

03-BSD.03-07/18

This instrument prepared under the direction of:

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District Four Assistant General Counsel

Legal Description prepared by:

Luis A. Gaztambide, P.S.M. (8/26/2021)

Document prepared by:

Cochise Wadley (10/18/2022)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No. 100.1

Item/Segment No. 4056064

Section: 88050-2507

Managing District: 04

C.R. No. 510(Wabasso Rd/85th St/90th Ave)

County: Indian River

COUNTY DEED

THIS DEED, Made this _____ day of _____, 20_____, by **INDIAN RIVER COUNTY**, a political subdivision of the State of Florida, whose address is: 1801 27th Street, Vero Beach, Florida 32960, Grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**; Grantee: (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Indian River County, Florida, viz:

(More particularly described in the legal description attached hereto)

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

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IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

ATTEST: _____

Print Name: _____
Clerk (or Deputy Clerk)

INDIAN RIVER COUNTY, FLORIDA
By Its Board of County Commissioners

By: _____

Print Name: _____
Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: 
County Attorney

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 _____, 20____, by, _____ Chairman, on behalf of **INDIAN RIVER COUNTY, a political subdivision of the State of Florida**, who is personally known to me or who has produced _____ as identification.

(SEAL)

Notary Public

Printed or stamped name of Notary Public

My Commission Expires: _____

Legal Description

Parcel No. 100

Item/Segment No. 4056064

A portion of land lying in the Southeast One-Quarter (SE 1/4) of Section 27, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheets 6 and 7 of the Florida Department of Transportation Right of Way Map of County Road 510 (90th Avenue), Item/Segment No. 4056064, Section 88050-2507, being more particularly described as follows:

Commence at the East One-Quarter (E 1/4) Corner of said Section 27; thence South 89°48'22" East along the North line of the Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, a distance of 15.21 feet to the Baseline of Survey of said County Road 510 (90th Avenue); thence South 00°12'12" West along said Baseline of Survey of County Road 510 (90th Avenue), a distance of 133.96 feet; thence North 89°47'48" West along a line at a right angle to the previously described course, a distance of 30.00 feet to a point on the Westerly Existing Right of Way line of said County Road 510 (90th Avenue) and the POINT OF BEGINNING; thence North 89°38'25" West along a line parallel with and 134.00 feet South of the North line of the Southeast One-Quarter (SE 1/4) of said Section 27, a distance of 80.00 feet; thence South 00°12'12" West along a line parallel with and 80.00 feet West of said Westerly Existing Right of Way line of County Road 510 (90th Avenue), a distance of 30.00 feet; thence South 44°47'48" East, a distance of 55.23 feet to the beginning of a non-tangent curve concave Easterly, having a chord bearing of South 03°03'01" East; thence along said curve, having a radius of 5,054.00 feet, through a central angle 05°10'27", an arc distance of 456.41 feet to a point of reverse curvature with a curve concave Westerly, having a chord bearing of South 04°35'41" East; thence along said curve, having a radius of 4,946.00 feet, through a central angle 02°05'06", an arc distance of 179.99 feet to said Westerly Existing Right of Way line of County Road 510 (90th Avenue); thence North 00°12'12" East along said Westerly Existing Right of Way line of County Road 510 (90th Avenue), a distance of 703.70 feet to the POINT OF BEGINNING.

Containing 20,327 square feet, more or less.

AND

A portion of land lying in the Southeast One-Quarter (SE 1/4) of Section 27, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheet 7 of the Florida Department of Transportation Right of Way Map of County Road 510 (90th Avenue), Item/Segment No. 4056064, Section 88050-2507, being more particularly described as follows:

Commence at the East One-Quarter (E 1/4) Corner of said Section 27; thence South 89°48'22" East along the North line of the Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, a distance of 15.21 feet to the Baseline of Survey of said County Road 510 (90th Avenue); thence South 00°12'12" West along said Baseline of Survey of County Road 510 (90th Avenue), a distance of 973.04 feet; thence North 89°47'48" West along a line at a right angle to the previously described course, a distance of 30.00 feet to a point on the Westerly Existing Right of Way line of said County Road 510 (90th Avenue) and the POINT OF BEGINNING; thence North 89°47'48" West, a distance of 29.00 feet; thence South 00°12'12" West, a distance of 53.26 feet; thence South 89°47'48" East, a distance of 29.00 feet to a point on said Westerly Existing Right of Way line of County Road 510 (90th Avenue); thence North 00°12'12" East along said Westerly Existing Right of Way line of County Road 510 (90th Avenue), a distance of 53.26 feet to the POINT OF BEGINNING.

Containing 1,545 square feet, more or less.

AND

A portion of land lying in the Southeast One-Quarter (SE 1/4) of Section 27, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheet 7 of the Florida Department of Transportation Right of Way Map of County Road 510 (90th Avenue), Item/Segment No. 4056064, Section 88050-2507, being more particularly described as follows:

Commence at the East One-Quarter (E 1/4) Corner of said Section 27; thence South 89°48'22" East along the North line of the Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, a distance of 15.21 feet to the Baseline of Survey of said County Road 510 (90th Avenue); thence South 00°12'12" West along said Baseline of Survey of County Road 510 (90th Avenue), a distance of 1,320.02 feet; thence North 89°47'48" West along a line at a right angle to the previously described course, a distance of 30.00 feet to the point of intersection with said Westerly Existing Right of Way line of County Road 510 (90th Avenue) and the Northerly Existing Right of Way line of 87th Street, also being the POINT OF BEGINNING; thence North 83°23'42" West along said Northerly Existing Right of Way line of 87th Street, a distance of 76.46 feet; thence North 06°36'18" East, a distance of 23.00 feet; thence South 83°23'42" East along a line parallel with and 23.00 feet North of said Northerly Existing Right of Way line of 87th Street, a distance of 73.88 feet to a point on said Westerly Existing Right of Way line of County Road 510 (90th Avenue); thence South 00°12'12" West along said Westerly Existing Right of Way line of County Road 510 (90th Avenue), a distance of 23.14 feet to the POINT OF BEGINNING.

Containing 1,729 square feet, more or less.

AND

A portion of land lying in the Southwest One-Quarter (SW 1/4) of Section 26, Township 31 South, Range 38 East, Indian River County, Florida, as shown on Sheets 8 and 9 of the Florida Department of Transportation Right of Way Map of County Road 510 (85th Street), Item/Segment No. 4056064, Section 88050-2507, being more particularly described as follows:

Commence at the Southwest (SW 1/4) Corner of said Section 26; thence South 89°42'24" East along the South line of said Southwest One-Quarter (SW 1/4) of Section 26, a distance of 205.85 feet; thence North 00°17'36" East along a line at a right angle to the previously described course, a distance of 0.25 feet to the Baseline of Survey of said County Road 510 (85th Street); thence South 89°46'38" East along said Baseline of Survey of County Road 510 (85th Street), a distance of 69.13 feet; thence North 00°13'22" East along a line at a right angle to the previously described course, a distance of 50.00 feet to a point on the Northerly Existing Right of Way line of said County Road 510 (85th Street) and the POINT OF BEGINNING; thence North 00°11'50" East, a distance of 506.80 feet to the beginning of a non-tangent curve concave Northeasterly, having a chord bearing of South 58°46'55" East; thence Southeasterly along said curve, having a radius of 900.00 feet, through a central angle 61°54'43", an arc distance of 972.51 feet to the end of said curve; thence South 00°13'22" West, a distance of 30.00 feet to a point on said Northerly Existing Right of Way line of County Road 510 (85th Street); thence North 89°46'38" West along said Northerly Existing Right of Way line of County Road 510 (85th Street), a distance of 793.45 feet to the POINT OF BEGINNING.

Containing 3.045 acres, more or less.

All together containing 3.587 acres, more or less.