

This instrument prepared by and return to:  
Bruce Barkett  
Collins Brown Barkett, Chartered  
756 Beachland Boulevard  
Vero Beach, FL 32963

### RIGHT-OF-WAY DEED

**THIS RIGHT-OF-WAY DEED**, executed this 19<sup>th</sup> day of, May 2021, by Ryall Development Group, LLC, Grantor, whose mailing address is PO Box 1779, Vero Beach, FL 32961-1779, to Indian River County, Florida, a political subdivision of the State of Florida, Grantee, whose address is 1801 27<sup>th</sup> Street, Vero Beach, FL 32960.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby convey unto the Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described parcels of land, situate, lying and being in the County of Indian River, State of Florida, for right-of-way, to-wit:

**SEE EXHIBITS "A", "B", "C", "D", "E", and "F" ATTACHED HERETO AND MADE A PART HEREOF.**

IN WITNESS WHEREOF, Grantor has signed and sealed their presents the day and year first above written.

**WITNESSES**

[Signature]  
Print name: Andrew Kennedy

**RYALL DEVELOPMENT GROUP, LLC  
A FLORIDA LIMITED LIABILITY COMPANY**

[Signature]  
Print name: Sarah Testa

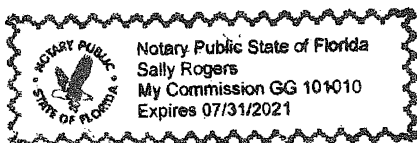
By: [Signature]  
Print name: Chad A. Kelly  
Title: Manager

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of May, 2021, by Chad Kelly, as Manager on behalf of Ryall Development Group, LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ identification.

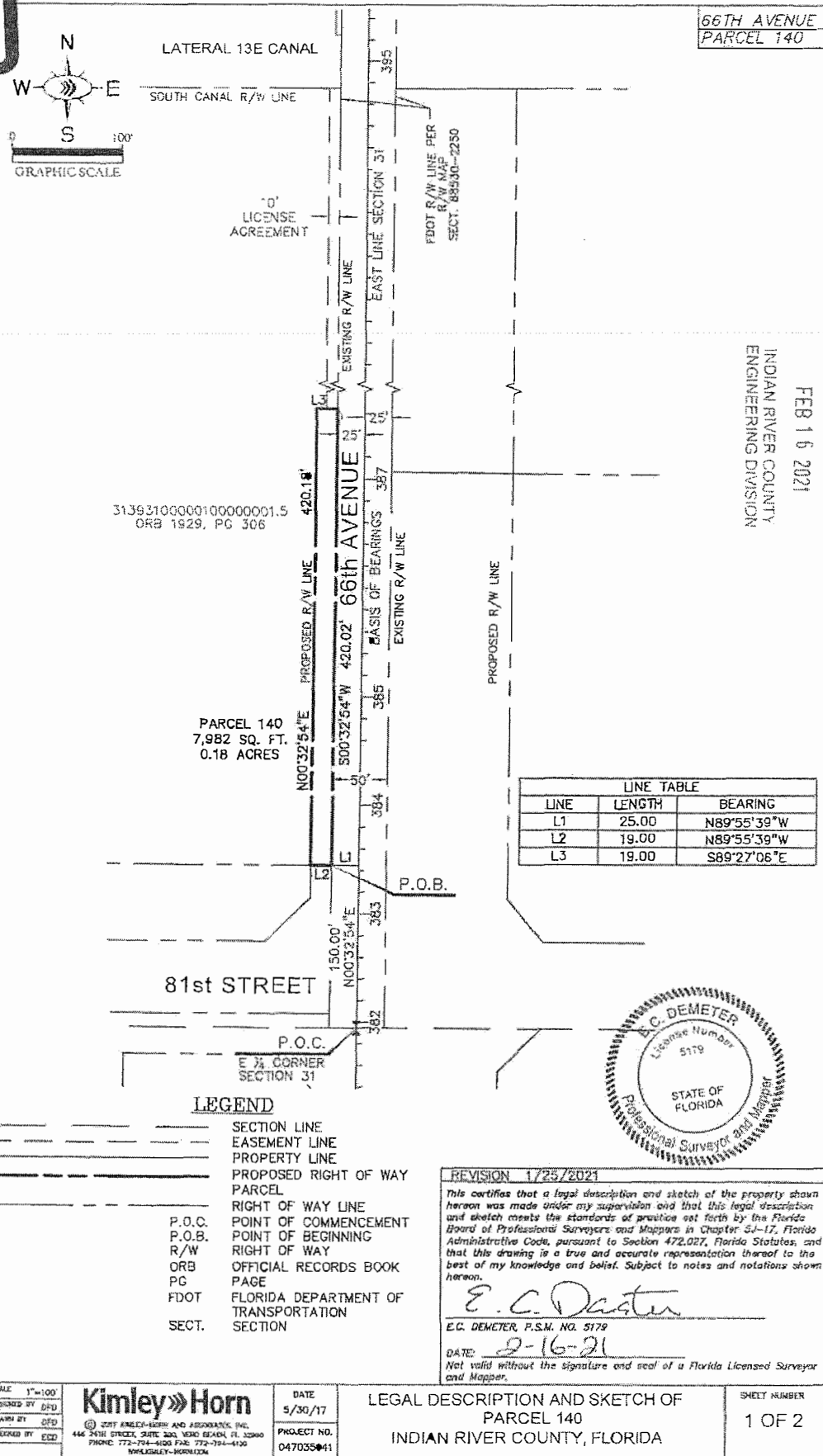
(Notary Seal)

