

Sketch and Legal Description for: INDIAN RIVER COUNTY

Legal Description

BEING A STRIP OF LAND LYING IN TRACT 9, ACCORDING TO THE LAST GENERAL PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY (NOW INDIAN RIVER) COUNTY, FLORIDA. SAID STRIP ALSO LYING AND BEING IN SECTION 25, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA. SAID STRIP BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 25; THENCE SOUTH 00°15'03" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 706.37 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°44'57" WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 130.00 FEET TO THE WEST RIGHT OF WAY LINE OF 74th AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 1310, PAGE 1368, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE ALONG SAID CENTERLINE; NORTH 89°57'14" WEST, A DISTANCE OF 182.20 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 11.50 FEET, MORE OR LESS TO THE NORTH FACE OF A 480 VOLT POWER PANEL AND THE **POINT OF TERMINATION** OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO INTERSECT AT ANGLE POINTS.

Surveyor's Notes

- 1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A RIGHT OF WAY EXHIBIT FOR 74th AVENUE PREPARED BY INDIAN RIVER COUNTY, SURVEY SECTION, PROJECT NO. 1417, DATED AUGUST 22, 2018. TOGETHER WITH A TOPOGRAPHIC ROUTE SURVEY FOR 74th AVENUE, PREPARED BY CARTER ASSOCIATES, INC., INDIAN RIVER COUNTY PROJECT NO. 1417, DATED JUNE 2015.
- 2). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
 - (A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 SHOWING THE SKETCH OF DESCRIPTION.
 - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 3). THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DERIVING A GRID BEARING OF SOUTH 00°15'03" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 SECTION 25, TOWNSHIP 33 SOUTH, RANGE 38 EAST. AND ALL OTHERS ARE RELATIVE THERETO.
- 4.) THE POSITION OF THE PROPOSED BURIED ELECTRIC CABLE AND 480 VOLT POWER PANEL WAS TAKEN FROM AN AUTOCAD DRAWING ENTITLED "INDIAN RIVER COUNTY EVAPORATOR SITE DESIGN", PROJECT No. 208.04.02, PREPARED BY CARLSON ENVIRONMENTAL CONSULTANTS, INCORPORATED.

Legend and Abbreviations

C.B. = CHORD BEARING
I.R.F.W.C.D. = INDIAN RIVER FARMS
WATER CONTROL DISTRICT
L = LENGTH OF ARC
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
PGE = PAGE
PBS = PLAT BOOK ST. LUCIE
P.T. = POINT OF TANGENCY
Δ = DELTA ANGLE
SQ. FT. = SQUARE FEET
R = RADIUS
R/W = RIGHT-OF-WAY
T = TOWNSHIP

Certification

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

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND LEGAL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA PROFESSIONAL BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

DATE OF SIGNATURE

DAVID M. SILON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6139

This is not a Boundary Survey

AGENCY: **INDIAN RIVER COUNTY, FL
PUBLIC WORKS DEPT./ENGINEERING DIV.**

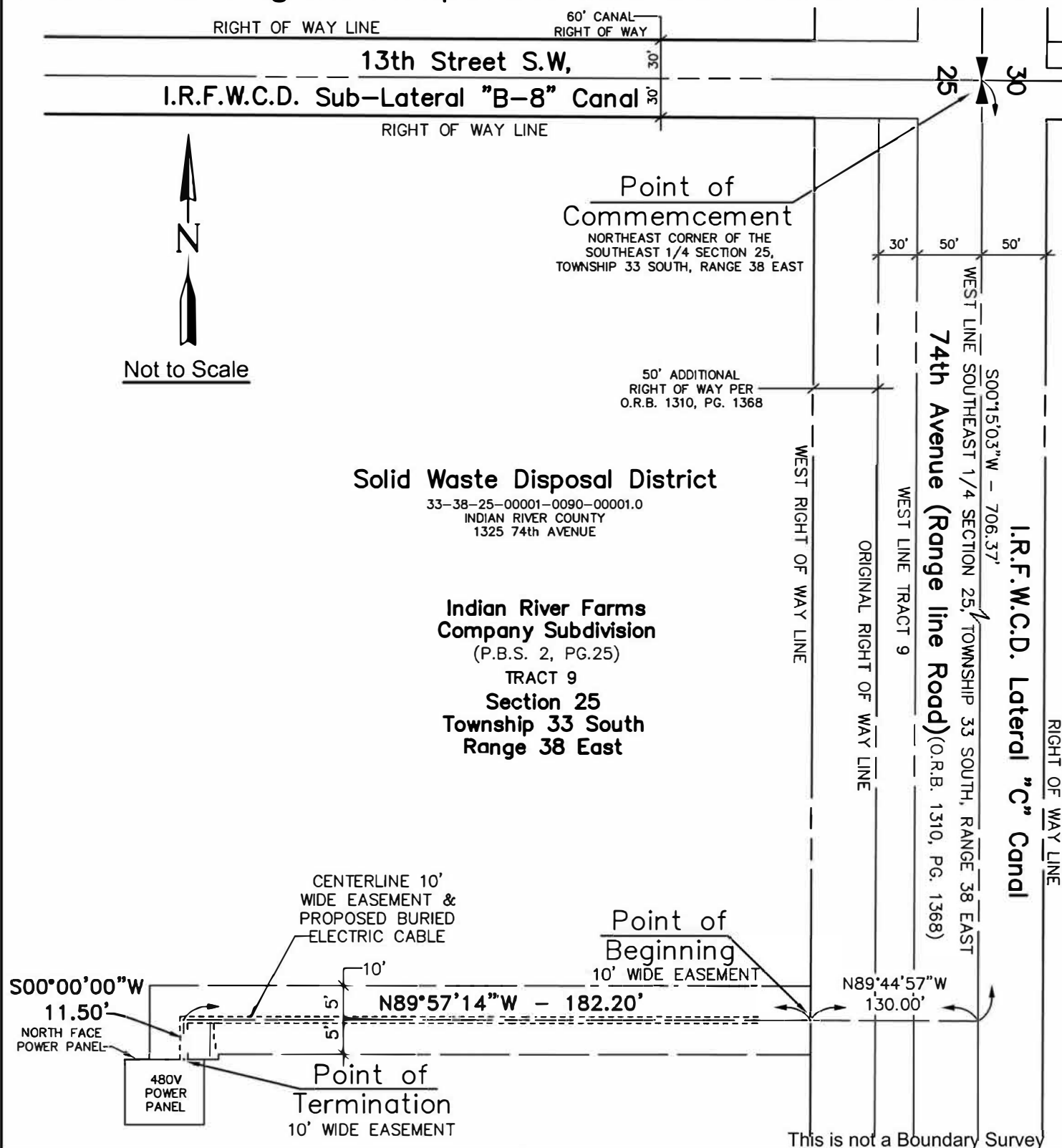
DATE: **3/31/2022** DRAWN BY: **R. INGLET**

SCALE: **N/A** APPROVED BY: **D. SCHRYVER**

SHEET: **1 OF 2** JOB NO: **2022-003**

Sketch and Legal Description
for:
INDIAN RIVER COUNTY

Sketch and Legal Description for: INDIAN RIVER COUNTY



AGENCY: **INDIAN RIVER COUNTY, FL
PUBLIC WORKS DEPT./ENGINEERING DIV.**

DATE: **3/31/2022** DRAWN BY: **R. INGLET**

SCALE: **N/A** APPROVED BY: **D. SCHRYVER**

SHEET: **2 OF 2** JOB NO: **2022-003**

**Sketch and Legal Description
for:
INDIAN RIVER COUNTY**