACES, RATHER JUST A FEW WERE VERIFIED DUE TO BUDGET.
7. ELEVATIONS WERE ESTABLISHED AT THE END OF THE ASPHALT SURFACE FOR EACH RUNWAY AND ARE ACCURATE TO 1/10TH OF A FOOT.
8. THESE ESTABLISHED ELEVATIONS WERE UTILIZED TO CALCULATE THE HEIGHT ABOVE THRESHOLD ELEVATION FOR EACH OBJECT IDENTIFIED.
9. A SURVEY WAS NOT PERFORMED PER THIS MASTER PLAN UPDATE - PER SPONSOR.
10. ELEVATIONS AS INDICATED IN THE TABLES ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND DISPLAYED IN U.S. FEET.
11. HEIGHT ABOVE THE SLOPE AS INDICATED IN THE TABLES ARE DISPLAYED IN FEET AS CALCULATED ABOVE THE THRESHOLD HEIGHT AND ARE ONLY APPROXIMATE.



RUNWAY 23 END

RUNWAY 23 END OBSTRUCTION TABLE				
OBJECT	DESCRIPTION	ELEVATION (TOP)	HEIGHT ABOVE 34:1 APPROACH SURFACE	PROPOSED MITIGATION
23A	PINE TREE	37' ±	16' ±	CUT
23B	PINE TREE	53' ±	23' ±	CUT
23C	PINE TREE	45' ±	BELOW	NONE
23D	PINE TREE	70' ±	12' ±	CUT
23E	PINE TREE	55' ±	2' ±	CUT
23F	PINE TREE	40' ±	15' ±	CUT
23G	PINE TREE	56' ±	32' ±	CUT
23H	PINE TREE	57' ±	8' ±	CUT
23I	PINE TREE	52' ±	6' ±	CUT
23J	PINE TREE	68' ±	36' ±	CUT
23K	PINE TREE	58' ±	9' ±	CUT
23L	PINE TREE	53' ±	BELOW	NONE



DRAWING LEGEND		
	EXISTING	FUTURE
AIRPORT PROPERTY LINE	---	N/A
PINE TREE	🌲	N/A
WOOD UTILITY POLE	⚡	N/A
FENCE LINE	---	N/A
RUNWAY CENTER LINE	---	N/A
BUILDING RESTRICTION LINE (BRL)	---	N/A
RUNWAY PROTECTION ZONE (RPZ)	RPZ	N/A
RUNWAY SAFETY AREA (RSA)	---	N/A
RUNWAY OBJECT FREE AREA (ROFA)	---	N/A
RUNWAY OBJECT FREE ZONE (ROFZ)	OFZ	N/A
TAXIWAY SAFETY AREA (TSA)	TSA	N/A
TAXIWAY OBJECT FREE AREA (TOFA)	TOFA	N/A
THRESHOLD LIGHTS	●●● ●●●	○○○ ○○○

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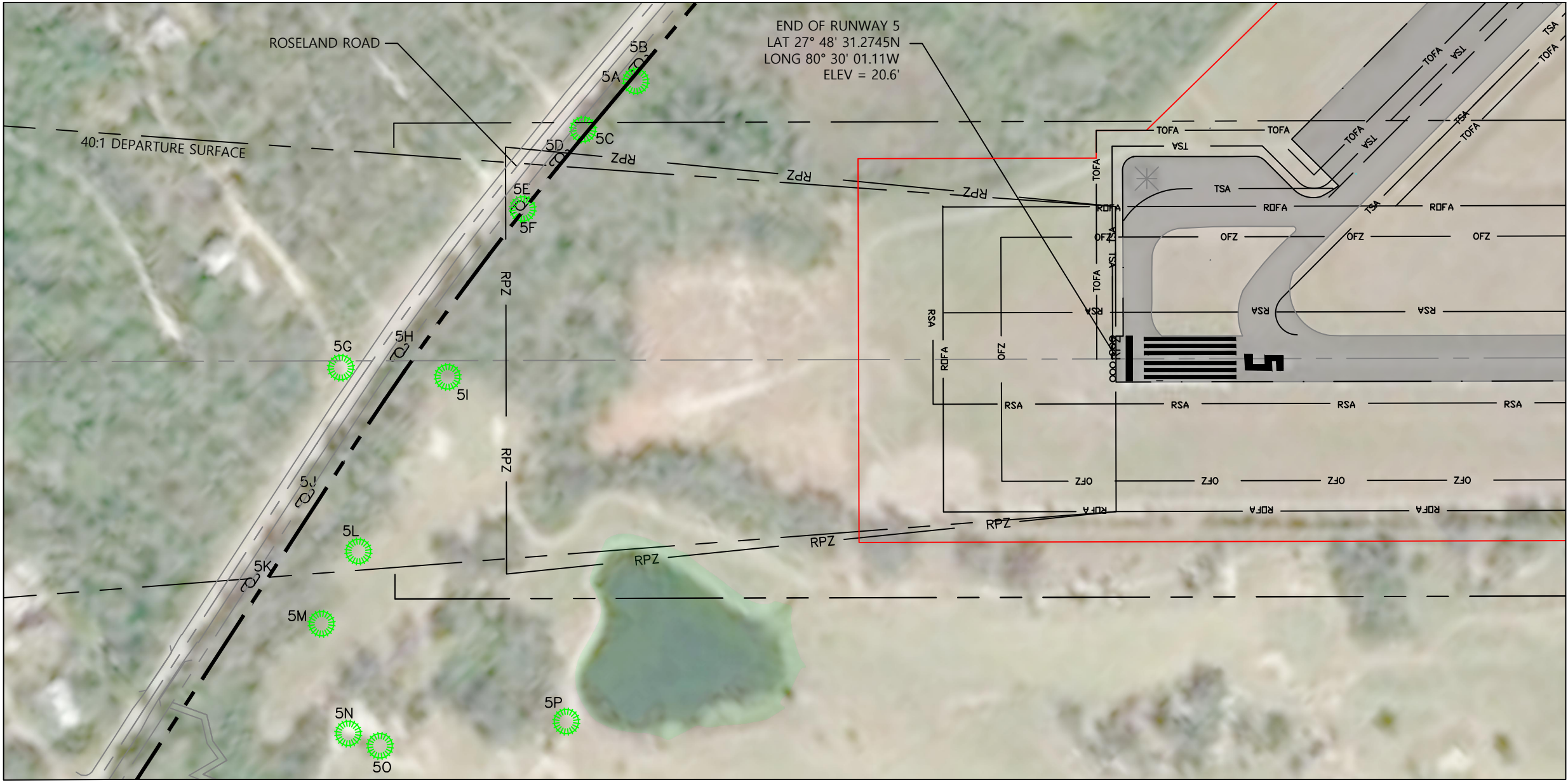
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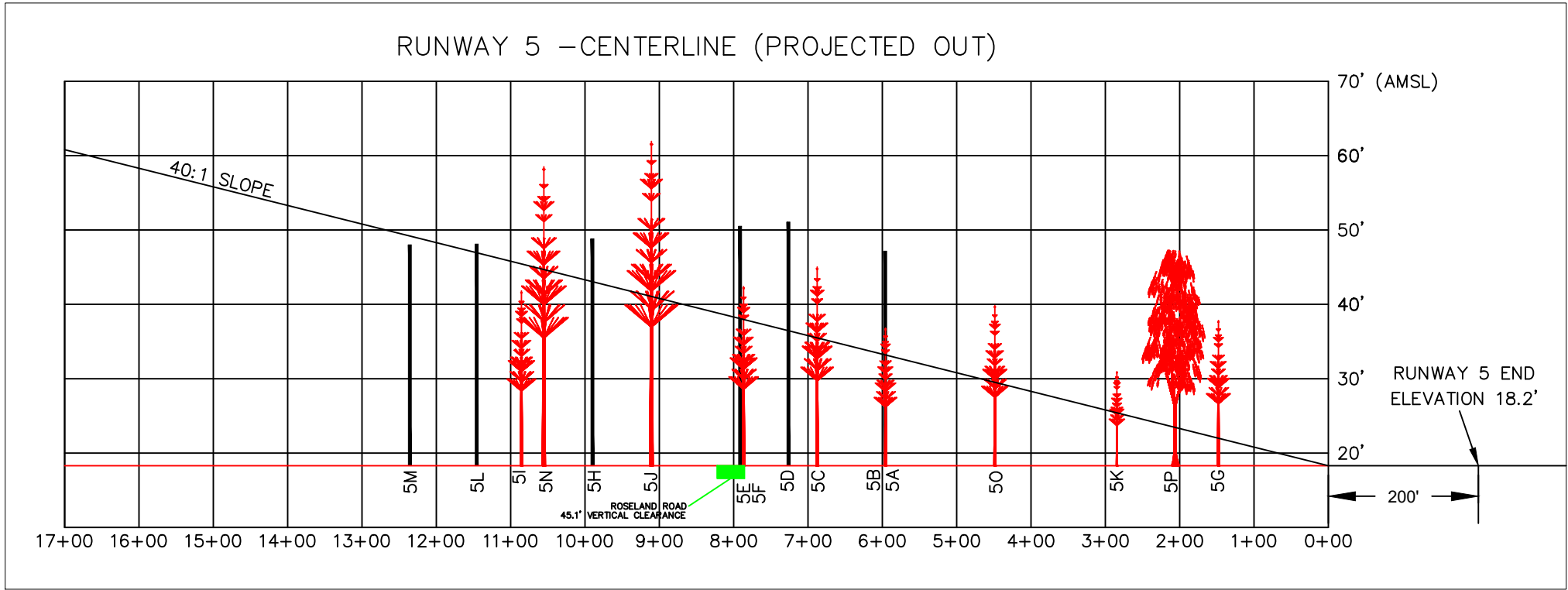
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INNER PORTION OF THE APPROACH SURFACE -
RUNWAY 5-23

