

BARONE 12TH STREET AFFIDAVIT OF EXEMPTION

A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING IN TRACT 11 AND THE WEST 25 ACRES OF TRACT 10, SECTION 8, TOWNSHIP 33 SOUTH, RANGE 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, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, LESS CANAL AND ROAD RIGHTS-OF-WAY OF RECORD.

THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS OR RESERVATIONS 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.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

KNOW ALL MEN BY THESE PRESENTS, THAT PELLEGRINO BARONE AND MICHELE BARONE, FEE SIMPLE OWNERS OF THE LANDS DESCRIBED AND SUBDIVIDED HEREIN, AS BARONE 12TH STREET AFFIDAVIT OF EXEMPTION, BEING IN INDIAN RIVER COUNTY, HAVE CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. INGRESS/EGRESS EASEMENTS-THE 60'X100' INGRESS/EGRESS EASEMENTS ALONG THE NORTHERLY PORTIONS OF PARCELS 2, 3, 6, 7, 10, AND 11, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE RESPECTIVE OWNERS OF PARCELS 1 THROUGH 12 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE OWNERS OF SAID PARCELS 1 THROUGH 12, THEIR SUCCESSORS AND ASSIGNS.
2. THE 63.80'X100' INGRESS/EGRESS EASEMENT ALONG THE NORTHERLY PORTION OF PARCEL 14, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS OF PARCELS 13 AND 14 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SAID PARCELS 13 AND 14, THEIR SUCCESSORS AND ASSIGNS.

ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, MOSQUITO CONTROL DISTRICT, ANY UTILITY PROVIDER AND AMBULANCE, SHALL HAVE THE RIGHT TO USE THE SAID INGRESS/EGRESS EASEMENTS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH ACCESS EASEMENTS.

3. LIMITED ACCESS EASEMENTS - THE 5.00 FOOT EASEMENTS ALONG THE NORTH LINE OF PARCELS 1, 4, 5, 8, 9, 12 AND 13, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. PRIVATE DRAINAGE EASEMENTS - THE 15 AND 20 FOOT EASEMENTS WITHIN PARCELS 1 THROUGH 14, AS SHOWN HEREON, ARE DEDICATED FOR THE USE AND BENEFIT OF THE OWNERS OF PARCELS 1 THROUGH 14 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE OWNERS OF SAID PARCELS 1 THROUGH 14, THEIR SUCCESSORS AND ASSIGNS.
5. THE LAND OWNER(S) ABUTTING PARCEL 14 TO THE EAST SHALL BE GRANTED EASEMENT RIGHTS ACROSS THE 15 FOOT PRIVATE DRAINAGE EASEMENT SHOWN ON PARCEL 14, FOR ACCESS, CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL HEREBY INDEMNIFY THE OWNERS OF LOT 14 FROM ANY DAMAGE OR INJURY RESULTING FROM SAID CONSTRUCTION AND MAINTENANCE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 2024.

BY _____
PELLEGRINO BARONE

WITNESS _____
PRINT NAME _____

WITNESS _____
PRINT NAME _____

BY _____
MICHELE BARONE

WITNESS _____
PRINT NAME _____

WITNESS _____
PRINT NAME _____

CERTIFICATE OF ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____, 2024, THE FORGOING DEDICATION OF THE LIMITED ACCESS EASEMENTS ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

BY _____
SUSAN ADAMS
CHAIRMAN OF THE BOARD

ATTEST: RYAN L. BUTLER, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY _____
DEPUTY CLERK
(CLERK TO THE BOARD)

APPROVED _____ BY _____
DATE KIRSTIN LEIENDECKER
"ACTING" PUBLIC WORKS DIRECTOR

APPROVED _____ BY _____
DATE ANDREW SOBCZAK
PLANNING & DEVELOPMENT SERVICES

APPROVED _____ BY _____
DATE WILLIAM K. DEBRAAL
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR

EXAMINED AND APPROVED

_____ BY _____
DATE JOHN A. TITKANICH, JR.
COUNTY ADMINISTRATOR

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024
BY PELLEGRINO BARONE, FEE SIMPLE OWNER, WHO IS PERSONALLY KNOWN OR
 PRODUCED IDENTIFICATION IN THE FORM OF _____

