

Exhibit A - Sheet 1 of 7

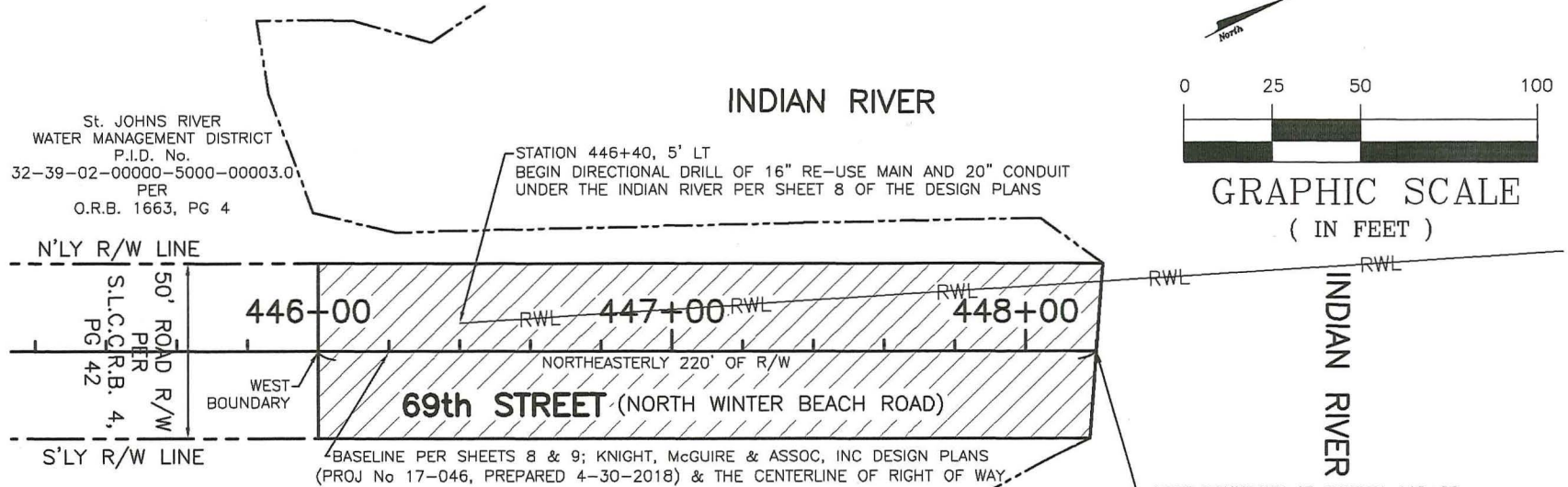
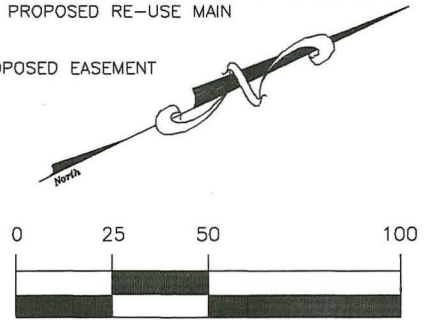
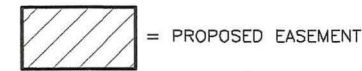
LEGAL DESCRIPTION: PROPOSED 50' WIDE UTILITY EASEMENT

A 50 FOOT WIDE UTILITY EASEMENT LYING WITHIN THE NORTHEASTERLY 220 FEET OF THE ENTIRE RIGHT OF WAY OF 69th STREET (ALSO KNOW AS NORTH WINTER BEACH ROAD) AS DESCRIBED IN St. LUCIE COUNTY COMMISSIONER'S RECORD BOOK 4, PAGE 42, OF THE PUBLIC RECORDS OF St. LUCIE COUNTY, FLORIDA; SAID EASEMENT ALSO LYING IN GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 32 SOUTH, RANGE 39 EAST (CURRENTLY LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

