

SKETCH AND LEGAL DESCRIPTION FOR A PORTION OF LOT 1 AND LOT 2, P.B. 30, PG. 42

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 1 AND LOT 2, 53RD STREET/US-1 COMMERCIAL SUBDIVISION REPLAT OF LOTS 2 AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF A DRAINAGE EASEMENT AS DESCRIBED IN SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, THENCE N15°03'46"W ALONG SAID EASTERLY R/W LINE A DISTANCE OF 7.00 FEET; THENCE N73°32'55"E FOR A DISTANCE OF 174.64 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N73°32'55"E FOR A DISTANCE OF 35.43 FEET TO A POINT; THENCE S17°12'05"E FOR A DISTANCE OF 131.18 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2; THENCE ALONG SAID SOUTHERLY LINE OF LOT 2 S74°56'14"W FOR A DISTANCE OF 35.55 FEET; THENCE N17°09'36"W FOR A DISTANCE OF 130.32 FEET TO THE **POINT OF BEGINNING**.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE REFERENCED TO THE R/W LINE OF OLD DIXIE HIGHWAY, BEARING S15°03'46"E, AS PER P.B. 30, PG. 42.
2. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM.
3. NO LAND SURVEY FIELDWORK WAS PERFORMED BY THIS FIRM - THIS IS NOT A SURVEY
3. IF THIS SKETCH AND LEGAL DESCRIPTION EXHIBIT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. IF THIS EXHIBIT IS IN AN ELECTRONIC FORMAT, IT IS ONLY VALID IF IT CONTAINS AN ELECTRONIC SIGNATURE AS SPECIFIED IN CHAPTER 5J-17.062(3) OF THE FLORIDA ADMINISTRATIVE CODE.
5. LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING DOCUMENTS:
 - 5.1. SPECIAL WARRANTY DEED RECORDED IN O.R. 3189, PG. 1674
 - 5.2. PLAT OF 53RD STREET/US-1 COMMERCIAL SUBDIVISION REPLAT OF LOTS 2 AND 3, RECORDED IN P.B. 30, PG. 42
 - 5.3. LAND SURVEY PREPARED BY WILLIAM B. ZENTZ, SIGNED 8/28/19, JOB# 106-076 (AS PROVIDED BY CLIENT)
6. ALL DOCUMENT RECORDING INFORMATION REFERRED TO HEREIN ARE RECORDED IN INDIAN RIVER COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE

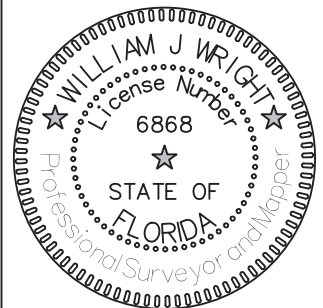
I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION EXHIBIT OF THE HEREON DESCRIBED PROPERTY HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND THAT SAID EXHIBIT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by William Wright
Date: 2020.01.14 15:12:28 -05'00'

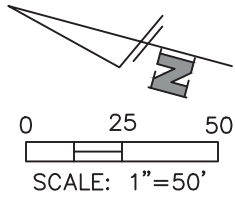
WILLIAM J WRIGHT, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA
ELECTRONIC VERSION OF THIS EXHIBIT SIGNED AND SEALED BY WILLIAM J WRIGHT, P.S.M., ON DATE SHOWN, USING AN SHA-1 AUTHENTICATION CODE. AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAPER COPIES OF THIS EXHIBIT NOT VALID WITHOUT ORIGINAL INK SIGNATURE AND RAISED SEAL.

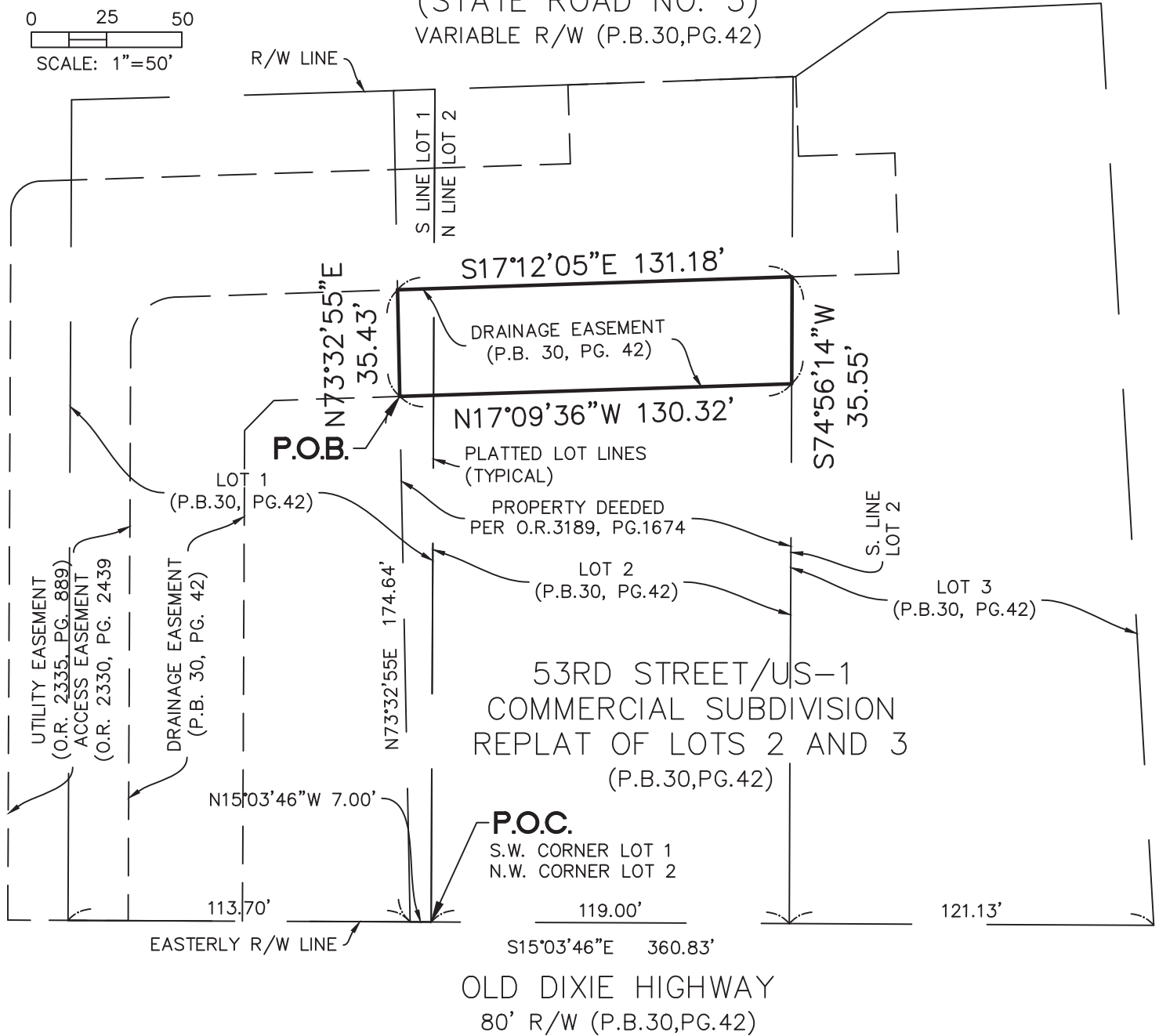


<p>WrightPSM, LLC PROFESSIONAL SURVEYING AND MAPPING 1248 SE 12TH AVE DEERFIELD BEACH, FL 33441 (772) 538-1858 www.wrightpsm.com CERTIFICATE OF AUTHORIZATION NO. L.B.8186</p>	SCALE:	1"=50'	DATE:	01/14/2020
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U.S. HIGHWAY NO. 1
(STATE ROAD NO. 5)
VARIABLE R/W (P.B.30,PG.42)



ABBREVIATIONS LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
R/W = RIGHT OF WAY
C/L OR \hat{C} = CENTERLINE
PL OR \hat{P} = PROPERTY LINE

P.B. = PLAT BOOK
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
LB = LICENSED BUSINESS
P.S.M. = PROFESSIONAL SURVEYOR
& MAPPER

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