

INDIAN RIVER CLUB REUSE AGREEMENT



IndianRiverClub_ReuseAgreement

- Name, ID
- Parcel 1, Parcel "A"
 - Parcel 1, Parcel "B"
 - Parcel 1, Parcel "C"
 - Parcel 2,

Date: 6/4/2021

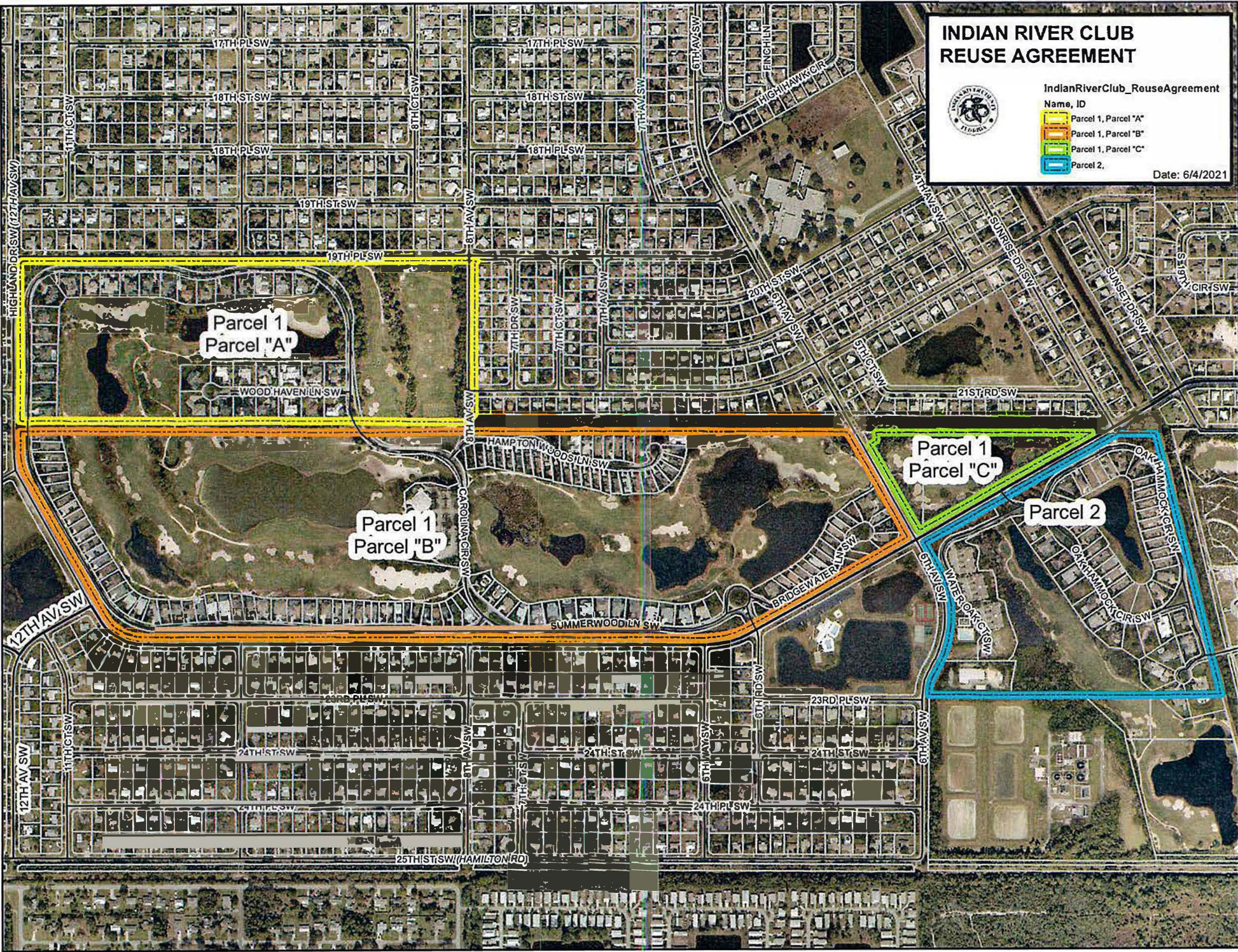


EXHIBIT "A"
LEGAL DESCRIPTION

All those certain Tracts or Parcels of land lying in Section 31, Township 33 South, Range 40 East and Section 36, Township 33 South, Range 39 East, Indian River County, Florida, more particularly described as follows:

PARCEL I

PARCEL "A"

