

This document was prepared
by and should be returned to:
Jason A. Beal
Atlantic Coastal Land Title Company, LLC
855 21st Street, Suite C
Vero Beach, FL 32960

Parcel ID: A Portion of 31-39-31-00000-7000-00010.0

CORRECTIVE COUNTY DEED INDIAN RIVER COUNTY, FLORIDA

THIS DEED, made this _____ day of August, 2022, by **INDIAN RIVER COUNTY, FLORIDA, a political subdivision of the State of Florida**, party of the first part, whose address is 1801 27th Street, Vero Beach, Florida 32960, and **Christine L. Ford, a/k/a Christine E. Ford, a single woman**, whose post office address is **7825 66th Avenue, Vero Beach, FL 32967**, party of the second part,

Witnesseth: That the said party of the first part, for and in consideration of the sum of **Ten Dollars** to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the party of the second part, its heirs and assigns forever, the following described lands lying and being in Indian River County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chairman of said Board, the day and year aforesaid.

INDIAN RIVER COUNTY, FLORIDA

By its Board of County Commissioners

Attest: Jeffrey R. Smith,
Clerk of Court and Comptroller

By _____
Deputy Clerk

By _____
Peter D. O'Bryan, Chairman

BCC approved:

Approved as to form and
legal sufficiency:

William K. DeBaal
Deputy County Attorney

This Deed is being given in connection with that certain Deed recorded on April 12, 2022 in O. R. Book 3530, at Page 779, of the Public Records of Indian River County, Florida. The aforementioned Deed inadvertently conveyed the subject Parcel in its entirety. The intent of this Deed is to convey back to the Grantor the portion that should have been retained by the Grantor in said Deed, less and except the portion to Indian River County for right-of-way purposes.

Exhibit A
Legal Description

Commence at the Northwest corner of the Southeast One-Quarter of Section 31, Township 31 South, Range 39 East, Indian River County, Florida; thence run South 00 degrees 28 minutes 01 seconds West, along the West line of said Southeast One-Quarter, a distance of 825.00 feet; thence departing said West line, run South 89 degrees 55 minutes 35 seconds East, a distance of 2643.51 feet to a point on the West right of way line of 66TH Avenue, as described in Deed Book 62, Page 411, of the Public Records of Indian River County, Florida; thence run South 00 degrees 32 minutes 54 seconds West, along said West right of way line, a distance of 455.61 feet to a point on the North right of way line of the Sebastian River Water Control District R-14 Canal (100 foot wide right of way), said line also being the North line of the South One-Half of those lands described in Official Records Book 1499, Page 847, of the Public Records of Indian River County, Florida; thence continue South 00 degrees 32 minutes 54 seconds West, a distance of 125.00 feet for a Point of Beginning; thence continue South 00 degrees 32 minutes 54 seconds West, a distance of 588.70 feet to a point on the South line of the North 299.94 feet of the South 896.85 feet of the East 437.15 feet of the Southeast One-Quarter of said Section 31; thence departing the aforesaid West right of way line, run North 89 degrees 50 minutes 33 seconds West a distance of 407.16 feet to a point on the East line of the West 36 acres of the East 45 acres of the South 55 acres of the Southeast One-Quarter of said Section 31; thence run North 00 degrees 32 minutes 54 seconds East, along said East line and the northerly extension thereof, a distance of 261.17 feet to a point on the South line of the North 1732.50 feet of the Southeast One-Quarter of said Section 31; thence run North 89 degrees 55 minutes 35 seconds West, along said South line, a distance of 267.34 feet; thence departing said South line run North 00 degrees 27 minutes 29 seconds East, a distance of 327.46 feet; thence run South 89 degrees 52 minutes 54 seconds East, along a line 25 feet South of and parallel with the South right of way line of the aforesaid R-14 Canal, a distance of 675.02 feet to the Point of Beginning.

LESS AND EXCEPTING THEREFROM:

RIGHT OF WAY PARCEL: ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT; COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 666.72 FEET TO A POINT; THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°27'06" WEST, A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF 66TH AVENUE AND THE

POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, BEARING SOUTH 89°27'13" WEST, A DISTANCE OF 130.02 FEET TO A POINT; THENCE, BEARING NORTH 00°32'54" EAST, A DISTANCE OF 554.07 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3,080.00 FEET, A CENTRAL ANGLE OF 00°40'20", A CHORD LENGTH OF 36.14 FEET BEARING NORTH 00°53'04" EAST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.14 FEET TO A POINT; THENCE, BEARING SOUTH 89°52'55" EAST, A DISTANCE OF 129.79 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 66TH AVENUE; THENCE, BEARING SOUTH 00°32'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 588.70 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 76,627 SQUARE FEET OR 1.76 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.