

Sketch and Legal Description for: INDIAN RIVER COUNTY

Legal Description

BEING A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 00°03'00" WEST, ALONG THE WEST LINE OF SAID SECTION 36 (SAID LINE ALSO BEING THE EAST LINE OF SECTION 35, TOWNSHIP 32 SOUTH, RANGE 39 EAST) A DISTANCE OF 75.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 37th STREET (BEING A 130 FOOT WIDE RIGHT OF WAY) AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION'S RIGHT OF WAY MAP, SECTION 88511-2601, LAST REVISION MARCH 02, 1976 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE NORTH 89°45'46" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 37th STREET (SAID LINE BEING 75.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 36) A DISTANCE OF 90.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°03'00" WEST, ALONG A LINE THAT IS 90.00 FEET EAST OF, AND PARALLEL TO, THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 1254.28 FEET TO THE SOUTH LINE OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 36; THENCE SOUTH 89°50'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 90.00 TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 36; THENCE NORTH 00°03'00" EAST, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 1254.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID 37th STREET AND THE POINT OF BEGINNING.

CONTAINING 112,879 SQUARE FEET, (2.59 ACRES) MORE OR LESS

Surveyor's Notes

- 1). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
 - (A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS , WITH SHEET 2 SHOWING THE SKETCH AND LEGAL DESCRIPTION.
 - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2). THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 39 EAST. SAID LINE BEARS NORTH 89°45'46" EAST AND ALL OTHERS ARE RELATIVE THERETO.

Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND LEGAL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA PROFESSIONAL BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

9-9-2020
DATE OF SIGNATURE


DAVID W. SCHRYVE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4864

Legend and Abbreviations

I.R.F.W.C.D. = INDIAN RIVER FARMS
WATER CONTROL DISTRICT
L = LENGTH OF ARC
(P) = PLAT
PBS = PLAT BOOK ST. LUCIE
Δ=DELTA ANGLE
SQ. FT. = SQUARE FEET
R = RADIUS
R/W = RIGHT-OF-WAY