OCTOBER 2018

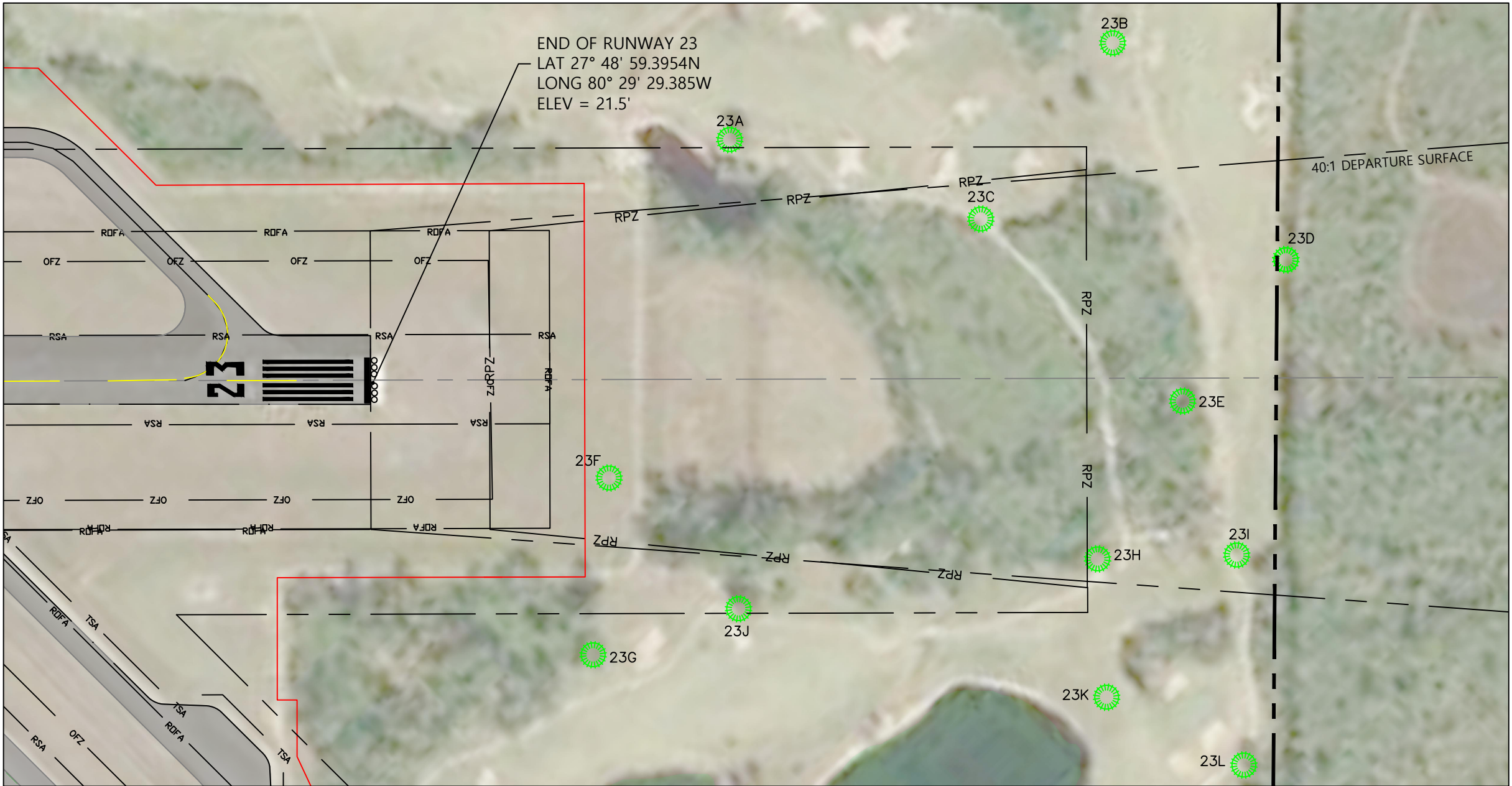
PROJ. NO.	16256	X26
SHEET	5	OF 10



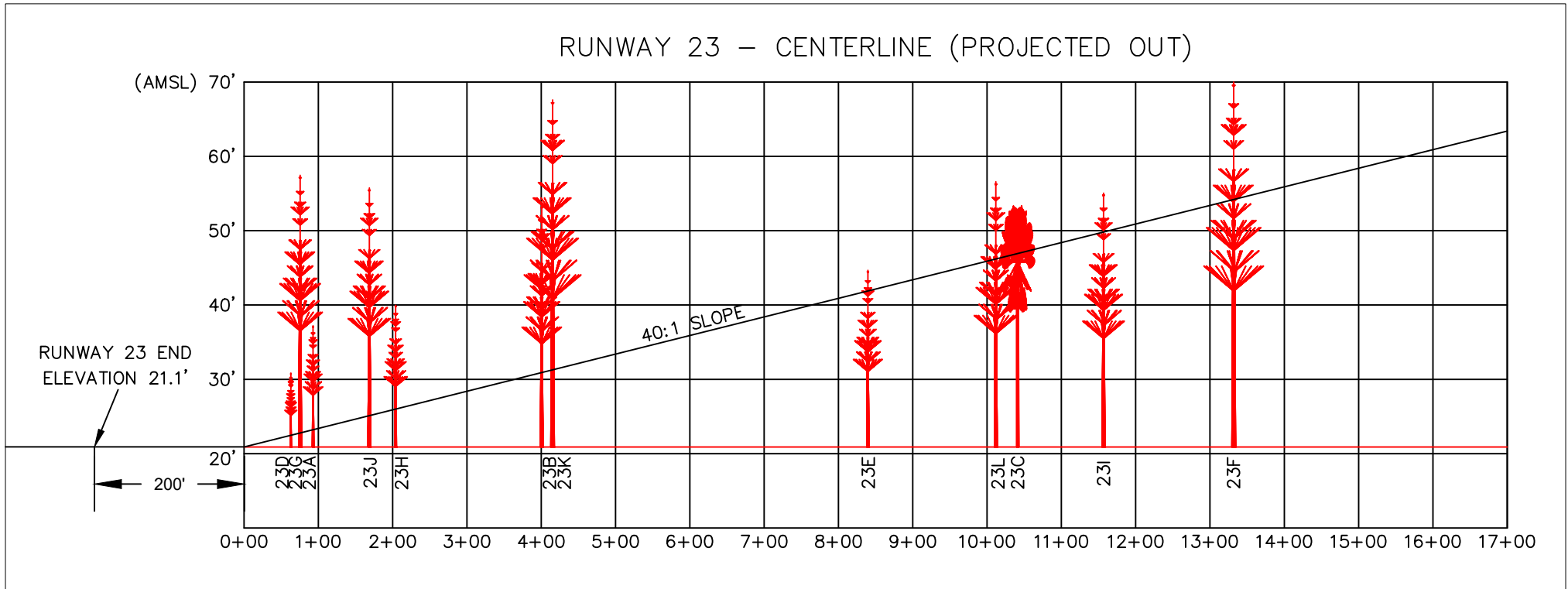
RUNWAY 5 END



RUNWAY 5 END OBSTRUCTION TABLE				
OBJECT	DESCRIPTION	ELEVATION (TOP)	40:1 DEPARTURE SURFACE	PROPOSED MITIGATION
5A	PINE TREE	37'±	3'±	CUT
5B	UTILITY POLE	47'±	13'±	REMOVE
5C	PINE TREE	45'±	8'±	CUT
5D	UTILITY POLE	51'±	13'±	REMOVE
5E	UTILITY POLE	51'±	11'±	REMOVE
5F	PINE TREE	42'±	3'±	CUT
5G	PINE TREE	38'±	17'±	CUT
5H	UTILITY POLE	49'±	3'±	REMOVE
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5J	UTILITY POLE	48'±	BELOW	NONE
5K	UTILITY POLE	48'±	BELOW	NONE
5L	PINE TREE	59'±	11'±	CUT
5M	PINE TREE	49'±	BELOW	NONE
5N	PINE TREE	60'±	12'±	CUT
5O	PINE TREE	68'±	22'±	CUT
5P	PINE TREE	43'±	5'±	CUT



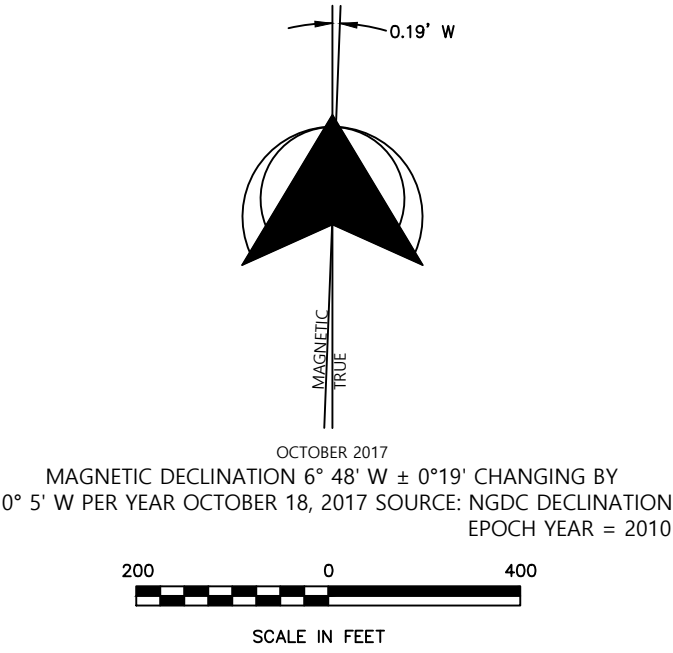
