

ROAD RIGHT-OF-WAY LEGAL DESCRIPTION

A 60.00 FOOT WIDE STRIP OF LAND FOR THE PROPOSED RIGHT OF WAY FOR 64th AVENUE; LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST AND BEING A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1929, PAGE 306, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE RUN N00°40'04"E, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 81st STREET; THENCE DEPARTING SAID EAST LINE RUN S89°55'33"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 232.16 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID PROPOSED 64th AVENUE RIGHT OF WAY, FOR A POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°04'27"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 173.90 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING OF N24°50'13"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°49'07", A DISTANCE OF 321.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING OF N39°50'10"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°49'13", A DISTANCE OF 148.75 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32 AND A POINT ON A NON-TANGENT CURVE, HAVING A RADIUS OF 430.00 FEET AND CHORD BEARING OF N14°38'07"W; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°34'53", A DISTANCE OF 229.51 FEET TO THE POINT OF TANGENT; THENCE RUN N00°40'04"E A DISTANCE OF 404.90 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE SEBASTIAN RIVER WATER CONTROL DISTRICT SUB-LATERAL "R-13E" CANAL; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN S89°39'45"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE AFORESAID PROPOSED 64th AVENUE, SAID POINT ALSO LYING ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE RUN S00°40'04"W, ALONG SAID EAST LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 405.23 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING OF S24°32'43"E; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°24'06", A DISTANCE OF 325.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING OF S24°50'13"E; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°49'07", A DISTANCE OF 373.89 FEET TO THE POINT OF TANGENT; THENCE RUN S00°04'27"W, A DISTANCE OF 173.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 81st STREET; THENCE RUN N89°55'33"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING FOR PARCEL 'A';

TOGETHER WITH: PARCEL 'B'

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE RUN N00°39'20"E, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32 AND THE EXISTING WEST RIGHT OF WAY LINE OF 64th AVENUE AS SHOWN ON THE PLAT OF DOUGLAS SUBDIVISION, PER PLAT BOOK 2, PAGE 52, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE AFORESAID LATERAL "R13E" CANAL FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT OF WAY RUN N89°39'45"W, ALONG THE NORTH RIGHT OF WAY LINE OF SAID LATERAL "R13E" CANAL, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF THE PROPOSED 64th AVENUE RIGHT OF WAY; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°39'20"E, A DISTANCE OF 33.17 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING OF N08°31'15"E; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°43'50", A DISTANCE OF 118.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING OF N08°31'04"E; THENCE RUN ALONG THE ARC OF SAID CURVE THOUGH A CENTRAL ANGLE OF 15°44'12", A DISTANCE OF 101.62 FEET TO THE POINT OF TANGENT; THENCE RUN N00°39'20"E, A DISTANCE OF 36.62 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF 64th AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 413, PAGE 719, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN S89°20'40"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 64th AVENUE, AS SHOWN ON THE AFORESAID PLAT OF DOUGLAS SUBDIVISION; THENCE RUN S00°39'20"W, ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 286.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.06 ACRES (89,580 SQUARE FEET), MORE OR LESS.

CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

DAVID M. SILON, P.S.M. _____ DATE _____
 FLORIDA REGISTRATION NO. LS 6139
 INDIAN RIVER COUNTY SURVEYOR AND MAPPER

THIS SKETCH AND DESCRIPTION IS NOT COMPLETE
 WITHOUT SHEETS 1 THROUGH 3 AS CREATED.
THIS IS NOT A BOUNDARY SURVEY



INDIAN RIVER COUNTY
 Department of Public Works
 Engineering Division
 1801 27th ST, VERO BEACH, FL 32960

DRAWN BY:
D. SILON
 APPROVED BY:
D. SCHRYVER

SECTION	32
TOWNSHIP	31 S.
RANGE	39 E.

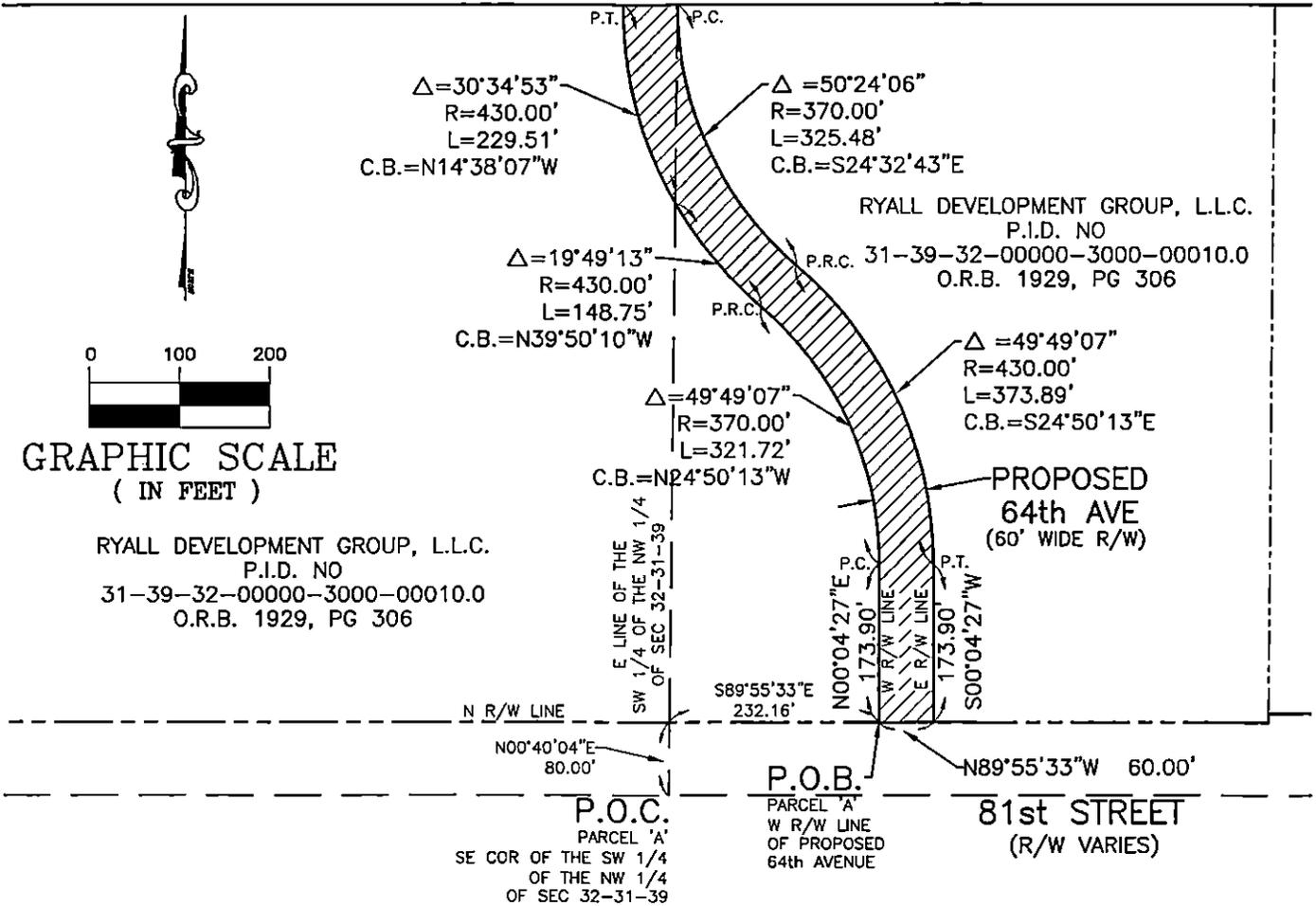
SKETCH OF DESCRIPTION
 for PROPOSED 64th AVENUE
 RIGHT OF WAY