[Signature]  
Printed Name: Sally Rogers  
Notary Public  
My Commission Expires: 7/31/21



**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**  
[Signature]  
BY WILLIAM K. DEBRAAL  
DEPUTY COUNTY ATTORNEY

**EXHIBIT**  
"A"  
PG I



RECEIVED  
FEB 16 2021  
INDIAN RIVER COUNTY  
ENGINEERING DIVISION

Drawing made by: K. V. ... Survey, INDIAN RIVER COUNTY, ARNOLD, 2017-0112 - Revised Per IRC PARCEL 140-182.dwg 140 Feb 10, 2021 10:18am by: DemeterOur

SCALE 1"=100'  
DESIGNED BY DFD  
DRAWN BY DFD  
CHECKED BY ECD

**Kimley»Horn**  
444 24th STREET, SUITE 200, VERO BEACH, FL 32909  
PHONE 772-794-6100 FAX 772-794-6130  
KIMLEY-HORN.COM

DATE 5/30/17  
PROJECT NO. 047035441

LEGAL DESCRIPTION AND SKETCH OF  
PARCEL 140  
INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER  
1 OF 2

**EXHIBIT**  
 U A II  
 PG 2

66TH AVENUE  
 PARCEL 140

**LEGAL DESCRIPTION**  
**RIGHT OF WAY PARCEL**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE EAST ¼ CORNER OF SAID SECTION 31;  
 THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 150.00 FEET TO A POINT;  
 THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°55'39" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF 66TH AVENUE AND THE POINT OF BEGINNING OF THE HERIN DESCRIBED PARCEL;  
 THENCE, LEAVING SAID RIGHT OF WAY LINE, BEARING NORTH 89°55'39" WEST, A DISTANCE OF 19.00 FEET TO A POINT;  
 THENCE, BEARING NORTH 00°32'54" EAST, A DISTANCE OF 420.16 FEET TO A POINT;  
 THENCE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 19.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY OF 66th AVENUE;  
 THENCE, BEARING SOUTH 00°32'54" WEST, ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 420.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 7,982 SQUARE FEET OR 0.18 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

**SURVEYORS NOTES**

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE EAST LINE OF SECTION 31. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

Drawing Name: K:\GIS\Survey\INDIAN RIVER COUNTY\66TH AVENUE\2017-0112 - Revised Per HUS\PARCEL 140-P2.dwg 140 (2) Feb 15, 2021 10:18am by: DanMcLaur

SCALE 1"=100' DESIGNED BY: GFD DRAWN BY: GFD CHECKED BY: GFD	<b>Kimley»Horn</b> <small>© 2017 KIMLEY-HORN AND ASSOCIATES, INC.          440 24TH STREET, SUITE 200, WEST PALM BEACH, FL 33409          PHONE: 772-784-4000 FAX: 772-704-4100          WWW.KHLET-NODOL.COM</small>	DATE 5/30/17 PROJECT NO. 047035041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 140 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 OF 2
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**EXHIBIT**  
 11B  
 PG 1