RUNWAY 23 END



RUNWAY 23 END OBSTRUCTION TABLE				
OBJECT	DESCRIPTION	ELEVATION (TOP)	40:1 DEPARTURE SURFACE	PROPOSED MITIGATION
23A	PINE TREE	37'±	16'±	CUT
23B	PINE TREE	53'±	23'±	CUT
23C	PINE TREE	45'±	BELOW	NONE
23D	PINE TREE	70'±	12'±	CUT
23E	PINE TREE	55'±	2'±	CUT
23F	PINE TREE	40'±	15'±	CUT
23G	PINE TREE	56'±	32'±	CUT
23H	PINE TREE	57'±	8'±	CUT
23I	PINE TREE	52'±	6'±	CUT
23J	PINE TREE	68'±	36'±	CUT
23K	PINE TREE	58'±	9'±	CUT
23L	PINE TREE	53'±	BELOW	NONE

GENERAL NOTES:

- A FIELD SURVEY WAS PERFORMED AS PART OF THIS MASTER PLAN.
- THE LAST SURVEY PERFORMED WAS IN SEPTEMBER OF 2000.
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- HEIGHT ABOVE THE SLOPE AS INDICATED IN THE TABLES ARE DISPLAYED IN FEET AS CALCULATED ABOVE THE THRESHOLD HEIGHT AND ARE ONLY APPROXIMATE.