SAID EASEMENT BEING BOUNDED ON THE WEST BY STATION 446+00, AS SHOWN ON SHEET 8 OF THE DESIGN PLANS ENTITLED 'JOHN'S ISLAND RE-USE SUPPLY EXTENSION' (PROJECT No. 17-046) PREPARED BY KNIGHT, McGUIRE AND ASSOCIATES, INCORPORATED, DATED OF APRIL 30, 2018 AND BOUNDED ON THE EAST BY THE APPROXIMATE MEAN HIGH WATER LINE OF THE INDIAN RIVER LAGOON AS SHOWN ON SHEET 9 OF SAID PLANS. SAID EASEMENT BEING BOUNDED ON THE NORTH AND SOUTH BY THE NORTH AND SOUTH RIGHT OF WAY LINES OF AFOREMENTIONED 69th STREET.

SYMBOLS AND ABBREVIATIONS:

- ASSOC = ASSOCIATION
- INC = INCORPORATED
- L.L.C. = LIMITED LIABILITY COMPANY
- O.R.B. = OFFICIAL RECORDS BOOK
- No. = NUMBER
- P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER
- PROJ = PROJECT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R/W = RIGHT OF WAY
- S.L.C.C.R.B. = St. LUCIE COUNTY COMMISSIONER'S RECORD BOOK
- RWL = 16" PROPOSED RE-USE MAIN



SURVEYOR'S 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, FLORIDA ADMINISTRATIVE CODE.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY; THEREFORE THERE MAY BE EASEMENTS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER ENCUMBRANCES NOT SHOWN HEREON, BUT MAY BE FOUND IN THE PUBLIC RECORDS.
4. THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY. EXISTING PROPERTY CONDITIONS OR FEATURES ARE NOT SHOWN.

CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
David M. Silon 7-3-2018
 DAVID M. SILON P.S.M. DATE
 FLORIDA REGISTRATION No. 6139
 INDIAN RIVER ASSISTANT COUNTY SURVEYOR

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. SILON

SECTION **2**
 TOWNSHIP **32S.**
 RANGE **39E.**

SKETCH OF DESCRIPTION FOR JOHN'S ISLAND
 RE-USE MAIN EXTENSION WITHIN 69th
 STREET - WEST OF THE INDIAN RIVER

SHEET
1
 OF
1

LEGAL DESCRIPTION: PROPOSED UTILITY EASEMENT

A UTILITY EASEMENT LYING OVER A PORTION OF THE RIGHT OF WAY FOR OLD WINTER BEACH ROAD AND TRACT 'P' AS SHOWN ON THE PLAT OF RIVER CLUB AT CARLTON P.R.D.-PLAT 3 AS RECORDED IN PLAT BOOK 17, PAGE 14 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID EASEMENT ALSO LYING IN GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE RUN N89°55'04"W, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1940.26 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF OLD WINTER BEACH ROAD, AS SHOWN ON THE AFORESAID PLAT OF RIVER CLUB AT CARLTON P.R.D.-PLAT 3; THENCE DEPARTING SAID NORTH LINE RUN S22°03'32"W, ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 291.10 FEET; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 00°07'22"E, A DISTANCE OF 17.82 FEET; THENCE RUN S18°59'16"W A DISTANCE OF 368.14 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 512.48 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°14'10", A DISTANCE OF 20.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°47'02", A DISTANCE OF 96.46 FEET TO A POINT ON THE BOUNDARY LINE OF SAID TRACT 'P'; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S74°18'57"E, NON-TANGENT TO LAST DESCRIBED CURVE AND ALONG SAID BOUNDARY LINE, A DISTANCE OF 19.77 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 74.00 FEET AND A RADIAL BEARING OF S15°41'31"W; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 203°04'41", A DISTANCE OF 262.26 FEET; THENCE DEPARTING SAID CURVE RUN N51°14'20"W, A DISTANCE OF 48.98 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF OLD WINTER BEACH ROAD, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 512.48 FEET AND A RADIAL BEARING OF N42°55'38"W; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°23'02", A DISTANCE OF 30.26 FEET TO A POINT ON THE NORTHEASTERLY PROPERTY LINE OF THE INDIAN RIVER COUNTY OLD WINTER BEACH BRIDGEHEAD PARK AS DESCRIBED IN St. LUCIE COUNTY DEED BOOK 46, PAGE 17, OF THE PUBLIC RECORDS OF St. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE ON A NON-TANGENT BEARING OF N29°08'20"W, ALONG SAID NORTHEASTERLY PROPERTY LINE, A DISTANCE OF 71.36 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD WINTER BEACH ROAD, SAID POINT LYING UPON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 442.48 FEET AND A RADIAL BEARING OF N41°12'47"W; THENCE DEPARTING SAID NORTHEASTERLY PROPERTY LINE, RUN ALONG THE WESTERLY RIGHT OF WAY LINE OF OLD WINTER BEACH ROAD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°33'47", A DISTANCE OF 212.86 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE ON A RADIAL BEARING OF S68°46'34"E, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.73 ACRES (31,676 SQUARE FEET), MORE OR LESS.

