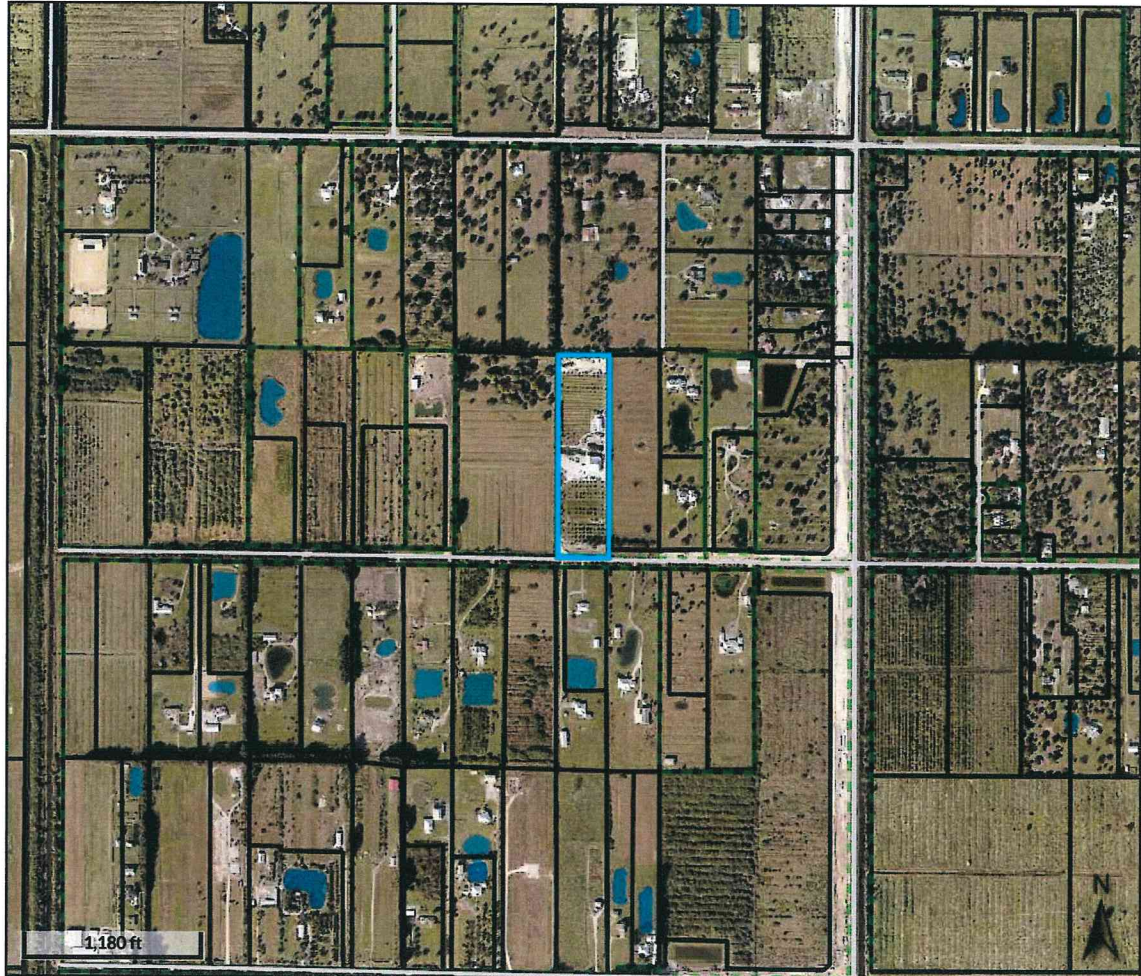




EXHIBIT "A"



Overview



Legend

- Parcels
- Street Centerlines
- Subdivisions
- Municipal Boundaries 2
- IRC_Private_School
- Government Facilities**
- FEDERAL GOVERNMENT
- COUNTY GOVERNMENT
- LOCAL GOVERNMENT
- SCHOOL
- HOSPITAL
- FIRE STATION
- LAW ENFORCEMENT
- STATE PARK
- COUNTY PARK
- CITY PARK
- BOAT RAMP
- CANOE LAUNCH
- CANOE LANDING
- Golf Courses**
- Water