DRAWING LEGEND		
	EXISTING	FUTURE
AIRPORT PROPERTY LINE	---	N/A
PINE TREE	●	N/A
WOOD UTILITY POLE	○	N/A
FENCE LINE	---	N/A
RUNWAY CENTER LINE	---	N/A
BUILDING RESTRICTION LINE (BRL)	---	N/A
RUNWAY PROTECTION ZONE (RPZ)	---	N/A
RUNWAY SAFETY AREA (RSA)	---	N/A
RUNWAY OBJECT FREE AREA (ROFA)	---	N/A
RUNWAY PROTECTION FREE ZONE (ROFZ)	---	N/A
TAXIWAY SAFETY AREA (TSA)	---	N/A
TAXIWAY OBJECT FREE AREA (TOFA)	---	N/A
THRESHOLD LIGHTS	● ● ●	● ● ●

NO.	DATE	BY	DESCRIPTION OF REVISIONS

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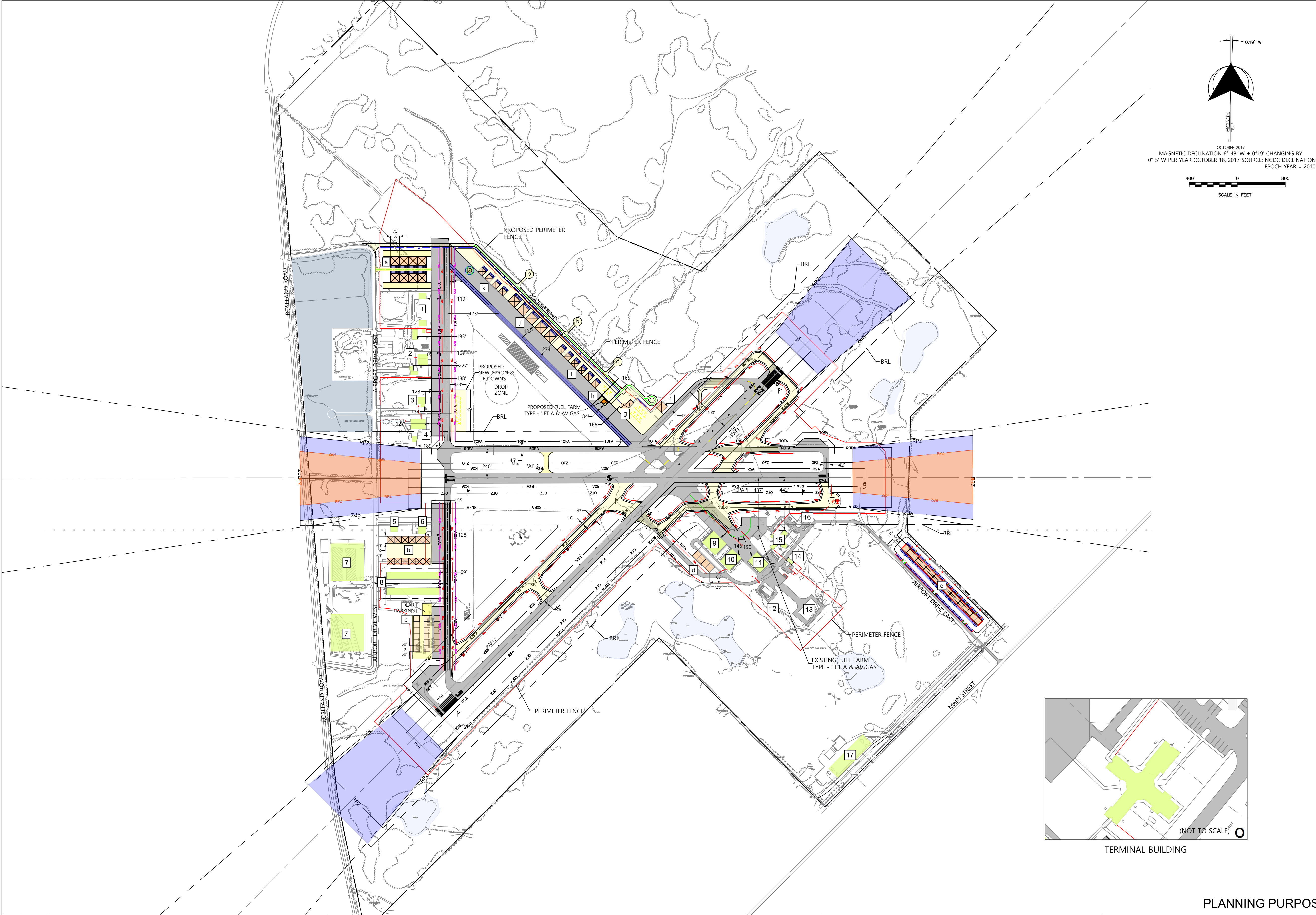
RUNWAY DEPARTURE SURFACE
DRAWING - RUNWAY 5-23

OCTOBER 2018

PROJ. NO.
16256

X26

SHEET 7 OF 10



DRAWING LEGEND

	EXISTING	FUTURE
AIRPORT PROPERTY LINE	---	N/A
EASEMENT	---	N/A
COMMERCIAL DEVELOPMENT	N/A	---
AIRPORT SECURITY FENCE	---	---
AIRPORT BUILDINGS	---	---
BUILDING REMOVAL	N/A	N/A
AIRPORT PAVEMENT	---	---
PAVEMENT REMOVAL	N/A	N/A
AUTOMOBILE PARKING	---	---
BUILDING RESTRICTION LINE (BRL)	---	N/A
PUBLIC WORKS DEVELOPMENT	N/A	---
RUNWAY PROTECTION ZONE (RPZ)	---	---
TAXIWAY CENTERLINE	---	---
TAXIWAY SAFETY AREA (TSA)	---	---
RUNWAY SAFETY AREA (RSA)	---	N/A
RUNWAY OBJECT FREE AREA (ROFA)	---	N/A
RUNWAY OBJECT FREE ZONE (ROFZ)	---	N/A
TAXIWAY OBJECT FREE AREA (TOFA)	---	---
PAPI	---	N/A
TIE DOWNS	---	---
AIRPORT REFERENCE POINT	---	N/A
HELIPAD	---	N/A
WIND CONE	---	---
CONTOUR LINES	---	N/A
SURFACE ELEVATION	X 20.0	N/A
THRESHOLD LIGHTS	---	N/A