SYMBOLS AND ABBREVIATIONS:

COR = CORNER
 D.B.S. = St. LUCIE COUNTY DEED BOOK
 I.R.C. = INDIAN RIVER COUNTY
 L = ARC LENGTH
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER

P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PROP = PROPERTY
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 R = RADIUS
 R/W = RIGHT OF WAY
 SEC = SECTION-TOWNSHIP-RANGE

△ = DELTA ANGLE

↔ = INDICATES JOINT OWNERSHIP

RWL-RWL-RWL = 16" PROPOSED RE-USE MAIN

SURVEYOR'S 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, FLORIDA ADMINISTRATIVE CODE.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY; THEREFORE THERE MAY BE EASEMENTS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER ENCUMBRANCES NOT SHOWN HEREON, BUT MAY BE FOUND IN THE PUBLIC RECORDS.
4. THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY. EXISTING PROPERTY CONDITIONS OR FEATURES ARE NOT SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED UPON THE 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST 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 N89°55'04"W ALONG THE NORTH LINE OF GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 39 EAST.

CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

David M. Silon 7-3-2018
 DAVID M. SILON, P.S.M. DATE
 FLORIDA REGISTRATION NO. LS 6139
 INDIAN RIVER COUNTY SURVEYOR AND MAPPER

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



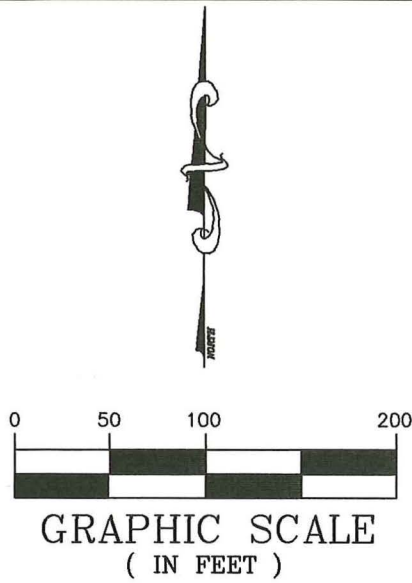
INDIAN RIVER COUNTY
 Department of Public Works
 Engineering Division
 1801 27th ST, VERO BEACH, FL 32960

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

SECTION 1
 TOWNSHIP 32S
 RANGE 39E

SKETCH OF DESCRIPTION for JOHN'S ISLAND RE-USE MAIN EXTENSION WITHIN OLD WINTER BEACH ROAD-EAST OF THE INDIAN RIVER

SHEET
 1
 OF 3



JUNGLE TRAIL

N'LY EXTENSION OF THE E'LY R/W LINE OF OLD WINTER BEACH ROAD

N89°55'04"W
1940.26'
N LINE
P.O.C.
NE COR
GOVERNMENT LOT 2,
SEC 1-32-39

OLD WINTER BEACH ROAD
(R/W VARIES PER P.B. 17, PG 14)

S22°03'32"W
E'LY R/W LINE
291.10'

S18°59'16"W
368.14'

S00°07'22"E
17.82'

P.O.B.

