## MASSAGEE AFFIDAVIT OF EXEMPTION PLAT BOOK A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS BEING THE EAST 1/2 OF TRACT 12. SECTION 30. TOWNSHIP 32 SOUTH, RANGE PAGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 6.80 FEET OF THE WEST 622.20 FEET OF SAID TRACT 12. SAID LAND CFN NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS CLERK'S FILE NO AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS AFFIDAVIT OF EXEMPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA PARCEL1: LEGAL DESCRIPTION WEST LINE OF SECTION 30 A PORTION OF THE EAST 1/2 OF TRACT 12, SECTION 30, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS WEST LINE OF TRACT 12 LOT 3. 41ST STREET AGE COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC OFFICIAL RECORDS BOOK 3059, RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS AND PAGE 1561, I.R.C. PUBLIC RECORDS P.I.D.#32393000005000000002.0 N 1212370.28 EXCEPT RIGHT- OF- WAYS OF RECORD. F 825468 85 THE EAST 6.80' OF THE WEST 622.20' SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS EL.=21.26'NAVD'88 S00°12'16"W 1295.79 FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF TRACT 12; THENCE SOUTH 00°12'29"WEST, ALONG THE EAST LINE OF D 1295.79 NO0°12'16"E 5' LIMITED TRACT 12, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF #32393000001013000001.0 ACCESS EASEMENT SUB-LATERAL CANAL A-6; THENCE NORTH 89°42'35'WEST, ALONG THE SOUTH LINE OF AFOREMENTIONED CANAL A-6: A DISTANCE OF 312.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE NORTH 89°42'35"WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 296.06 608 295. FEET TO THE WEST LINE OF HEREIN DESCRIBED PARCEL PARCEL 1 THENCE SOUTH 00°12'16"WEST, A DISTANCE OF 1295.79 FEET TO 383,582.3 SQ. FT. ○ THE SOUTH LINE OF TRACT 12; THENCE SOUTH 89°42'20"EAST N89 98 N ALONG THE SOUTH LINE OF SAID TRACT 12, A DISTANCE OF 295.98 FEET; THENCE NORTH 00°12'29"EAST, A DISTANCE OF 8.8 ACRES 1295.81 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 24° 20 STOLZE ACRES A #32393000005000 FLORIDA POWER AND LIGHT EASEMENT FICIAL RECORDS BOOK 3431, PAGE 292 EASEMENT 500' NO0°12'29"F POETPARCET 08 5001229"W 1295.81 TRACT 12 8.62' P.I.D.#32393000001013000001. 5' LIMITED PARCEL 2: LEGAL DESCRIPTION ACCESS EASEMENT 5'X5' FLORIDA POWER AND LIGHT TRANSFORMER PAD A PORTION OF THE EAST 1/2 OF TRACT 12. SECTION 30. a. TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS 312. SECTION LINE-SECTION 3 S89'42'35'E COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. LESS AND EXCEPT RIGHT- OF- WAYS OF RECORD. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF TRACT 7000 12; THENCE SOUTH 00°12'29'WEST, ALONG THE EAST LINE OF TRACT 12. A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF SUB-LATERAL CANAL A-6: AND THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE NORTH 89°42'35"WEST, . ALONG THE SOUTH LINE OF AFOREMENTIONED CANAL A-6; A 5' LIMITED DISTANCE OF 312.64 FEET; THENCE SOUTH 00°12′29″WEST, A DISTANCE OF 1295.81 FEET TO THE SOUTH LINE OF TRACT 12: ACCESS S00°12'29"W 1295.83" EASEMEN' THENCE SOUTH 89°42'20"EAST ALONG THE SOUTH LINE OF SAID 1295.83' EAST LINE OF TRACT 12 POB PARCEL TRACT 12, A DISTACE OF 312.64 FEET, THENCE NORTH N 1212367.19 E 826077.54 Ö 00°12'29"EAST, A DISTANCE OF 1295,83 FEET TO THE POINT OF BEGINNING PARCEL CONTAINS 9.3 ACRES OFFICIAL RECORDS BOOK 3324, PAGE 1337, I.R.C. PUBLIC RECORDS P.I.D.#32393000001011000002.0 #32393000001014000001 FD PK NAIL & DISK (NO ID)-OFFSET 60.00' WEST OF THE EAST 1/4 CORNER, TO SEE ABBREVIATIONS SECTION 30-32-39 (C/L 66TH, AVENUE +/-) P.L.S. = PROFESSIONAL LAND SURVEYOR L.B. = LAND SURVEYING BUSINESS IRFWCD = INDIAN RIVER FARMS WATER CONTROL DISTRICT 66TH AVENUE NAVD = NORTH AMERICAN VERTICAL LATERAL A EL, = ELEVATION SLCPR = STILLICIE COUNTY PUBLIC RECORDS GRAPHIC SCALE ORB = OFFICIAL RECORD BOOK PG = PAGE FLOOD HAZARD WARNING PB = PLAT BOOK SYMBOL LEGEND PREPARED BY: MATTHEW CROWLEY, PSM#721 VERO BEACH SURVEYING, INC. LB 843 DATE OF PREPARATION: JUNE 14, 202 POB = POINT OF BEGINNING THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) LB#8438, FOUND MONUMENTS WILL BE NOTED AS FOUND POC = POINT OF COMMENCEMENT PCP = PERMANENT CONTROL POINT ONE HUNDRED-YEAR BASE FLOOD EVENT. YOU SHOULD ONE MUNDAGE DAY BYSE FLOOD EVENT. TOO SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. VERO BEACH SURVEYING, INC. SHEET PRM = PERMANENT REFERENCE 1874 ROBALO DRIVE LOT CORNER MARKER 5/8" IRC, LB#8438 IRC = IRON ROD WITH CAP VERO BEACH, FLORIDA 32960 C.M. = CONCRETE MONUMENT CERTIFICATE NO LB 8438 R/W = RIGHT OF WAY