BUILDING DATA TABLE - EXISTING

ID	DESCRIPTION
1	HANGARS - (KENNETH MISHLER)
2	HANGARS/BUILDINGS/OFFICE SPACE - (SKYDIVE SEBASTIAN)
3	HANGAR/OFFICE SPACE - (PILOTS PARADISE)
4	HANGAR/OFFICE SPACE - (VELOCITY)
5	AIRPORT POLICE - (CITY OF SEBASTIAN)
6	HANGAR - (VELOCITY)
7	STORAGE UNITS - (ABOUT STORAGE)
8	T-HANGARS - (SHREVE SEBASTIAN, LLC)
9	HANGAR C - (CRUISER AIRCRAFT, INC. & CZECH SPORT AIRCRAFT)
10	HANGAR B - (VELOCITY)
11	HANGAR A - (LOPRESTI)
12	MAINTENANCE BUILDING - (CITY OF SEBASTIAN)
13	MAINTENANCE BUILDING - (CITY OF SEBASTIAN)
14	POLICE COMPOUND - (CITY OF SEBASTIAN)
15	ARRIVAL/DEPARTURE/ADMINISTRATIVE BUILDING
16	VAULT
17	GOLF COURSE BUILDING/RESTURANT - (CITY OF SEBASTIAN)

BUILDING DATA TABLE - FUTURE

ID	DESCRIPTION
a	75' X 75' HANGAR
b	60' X 60' HANGAR
c	50' X 50' SHADE HANGAR
d	35' X 60' HANGAR
e	50' X 50' BAY - STORE FRONT
f	70' X 70' BOX HANGAR
g	FBO
h	FUEL FARM
i	50' X 50' HANGAR
j	75' X 75' HANGAR
k	50' X 50' HANGAR

EXISTING TERMINAL - BUILDING TENANTS
15-a NATIONAL APERTURE, INC.
15-b CITY OF SEBASTIAN
15-c LOPRESTI AVIATION
15-d PILOTS PARADISE
15-e NATIONAL APERTURE, INC.

NOTES:
1. THIS DOCUMENT WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED FOR ANY OTHER USE.
2. SURVEY WAS NOT PERFORMED PER THIS MASTER PLAN UPDATE - PER SPONSOR
3. BRL IS SET TO 65'.
4. NO HIGH POINT IN RUNWAY.

NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGNED
TKDA

DRAWN
TKDA

CHECKED
TKDA

**TKDA**

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SEBASTIAN MUNICIPAL
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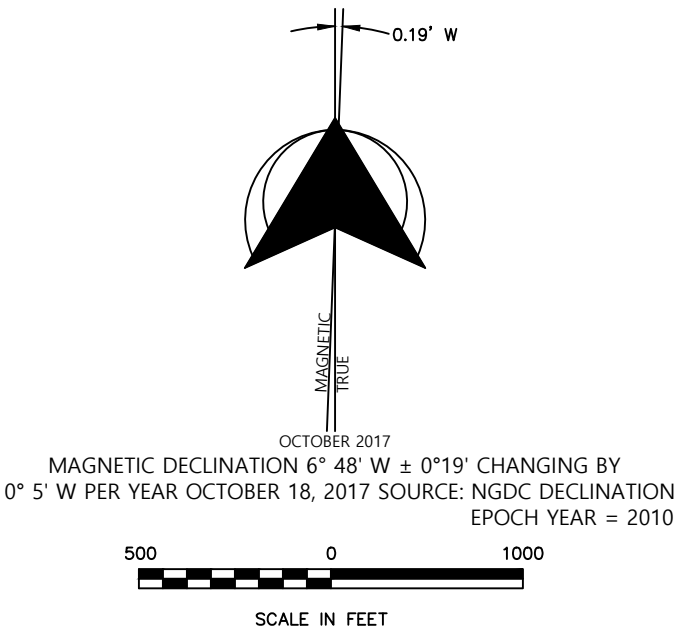
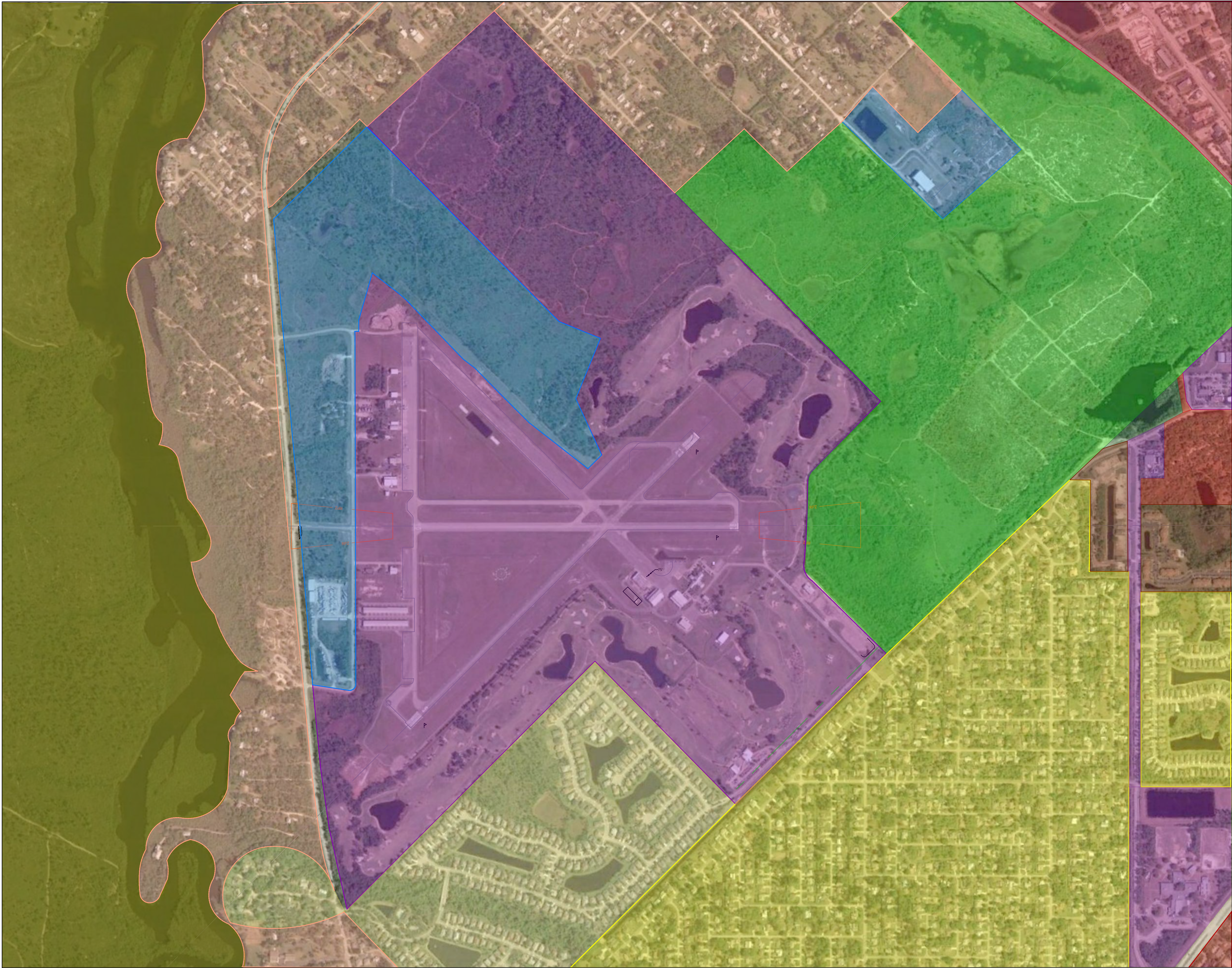
TERMINAL AREA DRAWING

