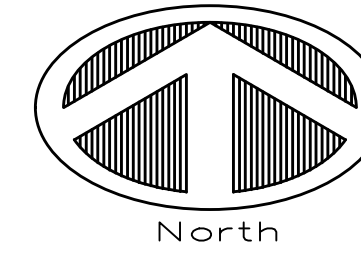


# SHOPPES AT 11TH COMMERCIAL SUBDIVISION

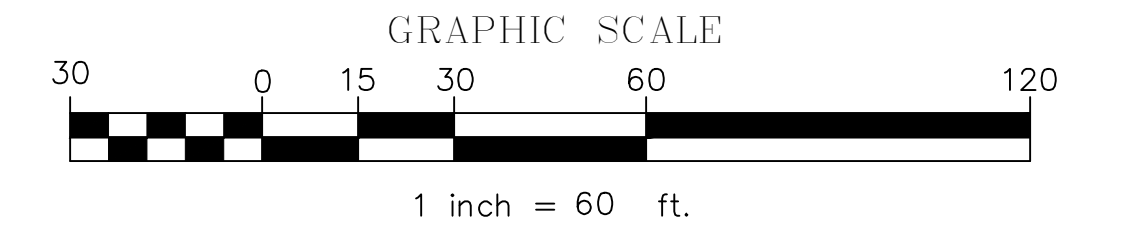
LOCATED IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST  
 BEING A REPLAT OF A PORTION OF THE WEST ONE-HALF (1/2) OF LOT 3, VERO LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED  
 IN PLAT BOOK 3, PAGE 19 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LANDS, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.  
 COVENANTS, RESTRICTIONS OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORD  
 BOOK 3228, PAGE 569, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.



PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

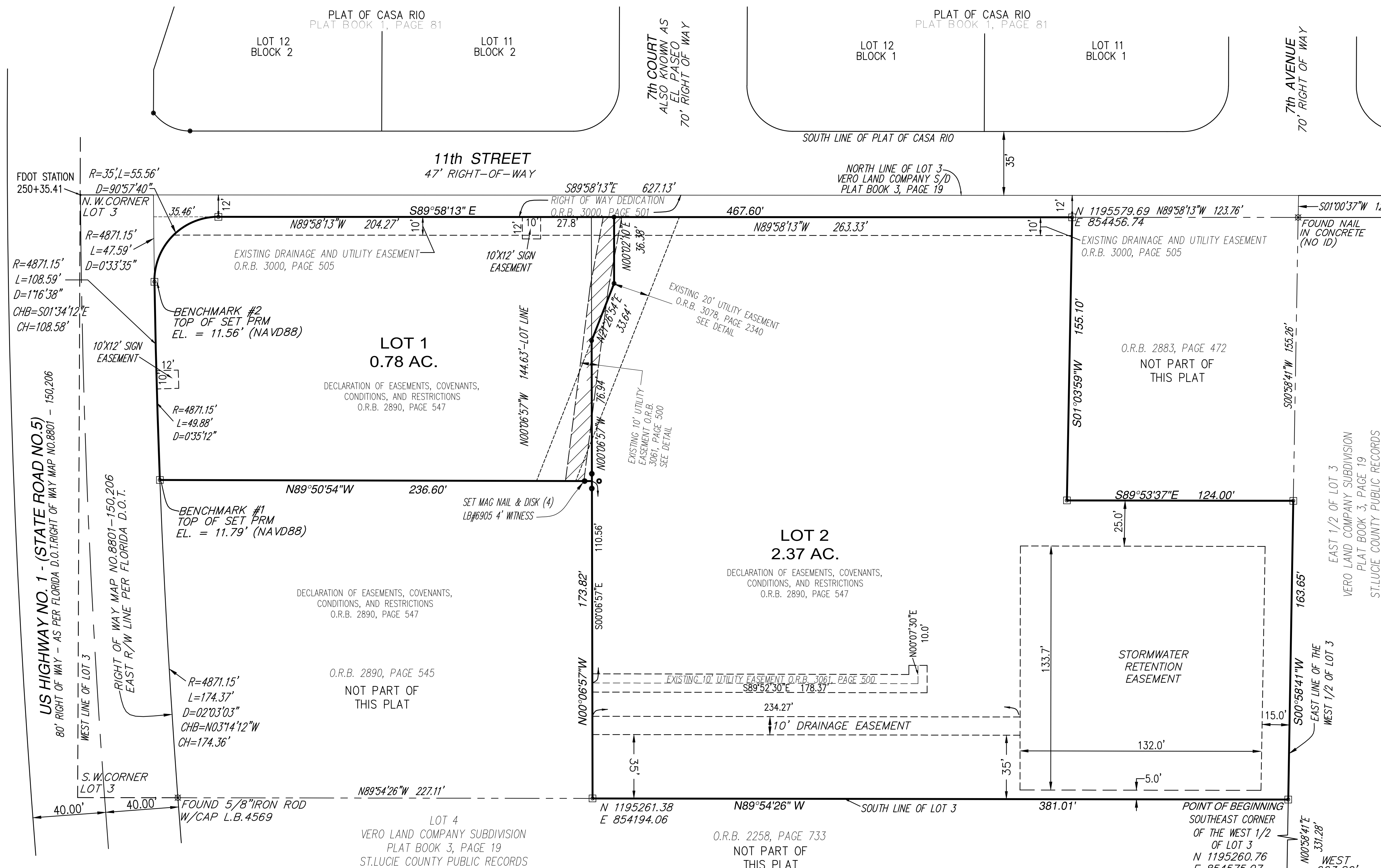
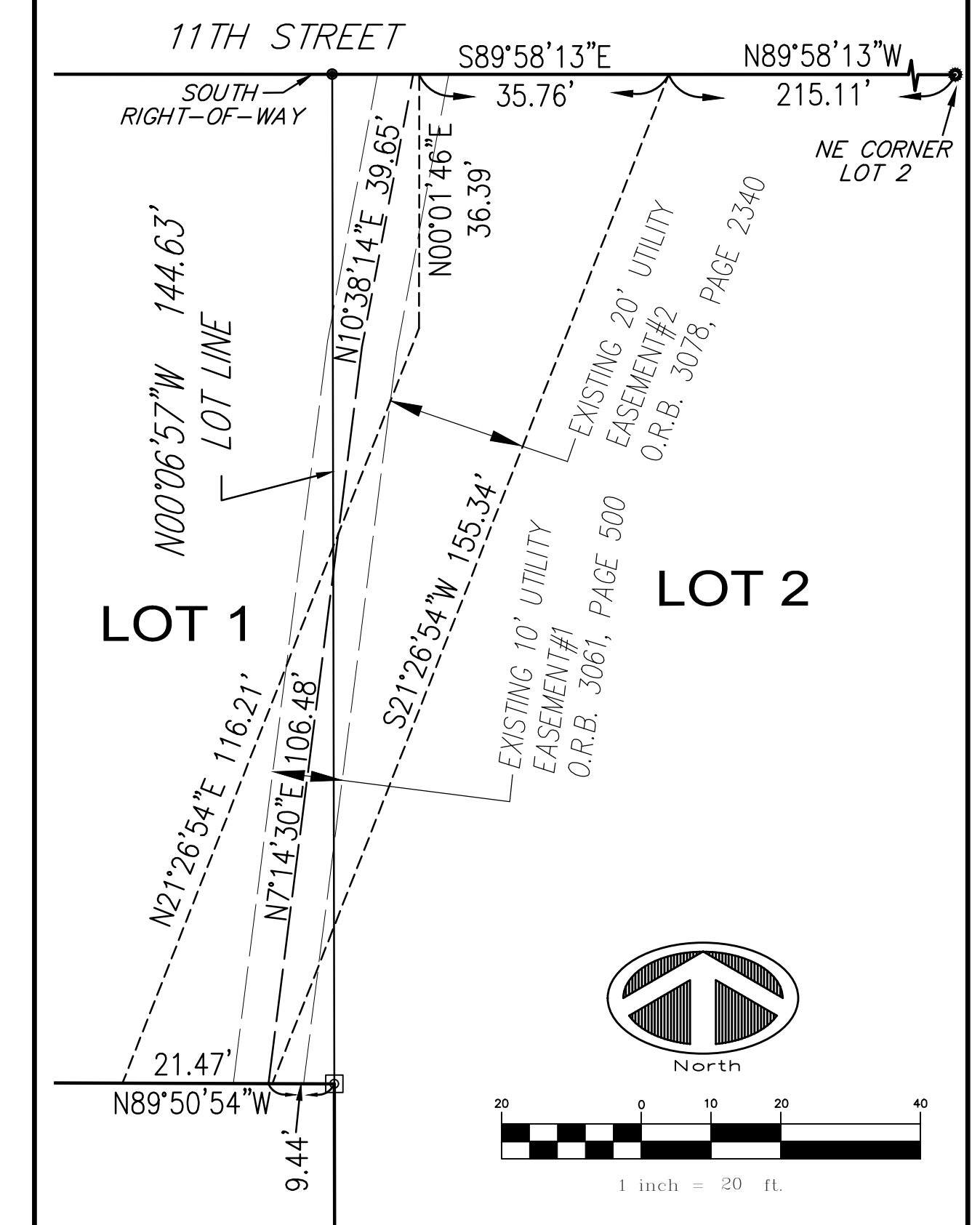
CFN \_\_\_\_\_  
 CLERK'S FILE NO. \_\_\_\_\_