SHEET
 1
 OF 3

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON.
2. THIS SKETCH AND DESCRIPTION MEETS OR EXCEEDS ALL APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS ESTABLISHED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, THEREFORE THERE MAY EXIST EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
4. THE PROPERTY, RIGHT OF WAY, SECTION AND QUARTER SECTIONS LINES SHOWN HERE ARE BASED UPON THE LINEWORK FROM TWO AUTOCAD FILES ENTITLED "7677.dwg" AND "2110-base_23-0613.dwg" PREPARED BY MASTELLOR, MOLLER AND TAYLOR, INCORPORATED.
5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EASE ZONE. THIS SURVEY WAS TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK (MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SURVEY DEPARTMENT); DERIVING A GRID BEARING OF N00°40'04"E ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, AS SHOWN HEREON.
6. THE NORTH 50 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST AND THE SOUTH 50 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER SAID SECTION 32 WERE DESIGNATED AS SEBASTIAN RIVER WATER CONTROL DISTRICT RIGHT OF WAY FOR THE SUB-LATERAL "R-13E" CANAL ON THE DATE OF JUNE 10, 1940, AS RECORDED IN DEED BOOK 32, PAGE 177 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THE PLAT OF DOUGLAS SUBDIVISION AS RECORDED ON THE DATE OF OCTOBER 28, 1942, IN PLAT BOOK 2, PAGE 52 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA SHOWS LOTS 9 AND 10 OF BLOCKS 2, 5 AND 8 AND THE SOUTH 25 FEET OF THE RIGHT OF WAY FOR 62nd AVENUE, 63rd AVENUE, 63rd COURT AND 64th AVENUE (ALL ROADS ARE UNNAMED ON SAID PLAT) LYING IN THE THE NORTH 25 FEET OF THE SOUTH 50 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32.
A SEARCH OF THE PUBLIC RECORDS INDICATES ALL OF THE LOTS ARE OWNED BY PRIVATE CITIZENS. THE SOUTH 25 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32 IS SHOWN AS 83rd STREET (UNNAMED ON SAID PLAT). THIS ROAD DOES NOT EXIST IN THE FIELD, NOR IS THERE ANY INDICATION THAT THE ROAD EVER EXISTED OR WAS VACATED. BECAUSE PRIVATE CITIZENS HAVE WARRANTY DEEDS FOR THE NORTH 25 FEET OF THE SOUTH 25 FEET AND THE CANAL RIGHT OF WAY WAS ACQUIRED BEFORE THE PLAT WAS RECORDED, THE SIGNING SURVEYOR IS SHOWING ONLY THE SOUTH 25 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, AS CANAL RIGHT OF WAY.

MATCHLINE



THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 3 AS CREATED.



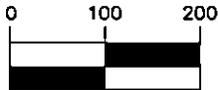
INDIAN RIVER COUNTY
Department of Public Works
Engineering Division
 1801 27th ST, VERO BEACH, FL 32960

DRAWN BY:
D. SILON
 APPROVED BY:
D. SCHRYVER

SECTION	32
TOWNSHIP	31 S.
RANGE	39 E.

SKETCH OF DESCRIPTION
 for PROPOSED 64th AVENUE
 RIGHT OF WAY

SHEET
 2
 OF 3



GRAPHIC SCALE
(IN FEET)

INDIAN RIVER COUNTY P.I.D. NO
31-39-32-00000-3000-00002.0
O.R.B. 711, PG 956

64th AVENUE
(EXISTING 60' R/W)

30' R/W ⑬
P.B. 2, PG 52

$\Delta=15^{\circ}44'12''$
 $R=370.00'$
 $L=101.62'$
C.B.=N08°31'04"E

RYALL DEVELOPMENT GROUP, L.L.C.
P.I.D. NO
31-39-32-00000-3000-00010.0
O.R.B. 1929, PG 306

$\Delta=15^{\circ}43'50''$
 $R=430.00'$
 $L=118.06'$
C.B.=N08°31'15"E

N00°39'20"E
33.17'

E LINE OF THE NW 1/4 OF THE
NW 1/4 OF SEC 32-31-39 &
THE EXISTING W/R/W LINE

DOUGLAS SUBDIVISION
P.B. 2, PG 52

① (BLOCK 8) ⑧

N00°39'20"E

N R/W LINE

S.R.W.C.D.

N89°39'45"W
60.00'

SUB-LATERAL
"R-13E" CANAL

S R/W LINE

N LINE OF THE SW 1/4
OF THE NW 1/4
OF SEC 32-31-39

P.O.B.
PARCEL 'B'

50.00'

P.O.C.
PARCEL 'B'
SE COR OF THE NW 1/4
OF THE NW 1/4 OF
SEC 32-31-39

75' CANAL R/W
(SEE NOTE No 6)

S R/W LINE

S89°39'45"E 60.00'

CGV INVESTMENTS, L.L.C.
P.I.D. NO
31-39-32-00000-3000-00013.0
O.R.B. 2066, PG 651

RYALL DEVELOPMENT GROUP, L.L.C.
P.I.D. NO
31-39-32-00000-3000-00010.0
O.R.B. 1929, PG 306

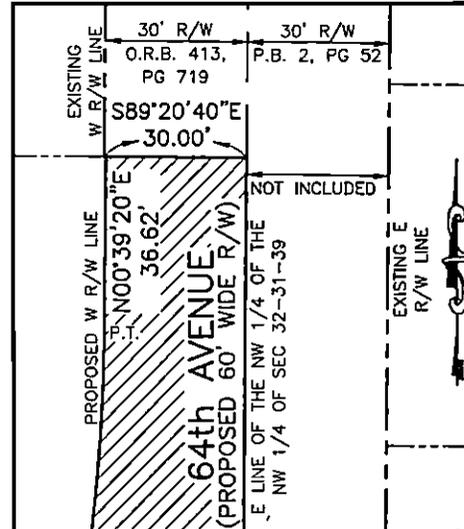
N00°40'04"E 404.90'
PROPOSED 64th AVE
(60' WIDE R/W)
S00°40'04"W 405.23'

P.T. P.C.