TRACT 'M'
(CONSERVATION)

OLD WINTER BEACH
BRIDGEHEAD PARK
INDIAN RIVER COUNTY
P.I.D. No.
32-39-01-00000-0020-00004.0

SEE SHEET
3 OF 3

TRACT 'P'
(I.R.C. R/W)

15' ACCESS & UTILITY EASEMENT PER PLAT

10' DRAINAGE & UTILITY EASEMENT PER PLAT

RIVER CLUB AT CARLTON
P.R.D.-PLAT 3
PER P.B. 17, PG 14

MAGOO INCORPORATED
P.I.D. No.
32-39-01-00000-1000-00001.0
PER
O.R.B. 3055, PG 870

THIS SKETCH OF DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3 AS CREATED



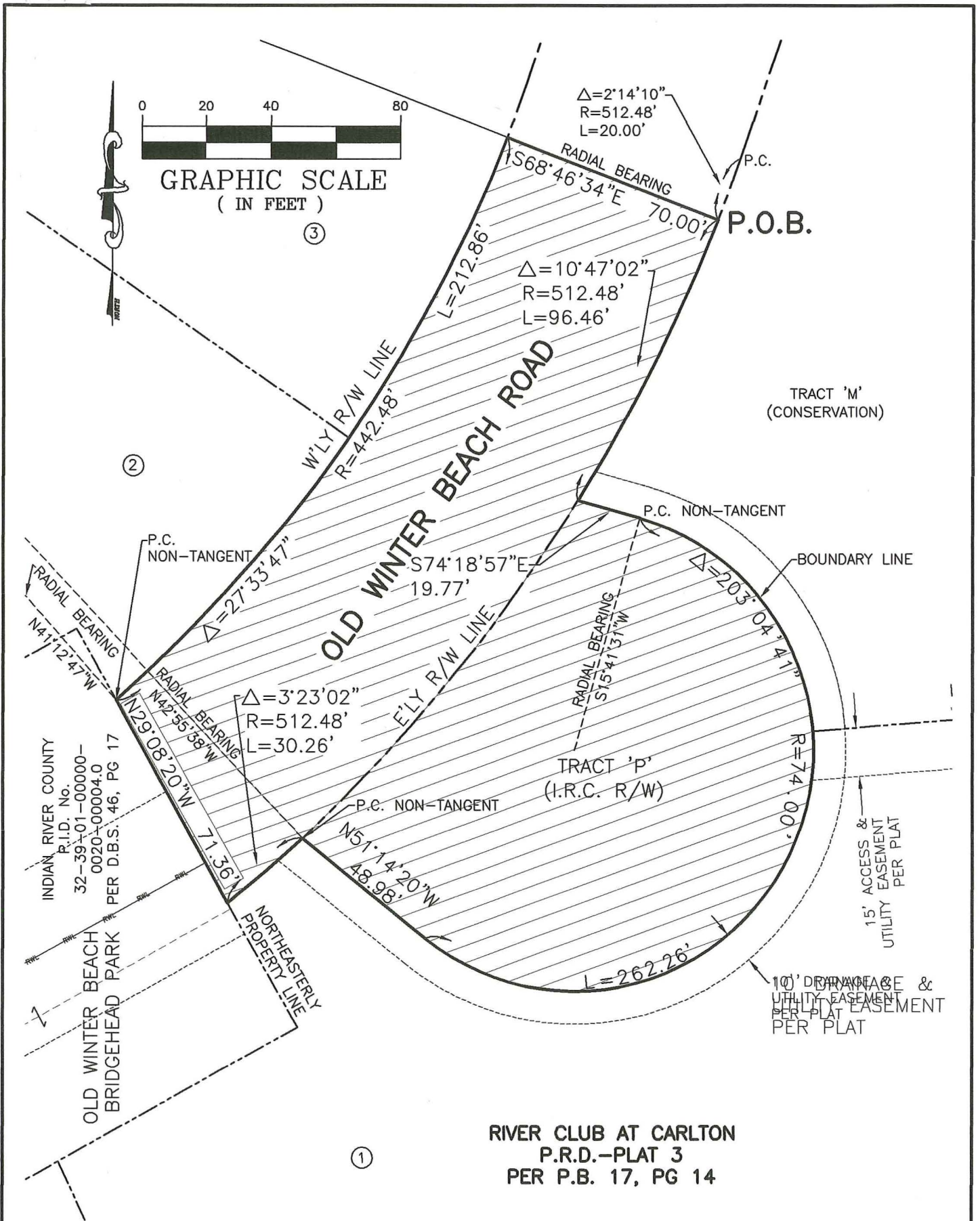
INDIAN RIVER COUNTY
Department of Public Works
Engineering Division
1801 27th ST, VERO BEACH, FL 32960

