

3120240002823 RECORDED IN THE RECORDS OF RYAN L. BUTLER, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL  
BK: 3673 PG: 1753, 1/19/2024 4:21 PM D DOCTAX PD \$0.70

Prepared by and return to:

**Bruce Barkett**  
Collins Brown Barkett, Chartered  
756 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-4343  
File Number: 08-113.003

[Space Above This Line For Recording Data]

## Right-of-Way Deed

**This Right-of-Way Deed** made this **10th day of January, 2024** between **Ryall Development Group, LLC**, whose post office address is **P.O. Box 1779, Vero Beach, FL 32967-1779**, grantor, and **Indian River County, Florida**, a political subdivision of the State of Florida, whose post office address is **1801 27<sup>th</sup> St., Vero Beach, FL 32960**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** for right-of-way to-wit:

**SEE EXHIBITS "A", "B", "C" AND "D" ATTACHED HERETO AND MADE A PART HEREOF.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Tara Rutkowski*  
Witness

Printed Name: Tara Rutkowski  
P.O. Address: 756 Beachland Blvd.  
Vero Beach, FL 32963

*Bruce Barkett*  
Witness

Printed Name: Bruce Barkett  
P.O. Address: 756 Beachland Blvd.  
Vero Beach, FL 32963

State of Florida  
County of Indian River

**Ryall Development Group, LLC, a Florida limited liability company**

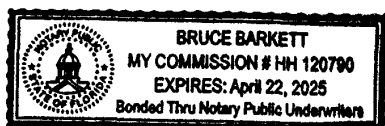
BY: *Chad Kelly*  
Chad Kelly, Manager

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

BY: *William K. Debraal*  
**WILLIAM K. DEBRAAL  
COUNTY ATTORNEY**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of January, 2024 by Chad Kelly, as Manager on behalf of Ryall Development Group, LLC, a Florida limited liability company who ☒ is personally known or ☐ has produced drivers' licenses as identification.

[Seal]



Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

BK: 3673 PG: 1754

## EXHIBIT "A"

## 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 LINE 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 THROUGH 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: 2.08 ACRES (89,580 SQUARE FEET), MORE OR LESS.

## CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

David M. Silon

1-12-2024

DAVID M. SILON, P.S.M.

DATE

FLORIDA REGISTRATION NO. LS 6139

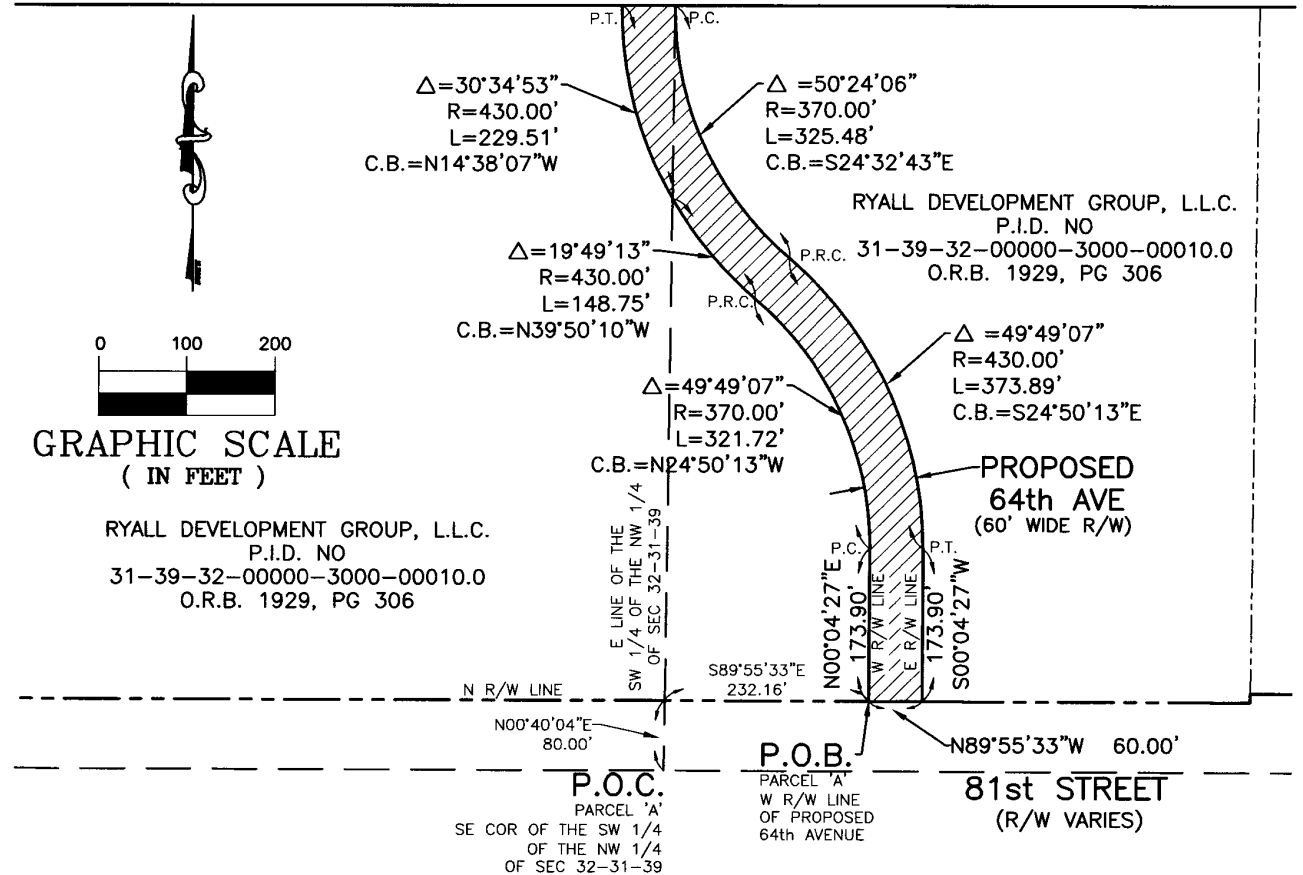
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