NOTARY PUBLIC

NOTARY SEAL

PRINTED NAME _____
COMMISSION NO. _____
COMMISSION EXPIRATION _____

ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024
BY MICHELE BARONE, FEE SIMPLE OWNER, WHO IS PERSONALLY KNOWN OR
 PRODUCED IDENTIFICATION IN THE FORM OF _____

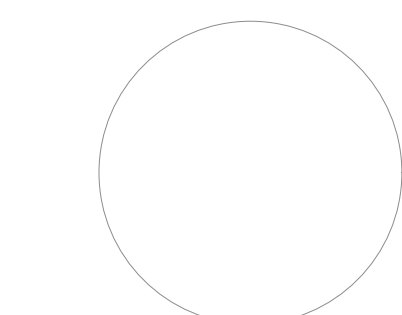
NOTARY PUBLIC

NOTARY SEAL

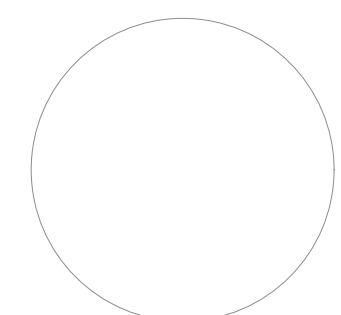
PRINTED NAME _____
COMMISSION NO. _____
COMMISSION EXPIRATION _____

THIS INSTRUMENT WAS PREPARED BY
STEVE CARTECHINE, PSM
REGISTRATION NO 4895
DATE OF PREPERATION 07/12/21

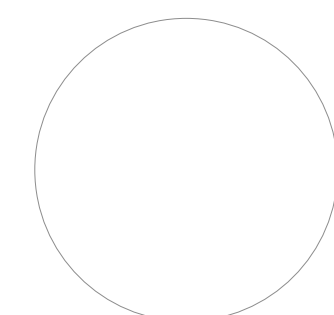
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617



CLERK TO THE BOARD OF COUNTY COMMISSIONERS



COUNTY SURVEYOR'S SEAL



SEAL OF CLERK OF CIRCUIT COURT

LEGAL DESCRIPTION

ALL OF TRACT 11 AND THE EAST, ACCORDING TO THE THE OFFICE OF THE CLERK PAGE 25, LESS CANAL RIVER COUNTY, FLORIDA.

CONTAINING 64.75 ACRES OF LAND MORE OR LESS.

PARCEL IDENTIFICATION NUMBER

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I, CLERK OF THE CIRCUIT HAVE EXAMINED THE FOREGOING IT COMPLIES, IN FORM, FILED FOR RECORD ON, _____, 2024, AND RECORDED IN PLAT BOOK _____, PAGE _____, FILE NO. _____, CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA.

BY _____
RYAN L. BUTLER, DEPUTY CLERK, INDIAN RIVER COUNTY, FLORIDA
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

COUNTY SURVEYOR CERTIFICATION

THIS BARONE 12TH STREET PROFESSIONAL SURVEYOR INDIAN RIVER COUNTY, STATUTES, AS AMENDED.

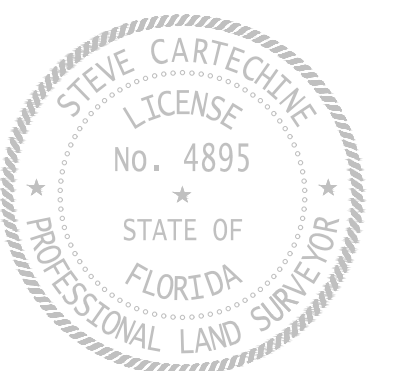
DAVID W. SCHRYVER, P.S.M. REGISTRATION NO. 4864
INDIAN RIVER COUNTY SURVEYOR

SIGNATURE DATE _____, 2024

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE LAND SURVEYOR, DOES LANDS AS SHOWN ON EXEMPTION IS A CORRECT THAT THIS AFFIDAVIT STATUTES, AS AMENDED; POINTS HAVE BEEN PLACED 177, FLORIDA STATUTES, HAVE BEEN SET IN ACCORDANCE RIVER COUNTY CODE CHAPTER INDIAN RIVER COUNTY, RIVER COUNTY HORIZONTAL CONTROL COMMITTEE THIRD ORDER CLASS 1 STANDARDS AS AMENDED.