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APPROVED BY:
D. SILON

SECTION 1
TOWNSHIP 32S
RANGE 39E

SKETCH OF DESCRIPTION for JOHN'S
ISLAND RE-USE MAIN EXTENSION
WITHIN OLD WINTER BEACH
ROAD-EAST OF THE INDIAN RIVER

SHEET
2
OF 3



**RIVER CLUB AT CARLTON
P.R.D.-PLAT 3
PER P.B. 17, PG 14**

THIS SKETCH OF DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3 AS CREATED



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

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D. SILON

SECTION 1
TOWNSHIP 32S
RANGE 39E

SKETCH OF DESCRIPTION for JOHN'S
ISLAND RE-USE MAIN EXTENSION
WITHIN OLD WINTER BEACH
ROAD-EAST OF THE INDIAN RIVER

SHEET
3
OF **3**

F:\Public Works\ENGINEERING DIVISION\PROJECTS\3051-MISC PROJECTS\Survey\3051-Johns Island Reuse Supply Extension.Dwg\3051_CWB Road Legals.dwg, 7/3/2018 11:26:13 AM, HP Officejet 6600

LEGAL DESCRIPTION: PROPOSED 50' WIDE UTILITY EASEMENT

A 50 FOOT WIDE UTILITY EASEMENT CENTERED ON THE PROPOSED 16 INCH RE-USE MAIN AS SHOWN ON THE PLANS FOR THE JOHN'S ISLAND RE-USE SUPPLY EXTENSION, PREPARED BY KNIGHT, McGUIRE AND ASSOCIATES, INCORPORATED, ON THE DATE OF APRIL 30, 2018; SAID EASEMENT LYING IN GOVERNMENT LOT 2, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 39 EAST; SAID EASEMENT ALSO LYING UPON THE OLD WINTER BEACH BRIDGEHEAD PARK AS DESCRIBED IN DEED BOOK 46, PAGE 17, OF THE PUBLIC RECORDS OF St. LUCIE COUNTY, FLORIDA AND OFFICIAL RECORDS BOOK 95, PAGE 268, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE RUN N89°55'04"W, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1940.26 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY LINE OF OLD WINTER BEACH ROAD, AS SHOWN ON THE PLAT OF RIVER CLUB AT CARLTON P.R.D.-PLAT 3, PER PLAT BOOK 17, PAGE 14, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE RUN S22°03'32"W, ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 291.10 FEET; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 00°07'22"E, A DISTANCE OF 17.82 FEET; THENCE RUN S18°59'16"W A DISTANCE OF 368.14 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 512.48 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 31°28'06", A DISTANCE OF 281.46 