

Drawing name: K:\VRB_Survey\INDIAN RIVER CO\58th Avenue\CADD\Sketches and Descriptions\58th AVE - ROW DEDICATION - PAULETTE BROWN.dwg ROW DEDICATION #1 - SKETCH Feb 21, 2018 11:31am by: Domenic-Durr

SEC. 21, TWP. 32 S., RANGE 39 E.

P.O.C.

49TH STREET

N.W. CORNER OF THE S.W. 1/4 OF SECTION 21-32-39

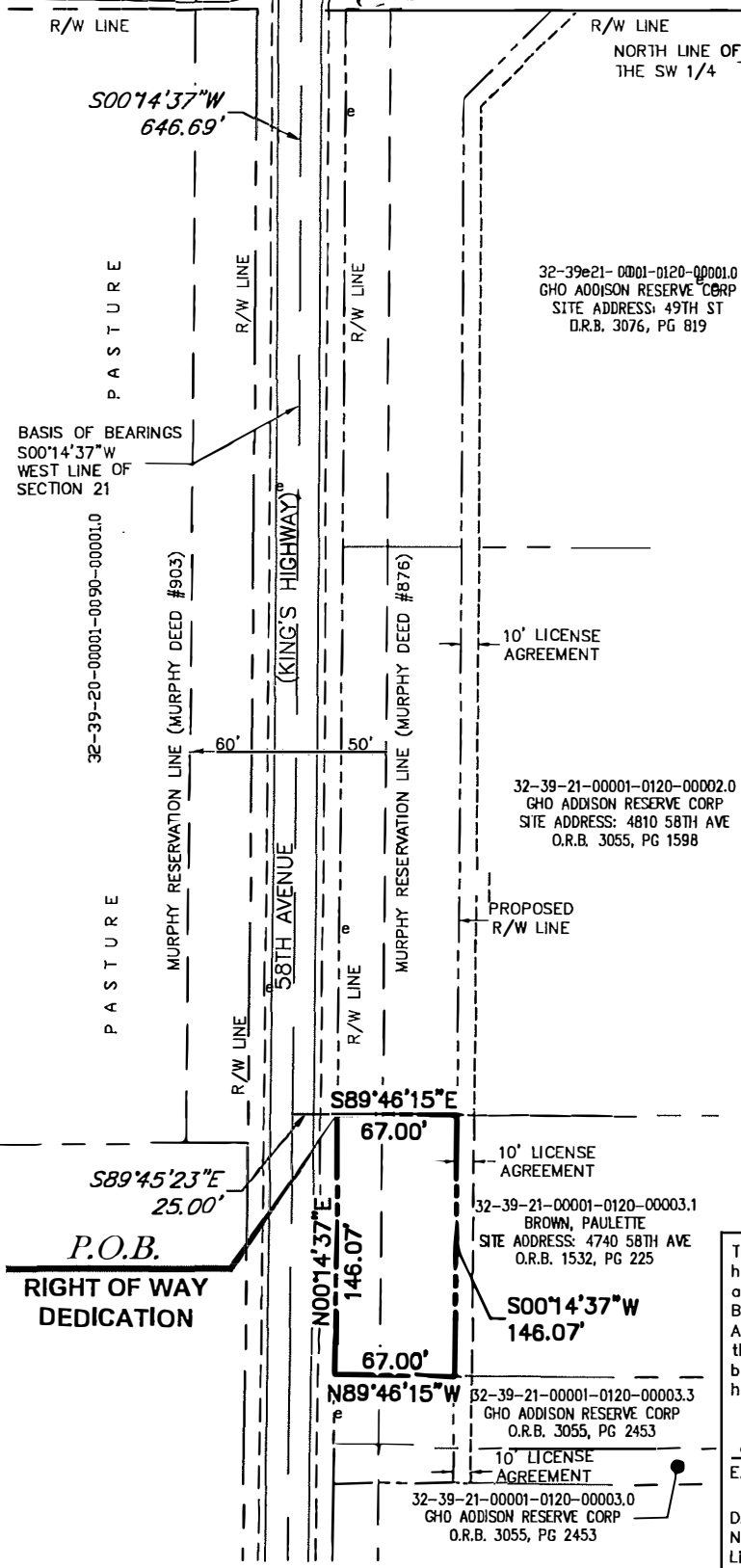
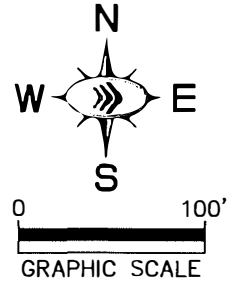
I.R.F.W.C.D. SUB-LATERAL H-2 CANAL

SURVEYOR'S NOTES

1. THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
2. THE BEARING BASE FOR THIS SKETCH REFERENCES THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21. SAID LINE BEARS SOUTH 00°14'37" WEST.
3. THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTING DURING REPRODUCTION PROCESSES.

LEGEND

- RIGHT OF WAY DEDICATION
- RIGHT OF WAY LINE
- SECTION LINE
- LICENSE AGREEMENT LINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PG PAGE
- SEC. SECTION
- TWP TOWNSHIP
- RNG RANGE
- R/W RIGHT OF WAY
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER



This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

E.C. Demeter
 E.C. DEMETER, P.S.M. NO. 5179

DATE: 1-09-2020
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

SCALE AS NOTED
 DESIGNED BY DFD
 DRAWN BY DFD
 CHECKED BY ECD

Kimley»Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100 FAX: 772-794-4130
 WWW.KIMLEY-HORN.COM

DATE 2/21/18
 PROJECT NO. 047897026

58th AVENUE
 RIGHT OF WAY DEDICATION
 INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER
 1 of 2

Drawing name: K:\VRB_Survey\INDIAN RIVER CO\58th Avenue\CADD\Sketches and Descriptions\58th AVE - ROW DEDICATION - PAULETTE BROWN.dwg
 ROW DEDICATION #1 - DESCRIPTION Feb 21, 2018 1:57pm by: Domenic.Durr

LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;


COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST;

THENCE, BEARING SOUTH 00°14'37" WEST, ALONG THE WEST LINE OF SECTION 21, A DISTANCE OF 646.69 FEET TO A POINT; THENCE, LEAVING SAID WEST LINE OF SECTION 21, BEARING SOUTH 89°45'23" EAST, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF 58TH AVENUE (KINGS HIGHWAY) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 89°46'15" EAST, A DISTANCE OF 67.00 FEET TO A POINT; THENCE, BEARING SOUTH 00°14'37" WEST, A DISTANCE OF 146.07 FEET TO A POINT; THENCE, BEARING NORTH 89°46'15" WEST, A DISTANCE OF 67.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF 58TH AVENUE (KINGS HIGHWAY); THENCE, BEARING NORTH 00°14'37" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 146.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 9,786 SQUARE FEET OR 0.22 ACRES, OF WHICH 3,651 SQUARE FEET OR 0.08 ACRES, MORE OR LESS, ARE ENCUMBERED BY THE RESERVATIONS CONTAINED IN MURPHY DEED #876. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

2
1-2020

SCALE AS NOTED DESIGNED BY DRAWN BY DFD CHECKED BY ECD	 <small>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM</small>	DATE 2/21/18 PROJECT NO. 047897026	58th AVENUE RIGHT OF WAY DEDICATION INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 of 2
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