STEVE CARTECHINE, LS #4895
REGISTERED FLORIDA SURVEYOR AND MAPPER
FOR: INDIAN RIVER SURVEY, INC.
1835 20TH STREET VERO BEACH, FL 32960



CERTIFICATE OF TITLE

I CERTIFY THAT, AS OF AFFIDAVIT OF EXEMPTION ENTITY EXECUTING THE REQUIRED BY CHAPTER MORTGAGES, LIENS OR THIS AFFIDAVIT OF EXEMPTION, INDIAN RIVER COUNTY, FLORIDA.

_____ DATED _____ 2024
GREGG M. CASALINO, Esq
FLORIDA BAR NUMBER 56250

BARONE 12TH STREET AFFIDAVIT OF EXEMPTION

A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING IN TRACT 11 AND THE WEST 25 ACRES OF TRACT 10, SECTION 8, TOWNSHIP 33 SOUTH, RANGE 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, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, LESS CANAL AND ROAD RIGHTS-OF-WAY OF RECORD.

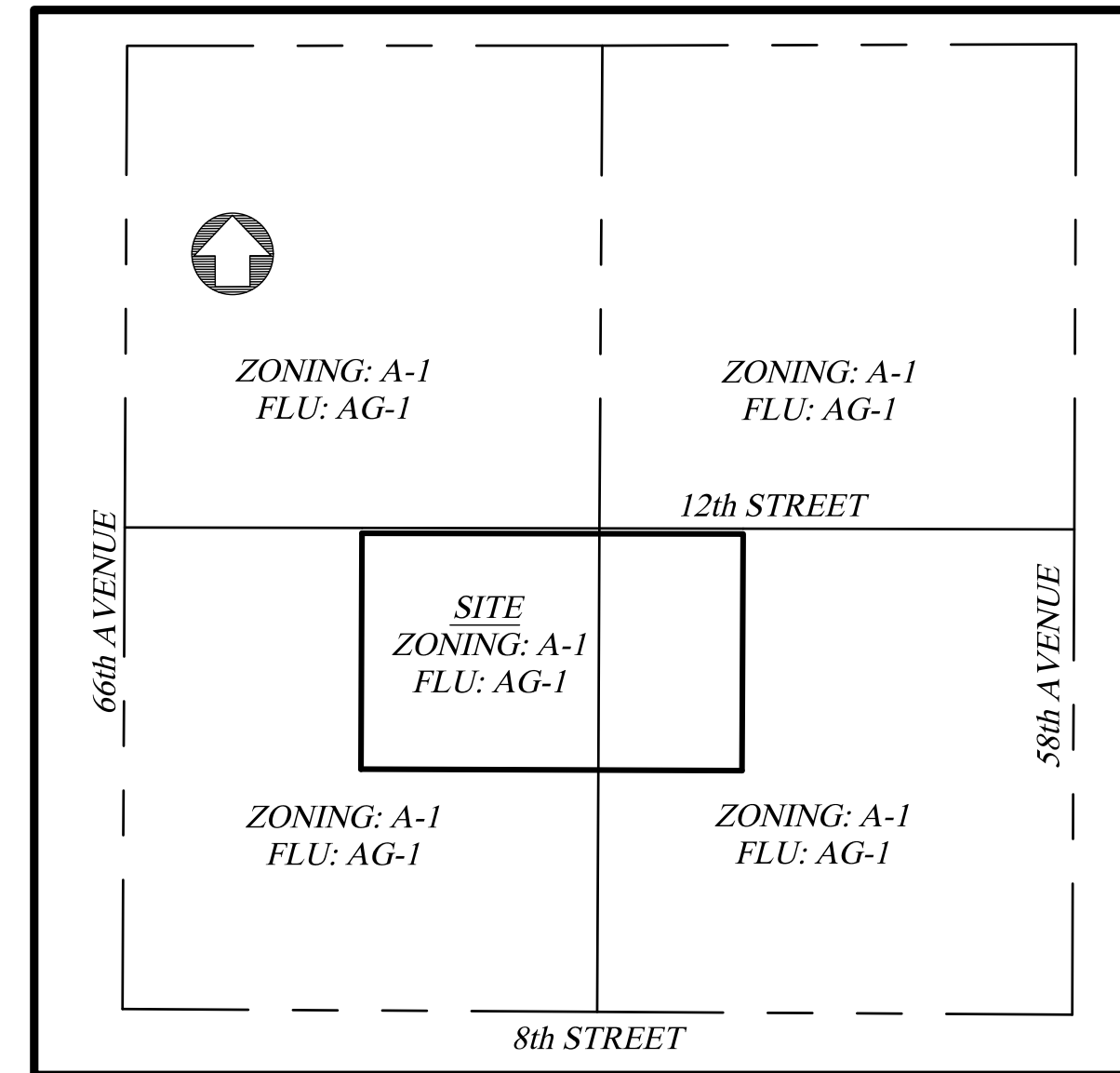
THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS AFFIDAVIT OF EXEMPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