MATCHLINE

LEGEND

- C.B. = CHORD BEARING
- COR = CORNER
- L = ARC LENGTH
- L.L.C. = LIMITED LIABILITY COMPANY
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER'S WEBSITE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVE
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.T. = POINT OF TANGENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC = SECTION-TOWNSHIP-RANGE
- S.R.W.C.D. = SEBASTIAN RIVER WATER CONTROL DISTRICT
- Δ = CENTRAL ANGLE
- ⑩ = INDICATES LOT NUMBER



DETAIL
(1"=40')

THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 3 AS CREATED.

ROAD RIGHT-OF-WAY LEGAL DESCRIPTION

A 130.00 FOOT WIDE STRIP OF LAND FOR THE PROPOSED RIGHT OF WAY FOR 74th AVENUE; LYING IN SECTION 36, TOWNSHIP 31, RANGE 38 EAST AND BEING A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1929, PAGE 306, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36; THENCE RUN N00°09'08"E, ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE SEBASTIAN RIVER WATER CONTROL DISTRICT LATERAL "R-14E" CANAL; THENCE DEPARTING THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHEAST ONE-QUARTER, RUN N89°48'47"W, ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1.40 FEET TO A POINT ON THE EAST LINE OF THE PROPOSED 74th AVENUE RIGHT OF WAY FOR A POINT OF BEGINNING; THENCE CONTINUE N89°48'47"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 130.00 FEET TO A POINT ON THE WEST LINE OF SAID PROPOSED RIGHT OF WAY; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°16'16"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 74.99 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 700.00 FEET AND A CHORD BEARING OF N12°05'34"W; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'40", AN ARC DISTANCE OF 302.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,565.00 FEET AND A CHORD BEARING OF N20°01'14"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°52'21", AN ARC DISTANCE OF 242.35 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 830.00 FEET AND A CHORD BEARING OF N00°48'40"W; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°32'46", A DISTANCE OF 428.01 FEET TO THE POINT OF TANGENT; THENCE RUN N13°57'43"E A DISTANCE OF 262.25 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 36; THENCE CONTINUE N13°57'43"E A DISTANCE OF 204.25 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,470.00 FEET AND A CHORD BEARING OF N11°00'13"E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°55'00", A DISTANCE OF 151.80 FEET TO A POINT; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN S81°57'17"E, RADIAL TO LAST DESCRIBED CURVE, A DISTANCE OF 130.00 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,600.00 FEET AND A CHORD BEARING OF S11°00'13"W; THENCE DEPARTING SAID RADIAL LINE, RUN ALONG THE EAST RIGHT OF WAY LINE OF SAID 74th AVENUE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°55'00", A DISTANCE OF 165.22 FEET TO THE POINT OF TANGENT; THENCE RUN S13°57'43"W A DISTANCE OF 172.11 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 36; THENCE CONTINUE S13°57'43"W A DISTANCE OF 294.40 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CHORD BEARING OF S00°48'40"E; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°32'46", A DISTANCE OF 360.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,435.00 FEET AND A CHORD BEARING OF S20°01'14"E; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°52'21", A DISTANCE OF 222.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 830.00 FEET AND A CHORD BEARING OF S12°05'34"E; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'40", A DISTANCE OF 358.21 FEET TO THE POINT OF TANGENT; THENCE RUN S00°16'16"W, A DISTANCE OF 74.80 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.94 ACRES (215,389 SQ FT), MORE OR LESS.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON.
2. THIS SKETCH AND DESCRIPTION MEETS OR EXCEEDS ALL APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS ESTABLISHED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
4. THE PROPERTY, RIGHT OF WAY, SECTION AND QUARTER SECTIONS LINES SHOWN HERE ARE BASED UPON THE LINEWORK FROM TWO AUTOCAD FILES ENTITLED "7677.dwg" AND "2110-base_23-0613.dwg" PREPARED BY MASTELLER, MOLLER AND TAYLOR, INCORPORATED.
5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EASE ZONE. THIS SURVEY WAS TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK (MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SURVEY DEPARTMENT); DERIVING A GRID BEARING OF N00°09'08"E ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, AS SHOWN HEREON.

LEGEND

C.B. = CHORD BEARING	O.R.B. = OFFICIAL RECORD BOOK	P.O.B. = POINT OF BEGINNING	R/W = RIGHT OF WAY
COR = CORNER	P.C. = POINT OF CURVATURE	P.O.C. = POINT OF COMMENCEMENT	SEC = SECTION-TOWNSHIP-RANGE
L = ARC LENGTH	P.C.C. = POINT OF COMPOUND CURVATURE	P.R.C. = POINT OF REVERSE CURVE	S.R.W.C.D. = SEBASTIAN RIVER WATER CONTROL DISTRICT
L.L.C. = LIMITED LIABILITY COMPANY	P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER'S WEBSITE	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER	△ = CENTRAL ANGLE
		P.T. = POINT OF TANGENT	R = RADIUS

CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

DAVID M. SILON, P.S.M. DATE
 FLORIDA REGISTRATION NO. LS 6139
 INDIAN RIVER COUNTY SURVEYOR AND MAPPER

THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT BOTH SHEETS 1 AND 2 AS CREATED.