Begin at an iron rod and cap stamped L.B. 4644 located at the intersection of the North right-of-way line of Lateral Canal B-10 and the Easterly right-of-way line of 12th Avenue S.W. as shown on the Plat of Vero Beach Highlands Unit 5 as recorded in Plat Book 8, Page 56A, Public Records of Indian River County, Florida; thence, North 00° 09' 27" East, along said East right-of-way line, a distance of 904.98 feet to a found iron rod and cap stamped P.L.S. 3435 and a point of curvature; thence along a curve to the right having a delta of 90° 08' 18", a radius of 25 feet an arc length of 39.33 feet to a found iron rod and cap stamped P.L.S. 3435 and the point of tangency and also being the South right-of-way line of 19th Place S.W. according to said Plat of Vero Beach Highlands Unit 5; thence South 89° 42' 15" East along said South right-of-way line, a distance of 2,550.60 feet to a set iron rod and cap stamped L.B. 4644 located 70.00 feet West of the East right-of-way line of 8th Avenue S.W. as shown on Plat of Vero Beach Highlands Unit 2, as recorded in Plat Book 5, Page 77, Public Records of Indian River County, Florida; thence South 00° 11' 59" West along a line 70.00 feet West and parallel to said East right-of-way line of 8th Avenue S.W., a distance of 930.23 feet to a set iron rod and cap stamped L.B. 4644 and the North right-of-way line of Lateral Canal B-10; thence North 89° 42' 00" West along said North right-of-way line of Lateral Canal B-10, a distance of 2,574.97 feet back to the Point of Beginning. Containing a net area of 54.99 acres more or less. (All acreage referred to herein is for informational purposes only)

TOGETHER WITH

PARCEL "B"

Begin at an iron rod and cap stamped L.B. 4644 located on the South right-of-way line of Lateral Canal B-10 on the Southerly projection of the centerline of 8th Avenue S.W. according to the Plat of Vero Beach Highlands Unit 2 as recorded in Plat Book 2, Page 77, Public Records of Indian River County, Florida; thence North 89° 42' 00" West along said South right-of-way line of Lateral Canal B-10, a distance of 2,609.92 feet to a set iron rod and cap stamped L.B. 4644 and the intersection of the East right-of-way line of 12th Road S.W. according to the Plat of Vero Beach Highlands Unit 5, as recorded in Plat Book 8, Page 56C, Public Records of Indian River County, Florida; thence South 00° 09' 27" West, along said East right-of-way line, a distance of 130.56 feet to a set iron rod and cap stamped L.B. 4644 and a point of curvature; thence along a curve to the left having a delta of 29° 35' 15", a radius of 259.87 and arc length of 134.20 feet to a set iron rod and cap stamped L.B. 4644 and the point of tangency; thence continue along said Easterly right-of-way line of 12th Road S.W. South 29° 25' 48" East, a distance of 928.25 feet to a set iron rod and cap stamped L.B. 4644 and a point of curvature; thence along a curve to the left having a delta of 60° 17' 03", a radius of 260.30 feet an arc length of 273.88 feet to a set iron rod and cap stamped L.B. 4644 and the point of tangency; thence continue along the North right-of-way line of 23rd Street S.W. as shown on the Plat of Vero Beach Highlands Unit 5, as recorded in Plat Book 8, Page 56C, 56D and 56E, Public Records of Indian River County, Florida; thence South 89° 42' 51" East, a distance of 3,271.20 feet to a set iron rod and cap stamped L.B. 4644 and a point of curvature; thence along a curve to the left having a delta of 29° 37' 09", a radius of 538.25 feet an arc length of 278.25 to a set iron rod and cap stamped L.B. 4644 the point of tangency; thence continue along said North right-of-way line of 23rd Street S.W. North 60° 39' 49" East, a distance of 1,040.50 feet to a set iron rod and cap stamped L.B. 4644 and the proposed Westerly right-of-way line (proposed 80 foot right-of-way) of 6th Avenue S.W. that lies North of 23rd Street S.W. and is located on the Northerly extension of 6th Avenue S.W. as recorded in Official Record Book 667, Pages 1541, 1542 and 1543, Public Records of Indian River County, Florida; thence North 29° 19' 59" West along said proposed Westerly right-of-way line, a distance of 702.07 feet to a set iron rod and cap stamped L.B. 4644 and the intersection of the South right-of-way line of Lateral Canal B-10; thence North 89° 41' 38" West along said South right-of-way line of Lateral Canal B-10 2,205.44 feet back to the Point of Beginning. Containing a net area of 125.71 acres more or less. (All acreage referred to herein is for informational purposes only)

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LEGAL DESCRIPTION CONTINUED...**TOGETHER WITH****PARCEL "C"**

Beginning at the intersection of Ranges 39 and 40 East with the South right-of-way line of Lateral Canal B-10; thence North 89° 41' 38" West along said South right-of-way line, a distance of 265.16 feet to a set iron rod and cap stamped L.B. 4644; thence South 00° 18' 22" West, a distance of 50.00 feet to a set iron rod and cap stamped L.B. 4644; thence South 60° 40' 10" West, a distance of 50.02 feet to a set iron rod and cap stamped L. B. 4644 and the proposed Easterly right-of-way line (proposed 80 foot right-of-way) of 6th Avenue S.W. that lies North of 23rd Street S.W. said proposed Easterly right-of-way line is located on the Northerly extension of 6th Avenue S.W., as recorded in Official Record Book 667, Pages 1541, 1542 and 1543, Public Records of Indian River County, Florida; thence South 29° 19' 59" East, along the proposed Easterly right-of-way line of 6th Avenue S.W., a distance of 570.56 feet to a set iron rod and cap stamped L. B. 4644 and the intersection of the North right-of-way line of 23rd Street S.W. as shown on the Plat of Vero Beach Highlands Unit 5 as recorded in Plat Book 8, Page 56E, Public Records of Indian River County, Florida; and said proposed Easterly right-of-way line; thence North 60° 39' 49" East along said North right-of-way line of 23rd Street S.W., a distance of 1,150.37 feet to a set Parker Kalon Nail and the intersection of the South right-of-way line of Lateral Canal J-5; thence North 89° 35' 40" West along said South right-of-way line of Lateral Canal J-5, a distance of 973.35 feet to the Point of Beginning. Containing a net area of 8.58 acres more or less. (All acreage referred to herein is for informational purposes only)