OCTOBER 2018

PROJ. NO.
16256

X26

SHEET 8 OF 10



LAND USE LEGEND	
CITY OF SEBASTIAN	
	CONSERVATION
	INDUSTRIAL
	RIVER FRONT MIXED USE
	INSTITUTIONAL
	MEDIUM DENSITY RESIDENTIAL
	LOW DENSITY RESIDENTIAL
	VERY LOW DENSITY RESIDENTIAL
	COMMERCIAL GENERAL
INDIAN RIVER COUNTY, FLORIDA	
	COUNTY RESIDENTIAL
	COUNTY CONSERVATION

- NOTES:
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DESIGNED	TKDA
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LAND USE DRAWING	
OCTOBER 2018	
PROJ. NO. 16256	X26
SHEET 9 OF 10	

LEASEE	PARCEL	ADDRESS	PROP ID	ACRES
1.	Kenneth Misher	30382200001000000006.0	500 W. Airport Drive, Sebastian, Florida 32958	10793 3.00
2.	Skydive Sebastian	30382200001000000005.0	400 W. Airport Drive, Sebastian, Florida 32958	10792 3.97
3.	Skydive Sebastian	30382200001000000007.0	400 W. Airport Drive, Sebastian, Florida 32958	10794 2.40
2.	Pilots Paradise - Formerly Sebastian Aero	30382200001000000001.0	300 Airport Drive West, Sebastian, Fl 32958	10788 3.00
4.	B & S Investments Velocity	30382200001000000008.1	80 W. Airport Drive, Sebastian, Fl 32958	10796 0.36
5.	Airport Police	30382200001000000008.0	78 W. Airport Drive, Sebastian, Fl 32958	10795 1.33
6.	Velocity	30382200001000000002.0	200 W. Airport Drive, Sebastian, Fl 32958	10789 3.00
7.	Philip Stevenson - About Storage	30382200001000000011.0	25 W. Airport Drive, Sebastian, Fl 32958	10799 9.45
8.	Sheltair Sebastian LLC	30382200001000000010.0	60 Airport Drive West, Sebastian, Fl 32958	10798 4.74
9.	Cruiser Aircraft, Inc. & Czech Sport Aircraft - Hangar C	30382200001000000009.1	200 Airport Drive East, Sebastian, Fl 32958	10787 N/A
10.	Velocity - Hangar B	30382200001000000009.0	200 Airport Drive East, Sebastian, Fl 32958	10787 N/A
11.	LoPresti - Hangar A	30382200001000000000.1	210 Airport Drive East, Sebastian, Florida 32958	10787 N/A
12.	Maintenance Building - City of Sebastian	30382200001000000000.1	202 Airport Drive East, Sebastian, Florida 32958	10787 N/A
13.	Maintenance Building - City of Sebastian	30382200001000000000.1	202 Airport Drive East, Sebastian, Florida 32958	10787 N/A
14.	Police Compound - City of Sebastian	30382200001000000000.1	202 Airport Drive East, Sebastian, Florida 32958	10787 N/A
15.	Arrival/Departure/Administrative Building	30382200001000000000.1	202 Airport Drive East, Sebastian, Florida 32958	10787 N/A
16.	Vault	30382200001000000000.1	202 Airport Drive East, Sebastian, Florida 32958	10787 N/A
17.	Sebastian Municipal Golf Course	30382200001000000000.1	100 Brush Foot Drive, Sebastian, Fl 32958	10787 N/A

DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN THE COUNTY OF INDIAN RIVER, STATE OF FLORIDA, BEING A PORTION OF THE FLEMING GRANT IN TOWNSHIP 31 SOUTH, RANGE 38 EAST, TALLAHASSEE MERIDIAN, FLORIDA, AS SHOWN ON THE SUBDIVISION PLAT OF SAID GRANT RECORDED AT PAGES 72 AND 73 IN PLAT BOOK NO. 1 IN THE PUBLIC RECORDS OF THE COUNTY OF BREVARD, STATE OF FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

FROM THE NORTH CORNER OF SECTION 29, FLEMING GRANT, RUN SOUTH 44°25'58" EAST, A DISTANCE OF 1501.86 FEET TO A CONCRETE MONUMENT FOR A POINT OF BEGINNING, THENCE SOUTH 44°25'58" EAST, 2100.00 FEET, THENCE SOUTH 45°09'04" WEST, 1009.32 FEET, THENCE SOUTH 01°54'57" WEST, 363.48 FEET, THENCE SOUTH 44°25'58" EAST, 1127.53 FEET, THENCE SOUTH 45°09'04" WEST, 2100.00 FEET, THENCE NORTH 44°25'28" WEST, 1977.50 FEET, THENCE SOUTH 45°09'04" WEST, 3497.85 FEET, THENCE NORTH 44°25'28" WEST, 46.36 FEET, THENCE NORTH 11°47'58" WEST, 1159.63 FEET, THENCE NORTH 04°37'38" WEST, 3793.89 FEET, THENCE NORTH 45°54'07" EAST, 1258.33 FEET, THENCE SOUTH 44°25'58" EAST, 2804.93 FEET, THENCE SOUTH 07°59'58" EAST, 775.38 FEET, THENCE NORTH 45°09'04" EAST, 1406.13 FEET TO POINT OF BEGINNING, SUBJECT TO A 33 FOOT RIGHT-OF-WAY FOR ROSELAND ROAD, AND, ALSO, SUBJECT TO THREE EASEMENTS FOR ROADWAY PURPOSES, AS FOLLOWS, TO-WIT:

