

LEGAL DESCRIPTION

3.50 ACRE TEMPORARY CONSTRUCTION EASEMENT

BEING AN TEMPORARY CONSTRUCTION EASEMENT LYING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL (A 60.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF 4th STREET (A 50.00 FOOT WIDE RIGHT-OF-WAY), ACCORDING TO THE PLAT OF INDIAN RIVER FARMS SUBDIVISION, PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY NOW INDIAN RIVER COUNTY, FLORIDA, THENCE SOUTH 00°12'51" WEST, ALONG SAID EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TEMPORARY CONSTRUCTION EASEMENT;

THENCE SOUTH 89°54'54" EAST, A DISTANCE OF 770.00 FEET; THENCE SOUTH 00°12'51" WEST A DISTANCE OF 198.00 FEET; THENCE NORTH 89°54'54" WEST, A DISTANCE OF 770.00 FEET TO THE EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL; THENCE NORTH 00°12'51" EAST, ALONG SAID EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.500 ACRES, 152,460 SQUARE FEET, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.



Digitally signed by
Thomas P Kiernan
Date: 2021.03.01
14:21:48 -05'00'

THOMAS P. KIERNAN
Professional Surveyor & Mapper
Florida Certificate No. 6199

DATE

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**CULPEPPER &
TERPENING INC**

2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL
ENGINEERS AUTHORIZATION NO. 4286

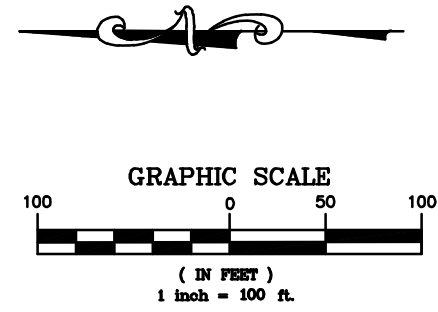
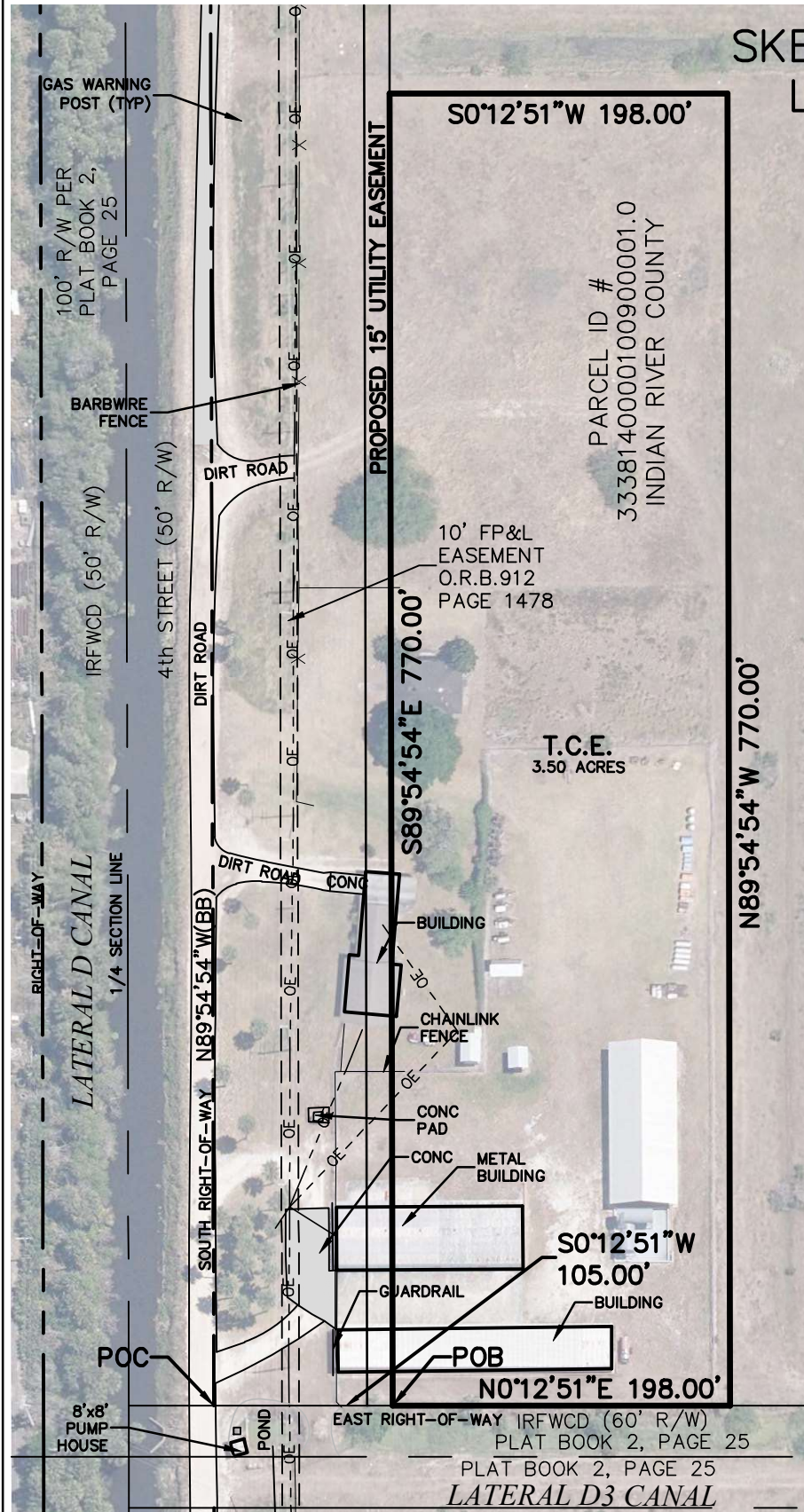
TEMPORARY CONSTRUCTION
EASEMENT

DESCRIPTION

JOB NO: 20-096 Parcel 6 TCE SCALE: N/A

DRAWN BY: GLM

DATE: 2-19-2021



- (BB) = BASIS OF BEARING
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- IRFWCD = INDIAN RIVER FARMS WATER CONTROL DISTRICT

BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT-OF-WAY OF 4th STREET HAVING A BEARING OF N89°54'54"W



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TEMPORARY CONSTRUCTION EASEMENT

SKETCH OF DESCRIPTION

JOB NO: 20-096 Parcel 6 TCE	SCALE: 1"=100'
DRAWN BY: GLM	DATE: 2-19-2021