

03-BSD.03-06/93

This instrument prepared
under the direction of:

Laurice Mayes, Esq.

Legal Description prepared by:

Louis Cefolia, P.S.M. (09-25-17)

Document prepared by:

Grace K. Abel (09-25-17)

Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Ft. Lauderdale, Florida 33309

Parcel No.	102.1R
Item/Segment No.	4317591
Section:	88060-2526
Managing District:	04
S.R. No.	60
County:	Indian River

COUNTY DEED

THIS DEED, made this 19th day of December, 2017, by **INDIAN RIVER COUNTY, FLORIDA, a political subdivision of the State of Florida**, whose address is: 1801 27th Street, Vero Beach, Florida 32960-3388, 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:

Parcel No. 102

Item/Segment No. 4317591

A portion of Tract 8, INDIAN RIVER FARMS CO., according to the plat thereof, as recorded in Plat Book 2, Page 25 of the Public Records of St. Lucie County, Florida, lying in Section 4, Township 33 South, Range 39 East, as shown on Sheet 3 of the Florida Department of Transportation Right of Way Map for Item/Segment No. 4317591, Section 88060-2526, being more particularly described as follows:

Commence at a PK nail, found marking the East One-Quarter (E 1/4) Corner of said Section 4, also being a point on the Baseline of Survey of County Road 611 (43rd Avenue); thence North 00°00'25" East along the East line of said Section 4 and said Baseline of Survey of County Road 611 (43rd Avenue), a distance of 65.14 feet; thence North 89°59'35" West along a line at a right angle to the previously described course, a distance of 25.00 feet to intersection of the Westerly Existing Right of Way line of said County Road 611 (43rd Avenue) and the Northerly Existing Right of Way line of State Road 60 (20th Street) and the POINT OF BEGINNING; thence North 00°00'25" East along said Westerly Existing Right of Way line of County Road 611 (43rd Avenue), a distance of 106.50 feet to a point on the Southerly Existing Canal Right of Way line of the Indian River Farms Water Control District Main Canal; thence South 69°21'13" West along said Southerly Existing Canal Right of Way line, a distance of 56.71 feet; thence South 00°54'21" West, a distance of 43.00 feet; thence South 45°41'57" West, a distance of 56.78 feet; thence North 89°30'45" West, a distance of 174.10 feet to a point on said Southerly Existing Canal Right of Way line; thence South 69°21'13" West along said Southerly Existing Canal Right of Way line, a distance of 2.82 feet to a point on said Northerly Existing Right of Way line of State Road 60 (20th Street) and the beginning of a non-tangent curve concave Northerly, having a chord bearing of South 89°04'53" East; thence Easterly along said curve and said Northerly Existing Right of Way line of State Road 60 (20th Street), having a radius of 68,711.00 feet,

through a central angle of $00^{\circ}13'34''$, an arc distance of 271.14 feet to the end of said curve and the POINT OF BEGINNING.

Containing 6,376 square feet, more or less. (former Mark's Mobil)

AND

A portion of Tract 9, INDIAN RIVER FARMS CO., according to the plat thereof, as recorded in Plat Book 2, Page 25 of the Public Records of St. Lucie County, Florida, lying in Section 4, Township 33 South, Range 39 East, as shown on Sheets 3 and 8 of the Florida Department of Transportation Right of Way Map for Item/Segment No. 4317591, Section 88060-2526, being more particularly described as follows:

Commence at a PK nail, found marking the East One-Quarter (E 1/4) Corner of said Section 4, also being a point on the Baseline of Survey of County Road 611 (43rd Avenue); thence South $00^{\circ}01'01''$ West along the East line of said Section 4 and said Baseline of Survey of County Road 611 (43rd Avenue), a distance of 76.30 feet; thence North $89^{\circ}58'59''$ West along a line at a right angle to the previously described course, a distance of 45.00 feet to a point on the Westerly Existing Right of Way line of said County Road 611 (43rd Avenue) and the POINT OF BEGINNING; thence along said Westerly Existing Right of Way line of County Road 611 (43rd Avenue) for the next five (5) courses: (1) South $00^{\circ}01'01''$ West, a distance of 38.00 feet; thence (2) South $89^{\circ}19'17''$ East, a distance of 5.00 feet; thence (3) South $00^{\circ}01'01''$ West, a distance of 85.18 feet; thence (4) North $89^{\circ}19'17''$ West, a distance of 5.00 feet; thence (5) South $00^{\circ}01'01''$ West, a distance of 30.00 feet; thence North $89^{\circ}19'17''$ West, a distance of 25.01 feet; thence North $00^{\circ}01'01''$ East, a distance of 44.29 feet; thence North $23^{\circ}43'57''$ West, a distance of 27.31 feet; thence North $00^{\circ}01'01''$ East, a distance of 33.21 feet; thence South $89^{\circ}19'17''$ East, a distance of 7.01 feet; thence North $00^{\circ}01'01''$ East, a distance of 77.63 feet to a point on the Southerly Existing Right of Way line of State Road 60 (20th Street); thence South $46^{\circ}51'56''$ East along said Southerly Existing Right of Way line of State Road 60 (20th Street) and said Westerly Existing Right of Way line of County Road 611 (43rd Avenue), a distance of 39.73 feet to the POINT OF BEGINNING.

Containing 5,350 square feet, more or less. (former Lennie's Lounge)

AND

A portion of Lot 3, PINEWOOD SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 89 of the Public Records of Indian River County, Florida, lying in Section 4, Township 33 South, Range 39 East, as shown on Sheet 5 of the Florida Department of Transportation Right of Way Map for Item/Segment No. 4317591, Section 88060-2526, being more particularly described as follows:

Commence at the Northeast Corner of said Lot 3; thence North $89^{\circ}02'58''$ West along the Northerly line of said Lot 3, a distance of 20.00 feet to a point on the Westerly Existing Right of Way line of County Road 611 (43rd Avenue) and the POINT OF BEGINNING; thence South $00^{\circ}01'01''$ West along said Westerly Existing Right of Way line of County Road 611 (43rd Avenue), a distance of 74.95 feet to a point on the Southerly line of said Lot 3; thence North $89^{\circ}03'54''$ West along said Southerly line of Lot 3, a distance of 24.12 feet; thence North $01^{\circ}15'21''$ West, a distance of 39.79 feet; thence North $00^{\circ}01'01''$ East, a distance of 35.19 feet to a point on said Northerly line of Lot 3; thence South $89^{\circ}02'58''$ East along said Northerly line of Lot 3, a distance of 25.01 feet to the POINT OF BEGINNING.

Containing 1,856 square feet, more or less. (former Mermaid Carwash)

AND

A portion of Lots 10 and 11 and All of Lots 14, 15, 16, and 17, PINEWOOD SUBDIVISION, according to the plat

thereof, as recorded in Plat Book 2, Page 89 of the Public Records of Indian River County, Florida, lying in Section 4, Township 33 South, Range 39 East, as shown on Sheet 5 of the Florida Department of Transportation Right of Way Map for Item/Segment No. 4317591, Section 88060-2526, being more particularly described as follows:

BEGIN at the Southwest Corner of said Lot 14; thence North 00°01'01" East along the Westerly line of said Lots 14, 15, 16, and 17, a distance of 300.05 feet to the Northwest Corner of said Lot 17, thence South 89°07'05" East along the Northerly line of said Lot 17, a distance of 147.59 feet to the Northeast Corner of said Lot 17; thence South 00°01'01" West along the Easterly line of said Lots 16 and 17, a distance of 149.98 feet to the Northwest corner of said Lot 10; thence South 89°08'10" East along the Northerly line of said Lot 10, a distance of 127.59 feet to a point on the Westerly Existing Right of Way line of County Road 611 (43rd Avenue); thence along said Westerly Existing Right of Way line of County Road 611 (43rd Avenue) for the next five (5) courses: (1) South 00°01'01" West, a distance of 35.00 feet; thence (2) South 89°08'10" East, a distance of 5.00 feet; thence (3) South 00°01'01" West, a distance of 74.94 feet; thence (4) North 89°06'42" West, a distance of 5.00 feet; thence (5) South 00°01'01" West, a distance of 40.00 feet to a point on the Southerly line of said Lot 11; thence North 89°09'14" West along said Southerly line of Lot 11, a distance of 275.18 feet to the POINT OF BEGINNING.