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

THIS IS NOT A BOUNDARY SURVEY

 <b>INDIAN RIVER COUNTY</b> Department of Public Works Engineering Division 1801 27th ST, VERO BEACH, FL 32960	DRAWN BY: <b>D. SILON</b>	SECTION <b>32</b> TOWNSHIP <b>31 S.</b> RANGE <b>39 E.</b>	SKETCH OF DESCRIPTION for PROPOSED 64th AVENUE RIGHT OF WAY	SHEET <b>1</b> OF <b>3</b>
	APPROVED BY: <b>D. SCHRYVER</b>			

- ## 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. SCHRUYVER*

SECTION	32
TOWNSHIP	31 S.
RANGE	39 E.

**SKETCH OF DESCRIPTION  
for PROPOSED 64th AVENUE  
RIGHT OF WAY**

SHEET  
2 / 3



BK: 3673 PG: 1757

## EXHIBIT "B"

## 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 LINWORK 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

COR = CORNER P.O.C. = POINT OF CURVATURE

L = ARC LENGTH P.C.C. = POINT OF COMPOUND CURVATURE

L.L.C. = LIMITED LIABILITY COMPANY P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER'S WEBSITE

P.O.B. = POINT OF BEGINNING

R/W = RIGHT OF WAY

P.O.C. = POINT OF COMMENCEMENT

SEC = SECTION-TOWNSHIP -RANGE

P.R.C. = POINT OF REVERSE CURVE

P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

S.R.W.C.D. = SEBASTIAN RIVER WATER CONTROL DISTRICT

P.T. = POINT OF TANGENT

△ = CENTRAL ANGLE

R = RADIUS

## CERTIFICATION

SURVEYOR AND MAPPER, IN RESPONSIBLE CHARGE

*David M. Silon*

1-12-2024

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

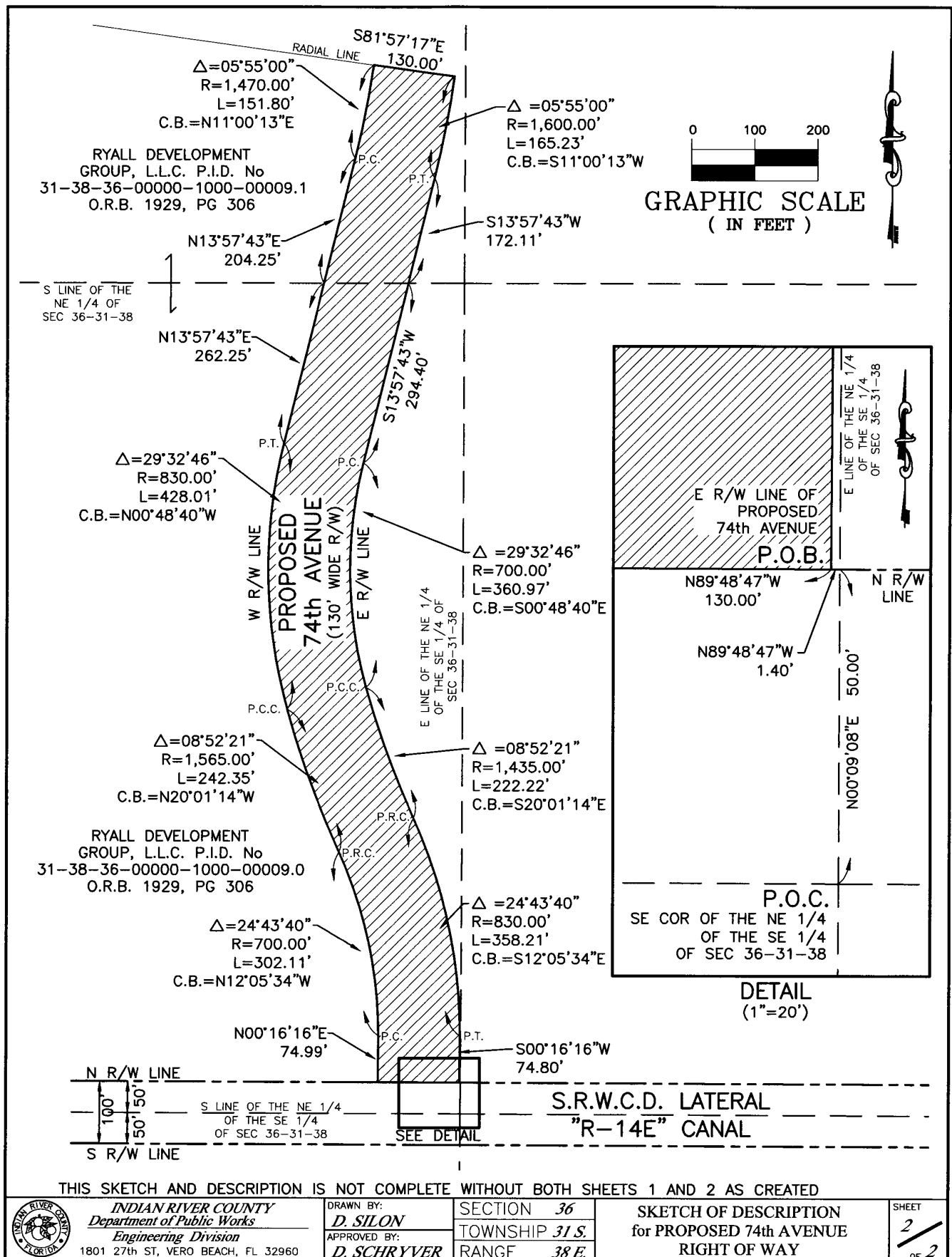
DRAWN BY:  
*D. SILON*  
APPROVED BY:  
*D. SCHRYVER*

SECTION 36  
TOWNSHIP 31 S.  
RANGE 38 E.