NOTICE:

1. THE VOLUNTARY DIVISION OF LAND ENCOMPASSED WITHIN THIS AFFIDAVIT OF EXEMPTION INTO PARCELS THAT ARE LESS THAN 200,000 SQUARE FEET IN SIZE IS PROHIBITED UNLESS SUCH DIVISION IS ACCOMPLISHED BY FILING A SUBDIVISION AFFIDAVIT OF EXEMPTION APPROVED BY INDIAN RIVER COUNTY AND MEETING ALL STANDARDS FOR SUBDIVISION PLATTING AS REQUIRED UNDER FLORIDA STATUTES AND INDIAN RIVER COUNTY CODE.
2. FLOOD ZONE: THIS AFFIDAVIT OF EXEMPTION LIES WITHIN FLOOD ZONE "AE" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED TO FALL BETWEEN 21.0' TO 22.0' NAVD88, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0239H, DATED DECEMBER 4, 2012.
3. FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING THE 1% ANNUAL CHANCE FLOOD. YOU SHOULD CONTACT THE INDIAN RIVER COUNTY BUILDING DIVISION AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THE PROPERTY.
4. THIS AFFIDAVIT OF EXEMPTION, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE AFFIDAVIT OF EXEMPTION. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS AFFIDAVIT OF EXEMPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A PARCEL WITHIN THIS AFFIDAVIT OF EXEMPTION UNLESS AND UNTIL THE PARCEL OWNER, OR THE OWNER'S DESIGNEE, OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE PARCEL OWNER AND HIS/HER ASSIGNS ACKNOWLEDGE THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE PARCEL OWNER, OR THE OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.
6. PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREIN AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, CHINESE BOX ORANGE AND ORANGE JASMINE.
7. ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PARCEL/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
8. PROPERTIES ARE SUBJECT TO INDIAN RIVER COUNTY LAND DEVELOPMENT REGULATIONS (LDRs) IN CHAPTERS 930 AND 934 FOR STORMWATER MANAGEMENT, GRADING AND EXCAVATION OF LAND. PROPOSED ACTIVITY MAY OR MAY NOT BE EXEMPT IN ACCORDANCE WITH INDIAN RIVER COUNTY CODE SECTIONS 934.04 AND 930.06. CONTACT THE COUNTY FOR FURTHER INFORMATION.
9. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
10. THIS AFFIDAVIT OF EXEMPTION IS NOT CURRENTLY SERVICED BY PUBLIC POTABLE WATER, BUT COUNTY WATER IS AVAILABLE
11. SINGLE FAMILY BUILDING PERMIT SUBMITTALS REQUIRE A TYPE C CERTIFICATION AND COMPENSATORY CALCULATIONS FOR GRADING/CONSTRUCTION OF INDIVIDUAL PARCELS DUE TO BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA.
12. LEGAL POSITIVE OUTFALL FOR DRAINAGE INTO INDIAN RIVER FARMS WATER CONTROL DISTRICT CANAL B-2 BY THE INDIVIDUAL LOTS ARE THROUGH THE RECORDED DRAINAGE EASEMENTS. ALL OTHER EXISTING DRAINAGE FACILITIES MAY BE FILLED BY PROPERTY OWNERS.
13. FUTURE ROADS AND/OR DRIVEWAYS WITH DEAD ENDS SHALL HAVE APPROVED TURNAROUND FOR FIRE APPARATUS.