66TH AVENUE  
 PARCEL 139

WABASSO ROAD—  
 (C.R. 510)

P.O.C.  
 N.W. CORNER  
 SECTION 32

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2139.00'	004°32'30"	N01° 43' 21"W	169.51'	169.56'
C2	40.00'	061°15'47"	N26° 38' 17"E	40.76'	42.77'
C3	148.00'	015°18'27"	N49° 36' 57"E	39.42'	39.54'
C4	80.00'	003°09'32"	N43° 32' 30"E	4.41'	4.41'

3139320000C300000008.0  
 ORB 1929, PG 306

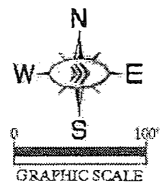
INDIAN RIVER COUNTY  
 ENGINEERING DIVISION  
 FEB 16 2021

RECEIVED

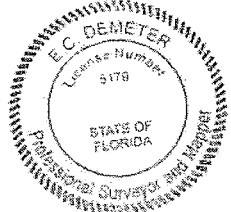
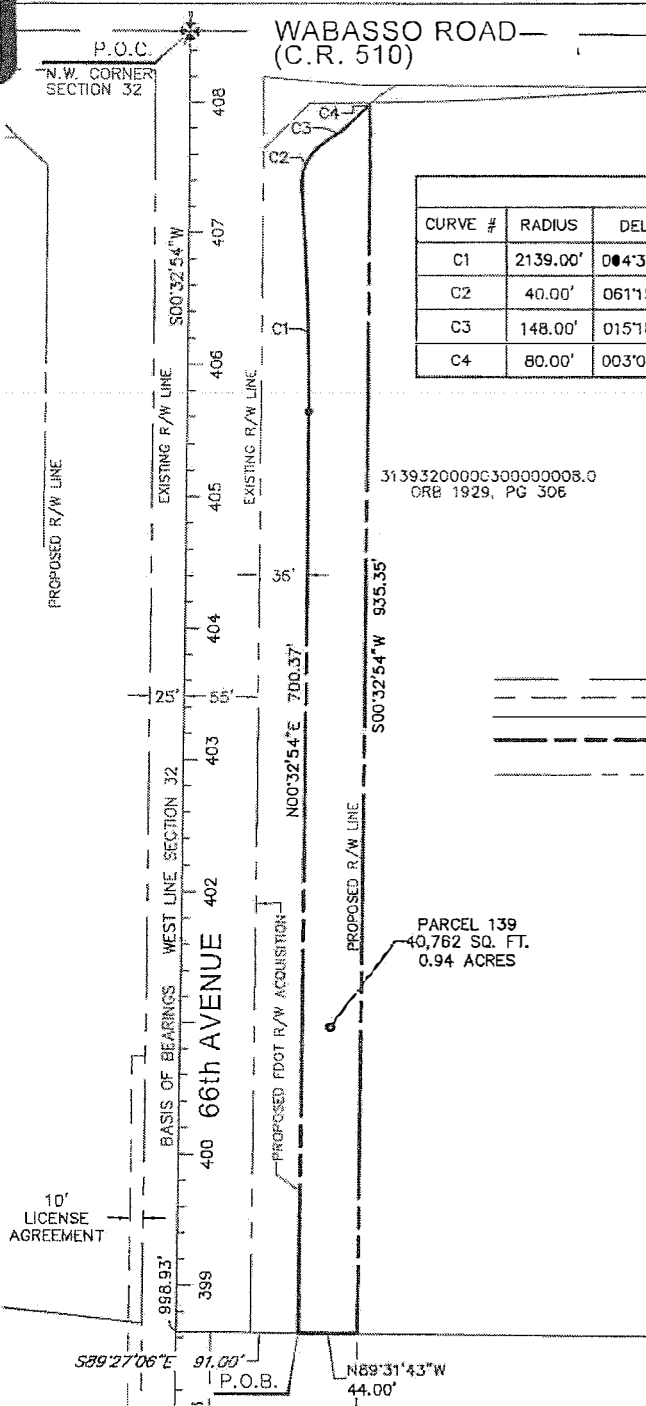
**LEGEND**