Parcel ID	32390700001007000002.0	Prop ID	42902	Owner	CHESTNUT KEN	Last 2 Sales			
Sec/Twp/Rng	07-32-39	Class	6900 - Orn	Address	6900 65TH ST	Date	Price	Instr	Qual
Property	6900 65TH ST		Nurs,HorseFrm,Misc Ag		VERO BEACH, FL	5/5/2016	\$100	Quit	U
Address	VERO BEACH	Acres	10			5/1/2011	\$125000	Warranty	U
								Deed	

[Plat Book Link](#)

District 7- COUNTY- NO SEBASTIAN INLET
Brief Tax Description INDIAN RIVER FARMS CO SUB W 1/2 OF E 20.46A OF TRACT 7 PBS 2-25
 (Note: Not to be used on legal documents)

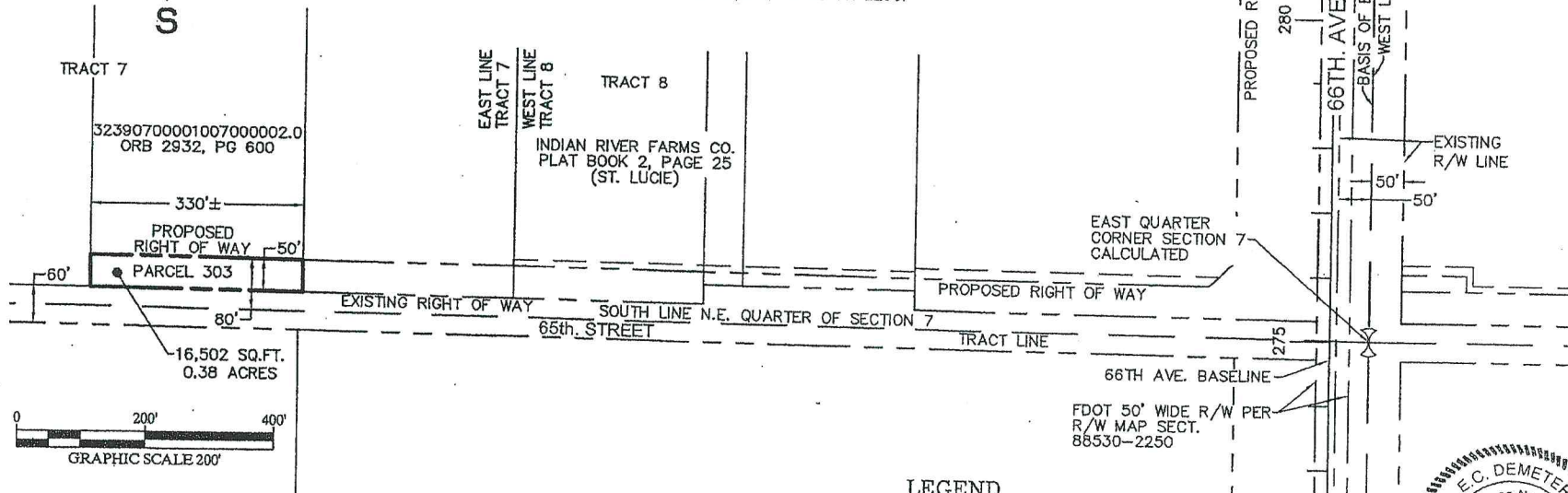
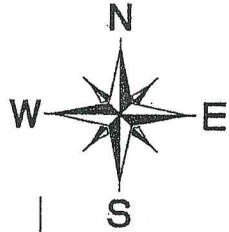
EXHIBIT "B"

LEGAL DESCRIPTION RIGHT OF WAY PARCEL

THE NORTH 50.00 FEET OF THE SOUTH 80 FEET OF THE FOLLOWING DESCRIBED PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2932, PAGE 600, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

THE WEST HALF OF THE EAST 20.46 ACRES OF TRACT 7, TOWNSHIP 32 SOUTH, RANGE 39 EAST, SECTION 7, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

CONTAINING 16,502 SQUARE FEET OR 0.38 ACRES, MORE OR LESS.



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 WEST LINE OF SECTION 8. SAID LINE BEARS NORTH 00°00'25" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS DRAWING 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.

LEGEND

---	SECTION LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	PROPOSED RIGHT OF WAY DEDICATION
---	RIGHT OF WAY LINE
P.O.C.	POINT OF BEGINNING
P.O.B.	RIGHT OF WAY
R/W	OFFICIAL RECORDS BOOK
ORB	PAGE
PG	

REVISION 1/18/2021 - OWNER/DEED REVISED

This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 402.02, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to the provisions of the statute herein.