SKETCH OF DESCRIPTION  
for PROPOSED 74th AVENUE  
RIGHT OF WAY

SHEET  
1  
OF 2

BK: 3673 PG: 1758



# EXHIBIT "C"

## 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.
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.

## 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

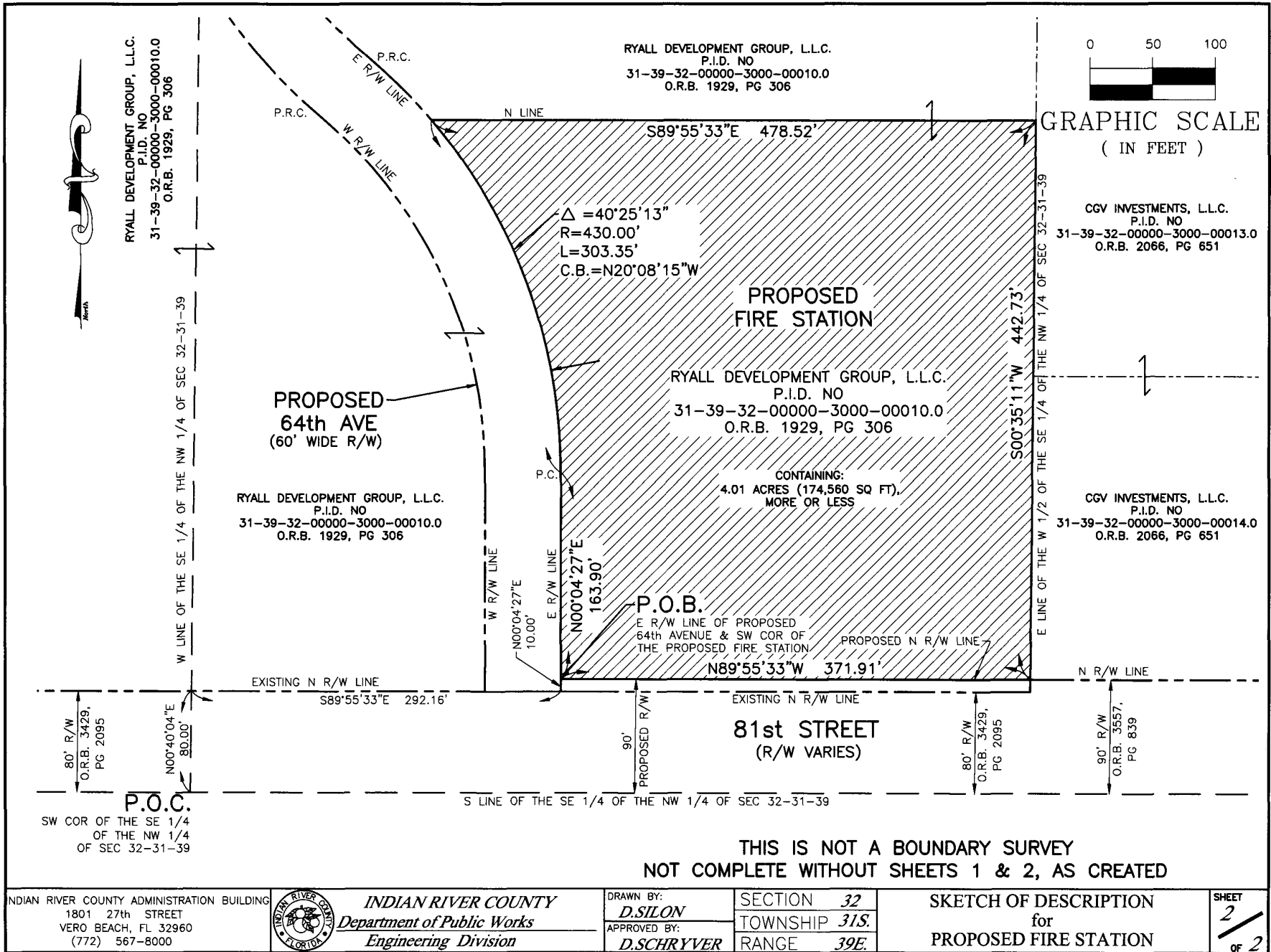
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

*David M. Silon* 1-12-2024  
 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
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1-12-2024  
 dm





BK: 3673 PG: 1761

## EXHIBIT "D"

# Sketch and Legal Description for: INDIAN RIVER COUNTY

## 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 corner of said Section 32; Thence South 89°48'39" 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 Southeast 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)

## 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  
R/W = RIGHT-OF-WAY

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.

6.12.24  
DATE OF SIGNATURE

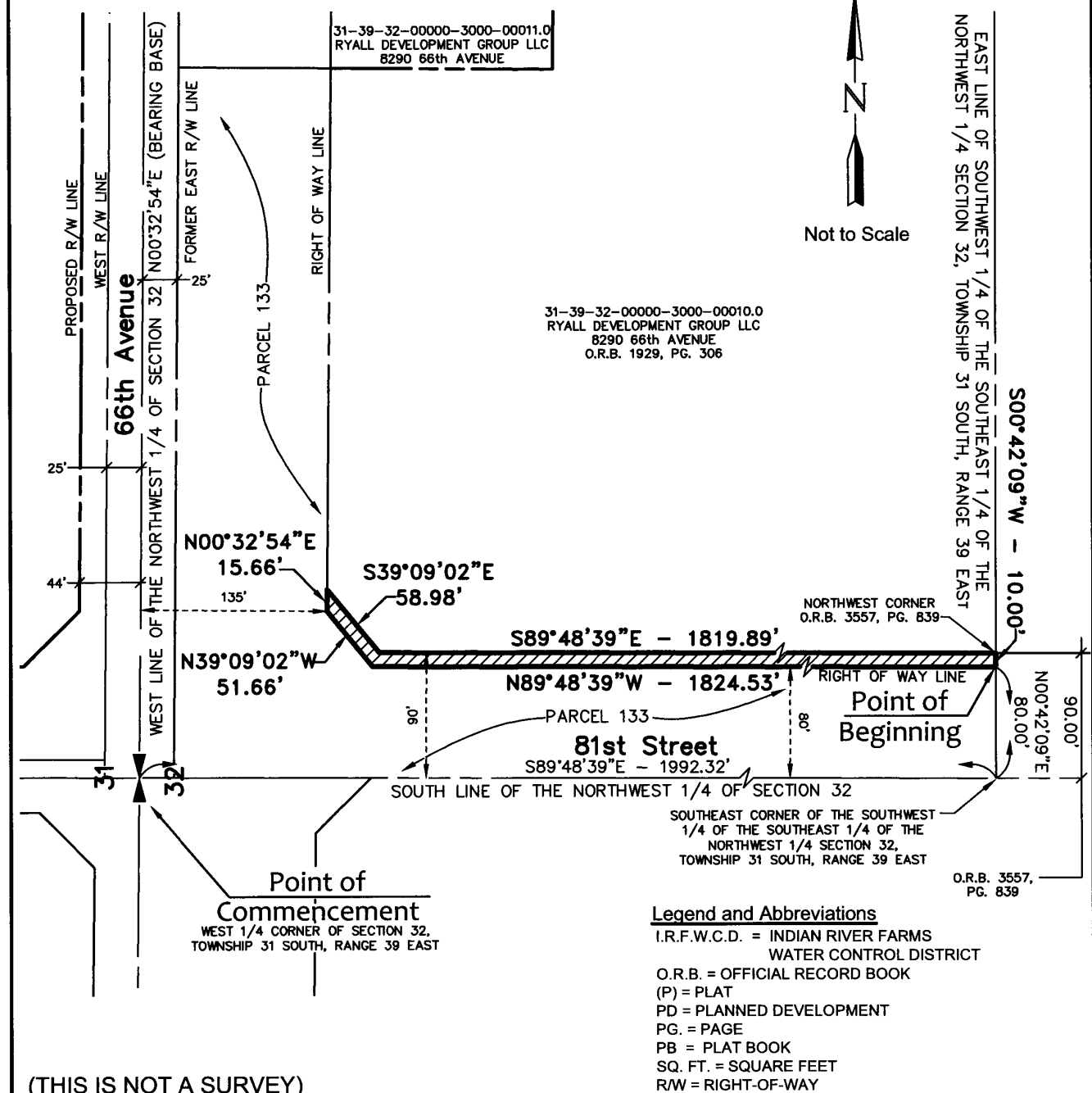
DAVID A. SCHRYVER, A.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4863

(THIS IS NOT A SURVEY)

AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.		<h2>Sketch and Legal Description for: INDIAN RIVER COUNTY</h2>
DATE: 5/02/2023	DRAWN BY: R. INGLETT	
SCALE: N/A	APPROVED BY: D. SCHRYVER	
SHEET: 1 OF 2	JOB NO: 1505	

BK: 3673 PG: 1762

# Sketch and Legal Description for: INDIAN RIVER COUNTY



AGENCY:  
INDIAN RIVER COUNTY, FL  
PUBLIC WORKS DEPT./ENGINEERING DIV.

DATE: 5/02/2023	DRAWN BY: R. INGLET
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 2 OF 2	JOB NO: 1505

Sketch and Legal Description  
for:  
INDIAN RIVER COUNTY