

# EXHIBIT "A"

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## Indian River County GIS



ParcelID	OwnerName	PropertyAddress
3339270000101600002.0	LOCKWOOD LAND DEVELOPMENT GROUP LLC	17TH ST SW VERO BEACH, FL 32968

Notes

# EXHIBIT "B"

## Sketch and Description for: INDIAN RIVER COUNTY

### Legal Description (Right-of-Way Acquisition)

Being a Parcel of land lying in Tract 16, according to the Last General Plat of The Indian River Farms Company Subdivision, as recorded in Plat Book 2, Page 25, of the Public Records of St. Lucie County, Florida. Said Parcel also lying and being in Section 27, Township 33 South, Range 39 East, Indian River County, Florida, said parcel being more particularly described as follows:

**Commencing** at the Southeast corner of said Section 27; Thence North 00°04'35" East, along the East line of said Section 27, a distance of 30.00 to a point on the Easterly prolongation of the North Right-of-Way Line of 17th Street Southwest; Thence along said Easterly prolongation, North 89°29'35" West, a distance of 30.00 feet to a point on the Westerly right-of-Way line of 27th Avenue, as shown on the Florida Department of Transportation Maintenance Map for State Road 607 (27th Avenue) Section 88004-Maint. dated 4-10-95, per Plat Book 14, Page 47, of the Public Records of Indian River County, Florida. said point being the **Point of Beginning** of the following described parcel:

Thence continue North 89°29'35" West, along the North Right-of-Way line of said 17th Street Southwest, a distance of 75.00 feet; Thence departing said North Right-of-Way line, North 00°04'35" East, along the East line of the additional Right-of-Way for 17th Street Southwest, per Official Record Book 2104, Page 2138, said line lying 75.00 feet West of and parallel with as measured at right angles to the West Right-of-Way line of said 27th Avenue, a distance of 70.00 feet; Thence departing said East line, North 45°18'55" East, a distance of 56.33 feet; Thence North 00°04'35" East, along a line that is 35.00 feet West of and parallel with, as measured at right angles to, the West Right-of-Way line of said 27th Avenue, a distance of 550.04 feet; Thence South 89°55'25" East, a distance of 35.00 feet to the aforesaid West Right-of-Way line of said 27th Avenue; Thence South 00°04'35" West, along said West Right-of-Way line, a distance of 660.27 feet to the **Point of Beginning**.

Containing 26,704 square feet, (0.61 Acres) more or less

### Surveyor's Notes

1) This sketch and Legal Description was prepared with the benefit of a Sketch and Legal Description prepared by Houston, Schulke, Bittle and Stoddard recorded in Official Record Book 2104, Page 2138, Public Records of Indian River County, Florida. Together with the Plats of Millstone Landing PD, Phase 1, recorded in Plat Book 22, Page 79, Millstone Landing PD, Phase 3, recorded in Plat Book 23, Page 42 and the Plat of Falcon Trace - Plat Four, recorded in Plat Book 20, Page 87. Public records of 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 legal 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 based upon the East line of Section 27, said line also being the East line of Tract 16, as having an assumed Bearing of North 00°04'35" East, as shown on Sheet 9 of 30 of the Construction Plans for Millstone landing, Prepared by Masteller & Moler, Incorporated, on the date of 6-1-2016.

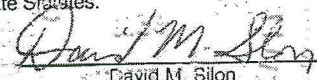
### Certification

(Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper)

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-17.032 Florida Administrative code, pursuant to section 472.027 Florida State Statutes.