LOCATION MAP

(1" = 1000')



SURVEYOR'S NOTES:

1. BEARINGS SHOWN NAD83, 2011 ADJUSTMENT S89°53'00"E TO SOUTH, RANGE 39 EAST.
2. SURVEY MONUMENTATION ACCORDANCE WITH AS AMENDED.
3. THE LAND SURVEYED (ELEVATIONS VARY) DECEMBER 4, 2012.
4. VERTICAL DATUM: ORIGINATING BENCHMARK: REFERENCED TO DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. DESIGNATION : "BM131005" USGS QUAD: NAVD 88 ORTHO HT: DESCRIPTION: A NORTHWEST CORNER AND 58TH AVENUE.
5. AFFIDAVIT OF EXEMPTION AFFIDAVIT OF EXEMPTION AFFIDAVIT OF EXEMPTION AFFIDAVIT OF EXEMPTION

INDIAN RIVER SURVEY, INC.
 PROFESSIONAL SURVEYING AND MAPPING
 CERTIFICATE OF AUTHORIZATION No. LB 7545
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BARONE 12TH STREET AFFIDAVIT OF EXEMPTION

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LEGAL DESCRIPTION: PARCEL 1 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 244.47 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S00°15'41"W, A DISTANCE OF 821.46 FEET; THENCE N89°44'19"W, A DISTANCE OF 244.56 FEET TO THE SAID WEST LINE OF TRACT 11; THENCE N00°16'03"E ALONG SAID WEST LINE, A DISTANCE OF 820.85 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 200,787.2 SQUARE FEET OR 4.61 ACRES MORE OR LESS.

BEING SUBJECT TO A 5 FOOT LIMITED ACCESS EASEMENT AND A 15 FOOT PRIVATE DRAINAGE EASEMENT AND INCLUDING A 60 FOOT x 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 2 AND A 60 FOOT x 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 3.

LEGAL DESCRIPTION: PARCEL 2 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 304.47 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE LEAVING SAID LINE S00°15'41"W, A DISTANCE OF 1,320.61 FEET TO THE SOUTH LINE OF SAID TRACT 11; THENCE N89°46'28"W ALONG SAID SOUTH LINE, A DISTANCE OF 304.62 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 11; THENCE N00°16'03"E ALONG SAID WEST LINE, A DISTANCE OF 499.19 FEET; THENCE LEAVING SAID LINE S89°44'19"E, A DISTANCE OF 244.56 FEET; THENCE N00°15'41"E, A DISTANCE OF 821.46 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID LINE A DISTANCE OF 60.00 FEET TO THE SAID POINT-OF-BEGINNING. CONTAINING 201,309.5 SQUARE FEET OR 4.62 ACRES MORE OR LESS.

BEING SUBJECT TO A 15 FOOT PRIVATE DRAINAGE EASEMENT, A 20 FOOT PRIVATE DRAINAGE EASEMENT AND A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 3.

LEGAL DESCRIPTION: PARCEL 3 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.47 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE LEAVING SAID LINE S00°15'41"W, A DISTANCE OF 821.77 FEET; THENCE S89°44'19"E, A DISTANCE OF 244.20 FEET; THENCE S00°15'41"W A DISTANCE OF 498.81 FEET TO THE SOUTH LINE OF SAID TRACT 11; THENCE N89°46'28"W ALONG SAID SOUTH LINE, A DISTANCE OF 304.20 FEET; THENCE LEAVING SAID LINE N00°15'41"E, A DISTANCE OF 1,320.61 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 201,066.8 SQUARE FEET OR 4.62 ACRES MORE OR LESS.

BEING SUBJECT TO A 15 FOOT PRIVATE DRAINAGE EASEMENT, A 20 FOOT PRIVATE DRAINAGE EASEMENT AND A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 2.

LEGAL DESCRIPTION: PARCEL 4 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO

THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 364.47 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°53'00"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 244.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S00°15'41"W, A DISTANCE OF 822.38 FEET; THENCE N89°44'19"W, A DISTANCE OF 244.20 FEET; THENCE N00°15'41"E, A DISTANCE OF 821.77 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 200,750.5 SQUARE FEET OR 4.61 ACRES MORE OR LESS.

BEING SUBJECT TO A 5 FOOT LIMITED ACCESS EASEMENT AND A 15 FOOT PRIVATE DRAINAGE EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 2 AND A 60 FOOT x 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 3.