THIS IS NOT A BOUNDARY SURVEY



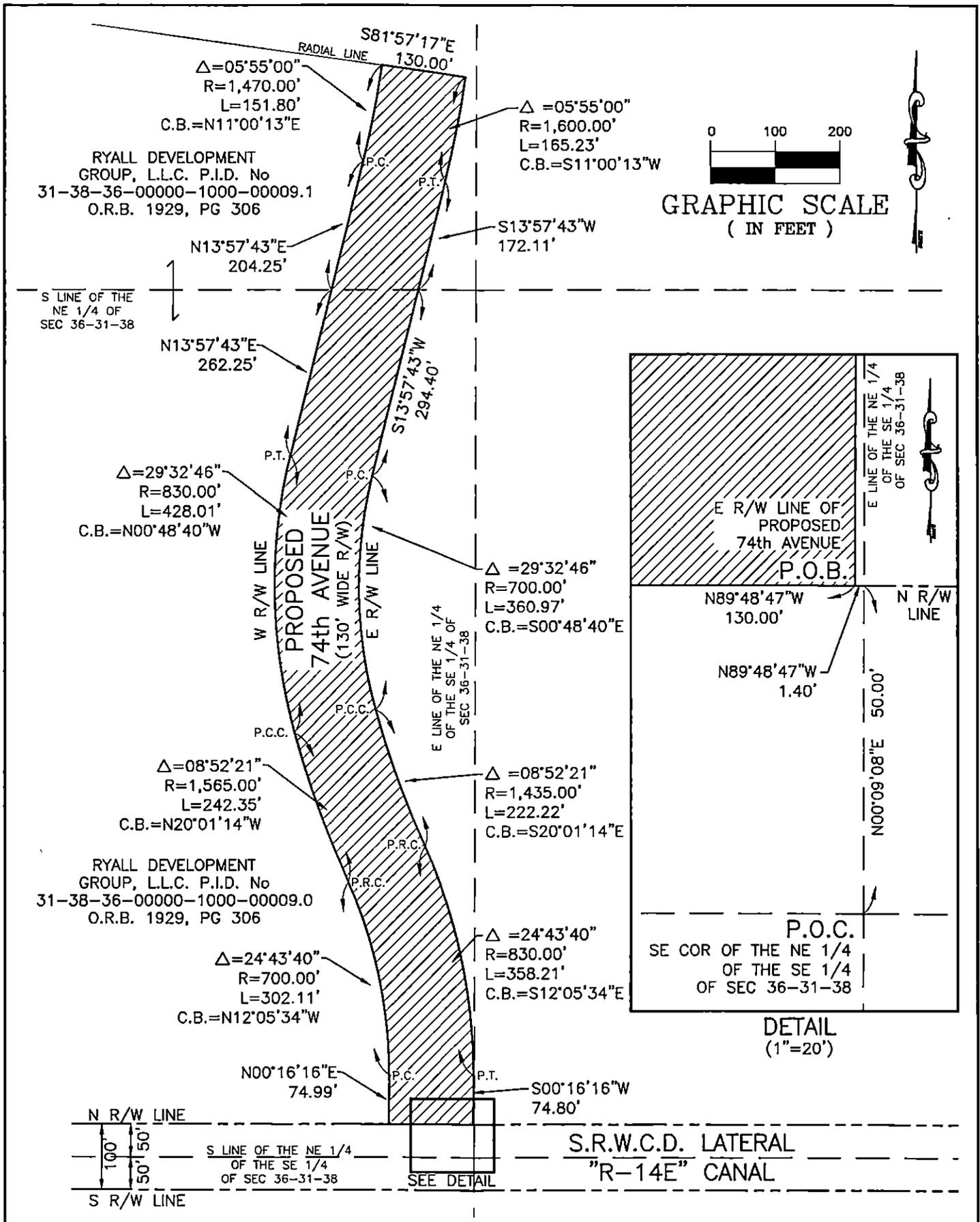
INDIAN RIVER COUNTY
Department of Public Works
 Engineering Division
 1801 27th ST. VERO BEACH, FL 32960

DRAWN BY:
D. SILON
 APPROVED BY:
D. SCHRYVER

SECTION	36
TOWNSHIP	31 S.
RANGE	38 E.

SKETCH OF DESCRIPTION
 for PROPOSED 74th AVENUE
 RIGHT OF WAY

SHEET
 1
 OF 2



THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT BOTH SHEETS 1 AND 2 AS CREATED

LEGAL DESCRIPTION:

A PARCEL OF LAND FOR A PROPOSED FIRE STATION; LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST AND BEING A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1929, PAGE 306, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE RUN N00°40'04"E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID NORTHWEST ONE-QUARTER, A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 81st STREET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3429, PAGE 2095, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE RUN S89°55'33"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 292.16 FEET TO A POINT ON THE EAST LINE OF THE PROPOSED 64th AVENUE RIGHT OF WAY (60 FOOT WIDE); THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE RUN N00°04'27"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF 81st STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPOSED FIRE STATION, FOR A POINT OF BEGINNING; THENCE RUN N00°04'27"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 163.90 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 430.00 FEET AND A CHORD BEARING OF N20°08'15"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°25'13", A DISTANCE OF 303.35 FEET TO A POINT ON THE NORTH LINE OF THE PROPOSED FIRE STATION; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN S89°55'33"E, ALONG SAID NORTH LINE, A DISTANCE OF 478.52 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE RUN S00°35'11"W, ALONG SAID EAST LINE, A DISTANCE OF 442.73 FEET TO A POINT ON THE AFORESAID PROPOSED NORTH RIGHT OF WAY LINE OF 81st STREET; THENCE RUN N89°55'33"W, ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE, A DISTANCE OF 371.91 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.01 ACRES (174,560 SQUARE FEET), MORE OR LESS.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON.
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3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, THEREFORE THERE MAY EXIST EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
4. THE PROPERTY, RIGHT OF WAY, SECTION AND QUARTER SECTIONS LINES SHOWN HERE ARE BASED UPON THE LINWORK FROM TWO AUTOCAD FILES ENTITLED "7677.dwg" AND "2110-base_23-0613.dwg" PREPARED BY MASTELLOR, MOLLER AND TAYLOR, INCORPORATED.
5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EASE ZONE. THIS SURVEY WAS TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK (MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SURVEY DEPARTMENT); DERIVING A GRID BEARING OF N00°40'04"E ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, AS SHOWN HEREON.

ABBREVIATIONS & SYMBOLS

- | | | | |
|------------------------------------|---|---|-------------------------------|
| C.B. = CHORD BEARING | O.R.B. = OFFICIAL RECORDS BOOK | P.O.C. = POINT OF COMMENCEMENT | R = RADIUS |
| COR = CORNER | P.C. = POINT OF CURVATURE | P.R.C. = POINT OF REVERSE CURVE | R/W = RIGHT OF WAY |
| L = ARC LENGTH | P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER'S WEBSITE | P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER | SEC = SECTION-TOWNSHIP-RANGE |
| L.L.C. = LIMITED LIABILITY COMPANY | P.O.B. = POINT OF BEGINNING | P.T. = POINT OF TANGENT | △ = CENTRAL ANGLE |
| | | | ↔ = INDICATES JOINT OWNERSHIP |

CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

DAVID M. SILON P.S.M. _____ DATE _____
 FLORIDA REGISTRATION No. 6139
 INDIAN RIVER ASSISTANT COUNTY SURVEYOR

**THIS IS NOT A BOUNDARY SURVEY
 NOT COMPLETE WITHOUT SHEETS 1 & 2, AS CREATED**

INDIAN RIVER COUNTY ADMINISTRATION BUILDING
 1801 27th STREET
 VERO BEACH, FL 32960
 (772) 567-8000



INDIAN RIVER COUNTY
Department of Public Works
Engineering Division

DRAWN BY:
D.SILON
 APPROVED BY:
D.SCHRYVER

SECTION	32
TOWNSHIP	31S.
RANGE	39E.

