

**RESOLUTION NO. 2024 - \_\_\_\_\_**

**A RESOLUTION OF INDIAN RIVER COUNTY, FLORIDA, RELEASING  
AN EASEMENT (OR PORTION THEREOF) ON LOT 00005.0, BLOCK 0020**

**WHEREAS**, Indian River County has an interest in a drainage and utility easement on Lot 00005.0, Block 0020 ; and

**WHEREAS**, 11255 US HIGHWAY 1 OWNER LLC, the owner(s) of the property, has made application to Indian River County requesting that the County release the easement, or portion thereof; and

**WHEREAS**, the retention of the easement, or portion thereof, as described below, serves no public purpose;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Indian River County, Florida that:

**INDIAN RIVER COUNTY DOES HEREBY RELEASE** and abandon all right, title, and interest that it may have in the following described easement(s):

*to release the easements as described:*

*Legal description of easement 1 to be vacated: commencing at the southwest corner of: that part of Government Lot 2, Section 8, Township 31 south, Range 39 east, lying west of the west right-of-way line of new U.S. Highway No. 1 and the east right-of-way of the Florida East Coast railway, less and except that part as described in Official Record Book 316, Page 525, Public Records of Indian River County, Florida. Also that portion of the north 1/2 of the northeast 1/4 of the southeast 1/4 of Section 7, Township 31 South, Range 39 East, lying east of the Florida East Coast railway right-of-way and less the following described property: thence north 89 37 35 east along the southerly boundary line, for 21.47 feet for the point of beginning; thence continue north 89 37 35 east, for 120.22 feet; thence north 00 08 37 east, for 20.00 feet; thence south 89 37 35 west, for 128.20 feet; thence south 21 41 25 east, for 21.47 feet to the point of beginning.*

*Legal description of easement 2 to be vacated: commencing at the southwest corner of: that part of Government Lot 2, Section 8, Township 31 south, Range 39 east, lying west of the west right-of-way line of New U.S. Highway No. 1 and the east right-of-way of the Florida East Coast railway, less and except that part as described in Official Record Book 316, page 525, Public Records of Indian River County, Florida. Also that portion of the north 1/2 of the northeast 1/4 of the southeast 1/4 of Section 7, Township 31 south, Range 39 east, lying east of the Florida East Coast railway right-of-way and less the following described property: thence North 89 37 35 east along the southerly boundary line, for 141.69 feet to the point of beginning; thence continue north 89 33 35 east, for 20.00 feet; thence north 00 08 37 east, for 20.00 feet; thence south 89 37 35 west, for 20.00 feet; thence south 00 08 37 west, for 20.00 feet to the point of beginning.*

This release of easement is executed by Indian River County, a political subdivision of the State of Florida, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960.

**THIS RESOLUTION** was moved for adoption by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and adopted on the \_\_\_\_ day of \_\_\_\_\_, 2024, by the following vote:

Chairman Susan Adams	_____
Vice-Chairman Joseph E. Flescher	_____
Commissioner Joe Earman	_____
Commissioner Laura Moss	_____
Commissioner Deryl Loar	_____

**RESOLUTION NO. 2024 - \_\_\_\_\_**

The Chairman declared the resolution duly passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2024.

**BOARD OF COUNTY COMMISSIONERS  
OF INDIAN RIVER COUNTY, FLORIDA**

By: \_\_\_\_\_  
Susan Adams, Chairman

ATTEST: Ryan L. Butler, Clerk of Court and Comptroller

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Susan J. Prado, Deputy County Attorney

ease.bccdoc  
proj/apl. no. 2007010080/96602

Cc: Applicant:

11255 US HIGHWAY 1 OWNER LLC  
6498 FOX RUN CIR  
JUPITER, FL 33458

SKETCH AND DESCRIPTION OF  
**11225 U.S. 1**  
**SEBASTIAN, FL 32958**

CERTIFIED TO:  
**11225 US HIGHWAY 1 OWNER, LLC**

**LEGAL DESCRIPTION OF EASEMENT 1 TO BE VACATED:**

COMMENCING AT THE SOUTHWEST CORNER OF:  
 THAT PART OF GOVERNMENT LOT 2, SECTION 8, TOWNSHIP 31 SOUTH, RANGE 39 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF NEW U.S. HIGHWAY NO. 1 AND THE EAST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY. LESS AND EXCEPT THAT PART AS DESCRIBED IN OFFICIAL RECORD BOOK 316, PAGE 525, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. ALSO THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY AND LESS THE FOLLOWING DESCRIBED PROPERTY:

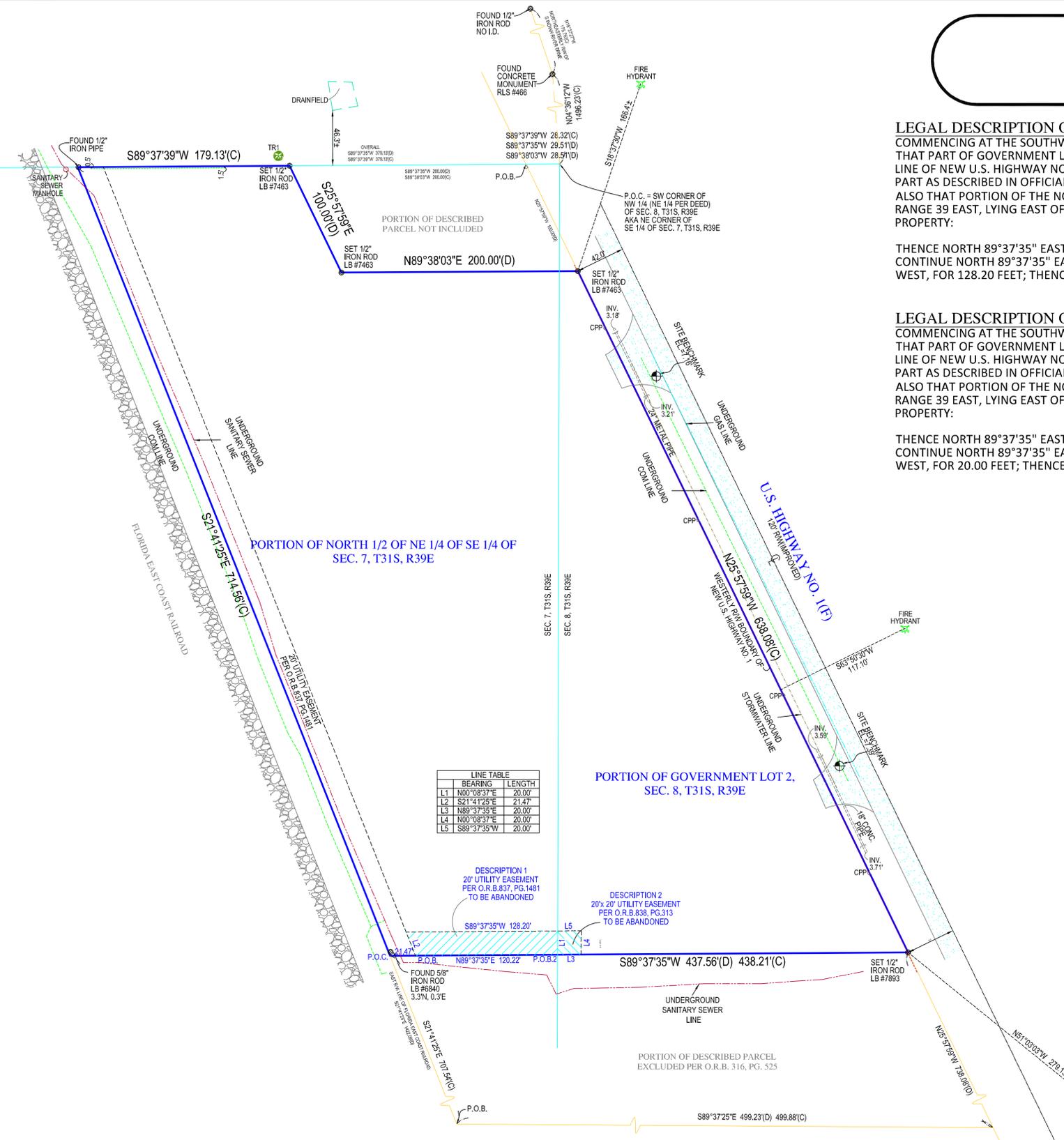
THENCE NORTH 89°37'35" EAST ALONG THE SOUTHERLY BOUNDARY LINE, FOR 21.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°37'35" EAST, FOR 120.22 FEET; THENCE NORTH 00°08'37" EAST, FOR 20.00 FEET; THENCE SOUTH 89°37'35" WEST, FOR 128.20 FEET; THENCE SOUTH 21°41'25" EAST, FOR 21.47 FEET TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION OF EASEMENT 2 TO BE VACATED:**