- SECTION LINE
- - - EASEMENT LINE
- — — PROPERTY LINE
- — — PROPOSED RIGHT OF WAY
- — — PARCEL
- — — RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- FP&L FLORIDA POWER AND LIGHT
- ESMT. EASEMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT. SECTION

PARCEL 139  
 40,762 SQ. FT.  
 0.94 ACRES



Drawing name: K:\VB\_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per R/CY\PARCEL 139-P2.dwg 138 Feb 16, 2021 10:24am by: Demeter\JRM



REVISION 1/25/2021

This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

*E.C. Demeter*  
 E.C. DEMETER, P.S.M. NO. 5179

DATE: 2-16-21

Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

SCALE 1"=100' DESIGNED BY DFD DRAWN BY DFD CHECKED BY EDD	<b>Kimley-Horn</b> <small>445 24TH STREET, SUITE 200, VERO BEACH, FL 32980          PHONE: 772-791-4100 FAX: 772-791-4130          WWW.KIMLEY-HORN.COM</small>	DATE 7/10/17 PROJECT NO. 0470350041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 139 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 1 OF 2
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**EXHIBIT**  
 "B"  
 PG 2

68TH AVENUE  
 PARCEL 139

**LEGAL DESCRIPTION**  
 RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID SECTION 32; THENCE, BEARING SOUTH 00°32'54" WEST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 998.93 FEET TO A POINT;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 91.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 00°32'54" EAST, A DISTANCE OF 700.37 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2,139.00 FEET, A CENTRAL ANGLE OF 04°32'30", A CHORD BEARING OF NORTH 01°43'21" WEST, A CHORD DISTANCE OF 169.51 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.55 FEET;

SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61°15'47", A CHORD BEARING OF NORTH 26°38'17" EAST, A CHORD DISTANCE OF 40.76 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.77 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 148.00 FEET, A CENTRAL ANGLE OF 15°18'27", A CHORD BEARING OF NORTH 49°36'57" EAST, A CHORD DISTANCE OF 39.42 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.54 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 03°08'32", A CHORD BEARING OF NORTH 43°32'30" EAST, A CHORD DISTANCE OF 4.41 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 4.41 FEET TO A POINT;

THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 935.35 FEET TO A POINT;

THENCE, BEARING NORTH 89°31'43" WEST, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,762 SQUARE FEET OR 0.94 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

**SURVEYORS NOTES**

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE WEST LINE OF SECTION 32. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 68TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

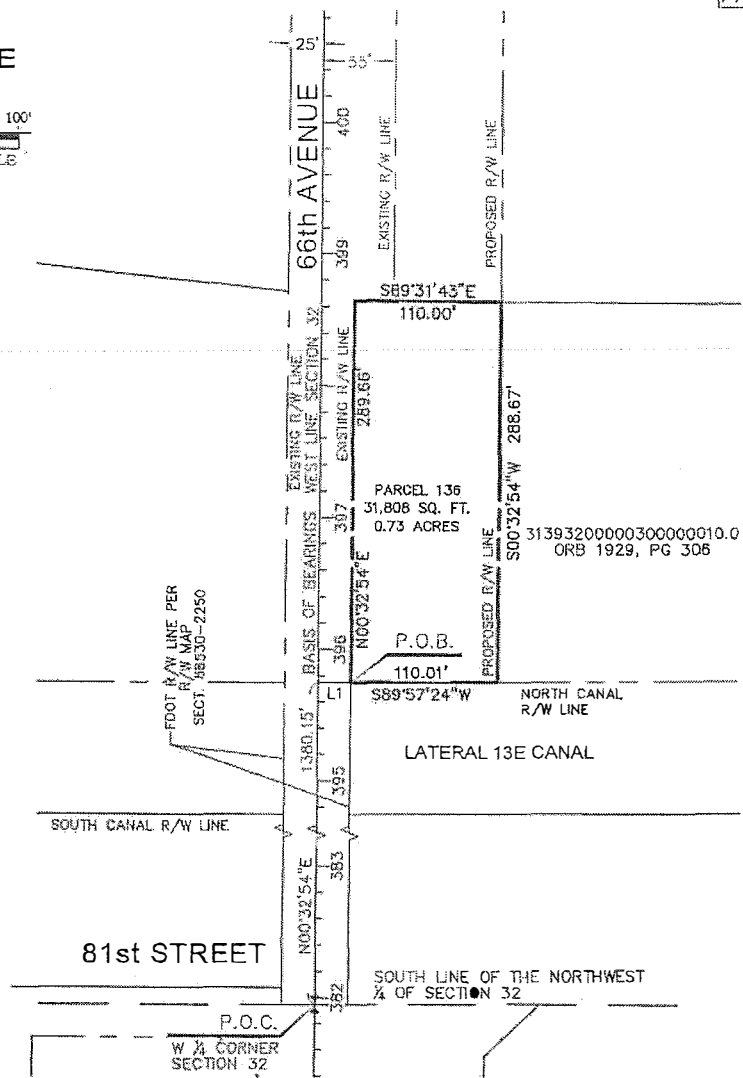
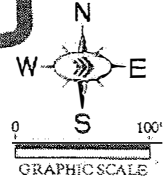
DRAWING REFERENCE: R:\VRE\Projects\INDIAN RIVER CO\68TH AVENUE\2007-0112 - Revised Per ITC\PA\0112\_139-02.dwg 139 (2) Feb 16, 2007 10:24am by DarnelleDurr

SCALE 1"=100' DESIGNED BY BFD DRAWN BY BFD CHECKED BY ECD	 © 2007 KIMLEY-HORN AND ASSOCIATES, INC. 640 24TH STREET, SUITE 200, VERO BEACH, FL 32909 PHONE: 772-784-4100 FAX: 772-784-4130 WWW.KIMLEY-HORN.COM	DATE 7/10/17 PROJECT NO. 047035041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 139 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 OF 2
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**EXHIBIT**  
 "C"  
 PG 1

66th AVENUE  
 PARCEL 136

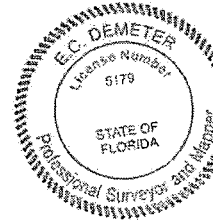
RECEIVED  
 FEB 16 2021  
 INDIAN RIVER COUNTY  
 ENGINEERING DIVISION



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S89°27'06"E

**LEGEND**

- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PARCEL
- RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT. SECTION



REVISION 1/25/2021  
 This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 54-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.  
*E.C. Demeter*  
 E.C. DEMETER, P.S.M. No. 5179  
 DATE: 2-16-21  
 Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

SCALE 1"=100'  
 DESIGNED BY JPD  
 DRAWN BY JPD  
 CHECKED BY JPD

**Kimley-Horn**  
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 440 54th STREET, SUITE 200, VERO BEACH, FL 32909  
 PHONE: 772-794-4100 FAX: 772-794-4130  
 WWW.KIMLEY-HORN.COM

DATE 7/10/17  
 PROJECT NO. 047035041  
**LEGAL DESCRIPTION AND SKETCH OF  
 PARCEL 136  
 INDIAN RIVER COUNTY, FLORIDA**

SHEET NUMBER  
 1 OF 2

Drawing name: K:\VRB\_Survey\INDIAN RIVER CO\3\017-AVENUE\136-102.dwg 136 Feb 10, 2021 10:27:56 by: Danielle.Durr  
 Reviewed Per IRCPARCEL\_136-102.dwg 136 Feb 10, 2021 10:27:56 by: Danielle.Durr

EXHIBIT

tabbles

"C"  
PG 2

66TH AVENUE  
PARCEL 136

LEGAL DESCRIPTION  
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE LYING AND BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE WEST 1/4 CORNER OF SAID SECTION 32;

THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1,380.15 FEET TO A POINT;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF 66TH AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 00°32'54" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 289.66 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 89°31'43" EAST, A DISTANCE OF 110.00 FEET TO A POINT;

THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 288.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LATERAL 13E CANAL;

THENCE, BEARING SOUTH 89°57'24" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 110.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 31,808 SQUARE FEET OR 0.73 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SURVEYORS NOTES

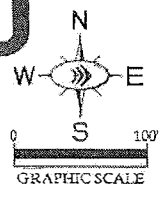
- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE WEST LINE OF SECTION 32. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