AN EASEMENT IN, ON, OVER AND ACROSS A STRIP OF LAND DESCRIBED AS, COMMENCING AT THE EAST CORNER OF SECTION 29 OF THE FLEMING GRANT, RUN SOUTH 45°09'04" WEST, ALONG THE SOUTHEAST LINE OF SECTION 29 FOR A DISTANCE OF 3806.27 FEET TO A POINT, THENCE NORTH 44°25'28" WEST, FOR A DISTANCE OF 1977.53 FEET TO A POINT, THENCE SOUTH 45°09'04" WEST, FOR A DISTANCE OF 3147.85 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HEREBY DESCRIBED, THENCE CONTINUE SOUTH 45°09'04" WEST, FOR A DISTANCE OF 3405.53 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ROSELAND ROAD, THENCE NORTH 11°47'58" WEST, 1159.63 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF ROSELAND ROAD, THENCE NORTH 11°47'58" WEST, 1159.63 FEET TO A POINT, THENCE SOUTH 45°09'04" WEST, 1009.32 FEET TO A POINT, THENCE SOUTH 01°54'57" WEST, 363.48 FEET TO A POINT, THENCE SOUTH 44°25'58" EAST, 1127.53 FEET, THENCE SOUTH 45°09'04" WEST, 2100.00 FEET, THENCE NORTH 44°25'28" WEST, 46.36 FEET, THENCE NORTH 11°47'58" WEST, 1159.63 FEET, THENCE NORTH 04°37'38" WEST, 3793.89 FEET, THENCE NORTH 45°54'07" EAST, 1258.33 FEET, THENCE SOUTH 44°25'58" EAST, 2804.93 FEET, THENCE SOUTH 07°59'58" EAST, 775.38 FEET, THENCE NORTH 45°09'04" EAST, 1406.13 FEET TO POINT OF BEGINNING, SUBJECT TO A 33 FOOT RIGHT-OF-WAY FOR ROSELAND ROAD, AND, ALSO, SUBJECT TO THREE EASEMENTS FOR ROADWAY PURPOSES, AS FOLLOWS, TO-WIT:

AN EASEMENT IN, ON, OVER AND ACROSS A STRIP OF LAND DESCRIBED AS, COMMENCING AT THE NORTH CORNER OF SECTION 29, FLEMING GRANT, RUN NORTH 44°25'58" WEST, ALONG THE NORTHEAST LINE OF SECTION 22 FOR A DISTANCE OF 1980.0 FEET TO A POINT, THENCE SOUTH 45°54'07" WEST, FOR A DISTANCE OF 1706.10 FEET TO A CONCRETE MONUMENT, BEING THE POINT OF BEGINNING OF THE EASEMENT HEREBY DESCRIBED, THENCE CONTINUE SOUTH 45°54'07" WEST, FOR A DISTANCE OF 1340.6 FEET TO THE CENTERLINE OF ROSELAND ROAD, THENCE NORTH 04°37'38" WEST, FOR 129.66 FEET TO A POINT, THENCE NORTH 45°54'07" EAST, FOR A DISTANCE OF 1258.33 FEET TO THE POINT OF BEGINNING, COMPRISING 2.961 ACRES, LESS HOWEVER, 33.0 FEET FOR ROSELAND ROAD RIGHT-OF-WAY.

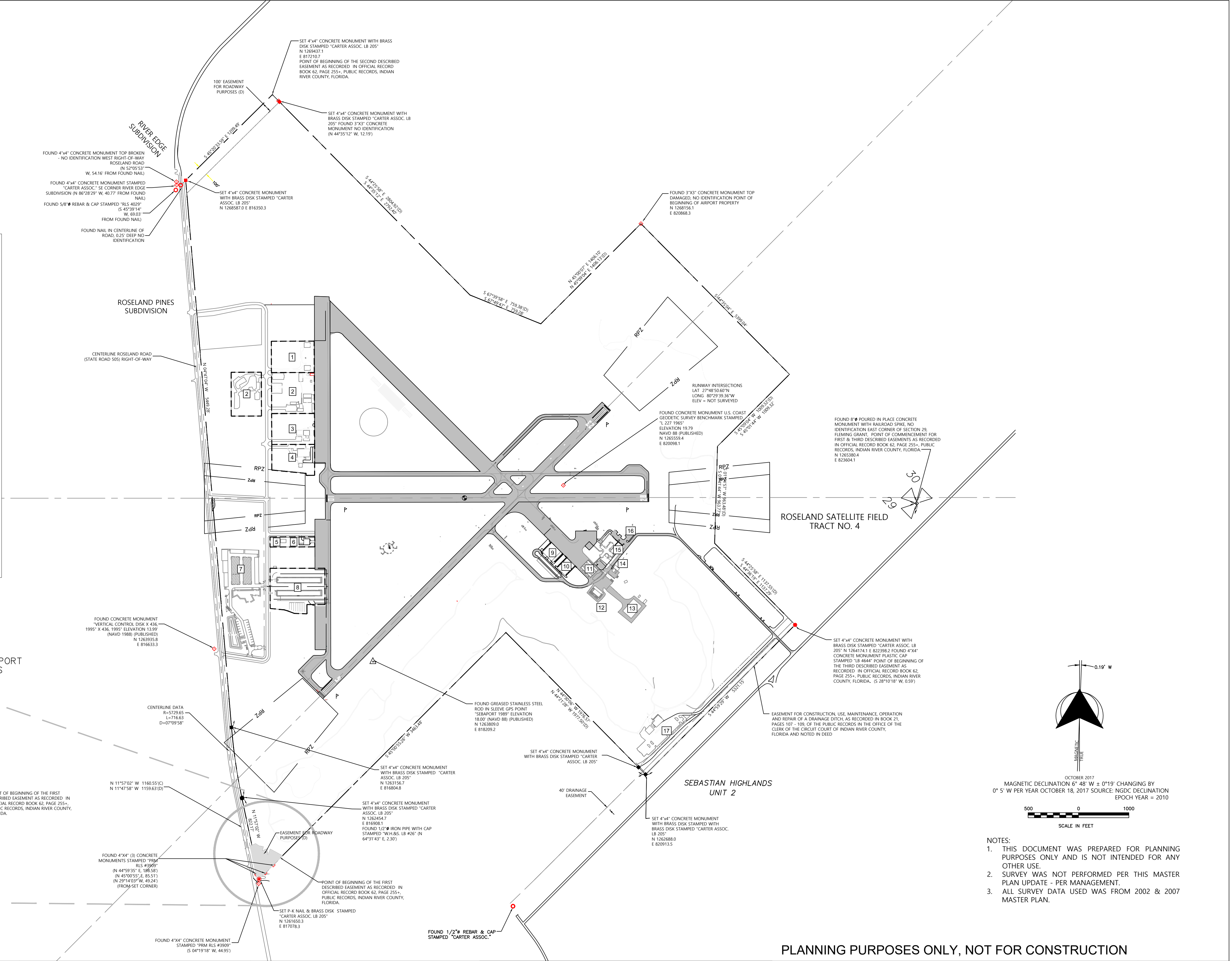
AN EASEMENT IN, ON, OVER AND ACROSS A STRIP OF LAND DESCRIBED AS, COMMENCING AT THE EAST CORNER OF SECTION 29, FLEMING GRANT, RUN SOUTH 45°09'04" WEST, ALONG THE SOUTHEAST LINE OF SECTION 29 FOR A DISTANCE OF 1706.27 FEET TO A CONCRETE MONUMENT, BEING THE POINT OF BEGINNING OF THE EASEMENT HEREBY DESCRIBED, THENCE CONTINUE SOUTH 45°09'04" WEST, ALONG SAID GRANT LINE, FOR A DISTANCE OF 2100.0 FEET TO A POINT, THENCE NORTH 44°25'28" WEST, FOR A DISTANCE OF 100.0 FEET, THENCE NORTH 45°09'04" EAST, 2100.0 FEET TO A POINT, THENCE SOUTH 44°25'58" EAST, FOR 100.0 FEET TO POINT OF BEGINNING, COMPRISING 4.82 ACRES.