LEGAL DESCRIPTION: PARCEL 5 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 608.67 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°53'00"E, ALONG SAID LINE, A DISTANCE OF 244.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE; S00°15'41"W, A DISTANCE OF 823.00 FEET; THENCE N89°44'19"W, A DISTANCE OF 244.20 FEET; THENCE N00°15'41"E, A DISTANCE OF 822.38 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 200,901.0 SQUARE FEET OR 4.61 ACRES MORE OR LESS.

BEING SUBJECT TO A 5 FOOT LIMITED ACCESS EASEMENT AND A 15 FOOT PRIVATE DRAINAGE EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 6 AND A 60 FOOT x 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 7.

LEGAL DESCRIPTION: PARCEL 6 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 912.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE LEAVING SAID LINE S00°15'41"W, A DISTANCE OF 1,321.77 FEET TO THE SOUTH LINE OF SAID TRACT 11; THENCE N89°46'28"W ALONG SAID SOUTH LINE, A DISTANCE OF 304.20 FEET; THENCE N00°15'41"E, A DISTANCE OF 498.81 FEET; THENCE S89°44'19"E, A DISTANCE OF 244.20 FEET; THENCE N00°15'41"E, A DISTANCE OF 823.00 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE SAID POINT-OF-BEGINNING. CONTAINING 200,092.4 SQUARE FEET OR 4.62 ACRES MORE OR LESS.

BEING SUBJECT TO A 15 FOOT PRIVATE DRAINAGE EASEMENT, A 20 FOOT PRIVATE DRAINAGE EASEMENT AND A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 7.

LEGAL DESCRIPTION: PARCEL 7 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 912.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE LEAVING SAID LINE S00°15'41"W, A DISTANCE OF 823.30 FEET; THENCE S89°44'19"E, A DISTANCE OF 244.20 FEET; THENCE S00°15'41"W A DISTANCE OF 498.43 FEET TO THE SOUTH LINE OF SAID TRACT 11; THENCE N89°46'28"W ALONG

SAID SOUTH LINE, A DISTANCE 1,321.77 FEET TO THE SAID OR LESS.

BEING SUBJECT TO A 15 FOOT 60 FOOT X 100 FOOT INGRESS EASEMENT OVER PARCEL 6.

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

BARONE 12TH STREET AFFIDAVIT OF EXEMPTION

A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING IN TRACT 11 AND THE WEST 25 ACRES OF TRACT 10, SECTION 8, TOWNSHIP 33 SOUTH, RANGE 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, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, LESS CANAL AND ROAD RIGHTS—OF—WAY OF RECORD.

THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS OR RESERVATIONS 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.

LEGAL DESCRIPTION: PARCEL 8 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 972.87 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°53'00"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 244.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE; S00°15'41"W A DISTANCE OF 823.92 FEET; THENCE N89°44'19"W, A DISTANCE OF 244.20 FEET; THENCE N00°15'41"E, A DISTANCE OF 823.30 FEET TO THE SAID POINT OF BEGINNING. CONTAINS 201,125.5 SQUARE FEET OR 4.62 ACRES MORE OR LESS.

BEING SUBJECT TO A 5 FOOT LIMITED ACCESS EASEMENT AND A 15 FOOT PRIVATE DRAINAGE EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCELS 6 AND A 60 FOOT x 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 7.

LEGAL DESCRIPTION: PARCEL 9 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1217.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°53'00"E, ALONG SAID LINE, A DISTANCE OF 244.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE; S00°15'41"W, A DISTANCE OF 824.53 FEET; THENCE N89°44'19"W, A DISTANCE OF 244.20 FEET; THENCE N00°15'41"E, A DISTANCE OF 823.92 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 201,274.6 SQUARE FEET OR 4.62 ACRES MORE OR LESS.

BEING SUBJECT TO A 5 FOOT LIMITED ACCESS EASEMENT AND A 15 FOOT PRIVATE DRAINAGE EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 10 AND A 60 FOOT x 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 11.