SKETCH OF DESCRIPTION
 for
 PROPOSED FIRE STATION

SHEET
1
 OF 2



RYALL DEVELOPMENT GROUP, L.L.C.
P.I.D. NO
31-39-32-0000-3000-00010.0
O.R.B. 1929, PG 306

W LINE OF THE SE 1/4 OF THE NW 1/4 OF SEC 32-31-39

PROPOSED
64th AVE
(60' WIDE R/W)

RYALL DEVELOPMENT GROUP, L.L.C.
P.I.D. NO
31-39-32-00000-3000-00010.0
O.R.B. 1929, PG 306

RYALL DEVELOPMENT GROUP, L.L.C.
P.I.D. NO
31-39-32-00000-3000-00010.0
O.R.B. 1929, PG 306

PROPOSED
FIRE STATION

RYALL DEVELOPMENT GROUP, L.L.C.
P.I.D. NO
31-39-32-00000-3000-00010.0
O.R.B. 1929, PG 306

CONTAINING:
4.01 ACRES (174,560 SQ FT),
MORE OR LESS

P.O.B.
E R/W LINE OF PROPOSED
64th AVENUE & SW COR OF
THE PROPOSED FIRE STATION

81st STREET
(R/W VARIES)



GRAPHIC SCALE
(IN FEET)

CGV INVESTMENTS, L.L.C.
P.I.D. NO
31-39-32-00000-3000-00013.0
O.R.B. 2066, PG 651

CGV INVESTMENTS, L.L.C.
P.I.D. NO
31-39-32-00000-3000-00014.0
O.R.B. 2066, PG 651

80' R/W
O.R.B. 3429,
PG 2095

N00°40'04"E
80.00'

EXISTING N R/W LINE
S89°55'33"E 292.16'

N00°04'27"E
10.00'

N00°04'27"E
163.90'

90'
PROPOSED R/W

EXISTING N R/W LINE

80' R/W
O.R.B. 3429,
PG 2095

90' R/W
O.R.B. 3557,
PG 839

P.O.C.
SW COR OF THE SE 1/4
OF THE NW 1/4
OF SEC 32-31-39

S LINE OF THE SE 1/4 OF THE NW 1/4 OF SEC 32-31-39

THIS IS NOT A BOUNDARY SURVEY
NOT COMPLETE WITHOUT SHEETS 1 & 2, AS CREATED

INDIAN RIVER COUNTY ADMINISTRATION BUILDING
1801 27th STREET
VERO BEACH, FL 32960
(772) 567-8000



INDIAN RIVER COUNTY
Department of Public Works
Engineering Division

DRAWN BY:
D.SILON
APPROVED BY:
D.SCHRYVER

SECTION 32
TOWNSHIP 31S
RANGE 39E

SKETCH OF DESCRIPTION
for
PROPOSED FIRE STATION

SHEET
2
OF 2

LEGAL DESCRIPTION: RETENTION POND

A PARCEL OF LAND FOR A PROPOSED RETENTION POND; LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST AND BEING A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1929, PAGE 306, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE RUN N00°32'54"E, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 121.13 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE RUN S89°27'06"E, A DISTANCE OF 135.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 66th AVENUE PER OFFICIAL RECORDS BOOK 3429, PAGE 2095, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN N00°32'54"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,159.59 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE SEBASTIAN RIVER WATER CONTROL DISTRICT'S SUB-LATERAL "R-13E CANAL" (100 FOOT WIDE CANAL RIGHT OF WAY); THENCE RUN S89°39'45"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 600.72 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S00°20'15"W, A DISTANCE OF 35.94 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 165.00 FEET AND A CHORD BEARING OF S49°55'45"E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°02'04", A DISTANCE OF 198.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 465.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°24'50", A DISTANCE OF 555.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 210.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 132°23'03", A DISTANCE OF 485.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 215.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°20'42", A DISTANCE OF 42.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 65.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°02'14", A DISTANCE OF 77.19 FEET TO THE POINT OF TANGENT; THENCE RUN S00°04'27"W, A DISTANCE OF 99.24 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 81st STREET PER OFFICIAL RECORDS BOOK 3429, PAGE 2095, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN N89°55'33"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 722.68 FEET; THENCE RUN N39°09'01"W, A DISTANCE OF 51.65 FEET TO THE POINT OF BEGINNING.

CONTAINING: 18.17 ACRES, MORE OR LESS.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON.
2. THIS SKETCH AND DESCRIPTION MEETS OR EXCEEDS ALL APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS ESTABLISHED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, THEREFORE THERE MAY EXIST EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
4. THE PROPOSED TOB OF BANK, RIGHT OF WAY, SECTION AND QUARTER SECTIONS LINES SHOWN HERE ARE BASED UPON THE LINework FROM AN AUTOCAD FILE ENTITLED "Lake 66G Parcel" PREPARED BY MASTELLER, MOLLER AND TAYLOR, INCORPORATED.
5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EASE ZONE. THIS SURVEY WAS TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK (MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SURVEY DEPARTMENT); DERIVING A GRID BEARING OF N00°32'54"E ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, AS SHOWN HEREON.

LEGEND

- | | | |
|---|---|-------------------------------|
| C.B. = CHORD BEARING | P.O.C. = POINT OF COMMENCEMENT | △ = CENTRAL ANGLE |
| COR = CORNER | P.R.C. = POINT OF REVERSE CURVE | ↔ = INDICATES JOINT OWNERSHIP |
| L = ARC LENGTH | P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER | |
| L.L.C. = LIMITED LIABILITY COMPANY | P.T. = POINT OF TANGENT | |
| O.R.B. = OFFICIAL RECORDS BOOK | R = RADIUS | |
| M.M.T. = MASTELLER, MOLLER AND TAYLOR, INCORPORATED | R/W = RIGHT OF WAY | |
| P.C. = POINT OF CURVATURE | SEC = SECTION-TOWNSHIP-RANGE | |
| P.C.C. = POINT OF COMPOUND CURVATURE | S.R.W.C.D. = SEBASTIAN RIVER WATER CONTROL DISTRICT | |
| P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER | T/B = TOP OF BANK | |
| P.O.B. = POINT OF BEGINNING | | |

CERTIFICATION

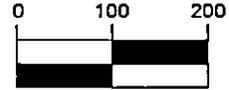
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