C:\V\H\Survey\INDIAN RIVER\00\66TH AVENUE\2017-0112 - Revised Per ITC\PARCEL\_136-PG-02.dwg 136 (2) Feb 10, 2021 10:27am By: DoreenLaur

SCALE 1"=100' DESIGNED BY DFD DRAWN BY DFD CHECKED BY ECD	<b>Kimley-Horn</b> <small>© 2017 KIMLEY-HORN AND ASSOCIATES, INC.          448 24TH STREET, SUITE 200, WEST BEACH, FL 33508          PHONE: 772-754-1100 FAX: 772-754-6130          WWW.KIMLEY-HORN.COM</small>	DATE 7/10/17 PROJECT NO 0470035041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 136 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 OF 2
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**EXHIBIT**  
4D4  
PG 7

66TH AVENUE  
PARCEL 135



FOOT R/W LINE PER  
R/W MAP  
SECT. 88530-2290

10'  
LICENSE  
AGREEMENT

LATERAL 13E CANAL  
N89°57'24"E SOUTH LINE OF LATERAL 13E CANAL  
110.01'

**RECEIVED**  
 FEB 16 2021  
 INDIAN RIVER COUNTY  
 ENGINEERING DIVISION

WEST LINE SECTION 32  
 66th AVENUE  
 BASIS OF BEARINGS  
 363 648.14' 394  
 362  
 369  
 388  
 383  
 382

PARCEL 135  
71,358 SQ. FT.  
1.64 ACRES

31393200000300000010.0  
ORB 1929, PG 306

PROPOSED R/W LINE  
 649.25'  
 W. 4.25'± 0.00S

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S89°27'06"E

P.O.B.

N89°27'06"W  
110.00'

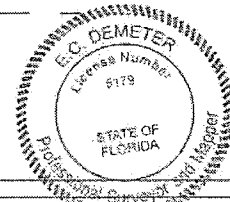
81st STREET

SOUTH LINE OF THE  
NORTHWEST 1/4 OF  
SECTION 32

P.O.C.  
W 1/4 CORNER  
SECTION 32

**LEGEND**

- SECTION LINE
- - - EASEMENT LINE
- \_\_\_ PROPERTY LINE
- PROPOSED RIGHT OF WAY  
PARCEL
- RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- FDOT FLORIDA DEPARTMENT OF  
TRANSPORTATION
- SECT. SECTION



REVISION 1/25/2021

*This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 54-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.*

*E.C. Demeter*  
E.C. DEMETER, P.S.M. NO. 5179

DATE: 2-16-21  
Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

Drawing name: K:\VIB\_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per 315\PARCEL\_135-F2.dwg 135 Feb 11, 2021 10:32am By DennisDurr

SCALE 1"=100'  
DRAWN BY DRD  
CHECKED BY ECD

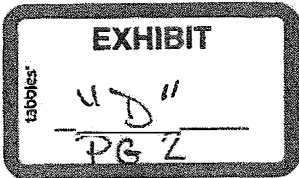
**Kimley»Horn**  
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 445 211th STREET, SUITE 200, VERO BEACH, FL 32960  
 PHONE: 772-794-4100 FAX: 772-794-4130  
 WWW.KIMLEY-HORN.COM

DATE 7/10/17  
PROJECT NO. 047035041

LEGAL DESCRIPTION AND SKETCH OF  
PARCEL 135  
INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER  
1 OF 2





66TH AVENUE  
PARCEL 135

**LEGAL DESCRIPTION**  
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE WEST  $\frac{1}{4}$  CORNER OF SAID SECTION 32; THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 632.00 FEET TO A POINT.