LEGAL DESCRIPTION: PARCEL 10 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,521.28 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE LEAVING SAID LINE S00°15'41"W, A DISTANCE OF 1,322.93 FEET TO THE SOUTH LINE OF TRACT 10 SAID PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY; THENCE N89°46'21"W ALONG THE SOUTH LINE OF SAID TRACT 10, A DISTANCE OF 192.62 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 11; THENCE N89°46'28"W ALONG THE SOUTH LINE OF SAID TRACT 11, A DISTANCE OF 111.58 FEET; THENCE LEAVING THE SOUTH LINE OF SAID TRACT 11; N00°15'41"E, A DISTANCE OF 498.43 FEET; THENCE S89°44'19"E A DISTANCE OF 244.20 FEET; THENCE N00°15'41"E, A DISTANCE OF 824.53 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET TO THE SAID POINT-OF-BEGINNING. CONTAINING 201,060.6 SQUARE FEET OR 4.62 ACRES MORE OR LESS.

BEING SUBJECT TO A 15 FOOT PRIVATE DRAINAGE EASEMENT, A 20 FOOT PRIVATE DRAINAGE EASEMENT AND A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 11.

LEGAL DESCRIPTION: PARCEL 11 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1,521.28 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET; THENCE LEAVING SAID LINE S00°15'41"W, A DISTANCE OF 824.84 FEET; THENCE S89°44'19"E, A DISTANCE OF 244.20 FEET; THENCE S00°15'41"W, A DISTANCE OF 498.07 FEET TO THE SOUTH LINE OF TRACT 10 SAID LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY; THENCE N89°46'21"W ALONG SAID SOUTH LINE, A DISTANCE OF 304.20 FEET; THENCE LEAVING SAID LINE N00°15'41"E, A DISTANCE OF 1,322.93 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 200,959.5 SQUARE FEET OR 4.61 ACRES MORE OR LESS.

BEING SUBJECT TO A 15 FOOT PRIVATE DRAINAGE EASEMENT, A 20 FOOT PRIVATE DRAINAGE EASEMENT AND A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 10.

LEGAL DESCRIPTION: PARCEL 12 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,581.28 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°53'00"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 244.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S00°15'41"W, A DISTANCE OF 825.45 FEET; THENCE N89°44'19"W, A DISTANCE OF 244.20 FEET; THENCE N00°15'41"E, A DISTANCE OF 824.84 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 201,500.5 SQUARE FEET OR 4.62 ACRES MORE OR LESS.

BEING SUBJECT TO A 5 FOOT LIMITED ACCESS EASEMENT AND A 15 FOOT PRIVATE DRAINAGE EASEMENT AND INCLUDING A 60 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 10 AND A 60 FOOT x 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 11.

LEGAL DESCRIPTION: PARCEL 13 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE S89°53'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,825.48 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°53'00"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 244.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S00°15'41"W A DISTANCE OF 826.07 FEET; THENCE N89°44'19"W, A DISTANCE OF 244.20 FEET; THENCE N00°15'41"E, A DISTANCE OF 825.45 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 201,651.3 SQUARE FEET OR 4.63 ACRES MORE OR LESS.

BEING SUBJECT TO A 5 FOOT LIMITED ACCESS EASEMENT AND A 15 FOOT PRIVATE DRAINAGE EASEMENT AND INCLUDING A 63.80 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT OVER PARCEL 14.

LEGAL DESCRIPTION: PARCEL 14 (BY SURVEYOR)

A PORTION OF THAT PROPERTY LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; DESCRIBED IN OFFICIAL RECORDS BOOK 3089, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF SECTION 8, THENCE S89°53'00"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,328.68 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID SECTION 8, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25; THENCE S00°16'03"W ALONG THE WEST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET TO THE SOUTH

RIGHT-OF-WAY LINE OF 12TH DISTANCE OF 2,069.68 FEET S89°53'00"E ALONG SAID SOUTH WEST 25 ACRES OF TRACT THENCE S00°15'41"W ALONG TRACT 10; THENCE N89°46'21"W SAID SOUTH LINE N00°15'41"E, FEET; THENCE N00°15'41"E, 205,963.9 SQUARE FEET OR 4.73 ACRES MORE OR LESS.

BEING SUBJECT TO A 15 FOOT A 63.80 FOOT X 100 FOOT INGRESS & EGRESS EASEMENT.