FEET TO A POINT ON THE NORTHEASTERLY PROPERTY LINE OF THE AFORESAID BRIDGEHEAD PARK FOR A POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S29°08'20"E, ALONG SAID NORTHEASTERLY PROPERTY LINE A DISTANCE OF 12.48 FEET; THENCE DEPARTING SAID NORTHEASTERLY PROPERTY LINE RUN S61°05'48"W, ALONG A LINE 25 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID PROPOSED 16 INCH RE-USE MAIN, A DISTANCE OF 125.97 FEET TO A POINT ON THE MEAN HIGH WATER LINE ELEVATION OF -0.66 FEET (NORTH AMERICAN VERTICAL DATUM OF 1988), AT THE EAST SHORELINE OF THE INDIAN RIVER LAGOON, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SEGMENT 'E' OF THE PROPOSED 50 FOOT WIDE UTILITY EASEMENT PREPARED BY CARTER AND ASSOCIATES, INCORPORATED FOR THE FLORIDA DEPARTMENT OF PROTECTION ON THE DATE OF NOVEMBER 28, 2017; THENCE RUN N38°35'40"W ALONG SAID EAST SHORELINE AND THE EAST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 12.65 FEET; THENCE RUN N03°27'54"W A DISTANCE OF 13.88 FEET TO A POINT ON THE CENTER OF SAID UTILITY EASEMENT; THENCE CONTINUE N03°27'54"W, A DISTANCE OF 27.68 FEET TO THE NORTHEAST CORNER OF SEGMENT 'E' OF SAID EASEMENT; THENCE DEPARTING THE EAST LINE OF SAID UTILITY EASEMENT RUN N61°05'48"E, ALONG A LINE 25 FEET NORTH OF, AND PARALLEL WITH SAID PROPOSED 16 INCH RE-USE MAIN, A DISTANCE OF 110.04 FEET TO A POINT ON THE AFORESAID NORTHEASTERLY PROPERTY LINE OF BRIDGEHEAD PARK; THENCE RUN S29°08'20"E, ALONG SAID NORTHEASTERLY PROPERTY LINE, A DISTANCE OF 37.53 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.14 ACRES (6,052 SQUARE FEET), MORE OR LESS.

SYMBOLS AND ABBREVIATIONS:

- COR = CORNER
- D.B.S. = St. LUCIE COUNTY DEED BOOK
- ELEV = ELEVATION
- ESMT = EASEMENT
- F.P.& L. = FLORIDA POWER AND LIGHT
- L = ARC LENGTH
- M.H.W.L. = MEAN HIGH WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER
- P.O.B. = POINT OF BEGINNING
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- R/W = RIGHT OF WAY
- SEC = SECTION-TOWNSHIP-RANGE
- △ = DELTA ANGLE
- ↔ = INDICATES JOINT OWNERSHIP
- RWL - RWL - RWL = 16" PROPOSED RE-USE MAIN

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CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

David M. Silon 7-3-2018
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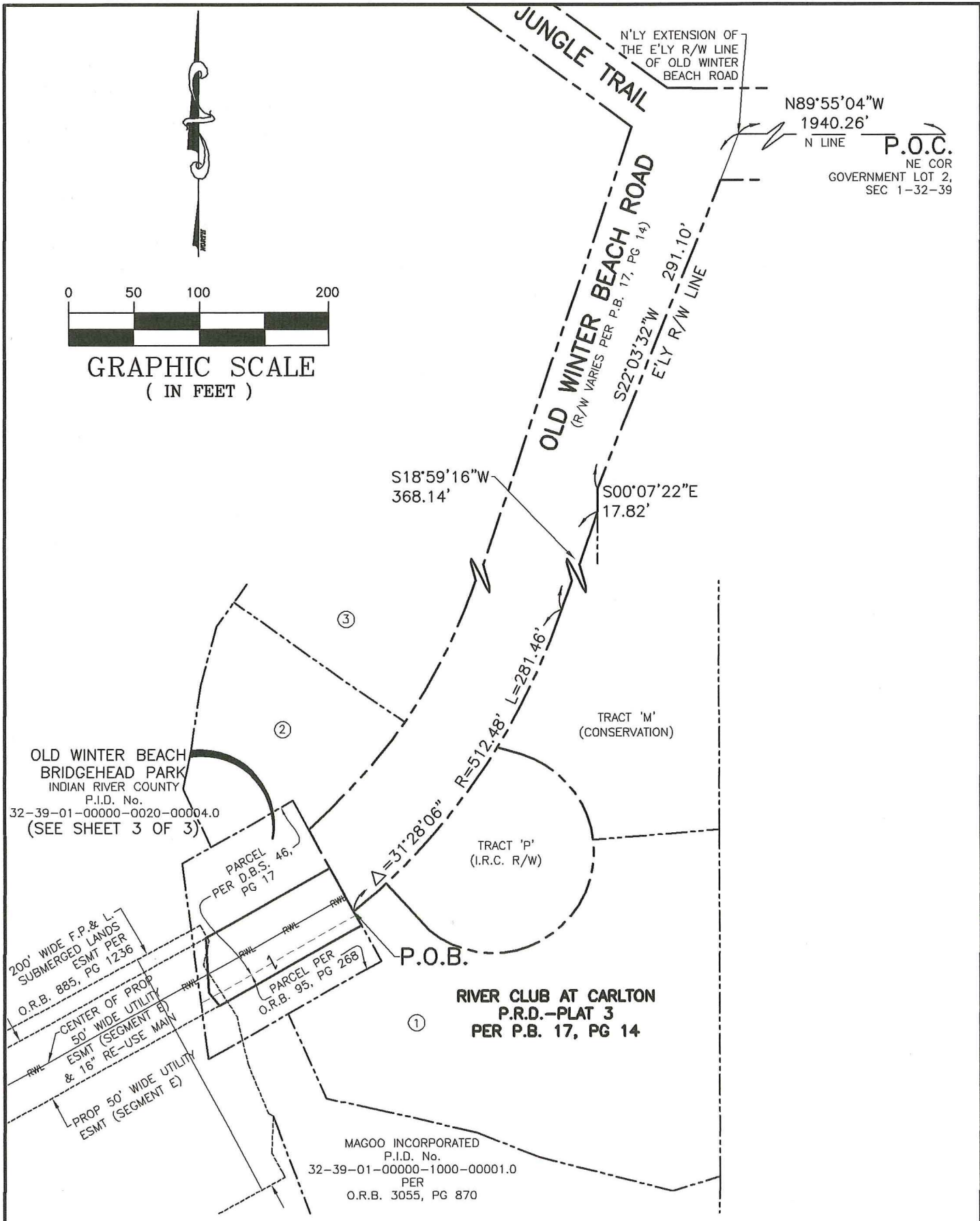
INDIAN RIVER COUNTY
 Department of Public Works
 Engineering Division
 1801 27th ST, VERO BEACH, FL 32960

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

SECTION 1
 TOWNSHIP 32S
 RANGE 39E

SKETCH OF DESCRIPTION
 FOR JOHN'S ISLAND
 RE-USE MAIN EXTENSION

SHEET
 1
 OF 3



THIS SKETCH OF DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3 AS CREATED



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SECTION 1
TOWNSHIP 32S
RANGE 39E

