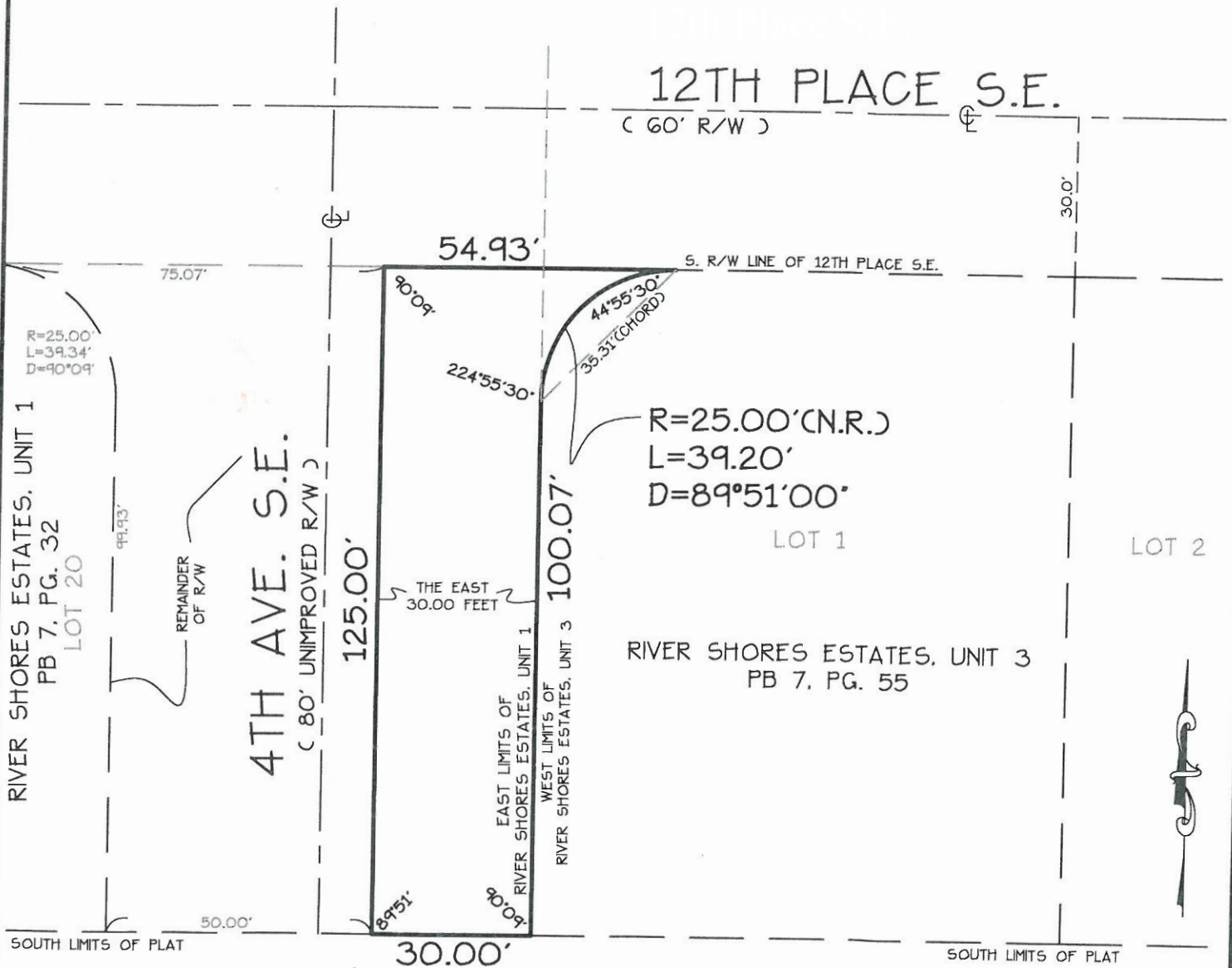**LEGAL DESCRIPTION:**
THE EAST 30.00 FEET OF 4TH AVENUE S.E. (UNIMPROVED ROAD RIGHT OF WAY) LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 12TH PLACE S.E., RIVER SHORES ESTATES UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 07, PAGE 32 OF THE PUBLIC RECORDS OF INDIAN RIVER CO., FLORIDA. AND THAT PORTION OF 4TH AVENUE S.E. (UNIMPROVED ROAD RIGHT OF WAY) LYING SOUTH OF 12TH PLACE S.E. RIVER SHORES ESTATES UNIT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 07, PAGE 55 OF THE PUBLIC RECORDS OF INDIAN RIVER CO., FLORIDA. SAID LANDS LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

CONTAINING 0.37 ACRES MORE OR LESS

12TH PLACE S.E.
(60' R/W)

54.93'

75.07'

S. R/W LINE OF 12TH PLACE S.E.

R=25.00'
L=39.34'
D=90°09'

90°09'

44°55'30"
35.31'(CHORD)

224°55'30"

R=25.00'(N.R.)
L=39.20'
D=89°51'00"

LOT 1

LOT 2

RIVER SHORES ESTATES, UNIT 1
PB 7, PG. 32
LOT 20

99.93'

REMAINDER OF R/W

4TH AVE. S.E.
(80' UNIMPROVED R/W)

125.00'

THE EAST 30.00 FEET

EAST LIMITS OF RIVER SHORES ESTATES, UNIT 1
WEST LIMITS OF RIVER SHORES ESTATES, UNIT 3

100.07'

RIVER SHORES ESTATES, UNIT 3
PB 7, PG. 55

50.00'

SOUTH LIMITS OF PLAT

89°51'

90°09'

30.00'

SOUTH LIMITS OF PLAT

CANAL "P" (50' CANAL R/W)
STATE ROAD OUTFALL DITCH
PER FLORIDA DEPARTMENT OF TRANSPORTATION
R/W MAP SECTION 88010-2504

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

2/12/20
DATE SIGNED

SKETCH IS NOT A SURVEY

HAYHURST LAND SURVEYING INC.
CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)
SURVEYING & MAPPING COMPANY
445 9TH ST. S.W. Unit-7
VERO BEACH, FL. 32962
PHONE: (772) 569-6680
FAX: (772) 770-3446
hayhurstls@live.com

SURVEY TYPE: SKETCH	DATE:	INT.	REVISIONS:
DRAWN BY: L.E.H.			
CHECKED BY: W.E.H.			
FIELD BOOK: SEE			
PAGE NO: FILE			
DATE PREP: 10/22/19			
SCALE: 1"=30'			
JOB NO: 99-272L			

EXHIBIT "A"