

LEGAL DESCRIPTION: RIGHT OF WAY ACQUISITION

Legal Description

Being a Parcel of land lying in Section 26, Township 32 South, Range 39 East, said parcel also being a portion of a Tract of land as recorded in Official Record Book 963, Page 2384 of the Public Records of Indian River County, Florida, said parcel being more particularly described as follows:

Commence at the Intersection of the Centerline of Right-of-Way of Old Dixie Highway as shown on the Old Dixie Highway Right-of-Way Map, per Plat Book 24, Page 81, Public records of Indian River County, Florida, with the North line of Section 26, Township 32 South, Range 39 South; Thence South 89°46'13" East, along the said North line of Section 26, a distance of 41.18 feet; Thence departing said North line, South 00°13'47" West, a distance of 25.00 feet to the Northwest corner of said Parcel recorded in Official Record Book 963 page 2384 of said Public Records, said corner also being the intersection of the East right-of-Way of Old Dixie Highway and the South Right-of-Way line of 45th Street (North Gifford Road) and the **Point of Beginning** of the following described parcel;

Thence South 89°46'13" East, along the South Right-of-Way line of said 45th Street, said line being 25.00 feet South of and parallel with as measured at right angles to the North line of said Section 26, a distance of 371.74 feet to the Westerly Right-of-Way line of U.S. Highway No. 1 (State Road No. 5) as shown on the State of Florida State Road Department Right-of-Way Map Section No. 88500-2602 as recorded in Plat Book 11, Page 25, of the Public Records of Indian river County, Florida; Thence South 00°13'47" West, along said West right-of-way Line, a distance of 14.00 feet; Thence departing said West Right-of-Way line, North 89°46'13" West, along a line that is 14.00 feet South of and parallel with as measured at right angles to the said South Right-of-Way line of 45th Street, a distance of 337.86 feet; Thence South 37°28'56" West, a distance of 36.32 feet to a point on the East Right-of-Way line of said Old Dixie Highway; Thence North 15°15'55" West, along said East Right-of-Way, a distance of 44.53 feet to the **Point of Beginning**.

Containing: 0.13 Acres (5611 square feet), more or less

Legend and Abbreviations

- | | |
|--|-------------------------------------|
| COR = CORNER | R/W = RIGHT OF WAY |
| Co. = COMPANY | SEC = SECTION-TOWNSHIP-RANGE |
| ESMT = EASEMENT | Δ = CENTRAL ANGLE |
| I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT | P.B.S. = ST. LUCIE COUNTY PLAT BOOK |
| O.R.B. = OFFICIAL RECORDS BOOK | P.I.D. = PARCEL IDENTIFICATION |
| MAG = MAGNETIC | P.O.B. = POINT OF BEGINNING |
| PROP = PROPERTY | P.O.C. = POINT OF COMMENCEMENT |
| P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER | P.T. = POINT OF TANGENT |
| R = RANGE | T = TOWNSHIP |

Surveyor's Notes

- 1) This sketch and Legal Description was prepared with the benefit of a Topographic Survey (Project No. 1355) prepared by Indian River County Personnel on the date of 2/23/15.
- 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 signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are based on the Florida State Plane Coordinate System, as referenced to the North American Datum (NAD) 1983 adjustment of 2011, Florida East Zone. and are further referenced to the North line of Section 26 Township 32 South, Range 39 East, said line bears South 89°46'13" East.


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 Minimum Technical standards for surveys set forth by the Florida Professional Board of Surveyors and Mappers in chapter 5J-17.052 Florida Administrative code, pursuant to section 472.027 Florida State Statutes.