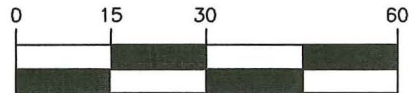
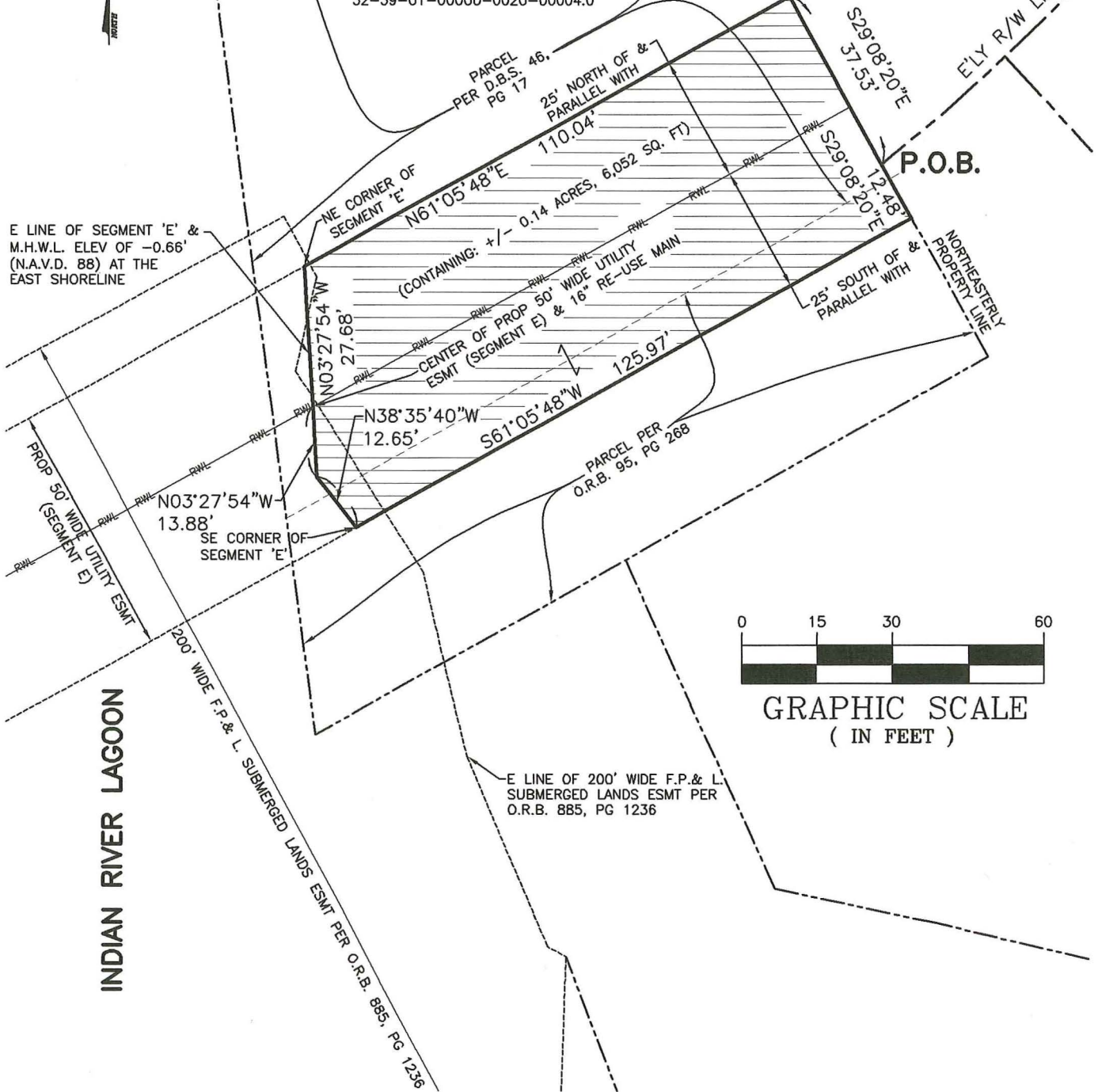
SKETCH OF DESCRIPTION
FOR JOHN'S ISLAND
RE-USE MAIN EXTENSION

SHEET
2
OF 3



OLD WINTER BEACH
BRIDGEHEAD PARK
INDIAN RIVER COUNTY
P.I.D. No.
32-39-01-00000-0020-00004.0

OLD WINTER
BEACH ROAD



GRAPHIC SCALE
(IN FEET)

INDIAN RIVER LAGOON

E LINE OF 200' WIDE F.P. & L. SUBMERGED LANDS ESMT PER O.R.B. 885, PG 1236

THIS SKETCH OF DESCRIPTION IS NOT COMPLETE WITHOUT SHEETS 1 THRU 3 AS CREATED



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SECTION 1
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RANGE 39E

SKETCH OF DESCRIPTION
FOR JOHN'S ISLAND
RE-USE MAIN EXTENSION

SHEET
3
OF
3