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF 66th AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 00°32'54" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 648.14 FEET TO A POINT ON THE SOUTH LINE OF LATERAL 13E CANAL;

THENCE, BEARING NORTH 89°57'24" EAST ALONG THE SOUTH LINE OF LATERAL 13E CANAL, A DISTANCE OF 110.01 FEET TO A POINT;

THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 649.28 FEET TO A POINT;

THENCE, BEARING NORTH 89°27'06" WEST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 71,358 SQUARE FEET OR 1.64 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

**SURVEYORS NOTES**

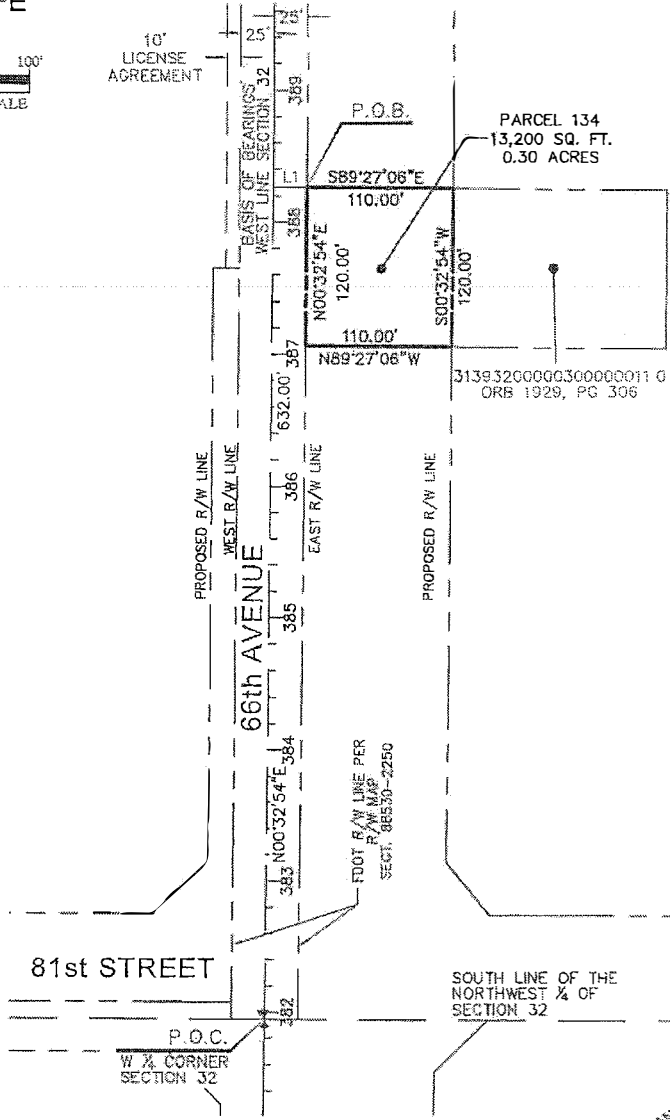
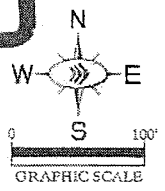
- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE WEST LINE OF SECTION 32. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

Drawn by: K:\NRE\_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised For RCV\PARCEL 135-13E.dwg 135 (2) Feb 11, 2021 10:53am By: DennisDurr

SCALE N/A	<p>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 416 24th STREET, SUITE 301, WEST BEACH, FL 32909 PHONE: 772-774-6100 FAX: 772-774-6132 WWW.KIMLEY-HORN.COM</p>	DATE 7/10/17	LEGAL DESCRIPTION AND SKETCH OF <b>PARCEL 135</b> INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 OF 2
DRAWN BY PCS		PROJECT NO. 047035041		
CHECKED BY ELC				

**EXHIBIT**  
 "E"  
 PG 2

66th AVENUE  
 PARCEL 134

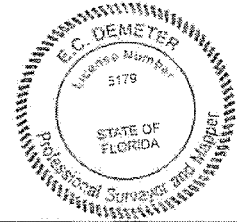


**RECEIVED**  
 FEB 16 2021  
 INDIAN RIVER COUNTY  
 ENGINEERING DIVISION

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S89°27'06"E

**LEGEND**

- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PARCEL
- RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT. SECTION



**REVISION 1/25/2021**

*This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 44-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.*

*E.C. Demeter*  
 E.C. DEMETER, P.S.M. NO. 5179  
 DATE: 2-16-21  
 Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

Drawing from: K:\VRS\_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per REC\PARCEL 134-02.dwg 134 Feb 10, 2021 10:34am By: Dimenictur