Containing 1.464 acres, more or less. (former Harbora parcel)

AND

A portion of Tract 8, INDIAN RIVER FARMS CO., according to the plat thereof, as recorded in Plat Book 2, Page 25 of the Public Records of St. Lucie County, Florida, lying in Section 4, Township 33 South, Range 39 East, as shown on Sheet 6 of the Florida Department of Transportation Right of Way Map for Item/Segment No. 4317591, Section 88060-2526, being more particularly described as follows:

Commence at the Southeast Corner of Lot 20, GOLF ACRES SUBDIVISION, according to the plat thereof as recorded in Plat Book 7, Page 79 of the Public Records of Indian River County, Florida; thence South 00°00'25" West, a distance of 93.01 feet to a point on the Westerly Existing Right of Way line of County Road 611 (43rd Avenue) and the POINT OF BEGINNING; thence South 76°50'19" West, a distance of 7.88 feet to the beginning of a non-tangent curve concave Easterly, having a chord bearing of South 03°34'07" West; thence Southwesterly along said curve, having a radius of 5,620.64 feet, through a central angle of 01°25'58", an arc distance of 140.54 feet to the end of said curve, being a point on the Northerly Existing Canal Right of Way line of the Indian River Farms Water Control District Main Canal; thence North 69°21'13" East along said Northerly Existing Canal Right of Way line, a distance of 17.53 feet a point on said Westerly Existing Right of Way line of County Road 611 (43rd Avenue); thence North 00°00'25" East along said Westerly Existing Right of Way line of County Road 611 (43rd Avenue), a distance of 135.88 feet to the POINT OF BEGINNING.

Containing 1,686 square feet, more or less. (former Lazy J parcel)

AND

A portion of Tract 5, INDIAN RIVER FARMS CO., according to the plat thereof, as recorded in Plat Book 2, Page 25 of the Public Records of St. Lucie County, Florida, lying in Section 3, Township 33 South, Range 39 East, as shown on Sheets 2 and 6 of the Florida Department of Transportation Right of Way Map for Item/Segment No. 4317591, Section 88060-2526, being more particularly described as follows:

Commence at a PK nail, found marking the West One-Quarter (W 1/4) Corner of said Section 3, also being a point on the Baseline of Survey of County Road 611 (43rd Avenue); thence North 00°00'25" East along the West line of said Section 3 and said Baseline of Survey of County Road 611 (43rd Avenue), a distance of 661.82 feet; thence South 89°59'35" East along a line at a right angle to the previously described course, a distance of 50.00 feet to a point on the Easterly Existing Right of Way line of said County Road 611 (43rd Avenue) and the POINT OF

BEGINNING; thence North 00°00'25" East along said Easterly Existing Right of Way line of County Road 611 (43rd Avenue), a distance of 750.14 feet; thence South 07°49'06" East, a distance of 139.55 feet; thence South 00°00'25" West, a distance of 75.08 feet; thence South 10°27'52" West, a distance of 33.06 feet; thence South 00°00'25" West, a distance of 345.67 feet; thence South 04°41'31" West, a distance of 159.16 feet to a point on said Easterly Existing Right of Way line of County Road 611 (43rd Avenue) and the POINT OF BEGINNING.

Containing 8,785 square feet, more or less. (former City of Vero Beach parcel)

All together containing 2.017 acres, more or less.

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

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

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: JEFFREY R. SMITH
Clerk of Circuit Court and Comptroller

INDIAN RIVER COUNTY, FLORIDA
By its Board of County Commissioners

By: _____
Deputy Clerk

Peter D. O'Bryan, Chairman

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY



William K. DeBraal
Deputy County Attorney

(Official Seal)

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this _____ day of _____, 2017,
by Peter D. O'Bryan, Chairman, who is personally known to me or who has produced
_____ as identification.

Print Name:
Notary Public in and for the
County and State last aforesaid.
My Commission Expires:
Serial No., if any: