

EXHIBIT C

UTILITY EASEMENT AREA DESCRIPTION

LEGAL DESCRIPTION: UTILITY EASEMENT

A STRIP OF LAND FOR A PROPOSED 5-FOOT-WIDE UTILITY EASEMENT LYING UPON THE INDIAN RIVER COUNTY EMERGENCY SERVICES DISTRICT'S PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3431, PAGE 1699, THE ORIGINAL 99-YEAR LEASE FOR St. FRANCIS MANOR, AS DESCRIBED IN OFFICIAL RECORDS BOOK 516, PAGE 305, THE PARCELS DESCRIBED IN EXHIBIT "A" AND PARCEL "B" OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2651, PAGE 1029; THE AFORESAID PARCELS ALL LYING IN SECTION 2, TOWNSHIP 33 SOUTH, RANGE 39 EAST AND BEING RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THE BOUNDARY OF SAID STRIP LYING 2.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AS THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2; THENCE RUN N00°02'39"E, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 727.91 FEET TO A POINT LYING 2.5 FEET SOUTH OF THE INTERSECTION OF SAID WEST LINE AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE AFORESAID ORIGINAL 99-YEAR LEASE PARCEL; THENCE DEPARTING SAID WEST LINE, RUN S89°25'35"E A DISTANCE OF 80.00 FEET TO THE CENTERLINE OF SAID 5-FOOT-WIDE UTILITY EASEMENT, SAID POINT LYING UPON THE EASTERLY RIGHT OF WAY LINE OF NORTH-BOUND 20th AVENUE AND LYING 2.5 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID ORIGINAL 99-YEAR LEASE PARCEL FOR St. FRANCIS MANOR, FOR A POINT OF BEGINNING; THENCE RUN S89°25'35"E, ALONG A LINE 2.5 FEET SOUTH OF AND PARALLEL WITH THE SAID SOUTH LINE, A DISTANCE OF 357.00 FEET TO A POINT; THENCE RUN N00°46'41"E, ALONG A LINE LYING PARALLEL WITH AND 12.5 EAST OF THE EAST SIDE OF AN EXISTING ONE-STORY RESIDENTIAL BUILDING IN St. FRANCIS MANOR, A DISTANCE OF 204.83 FEET; THENCE RUN S89°31'58"E, A DISTANCE OF 65.01 FEET TO A POINT ON THE WEST PROPERTY LINE OF AND LYING 2.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3207, PAGE 805, FOR A POINT OF TERMINATION.

CONTAINING: 0.07 ACRES (3,134 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 PROFESSIONAL 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 & 5J-17.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THEREFORE, THERE MAY BE EASEMENTS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES NOT SHOWN HEREON, BUT MAY BE FOUND IN THE PUBLIC RECORDS.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A BOUNDARY SURVEY FOR BUD RILEY FIELD (I.R.C. PROJECT No. 1344) PREPARED BY I.R.C. PERSONNEL ON THE DATE OF OCTOBER 1, 2013. THE EAST SIDE OF THE EXISTING ONE-STORY RESIDENTIAL BUILDING WAS LOCATED BY I.R.C. PERSONNEL ON THE DATE OF JULY 19, 2023.
5. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 39 EAST, AS HAVING A GRID (FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE) BEARING OF N00°02'39"E.

ABBREVIATIONS & SYMBOLS

C.O.V.B. = CITY OF VERO BEACH	ESMT = EASEMENT	L.L.C. = LIMITED LIABILITY COMPANY	P.O.T. = POINT OF TERMINATION
COR = CORNER	INT = INTERSECTION	O.R.B. = OFFICIAL RECORD BOOK	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
DESC = DESCRIBED	I.R.C. = INDIAN RIVER COUNTY	P.O.B. = POINT OF BEGINNING	R/W = RIGHT-OF-WAY
		P.O.C. = POINT OF COMMENCEMENT	SEC = SECTION-TOWNSHIP-RANGE

CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

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	2
TOWNSHIP	33S.
RANGE	39E.

SKETCH OF DESCRIPTION
 for PROPOSED
 UTILITY EASEMENT

SHEET	1
OF	2

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