AND, SUBJECT, ALSO, TO AN EASEMENT FOR THE CONSTRUCTION, USE, MAINTENANCE, OPERATION AND REPAIR OF A DRAINAGE DITCH, SAID EASEMENT BEING CONFINED TO THE FOLLOWING DESCRIBED LAND, TO-WIT: RUNNING ALONG THE SOUTHEAST LINE OF ROSELAND SATELLITE FIELD IN INDIAN RIVER COUNTY, FLORIDA, COMPRISING THAT PART OF THE SOUTHEASTERLY 40 FEET OF SECTIONS 28 AND 29 OF THE FLEMING GRANT, COMMENCING AT THE EAST CORNER OF ROSELAND SATELLITE FIELD AND THENCE RUNNING SOUTHEASTERLY A DISTANCE OF 6300 FEET, MORE OR LESS, TO THE COLLIER CREEK, SAID EASEMENT HAVING BEEN GRANTED ON AUGUST 12, 1957 BY THE UNITED STATES OF AMERICA TO CYPRUS GARDENS ESTATES CORPORATION BY AN INSTRUMENT RECORDED AT PAGES 107, 108, 109 OF BOOK 21 OF THE PUBLIC RECORDS IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA.

SUBJECT, HOWEVER, TO ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY FOR ROADS, HIGHWAYS, RAILROADS, PIPELINES, PUBLIC UTILITIES AND DRAINAGE DITCHES.

GENERAL NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM OR SURVEYOR FOR EASEMENTS, RESERVATIONS, ABANDONMENTS, RESTRICTIONS AND/OR RIGHT-OF-WAY.
- NO FOUNDATIONS OR UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED PER THIS SURVEY, UNLESS OTHERWISE NOTED.
- NO TITLE COMMITMENT OR ABSTRACT WAS FURNISHED TO THIS FIRM OR SURVEYOR.
- DESCRIPTION SHOWN HEREON AS FURNISHED BY THE CLIENT AND RECORDED IN OFFICIAL RECORD BOOK 62, PAGES 255-265, PUBLIC RECORDS, INDIAN RIVER COUNTY, FLORIDA.
- THE LAST DAY FIELD WORK WAS PERFORMED WAS ON OCTOBER 18, 2000.
- THE EXPECTED USE OF THE LAND, AS CLASSIFIED BY THE MINIMUM TECHNICAL STANDARDS (ENR 17-A, F.A.C.) IS SUBURBAN. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500. THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURE WERE FOUND TO MEET OR EXCEED THIS ACCURACY REQUIREMENT.
- ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88).
- BENCHMARK = NATIONAL GEODETIC SURVEY, FEDERAL BUREAU NETWORK CONTROL STATION - DESIGNATION "SEBAPORT", INDIAN RIVER COUNTY, FLORIDA, USGS QUAD "SEBASTIAN", 1700, NAVD 88 ELEVATION = 5.485 METERS OR 18.00 FEET, ADJUSTED.
- UNLESS A COMPARISON IS SHOWN, MEASURED VALUES AND DEED VALUES ARE THE SAME. (D) = OBSERVED VALUE, ALL MEASUREMENTS SHOWN HEREON ARE OBSERVED UNLESS SHOWN OTHERWISE. (D) = DEED VALUE. (C) = CALCULATED VALUE.
- PROPERTY ACQUIRED FROM UNITED STATES NAVY ON JANUARY 29, 1959. ALL AIRPORT PROPERTY IS SUBJECT TO PROVISIONS AND CONDITIONS REQUIRED BY THE AIRPORTS PROPERTY ACT.
- ACROSS TABLE:
GROSS: 625.511 ACRES (TO CENTERLINE OF ROSELAND ROAD)
NET: 619.171 ACRES LESS 33' RIGHT-OF-WAY ROSELAND ROAD
NET: 615.711 ACRES LESS 33' RIGHT-OF-WAY ROSELAND ROAD
- REFERENCES:
MAP OF LANDS TO BE OCCUPIED BY ROSELAND FIELD, INDIAN RIVER COUNTY, FLORIDA, BY ROBERT M. ANGAS, REGISTERED ENGINEER NO. 536, REGISTERED LAND SURVEYOR NO. 25, N.A.S., DRAWING NO. 98-1-1, APPROVED 14 MARCH 1960.
STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 88602, ROAD NO. S-502, INDIAN RIVER COUNTY, APPROVED BY CLARENCE E. DAVIDSON, DIVISION ENGINEER, 3-27-62.
PLAT OF RIVER EDGE SUBDIVISION, RECORDED IN PLAT BOOK 8, PAGE 81; PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RECORDED JUNE 21, 1974.
SURVEY BY MASTELLER, MOKER & REED, INC. FOR D.R.E.O. PROJECT NO. 3382.03, LAST REVISION DATE 11-15-96.
PLAT OF COLLIER CLUB, PHASE I, RECORDED IN PLAT BOOK 15, PAGE 36; PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RECORDED FEBRUARY 2, 1999.
PLAT MAPS BY INDIAN RIVER COUNTY TAX APPRAISER'S OFFICE COMPLETED 07/16/1999 OF SECTION 22 & 28, FLEMING GRANT.
SURVEY BY LLOYD AND ASSOCIATES CONSULTING ENGINEERS OF SEBASTIAN AIRPORT, JOB NO. 5051, FILE NO. 116-45, (NO DATE AVAILABLE).



				DESIGNED		Engineering Architecture Planning 444 Cedar Street, Suite 1500 · Saint Paul, MN 55101 651.292.4400 tkda.com	SEBASTIAN MUNICIPAL AIRPORT SEBASTIAN, FLORIDA		PLANNING PURPOSES ONLY, NOT FOR CONSTRUCTION	EXHIBIT 'A' AIRPORT PROPERTY INVENTORY MAP OCTOBER 2018	PROJ. NO.	X26	
				DRAWN							TKDA		16256
				CHECKED							TKDA		
NO.	DATE	BY	DESCRIPTION OF REVISIONS								SHEET 10 OF 10		