INDIAN RIVER SURVEY, INC.
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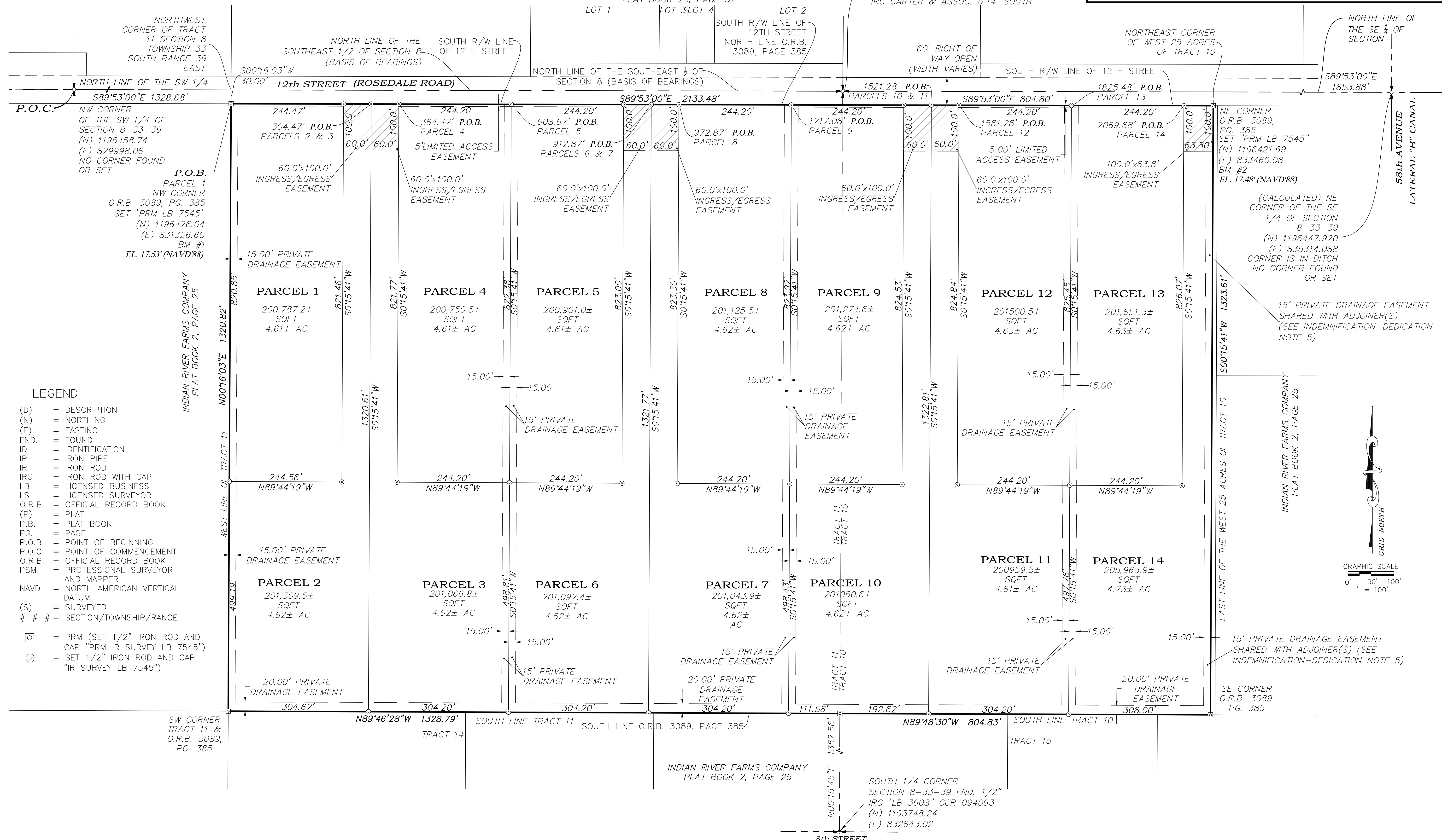
BARONE 12TH STREET AFFIDAVIT OF EXEMPTION

A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING IN TRACT 11 AND THE WEST 25 ACRES OF TRACT 10, SECTION 8, TOWNSHIP 33 SOUTH, RANGE 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, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, LESS CANAL AND ROAD RIGHTS-OF-WAY OF RECORD.

THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS OR RESERVATIONS 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.

SCHACHT AFFIDAVIT OF EXEMPTION
PLAT BOOK 23, PAGE 57

NE CORNER OF THE SW 1/4 OF SECTION 8-33-39 NE CORNER TRACT 11 NW CORNER TRACT 10 FND. 1/2" IRC CARTER & ASSOC. 0.14" SOUTH



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