SCALE: 1"=100'  
 DESIGNED BY: DFD  
 DRAWN BY: DFD  
 CHECKED BY: ECD

**Kimley-Horn**  
 2507 EARLEY HIGH AND ASSOCIATES, INC.  
 440 24TH STREET, SUITE 200, VERO BEACH, FL 33980  
 PHONE: 772-794-4100 FAX: 772-794-4100  
 WWW.KIMLEY-HORN.COM

DATE: 7/10/17  
 PROJECT NO.: 047033041

**LEGAL DESCRIPTION AND SKETCH OF  
 PARCEL 134  
 INDIAN RIVER COUNTY, FLORIDA**

SHEET NUMBER  
 1 OF 2

**EXHIBIT**  
 4 F 11  
 PG 2

66TH AVENUE  
 PARCEL 134

**LEGAL DESCRIPTION  
 RIGHT OF WAY PARCEL**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:


COMMENCING FOR REFERENCE AT THE WEST ¼ CORNER OF SAID SECTION 32;  
 THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 632.00 FEET TO A POINT;  
 THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 23.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 66th AVENUE, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;  
 THENCE, CONTINUE SOUTH 89°27'06" EAST, A DISTANCE OF 110.00 FEET TO A POINT;  
 THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 120.00 FEET TO A POINT;  
 THENCE, BEARING NORTH 89°27'06" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE OF 66th AVENUE.  
 THENCE, BEARING NORTH 00°32'54" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 13,200 SQUARE FEET OR 0.30 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

**SURVEYORS NOTES**

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE WEST LINE OF SECTION 32. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

Drawing Name: R:\VED\_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per INC\PARCEL 134-REC.dwg 134 (2) Feb 10, 2021 10:35am by DammicDurr

SCALE: N/A DESIGNED BY: DFD DRAWN BY: DFD CHECKED BY: EOD	 <small>© 2017 KIMLEY-HORN AND ASSOCIATES, INC.          448 34TH STREET, SUITE 200, VERO BEACH, FL 32990          PHONE: 772-794-4100 FAX: 772-794-4120          WWW.KIMLEY-HORN.COM</small>	DATE: 7/10/17 PROJECT NO.: 047035041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 134 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER: 2 OF 2
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**EXHIBIT**  
 4 F 4  
 PG 2

66TH AVENUE  
 PARCEL 133

LEGAL DESCRIPTION  
 RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE WEST 1/4 CORNER OF SAID SECTION 32;

THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 512.00 FEET TO A POINT;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 66th AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, CONTINUE SOUTH 89°27'06" EAST, A DISTANCE OF 110.00 FEET TO A POINT;

THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 391.20 FEET TO A POINT;

THENCE, BEARING SOUTH 39°09'02" EAST, A DISTANCE OF 51.66 FEET TO A POINT;

THENCE, BEARING SOUTH 89°48'39" EAST, A DISTANCE OF 1824.53 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE, BEARING SOUTH 00°42'09" WEST, A DISTANCE OF 21.21 FEET TO A POINT;

THENCE, BEARING SOUTH 86°00'22" WEST, A DISTANCE OF 432.97 FEET TO A POINT;

THENCE, BEARING SOUTH 89°00'48" EAST, A DISTANCE OF 431.75 FEET TO A POINT;

THENCE, BEARING SOUTH 00°42'09" WEST, A DISTANCE OF 21.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE, BEARING NORTH 89°48'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1967.32 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 66th AVENUE;


THENCE, BEARING NORTH 00°32'54" EAST, A DISTANCE OF 511.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 197,411 SQUARE FEET OR 4.53 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SURVEYORS NOTES

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
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Drawing notes: NO VRRB, SARNEY/INDIAN RIVER COUNTY/66TH AVENUE/017-0112 - Revised Per IRI/01/13/17 - 133-R-EPG By: Demetrius Burr

SCALE	N/A	 217 KIMLEY-HORN AND ASSOCIATES, INC. 440 24th STREET, SUITE 200, VERO BEACH, FL 32909 PHONE: 772-794-8100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM	DATE	7/31/17	LEGAL DESCRIPTION AND SKETCH OF PARCEL 133 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER	2 OF 2
DESIGNED BY	DFD		PROJECT NO.	47035041			
DRAWN BY	DFD						
CHECKED BY	ECB						