DAVID M. SILON, P.S.M. DATE
 FLORIDA REGISTRATION NO. LS 6139
 INDIAN RIVER COUNTY SURVEYOR AND MAPPER

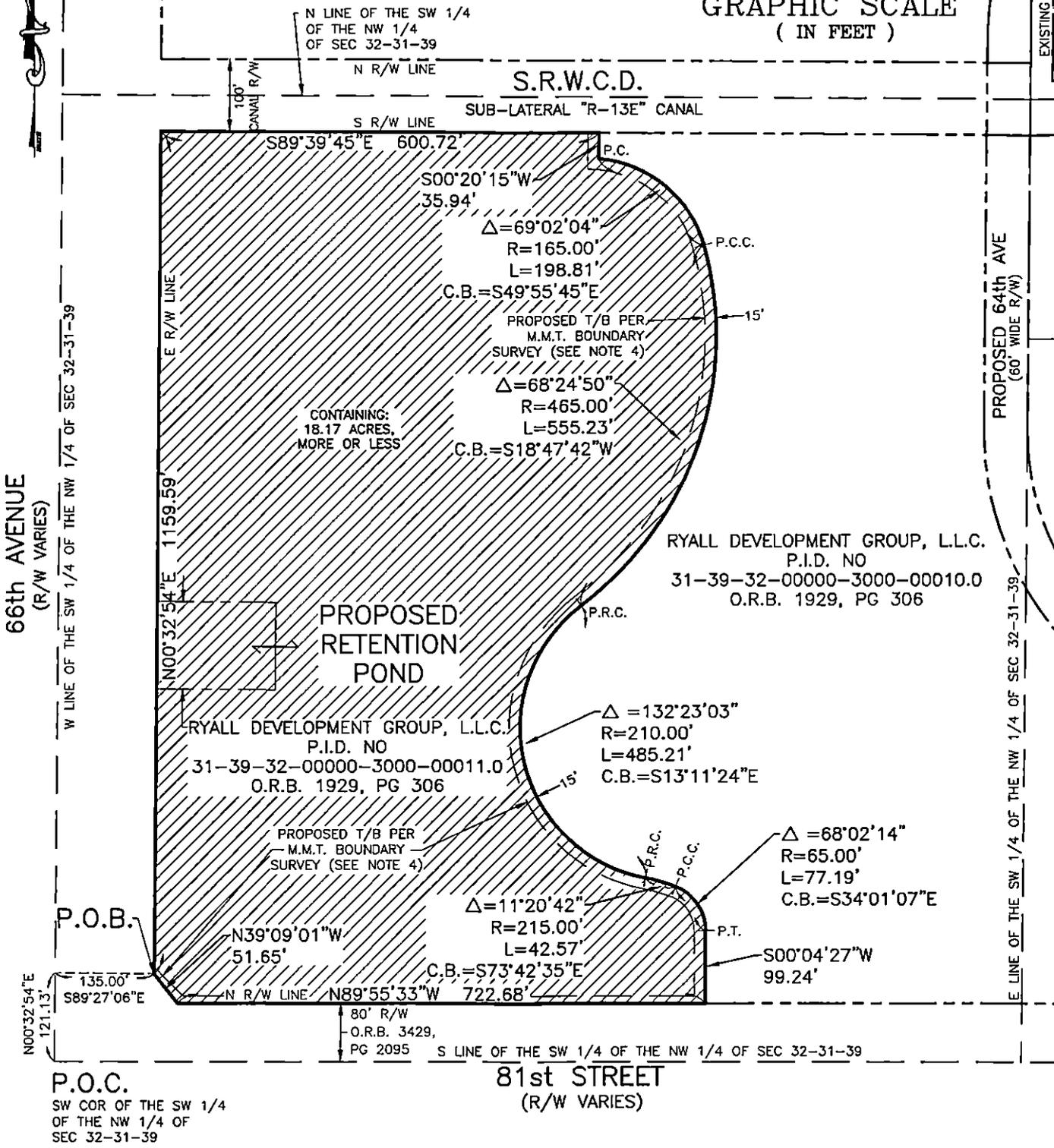
THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 AND 2 AS CREATED.
THIS IS NOT A BOUNDARY SURVEY

 <p>INDIAN RIVER COUNTY Department of Public Works Engineering Division 1801 27th ST, VERO BEACH, FL 32960</p>	DRAWN BY: D. SILON	SECTION 32 TOWNSHIP 31 S. RANGE 39 E.	SKETCH OF DESCRIPTION for PROPOSED RETENTION POND	SHEET 1 OF 2
	APPROVED BY: D. SCHRYVER			

RYALL DEVELOPMENT GROUP, L.L.C.
 P.I.D. NO
 31-39-32-00000-3000-00010.0
 O.R.B. 1929, PG 306



GRAPHIC SCALE
 (IN FEET)



RYALL DEVELOPMENT GROUP, L.L.C.
 P.I.D. NO
 31-39-32-00000-3000-00010.0
 O.R.B. 1929, PG 306

RYALL DEVELOPMENT GROUP, L.L.C.
 P.I.D. NO
 31-39-32-00000-3000-00011.0
 O.R.B. 1929, PG 306

PROPOSED
 RETENTION
 POND

CONTAINING:
 18.17 ACRES,
 MORE OR LESS

THIS SKETCH AND DESCRIPTION IS NOT
 COMPLETE WITHOUT SHEETS 1 AND 2 AS CREATED.
 THIS IS NOT A BOUNDARY SURVEY



INDIAN RIVER COUNTY
 Department of Public Works
 Engineering Division
 1801 27th ST, VERO BEACH, FL 32960

DRAWN BY:
 D. SILON
 APPROVED BY:
 D. SCHRYVER

SECTION 32
 TOWNSHIP 31 S.
 RANGE 39 E.

SKETCH OF DESCRIPTION
 for PROPOSED
 RETENTION POND

SHEET
 2
 OF 2

Sketch and Legal Description for: INDIAN RIVER COUNTY

EXHIBIT "E"

Legal Description (Right of Way Acquisition)

Being a Parcel of Land lying in Section 32, Township 31 South, Range 39 East, Indian River County, Florida; Said Parcel also being a portion of those Lands as described in Official Record Book 1929, Page 306, of the Public Records of Indian River County Florida, said Parcel being more particularly described as Follows:

Commencing at the West One Quarter of said Section 32; Thence South 89°48'29" East, along the South line of the Northwest One Quarter of said Section 32, a distance of 1992.32 feet to the Southeast corner of the Southwest One Quarter of the Southeast One Quarter of the Northwest One Quarter of said Section 32; Thence departing said South line, North 00°42'09" East, along the East line of said Southwest One Quarter of the Southeast One Quarter of the Northwest One Quarter of said Section 32, a distance of 80.00 feet to the **Point of Beginning** of the following described parcel; Thence North 89°48'39" West, along a line (said line being 80.00 feet North of, and parallel with, as measured at right angles to, the South line of the Northwest One Quarter of said Section 32) a distance of 1824.53 feet; Thence North 39°09'02" West, a distance of 51.66 feet; Thence North 00°32'54" East along a line (said line being 135.00 feet East of, and parallel with, as measured at right angles to, the West line of the Northwest One Quarter of said Section 32) a distance of 15.66 feet; Thence South 39°09'02" East, a distance of 58.98 feet; Thence South 89°48'39" East along a line (said line being 90.00 feet North of, and parallel with, as measured at right angles to, the South line of the Northwest One Quarter of said Section 32) a distance of 1819.89 feet to a point in the East line of the Southwest One Quarter of the Southwest One Quarter of the Northwest One Quarter of said Section 32, said point also being the Northwest corner of Official Record Book 3557 Page 839, of the Public Records of Indian River County, Florida; Thence South 00°42'09" West, along said East line, a distance of 10.00 feet to the **Point of Beginning**.