- ABBREVIATIONS:**
- D - CENTRAL ANGLE OF CURVE
  - R - RADIUS OF CURVE
  - L - LENGTH OF CURVE
  - CH - CHORD OF CURVE, DIRECTION AND LENGTH
  - R/W - RIGHT-OF-WAY
  - CL - CENTERLINE
  - SEC - SECTION
  - P.B. - PLAT BOOK
  - O.A. - OVERALL
  - PRM - PERMANENT REFERENCE MONUMENT
  - POC - POINT OF COMMENCEMENT
  - POB - POINT OF BEGINNING
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.R.I.R.C.F. - PUBLIC RECORDS OF INDIAN RIVER COUNTY FLORIDA
  - I.R.F.C.W.D. - INDIAN RIVER FARMS WATER CONTROL DISTRICT
- (R) - RADIAL  
 (NR) - NOT RADIAL  
 (M) - MEASURED  
 (P) - PLATTED  
 N - NORTHING COORDINATE  
 E - EASTING COORDINATE

- MONUMENT LEGEND**  
 MONUMENTS ARE WHAT ARE DESCRIBED BELOW UNLESS OTHERWISE NOTED
- ☐ SET PERMANENT REFERENCE MONUMENT (PRM)
  - ▣ FOUND PERMANENT REFERENCE MONUMENT (PRM)
  - PERMANENT CONTROL POINT (PCP)
  - ⊙ PARCEL CORNER MARKER
  - ⊗ FOUND: PARCEL CORNER MARKER
- (SEE SURVEYOR'S NOTES FOR FULL DESCRIPTION OF SET PRMS AND CORNER MARKERS)

### OVERLAPPING EASEMENT DETAIL



### LEGAL DESCRIPTION

A PORTION OF THE WEST ONE-HALF (1/2) OF LOT 3, OF VERO LAND COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST; RUN WEST A DISTANCE OF 663.80 FEET TO A POINT BEING IN THE CENTERLINE OF 10th STREET; THENCE RUN NORTH 00°58'41" EAST, A DISTANCE OF 331.28 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF LOT 3, AND THE POINT OF BEGINNING; THENCE, RUN NORTH 89°54'26" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 381.01 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°06'57" WEST, A DISTANCE OF 173.82 FEET; THENCE NORTH 89°50'54" WEST, A DISTANCE OF 236.60 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE AND THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 1 (A.K.A. STATE ROAD NO. 5, 80' R/W), SAID CURVE BEING A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 4871.15 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°16'38", AN ARC DISTANCE OF 108.59 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.0 FEET, THENCE; THENCE NORTHEAST ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 90°57'40", AN ARC DISTANCE OF 55.56 FEET TO A POINT, SAID POINT BEING 12 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 OF THE VERO LAND COMPANY SUBDIVISION; THENCE RUN SOUTH 89°58'13" EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 467.60 FEET; THENCE LEAVING SAID LINE RUN SOUTH 01°03'59" WEST, A DISTANCE OF 155.10; THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 124.00 TO THE EAST LINE OF THE WEST 1/2 OF SAID LOT 3; THENCE SOUTH 00°58'41" WEST, A DISTANCE OF 163.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.15 ACRES.

PREPARED BY:  
 MATTHEW CROWLEY, PSM#7214  
 MERIDIAN LAND SURVEYORS 6905  
 DATE OF PREPARATION: JANUARY 2019

HOUSTON, SCHULKE, BITTLE, & STODDARD, INC. D/B/A  
**MERIDIAN**  
 LAND SURVEYORS  
 1717 INDIAN RIVER BLVD., SUITE 201  
 VERO BEACH, FL. 32960 LB#6905  
 PHONE: 772-794-1213, FAX: 772-794-1096  
 EMAIL: LB6905@BELLSOUTH.NET

SHEET  
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