

LEGAL DESCRIPTION

METES AND BOUNDS PER SURVEYOR

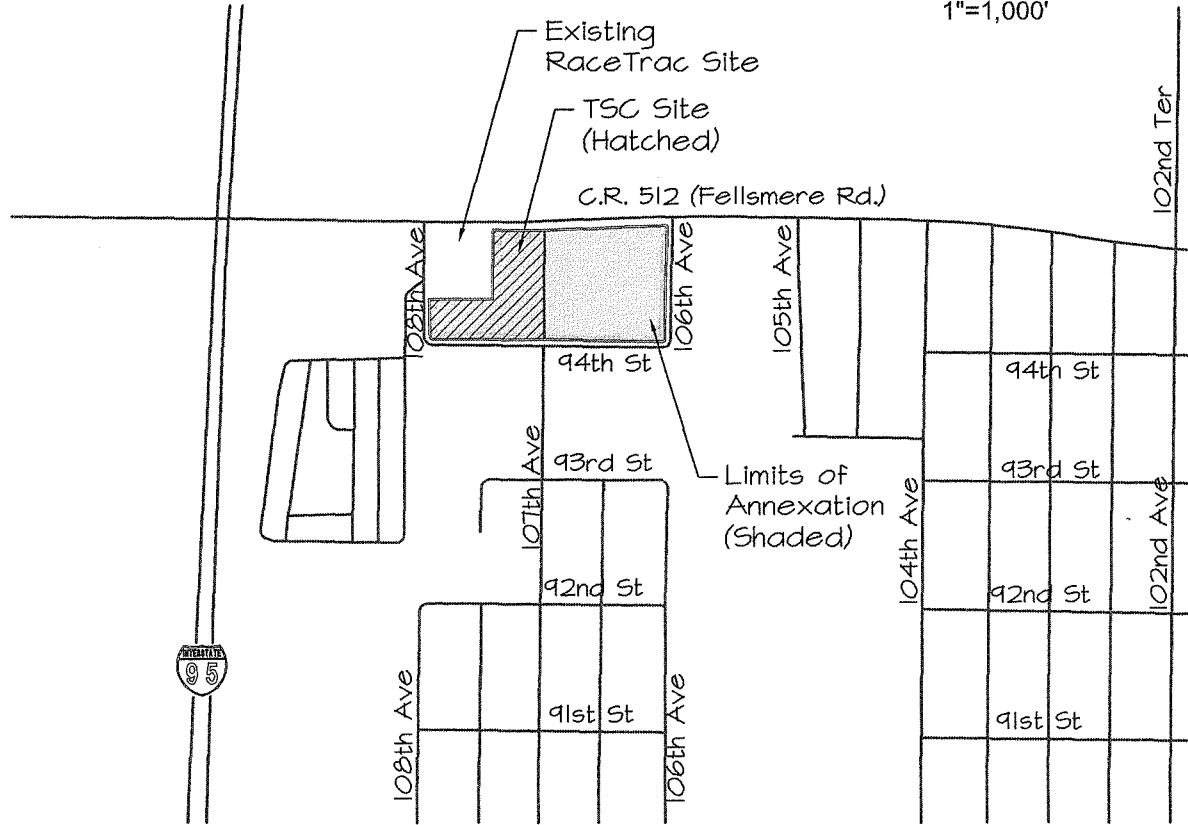
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 00°15'40" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 108.65 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #512 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 88081-2403; THENCE NORTH 88°16'13" EAST ALONG THE SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD #512, A DISTANCE OF 390.23 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; FROM SAID POINT OF BEGINNING, CONTINUE NORTH 88°16'13" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 300.20 FEET TO AN INTERSECTION WITH THE WEST LINE OF BLOCK B, VERO LAKE ESTATES UNIT H-4, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 31, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THENCE NORTH 00°21'47" EAST ALONG THE SAID WEST LINE OF BLOCK B A DISTANCE OF 3.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°15'55", FOR AN ARC LENGTH OF 39.39 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK B AND A POINT OF TANGENCY; THENCE SOUTH 89°22'18" EAST ALONG THE SAID NORTH LINE OF BLOCK B AND BLOCK A OF SAID VERO LAKE ESTATES UNIT H-4 A DISTANCE OF 548.80 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF 106TH AVENUE AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4 AND A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTHEASTERLY AND ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°45'07", FOR AN ARC LENGTH OF 39.16 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY SOUTH 00°22'49" WEST A DISTANCE OF 501.90 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY AND SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 89°50'14", FOR AN ARC LENGTH OF 39.20 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 94TH STREET AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4 AND A POINT OF TANGENCY; THENCE NORTH 89°46'57" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1187.76 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'37", FOR AN ARC LENGTH OF 39.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 108TH AVENUE AS SHOWN ON THE SAID PLAT OF VERO LAKE ESTATES UNIT H-4 AND A POINT OF TANGENCY; THENCE NORTH 00°15'40" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 162.63 FEET; THENCE SOUTH 89°51'26" EAST A DISTANCE OF 339.99 FEET; THENCE NORTH 00°15'40" EAST A DISTANCE OF 328.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 551,268.1 SQUARE FEET OR 12.655 ACRES MORE OR LESS.