Containing 18,775 Square Feet (0.43 Acres±)

Surveyor's Notes

- 1). This Sketch and Legal Description was prepared with the benefit of a Right of Way Map prepared by Kimley Horn & Assoc. for Indian River County, Job No. 1505, Dated July 25, 2017. Together with the Last General Plat of the Lands of the Indian River Farms Company Subdivision, Recorded in Plat Book 2, Page 25, Public Records of St. Lucie (now Indian River County), Florida.
- 2). This legal description shall not be valid unless:
 - (a) Provided in its entirety consisting of 2 sheets, with sheet 2 showing the sketch of the description.
 - (b) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.
- 3). The bearings shown hereon are referenced to the West line of the Northwest One Quarter of Section 32 Township 31 South, Range 39 East, Said line bears North 00°32'54" 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.

Legend and Abbreviations

I.R.F.W.C.D. = INDIAN RIVER FARMS
WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
PD = PLANNED DEVELOPMENT
PG. = PAGE
PBS = PLAT BOOK ST. LUCIE
SQ. FT. = SQUARE FEET
RW = RIGHT-OF-WAY

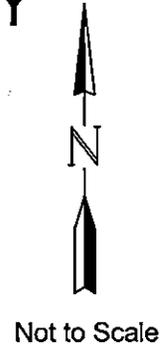
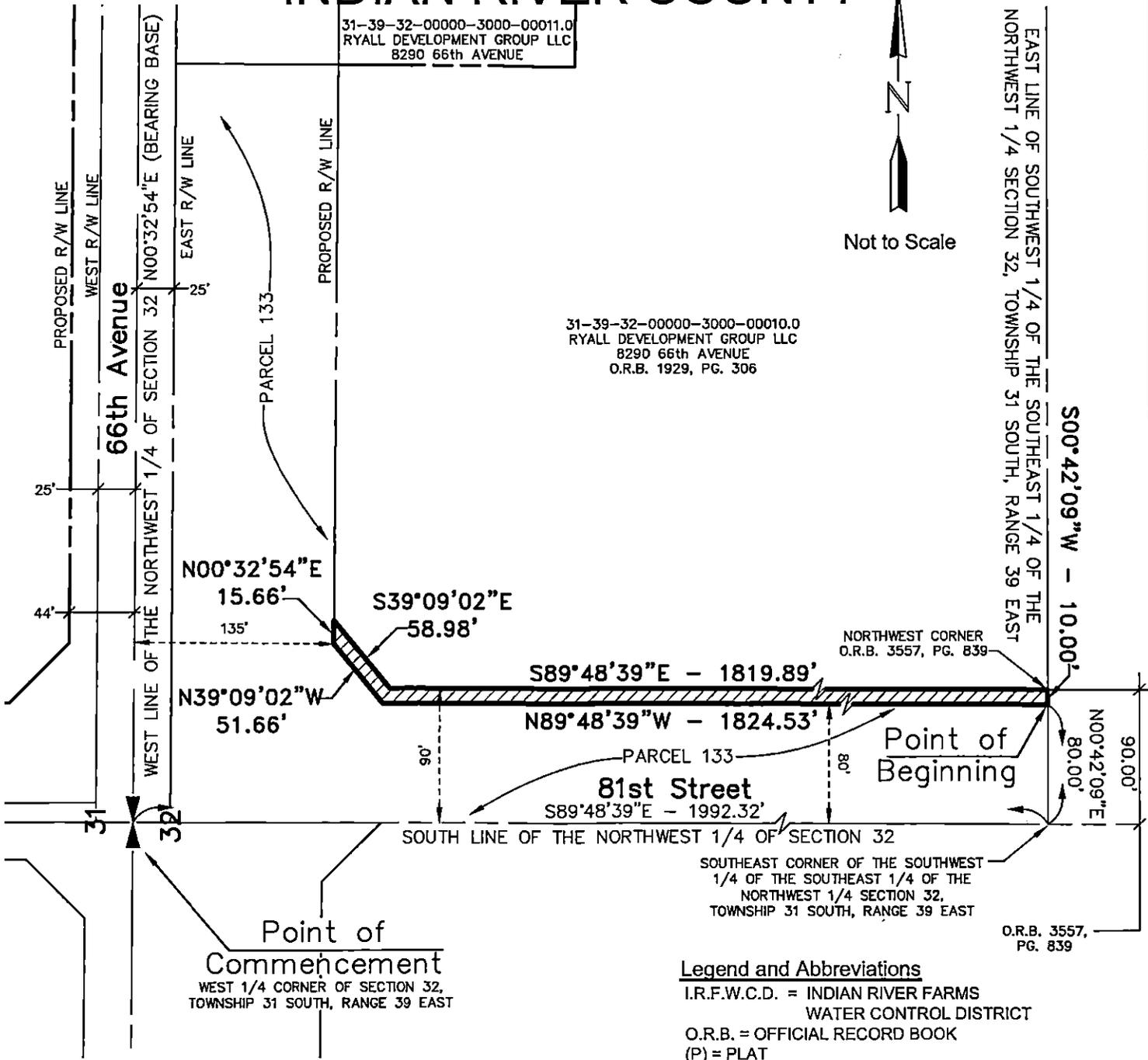
DATE OF SIGNATURE

DAVID W. SCHRYVER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4863

(THIS IS NOT A SURVEY)

AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.		<h2 style="margin: 0;">Sketch and Legal Description for: INDIAN RIVER COUNTY</h2>
DATE: 4/28/2023	DRAWN BY: R. INGLETT	
SCALE: N/A	APPROVED BY: D. SCHRYVER	
SHEET: 1 OF 2	JOB NO: 1505	

Sketch and Legal Description for: INDIAN RIVER COUNTY



31-39-32-00000-3000-00011.0
RYALL DEVELOPMENT GROUP LLC
8290 66th AVENUE

31-39-32-00000-3000-00010.0
RYALL DEVELOPMENT GROUP LLC
8290 66th AVENUE
O.R.B. 1929, PG. 306

EAST LINE OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST

S00°42'09\"/>

N00°42'09\"/>

Point of Commencement
WEST 1/4 CORNER OF SECTION 32,
TOWNSHIP 31 SOUTH, RANGE 39 EAST