Said parcel I containing a net area of 189.28 acres more or less.

TOGETHER WITH**PARCEL II**

Being a portion of Section 31, Township 33 South, Range 40 East, according to the last General Plat of Lands of the Indian River Farms Company Subdivision as recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, Florida. Said land now lying and being in Indian River County, Florida being more fully described as follows:

Beginning at the intersection of an extension of the North right-of-way line of 23rd Place S.W. as shown on the Plat of Vero Beach Highlands Unit Five as recorded in Plat Book 8, Page 56E, of the Public Records of Indian River County, Florida, and the Easterly right-of-way line of 6th Avenue S.W. as recorded in official Record Book 667, Pages 1541, 1542 and 1543, Public Records of Indian River County, Florida. Said point being at a found concrete monument with brass disc and a point of curvature to the right; thence Northerly and Northeasterly along the arc of said curve having a radius of 260.00 feet and a central angle of 31° 13' 26" for an arc distance of 141.69 feet to a found concrete monument and a point of reverse curvature of a circular curve to the left; thence Northeasterly and Northerly along the arc of said curve having a radius of 640.00 feet and a central angle of 31° 31' 11" for an arc distance of 352.08 feet to a found concrete monument stamped 1859 and a point of compound curvature of a circular curve continuing to the left; thence Northerly and Northwesterly along the arc of said curve having a radius of 526.01 feet and a central angle of 29° 20' 01" for an arc distance of 269.30 feet to a found concrete monument stamped 1859 and a point of tangency; thence North 29° 19' 59" West, a distance of 181.12 feet to a found concrete monument stamped 1859; thence North 60° 39' 49" East, along a portion of the South right-of-way line of 23rd Street S.W. as shown on said Plat of Vero Beach Highlands Unit Five, for a distance of 1,290.36 feet to a set iron rod and cap stamped L.B. 4644 and a point on the South right-of-way line of Canal J-5, thence South 89° 35' 40" East, along a portion of the said South Canal right-of-way line, a distance of 214.81 feet to a set iron rod and cap stamped L.B. 4644 and a point on the Westerly right-of-way line of Lateral Canal J; thence South 14° 00' 00" East, along a portion of the said Westerly right-of-way line, a distance of 1570.58 feet to a found concrete monument stamped G.D.C.; thence North 89° 43' 00" West, a distance of 1696.24 feet to the Point of Beginning. Containing a net area of 42.39 acres more or less. (All acreage referred to herein is for informational purposes only)

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LEGAL DESCRIPTION CONTINUED...

Subject to a twenty (20) foot Easement lying 10 feet each side of an existing forcemain being more fully described as follows:

Begin at a set iron rod and cap stamped L.B. 4644 at the intersection of the South right-of-way line of Lateral Canal J-5 and the South right-of-way line of 23rd Street S.W. as shown on the Plat of Vero Beach Highlands Unit 5, as recorded in Plat Book 8, Page 56E, Public Records of Indian River County, Florida; thence South 89° 35' 40" East along said South right-of-way line, a distance of 16.70 feet; thence South 14° 31' 42" East, a distance of 372.33 feet; thence South 13° 35' 53" East, a distance of 219.83 feet; South 13° 59' 30" East, a distance of 509.20 feet; thence South 13° 49' 08" East, a distance of 367.08 feet; South 09° 55' 51" West, a distance of 69.59 feet; South 82° 00' 55" West, a distance of 173.54 feet; South 68° 30' 12" West, a distance of 16.24 feet; North 89° 43' 00" West, a distance of 53.90 feet; North 68° 30' 12" East, a distance of 68.66 feet; North 82° 00' 55" East, a distance of 161.35 feet; North 09° 55' 51" East, a distance of 50.83 feet; North 13° 49' 08" West, a distance of 362.85 feet; North 15° 39' 30" West, a distance of 509.24 feet; North 13° 35' 53" West, a distance of 219.74 feet; North 14° 31' 42" West, a distance of 375.45 feet to said South right-of-way line of said 23rd Street S.W.; thence North 60° 39' 49" East, a distance of 4.00 feet to the Point of Beginning. Containing a net area of 0.80 acres more or less. (All acreage referred to herein is for informational purposes only)

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