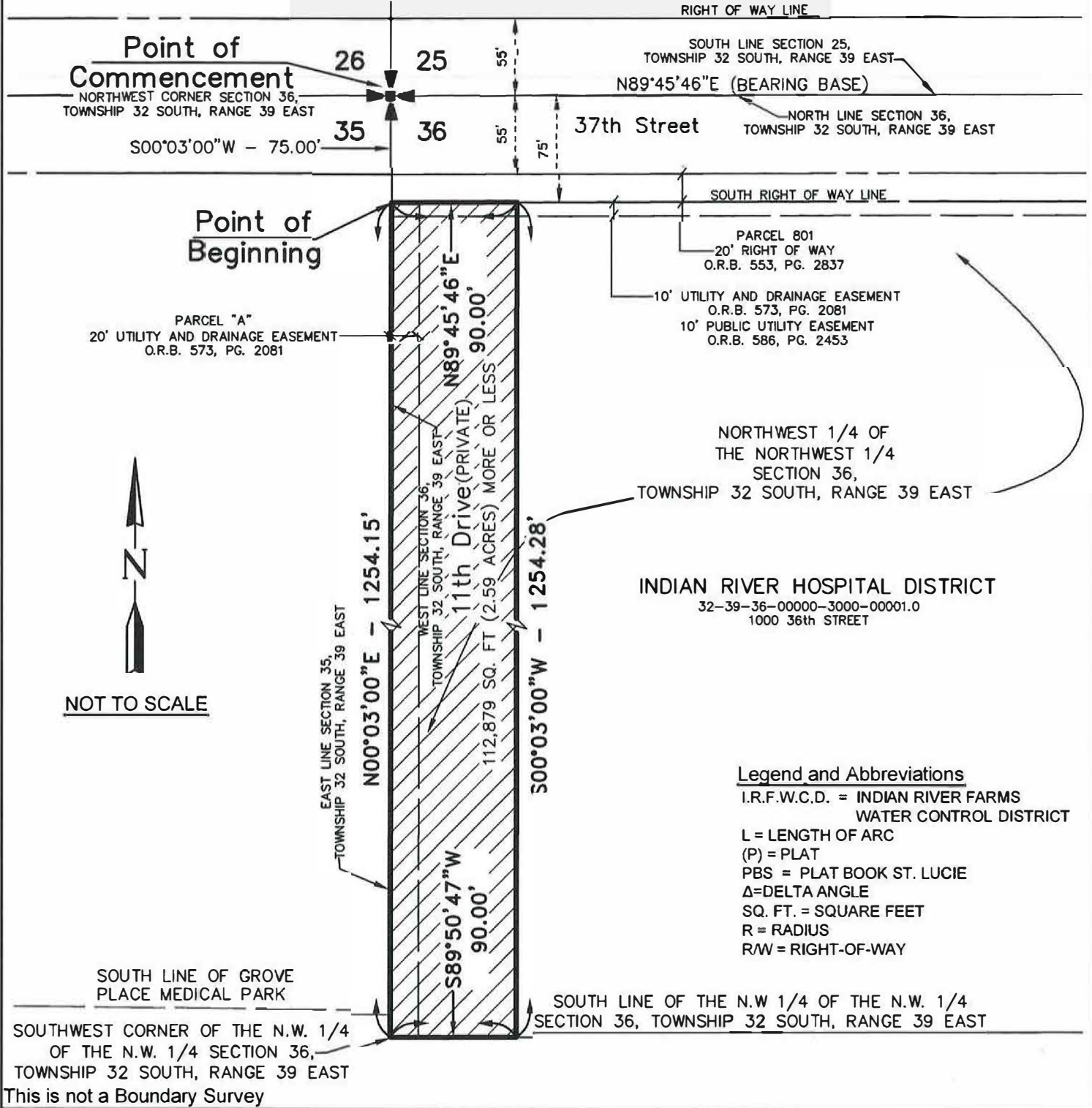
This is not a Boundary Survey

INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 06/04/2020	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D.SILON
SHEET: 1 OF 4	JOB NO: 2001

Sketch and Legal Description
for:
INDIAN RIVER COUNTY
EXHIBIT "A"

9-9-20

Sketch and Legal Description for: INDIAN RIVER COUNTY



AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 06/04/2020	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D.SILON
SHEET: 2 OF 4	JOB NO: 2001

Sketch and Legal Description
for:
**INDIAN RIVER COUNTY
EXHIBIT "A"**

NOT TO SCALE



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12-2-20

Sketch and Legal Description for: INDIAN RIVER COUNTY

Legal Description (RIGHT OF WAY ACQUISITION)

BEING A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 824, PAGE 213, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 00°08'33" EAST, ALONG THE WEST LINE OF SAID SECTION 25 (SAID LINE ALSO BEING THE EAST LINE OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST) A DISTANCE OF 55.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 37th STREET (BEING A 130 FOOT WIDE RIGHT OF WAY); THENCE NORTH 89°45'46" EAST, ALONG SAID NORTH RIGHT OF WAY LINE (SAID LINE BEING 55.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 25) A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, CGN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 38, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°08'33" EAST, ALONG THE EAST LINE OF SAID LOT 2 (SAID LINE BEING 30.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 25) A DISTANCE OF 373.87 FEET TO A POINT OF CUSP AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 178.43 FEET, FROM WHICH THE CHORD BEARS SOUTH 13°50'58" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°59'02", A DISTANCE OF 87.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 249.21 FEET; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°59'02", A DISTANCE OF 121.72 FEET TO THE CURVES END; THENCE SOUTH 00°08'33" WEST, ALONG A LINE THAT IS 80.00 FEET EAST OF AND PARALLEL WITH, THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 172.88 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 37th STREET; THENCE SOUTH 89°45'46" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

CONTAINING 13,959 SQUARE FEET, (0.32 ACRES) MORE OR LESS

Surveyor's Notes

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- 2). THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SECTION 25, TOWNSHIP 32 SOUTH, RANGE 39 EAST. SAID LINE BEARS NORTH 89°45'46" EAST AND ALL OTHERS ARE RELATIVE THERETO.

Certification

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9-9-2020
DATE OF SIGNATURE

David W. Schryver
DAVID W. SCHRYVER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4864

Legend and Abbreviations

I.R.F.W.C.D. = INDIAN RIVER FARMS
WATER CONTROL DISTRICT
L = LENGTH OF ARC
(P) = PLAT
PBS = PLAT BOOK ST. LUCIE
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SQ. FT. = SQUARE FEET
R = RADIUS
R/W = RIGHT-OF-WAY

This is not a Boundary Survey

AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 06/08/2020	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D.SILON
SHEET: 3 OF 4	JOB NO: 2001

