

3120240002824 RECORDED IN THE RECORDS OF RYAN L. BUTLER, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL  
BK: 3673 PG: 1763, 1/19/2024 4:21 PM D DOCTAX PD \$0.70

Prepared by and return to:

**Bruce Barkett**  
Collins Brown Barkett, Chartered  
756 Beachland Boulevard  
Vero Beach, FL 32963  
(772) 231-4343  
File Number: 08-113.003

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this **10th day of January, 2024** between **Ryall Development Group, LLC**, whose post office address is **P.O. Box 1779, Vero Beach, FL 32967-1779**, grantor, and **Indian River County, Florida**, a political subdivision of the State of Florida, whose post office address is **1801 27<sup>th</sup> St., Vero Beach, FL 32960**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida**, to-wit:

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

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness

Printed Name: Tara Rutkowski

P.O. Address: 756 Beachland Blvd.

Vero Beach, FL 32963

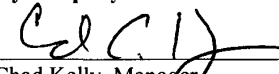
  
Witness

Printed Name: Bruce Barkett

P.O. Address: 756 Beachland Blvd.

Vero Beach, FL 32963

**Ryall Development Group, LLC, a Florida limited liability company**

BY:   
Chad Kelly, Manager

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

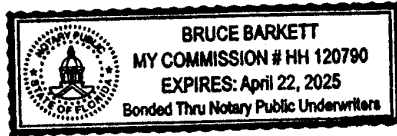
BY:   
**WILLIAM K. DEBRAAL  
COUNTY ATTORNEY**

BK: 3673 PG: 1764

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of January, 2024 by Chad Kelly, as Manager on behalf of Ryall Development Group, LLC, a Florida limited liability company who ☒ is personally known or ☐ has produced drivers' licenses as identification.

[Seal]



Notary Public

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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## EXHIBIT "A"

## LEGAL DESCRIPTION: RETENTION POND

A PARCEL OF LAND FOR A PROPOSED RETENTION POND; LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST AND BEING A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1929, PAGE 306, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE RUN N00°32'54"E, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 121.13 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE RUN S89°27'06"E, A DISTANCE OF 135.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 66th AVENUE PER OFFICIAL RECORDS BOOK 3429, PAGE 2095, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN N00°32'54"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,159.59 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE SEBASTIAN RIVER WATER CONTROL DISTRICT'S SUB-LATERAL "R-13E CANAL" (100 FOOT WIDE CANAL RIGHT OF WAY); THENCE RUN S89°39'45"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 600.72 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S00°20'15"W, A DISTANCE OF 35.94 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 165.00 FEET AND A CHORD BEARING OF S49°55'45"E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°02'04", A DISTANCE OF 198.81 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 465.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°24'50", A DISTANCE OF 555.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 210.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 132°23'03", A DISTANCE OF 485.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 215.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°20'42", A DISTANCE OF 42.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 65.00 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°02'14", A DISTANCE OF 77.19 FEET TO THE POINT OF TANGENT; THENCE RUN S00°04'27"W, A DISTANCE OF 99.24 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 81st STREET PER OFFICIAL RECORDS BOOK 3429, PAGE 2095, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN N89°55'33"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 722.68 FEET; THENCE RUN N39°09'01"W, A DISTANCE OF 51.65 FEET TO THE POINT OF BEGINNING.

CONTAINING: 18.17 ACRES, MORE OR LESS.

## NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON.
2. THIS SKETCH AND DESCRIPTION MEETS OR EXCEEDS ALL APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS ESTABLISHED IN CHAPTER SJ-17.051, FLORIDA ADMINISTRATIVE CODE.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, THEREFORE THERE MAY EXIST EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
4. THE PROPOSED TOB OF BANK, RIGHT OF WAY, SECTION AND QUARTER SECTIONS LINES SHOWN HERE ARE BASED UPON THE LINWORK FROM AN AUTOCAD FILE ENTITLED "Lake 66G Parcel" PREPARED BY MASTELLER, MOLLER AND TAYLOR, INCORPORATED.
5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EASE ZONE. THIS SURVEY WAS TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK (MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SURVEY DEPARTMENT); DERIVING A GRID BEARING OF N00°32'54"E ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, AS SHOWN HEREON.

## LEGEND

C.B. = CHORD BEARING  
 COR = CORNER  
 L = ARC LENGTH  
 L.L.C. = LIMITED LIABILITY COMPANY  
 O.R.B. = OFFICIAL RECORDS BOOK  
 M.M.T. = MASTELLER, MOLLER AND TAYLOR, INCORPORATED  
 P.C. = POINT OF COMMENCEMENT  
 P.C.C. = POINT OF COMPOUND CURVATURE  
 P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER  
 P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT  
 P.R.C. = POINT OF REVERSE CURVE  
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
 P.T. = POINT OF TANGENT  
 R = RADIUS  
 R/W = RIGHT OF WAY  
 SEC = SECTION-TOWNSHIP-RANGE  
 S.R.W.C.D. = SEBASTIAN RIVER WATER CONTROL DISTRICT  
 T/B = TOP OF BANK

△ = CENTRAL ANGLE

↔ = INDICATES JOINT OWNERSHIP

## CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

*David M. Silon* 1-12-24  
 DAVID M. SILON, P.S.M. DATE

FLORIDA REGISTRATION NO. LS 6139

INDIAN RIVER COUNTY SURVEYOR AND MAPPER

THIS SKETCH AND DESCRIPTION IS NOT  
 COMPLETE WITHOUT SHEETS 1 AND 2 AS CREATED.

THIS IS NOT A BOUNDARY SURVEY



INDIAN RIVER COUNTY  
 Department of Public Works  
 Engineering Division  
 1801 27th ST., VERO BEACH, FL 32960

DRAWN BY:  
 D. SILON

APPROVED BY:  
 D. SCHRYVER

SECTION 32

TOWNSHIP 31 S.

RANGE 39 E.

SKETCH OF DESCRIPTION  
 for PROPOSED  
 RETENTION POND

SHEET  
 1  
 OF 2

BK: 3673 PG: 1766