E.C. Demeter
E.C. DEMETER, P.S.M., NO. 5179

DATE: 1-18-21

Not valid without the signature and seal of a Florida licensed surveyor and mapper.

66th AVENUE
PARCEL 303

SHEET NUMBER
1 OF 1

LEGAL DESCRIPTION AND SKETCH OF
PARCEL 303
INDIAN RIVER COUNTY, FLORIDA

DATE
9/15/2020
PROJECT NO.
047035041

Kimley-Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
445 24th STREET, SUITE 300, VERO BEACH, FL 32960
PHONE 772-241-1100 FAX 772-791-4130
WWW.KIMLEY-HORN.COM

SCALE 1"=200'
DESIGNED BY PCS
DRAWN BY PCS
CHECKED BY ECD
DATE 1-18-21

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT,
IN AND FOR INDIAN RIVER COUNTY, FLORIDA

Indian River County, a political
subdivision of the State of Florida,

Case No. 2021 CA 000429
Parcel Nos. 303

Petitioner

vs.

Ken Chesnut, et al.,

Respondents.

MEDIATION SETTLEMENT AGREEMENT

At the Mediation Conference held on July 19, 2022, the parties reached the following Settlement Agreement, subject to the approval by the Indian River County Commission:

1. Petitioner, Indian River County ("COUNTY") will pay Respondent, Ken Chesnut ("Chesnut") as follows:
 - a. Chesnut shall receive the sum of \$135,000.00 in full settlement of all claims for compensation from COUNTY, including statutory interest, and all claims related to real estate, severance damages, costs to cure, attorney's fees, expert witness fees, costs and all apportionment interests, if any.
 - b. In addition to the above stated sum, the County shall supply Chesnut with a 24-foot wide stabilized driveway at the same location of the existing eastern driveway. The County shall narrow the existing western driveway to a maximum width of 24 feet utilizing the existing materials. Both eastern and western driveways shall be deemed to be properly permitted, legal and conforming driveways by Indian River County.

c. The County shall deliver to the Chesnut property, at a location to be determined by Chesnut, 60 cubic yards of stabilized base and 45 cubic yards of Florida Department of Transportation specified shell or limerock. Chesnut shall have 270 days to advise the County that he is ready to receive delivery.

2. COUNTY previously deposited in the Registry of the Court its good faith estimate in the amount of \$29,500.00. Within 30 days from the date of receipt by COUNTY's counsel of a conformed copy of the Stipulated Final Judgment in this matter, COUNTY shall issue a check to the Chesnut's attorney's trust account the sum of \$105,500.00, representing the difference between the total settlement sum and the COUNTY's previous deposit.

5. This mediation settlement agreement is subject to the approval by the Indian River County Board of County Commissioners Commission. All reasonable efforts shall be made in order to present this settlement agreement to the County Commission during the month of September 2022.

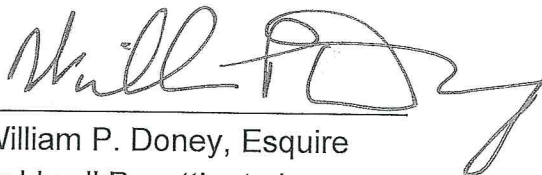
6. Within fifteen (15) days of approval, Indian River County and Chestnut shall sign and submit a stipulated final judgement according to the terms set forth herein.



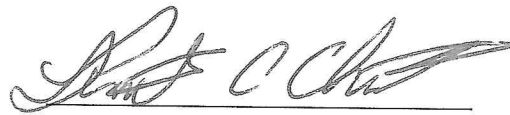
County Public Works Director




Deputy County Attorney



William P. Doney, Esquire
Caldwell Pacetti, et al.
Attorneys for COUNTY



Ken Chesnut, Owner



Michael R. Whitt, Esquire
Hahn Loeser & Parks
Attorneys for Ken Chesnut

IN WITNESS WHEREOF, the Board has executed this Mediation Settlement Agreement at as of the date approved below.

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA


BY: _____
Peter D. O'Bryan, Chairman

BCC Approved: _____

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

By: _____
Deputy Clerk

Approved as to form and legal sufficiency



William K. DeBraal
Deputy County Attorney

Approved:

By _____
Jason E. Brown
County Administrator