Sketch and Legal Description
for:
**INDIAN RIVER COUNTY
EXHIBIT "A"**

Sketch and Legal Description for: INDIAN RIVER COUNTY



NOT TO SCALE

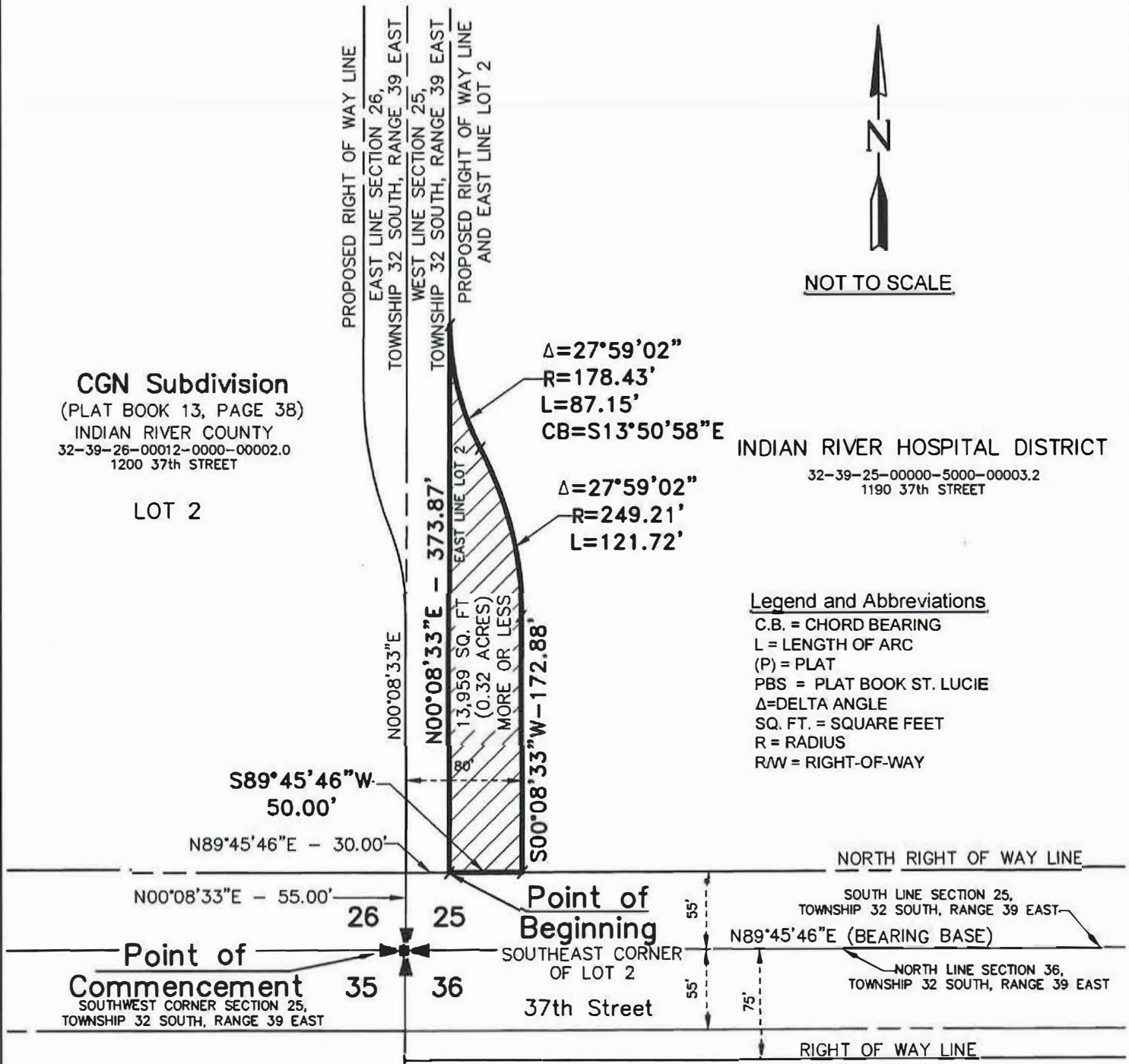
CGN Subdivision
 (PLAT BOOK 13, PAGE 38)
 INDIAN RIVER COUNTY
 32-39-26-00012-0000-00002.0
 1200 37th STREET

LOT 2

INDIAN RIVER HOSPITAL DISTRICT
 32-39-25-00000-5000-00003.2
 1190 37th STREET

Legend and Abbreviations

- C.B. = CHORD BEARING
- L = LENGTH OF ARC
- (P) = PLAT
- PBS = PLAT BOOK ST. LUCIE
- Δ=DELTA ANGLE
- SQ. FT. = SQUARE FEET
- R = RADIUS
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Sketch and Legal Description
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**INDIAN RIVER COUNTY
 EXHIBIT "A"**

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