

LEGAL DESCRIPTION
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACTS 9 AND 16, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7;
 THENCE, BEARING NORTH 00°00'25" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 30.88 FEET TO A POINT;
 THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°59'35" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 61ST STREET AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
 THENCE, BEARING NORTH 88°59'05" WEST, ALONG THE NORTH LINE OF SAID 61ST STREET, A DISTANCE OF 1,277.26 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 16;
 THENCE, LEAVING SAID NORTH LINE, BEARING NORTH 00°04'51" EAST, ALONG SAID WEST LINE, A DISTANCE OF 50.01 FEET TO A POINT;
 THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 88°59'05" EAST, A DISTANCE OF 1,081.17 FEET TO A POINT;
 THENCE, BEARING NORTH 45°30'40" EAST, A DISTANCE OF 56.07 FEET TO A POINT;
 THENCE, BEARING NORTH 00°00'25" EAST, A DISTANCE OF 2,525.15 FEET TO A POINT ON THE SOUTH LINE OF CANAL A 12;
 THENCE, BEARING SOUTH 89°10'25" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 156.02 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 9;
 THENCE, BEARING SOUTH 00°00'25" WEST, ALONG THE EAST LINE OF SAID TRACTS 9 AND 16, A DISTANCE OF 2,615.68 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 464,866 SQUARE FEET OR 10.67 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

PROPOSED ACQUISITION PARCEL ACREAGE	= 10.67 ACRES
PORTION OF THE ACQUISITION PARCEL THAT IS ENCUMBERED BY THE FDOT RIGHT-OF-WAY	= 1.80 ACRES

SURVEYORS NOTES

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE EAST LINE OF SECTION 7. SAID LINE BEARS NORTH 00°00'25" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

Drawing name: K:\VRS_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per IRC\PARCEL 103-R.dwg 103 (2) Jul 16, 2017 5:34pm by: Domenic.Durr

SCALE	N/A
DESIGNED BY	DFD
DRAWN BY	DFD
CHECKED BY	ECD

Kimley»Horn
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DATE	7/10/17
PROJECT NO.	047035041

LEGAL DESCRIPTION AND SKETCH OF
PARCEL 103
INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER	2 OF 2
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