5-11-16
Date of Signature


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

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY
PREPARED FOR INDIAN RIVER COUNTY ENGINEERING DEPARTMENT

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:
R. INGLETT
APPROVED BY:
D. SILON

SECTION 26
TOWNSHIP 32
RANGE 39

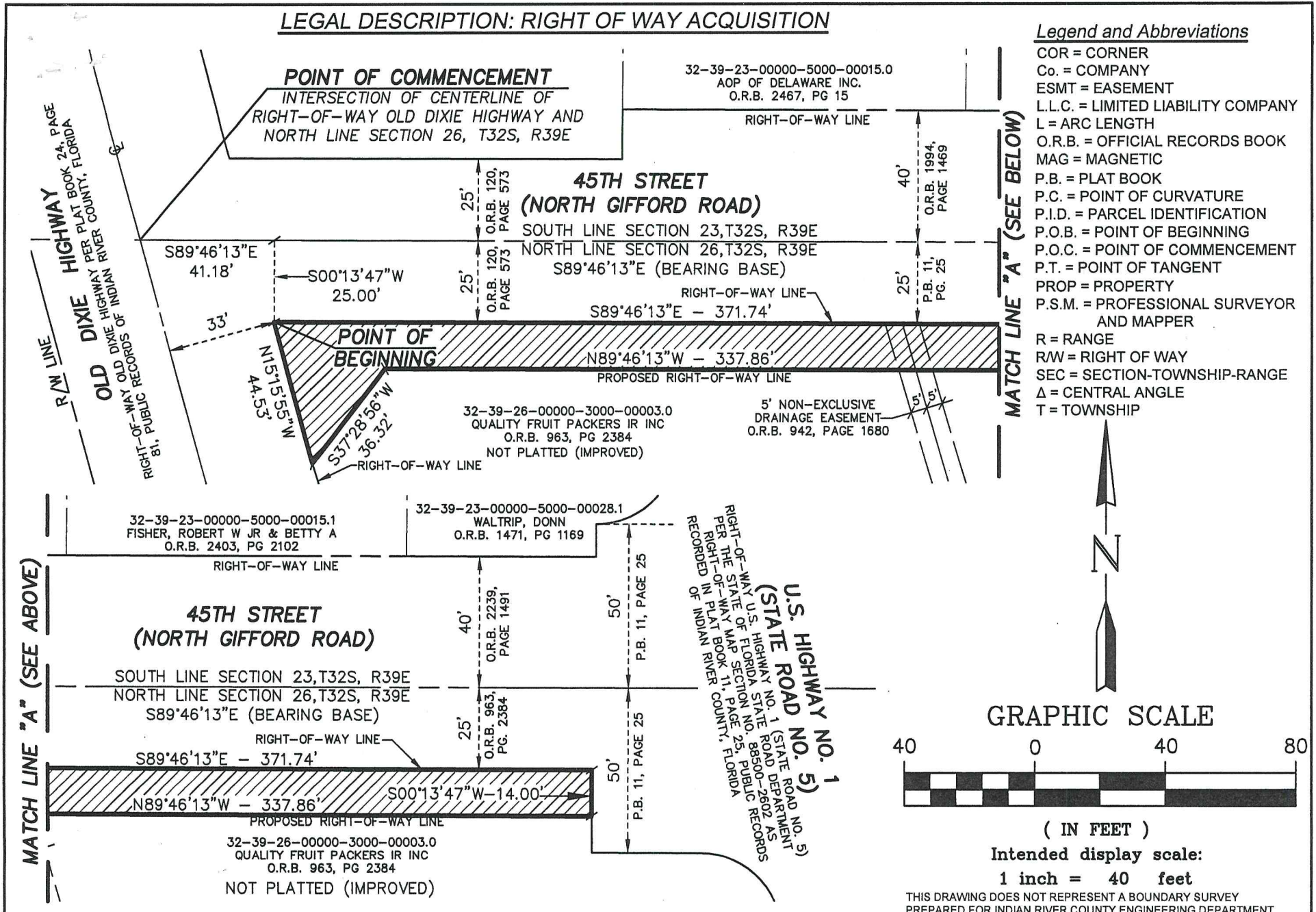
SKETCH OF DESCRIPTION
FOR
QUALITY FRUIT PACKERS

SHEET
1
OF
2

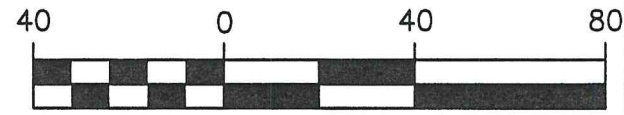
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GRAPHIC SCALE



(IN FEET)

Intended display scale:

1 inch = 40 feet

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