COMMENCING AT THE SOUTHWEST CORNER OF:  
 THAT PART OF GOVERNMENT LOT 2, SECTION 8, TOWNSHIP 31 SOUTH, RANGE 39 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF NEW U.S. HIGHWAY NO. 1 AND THE EAST RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY. LESS AND EXCEPT THAT PART AS DESCRIBED IN OFFICIAL RECORD BOOK 316, PAGE 525, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. ALSO THAT PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 39 EAST, LYING EAST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY AND LESS THE FOLLOWING DESCRIBED PROPERTY:

THENCE NORTH 89°37'35" EAST ALONG THE SOUTHERLY BOUNDARY LINE, FOR 141.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°37'35" EAST, FOR 20.00 FEET; THENCE NORTH 00°08'37" EAST, FOR 20.00 FEET; THENCE SOUTH 89°37'35" WEST, FOR 20.00 FEET; THENCE SOUTH 00°08'37" WEST, FOR 20.00 FEET TO THE POINT OF BEGINNING.

SCALE: 1"=50'

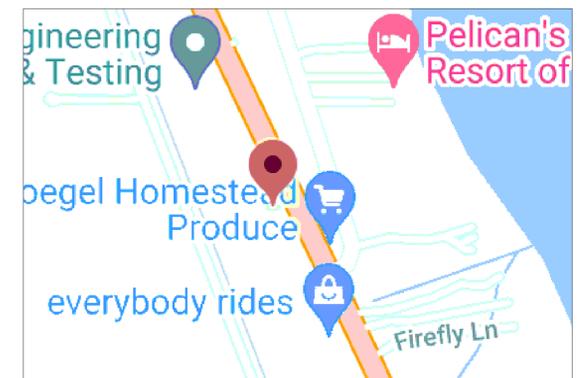


LINE	BEARING	LENGTH
L1	N00°08'37\"E	20.00'
L2	S21°41'25\"E	21.47'
L3	N89°37'35\"E	20.00'
L4	N00°08'37\"E	20.00'
L5	S89°37'35\"W	20.00'

Flood Zone: X  
 Community Number: 120119  
 Panel: 12061C0112  
 Suffix: J  
 FIRM Date: 01/26/2023

ORIGINATION BENCHMARK  
 NATIONAL GEODETIC SURVEY  
 BENCHMARK "P 401"  
 N.A.V.D. ELEVATION = 5.51'

- LEGEND**
- A/C AIR CONDITIONER
  - B.F.P. BACKFLOW PREVENTER
  - C.B.S. CONCRETE BLOCK STRUCTURE
  - EL. ELEVATION
  - F.F. FINISHED FLOOR
  - I.D. IDENTIFICATION
  - L. LENGTH
  - L.B. LICENSED BUSINESS
  - M. MEASURED
  - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
  - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
  - O.R.B. OFFICIAL RECORDS BOOK
  - P. PLAT
  - PSM PROFESSIONAL SURVEYOR AND MAPPER
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - PG. PAGE
  - P.B. PLAT BOOK
  - PK. PARKER KYLON NAIL
  - R. RADIUS
  - C. CENTERLINE
  - AND NUMBER
  - Δ DELTA OR CENTRAL ANGLE
  - CONCRETE
  - CHAIN LINK FENCE
  - WOOD FENCE
  - MISCELLANEOUS FENCE
  - UTILITY EASEMENT
  - U.E. UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT



**NOTES:**  
 1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING  
 2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE  
 3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY  
 4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED  
 5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.  
 6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERNLY PROPERTY LINE, HAVING A BEARING OF S89°37'35\"W.

ORIGINAL FIELD WORK COMPLETED BY  
 TARGET SURVEYING, LLC.  
 SURVEY #: 604915  
 DATE OF FIELD WORK: 12/01/2023  
 DATE OF MAP: 12/04/2023  
 REVISIONS:  
 1. LOCATE UTILITIES: 01-02-2023  
 2. ADD EASEMENT: 02-01-2024  
 3. REVISE/ADD EASEMENT: 02-05-2024

SURVEYORS CERTIFICATE  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.  
 (SIGNED)  
 KENNETH J. OSBORNE  
 PROFESSIONAL SURVEYOR & MAPPER #6415

Project **C-609560** Sheet  
 Date **05/02/2024** **1 OF 1**  
 Scale **1"=50'**



6250 N. MILITARY TRAIL  
 SUITE 102  
 WEST PALM BEACH, FL 33407  
 PHONE: 561.640.4800  
 FAX: 561.640.0576  
 LB #7463