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1"=1,000'



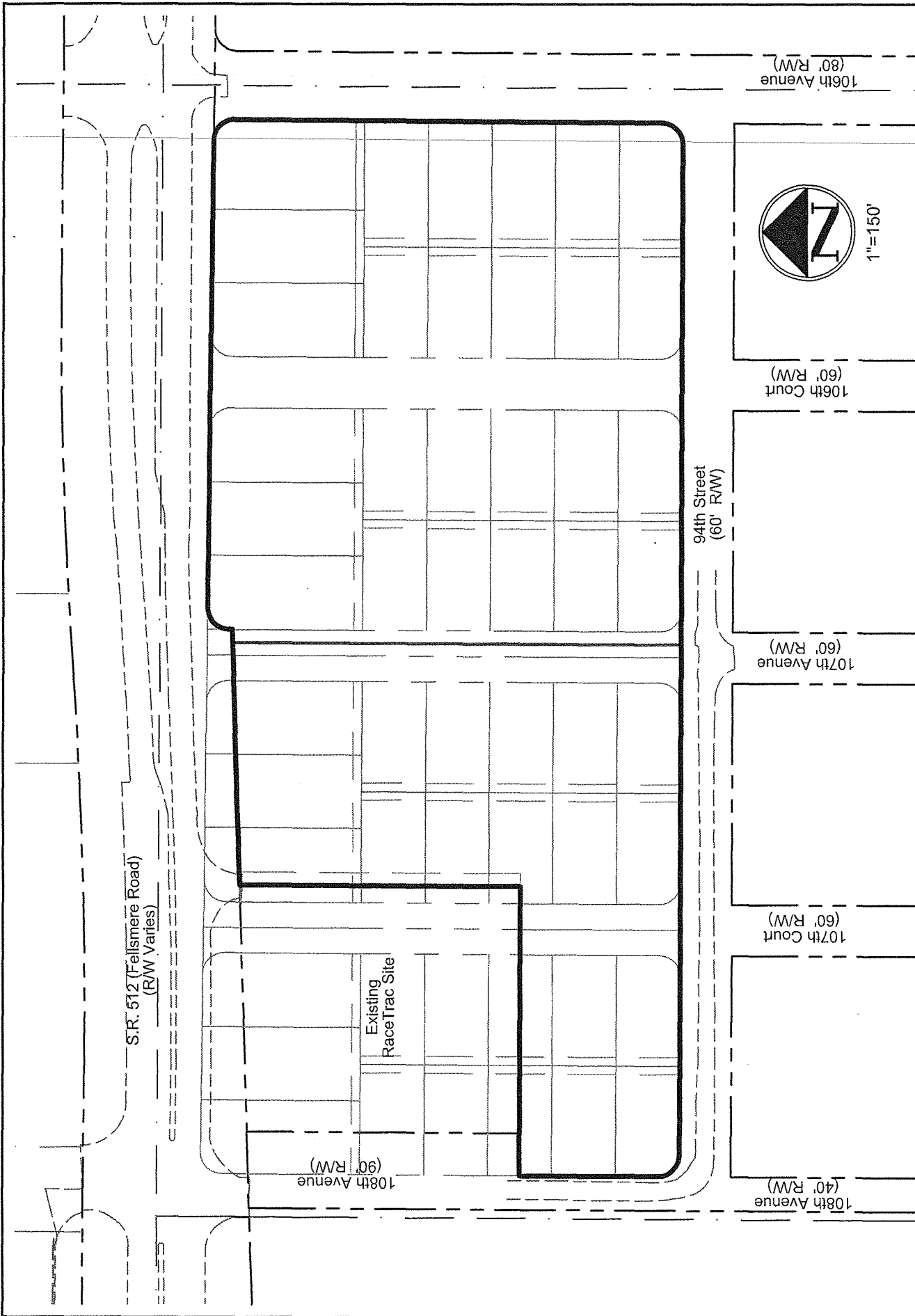
MASTELLER & MOLER, INC.
 CONSULTING ENGINEERS
 CERTIFICATE OF AUTHORIZATION #4204
 1855 27th STREET - SUITE 2, VERO BEACH, FLORIDA 32960
 (772) 567-5300 / FAX (772) 794-1106

Location Map
Tractor Supply Company
City of Fellsmere

02/28/2019

Sheet No.
 1
 3

Exhibit A



Sheet No.
2 3

02/28/2019

Limits of Annexation
Tractor Supply Company
City of Fellsmere

M MASTELLER & MOLER, INC.
 CONSULTING ENGINEERS
 CORPORATION OF FLORIDA
 6925 27th STREET - SUITE 2, WEST BEACH, FLORIDA 33460
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