6-6-2017  
Date of Signature

  
David M. Silon  
Professional Surveyor and Mapper  
Florida Certificate No. 6139

*This is not a Boundary Survey*

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

DATE: **4/04/17** DRAWN BY: **R. INGLETT**

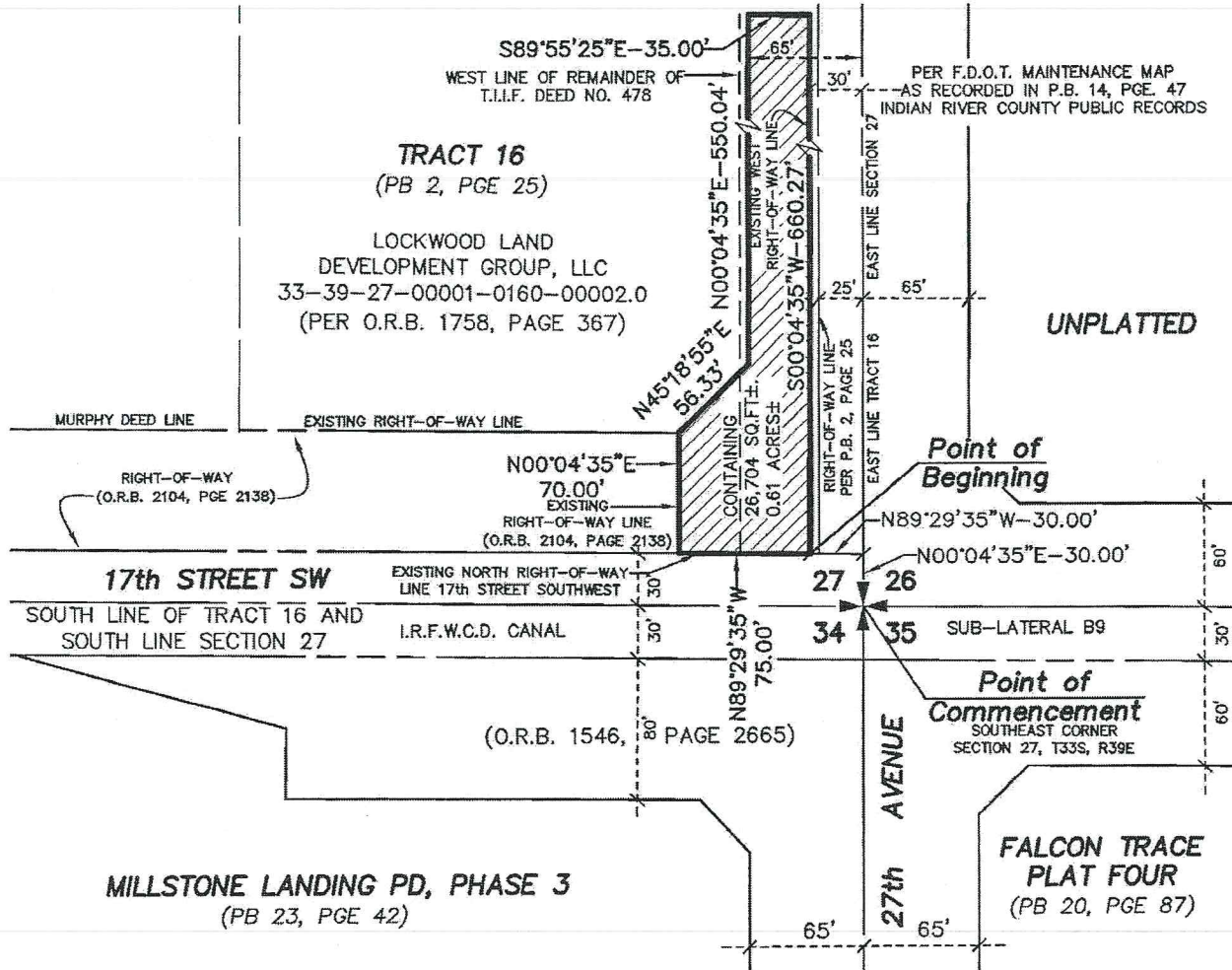
SCALE: **N/A** APPROVED BY: **D.SILON**

SHEET: **1 OF 2** JOB NO: **1616**

*Sketch and Legal Description  
for:  
INDIAN RIVER COUNTY*

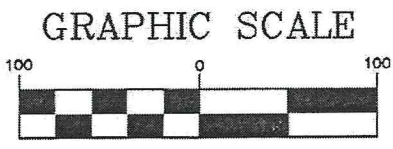
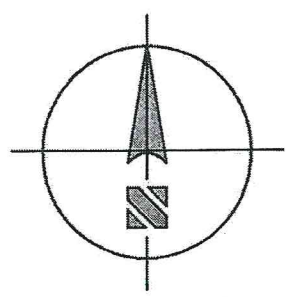
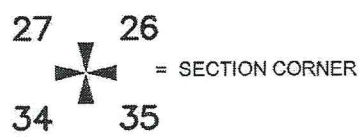
# Sketch and Legal Description for: INDIAN RIVER COUNTY

I:\Public Works\ENGINEERING DIVISION PROJECTS\1616 17th Street SW and 27th Avenue Right of Way Acquisition- Revised 3-28-17\Survey.dwg



Legend and Abbreviations

- DB = DEED BOOK
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
- LLC = LIMITED LIABILITY COMPANY
- O.R.B. = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PGE. = PAGE
- T.I.I.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT FUND



( IN FEET )  
Intended display scale:  
1 inch = 100 ft.

*This is not a Boundary Survey*

AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>	
DATE: <b>4/04/17</b>	DRAWN BY: <b>R. INGLETT</b>
SCALE: <b>1"=100'</b>	APPROVED BY: <b>D.SILON</b>
SHEET: <b>2 OF 2</b>	JOB NO: <b>1616</b>

*Sketch and Legal Description  
for:  
INDIAN RIVER COUNTY*