NORTHWEST CORNER
O.R.B. 3557, PG. 839

**SOUTHEAST CORNER OF THE SOUTHWEST
1/4 OF THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 SECTION 32,
TOWNSHIP 31 SOUTH, RANGE 39 EAST**

O.R.B. 3557,
PG. 839

Legend and Abbreviations

- I.R.F.W.C.D. = INDIAN RIVER FARMS
WATER CONTROL DISTRICT
- O.R.B. = OFFICIAL RECORD BOOK
- (P) = PLAT
- PD = PLANNED DEVELOPMENT
- PG. = PAGE
- PB = PLAT BOOK
- SQ. FT. = SQUARE FEET
- RW = RIGHT-OF-WAY

(THIS IS NOT A SURVEY)

AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 4/28/2023	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 2 OF 2	JOB NO: 1505

Sketch and Legal Description
for:
INDIAN RIVER COUNTY

NO.	DATE	REVISION

M MASTELLER & MOLER, INC.
 CONSULTING ENGINEERS
 1855 27th STREET - SUITE 2, VERO BEACH, FLORIDA 32960
 (772) 567-5300 / FAX (772) 794-105
 CERTIFICATE OF A PROFESSIONAL ENGINEER

NEWLY RIVER COUNTY
STOCKPILE LOCATION EXHIBIT
LIBERTY PARK POND
RYALL ACQUISITION GROUP, LLC

FLORIDA
 © 2022 MASTELLER & MOLER, INC.
 I am an Engineer and have the authority to seal and sign these plans and specifications for the purpose of construction. I am duly licensed under the provisions of Chapter 473, Part II, Florida Statutes.
 I hereby certify that I am the author of these plans and specifications and that I am a duly licensed Professional Engineer in the State of Florida.
 I hereby certify that I am a duly licensed Professional Engineer in the State of Florida.
 I hereby certify that I am a duly licensed Professional Engineer in the State of Florida.

STEPHEN E. MOLER, P.E. FL #33193
 03/08/2023
 3/8/2023
 1:500
 2108

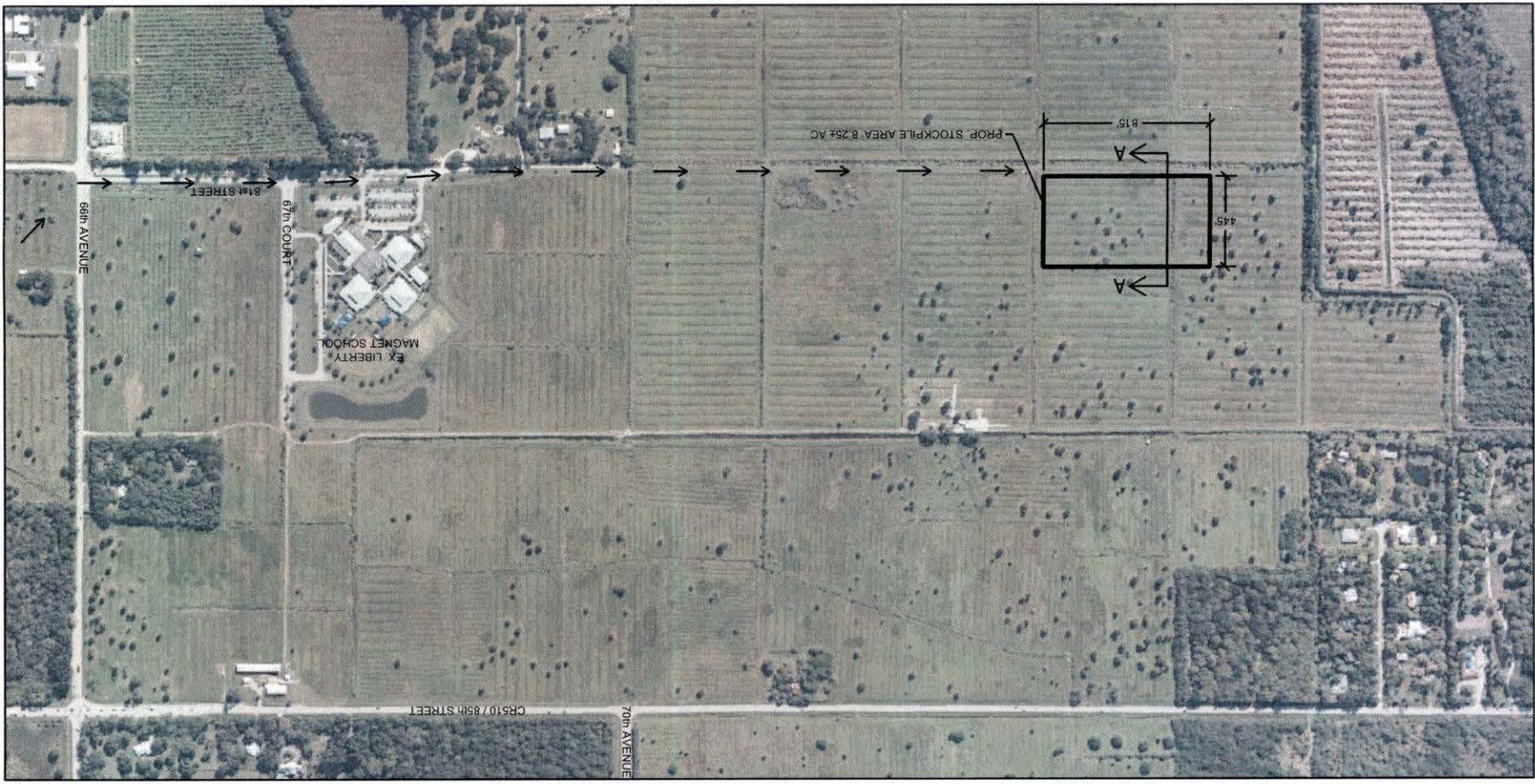
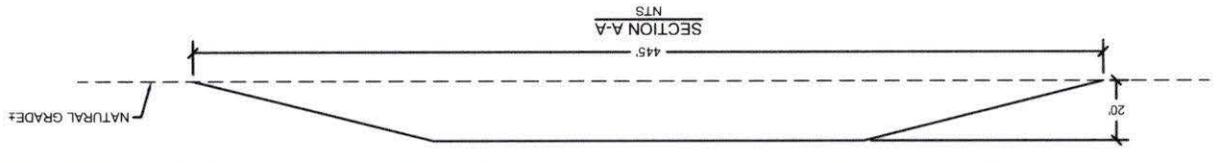


EXHIBIT F