

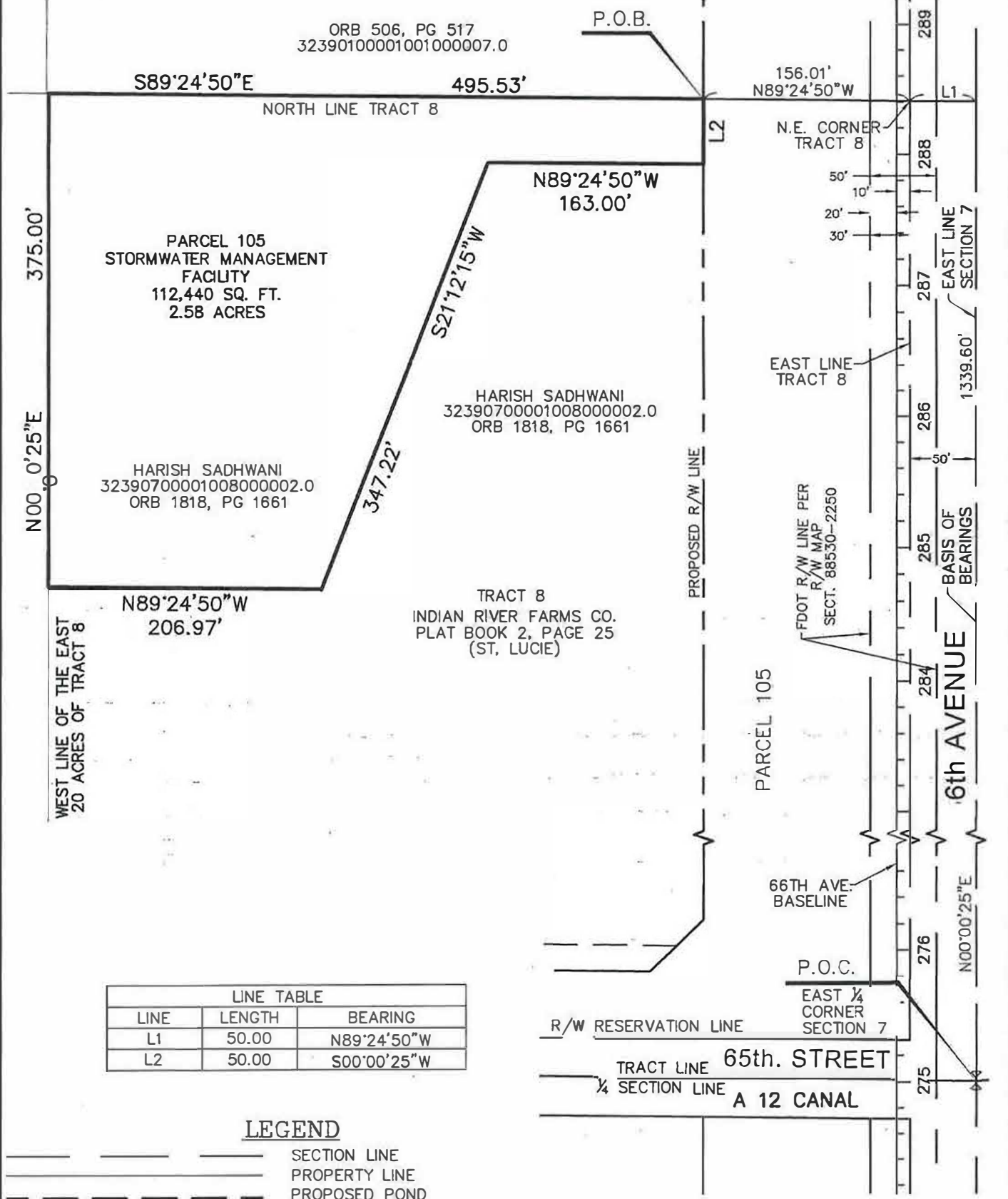
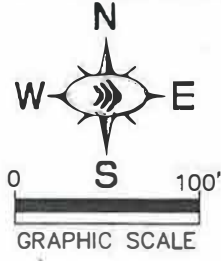
[Print](#) | [Back](#)

Indian River County, Florida Property Appraiser



ParcelID	OwnerName	PropertyAddress
32390700001008000002.0	SADHWANI HARISH AND DEEPTI	6600 65TH ST VERO BEACH, FL 32967
Notes		

66TH AVENUE
 PARCEL 105
 STORMWATER
 MANAGEMENT
 FACILITY



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N89°24'50"W
L2	50.00	S00°00'25"W

LEGEND

- _____ SECTION LINE
- _____ PROPERTY LINE
- PROPOSED POND
- _____ PARCEL
- RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- TCE TEMPORARY CONSTRUCTION EASEMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT. SECTION

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 309, Florida Administrative Code, pursuant to Section 472.09, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to the notes and conditions shown hereon.

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

DATE: 12-02-20

Not valid without the signature and the original official seal of the Florida Licensed Surveyor and Mapper.

SCALE 1"=100'
 DESIGNED BY DFD
 DRAWN BY DFD
 CHECKED BY ECD

Kimley»Horn
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32980
 PHONE: 772-794-4100 FAX: 772-794-4130
 WWW.KIMLEY-HORN.COM

DATE 7/10/17
 PROJECT NO. 047035041

LEGAL DESCRIPTION AND SKETCH OF
 PARCEL 105 STORMWATER MANAGEMENT FACILITY
 INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER 1 of 2

66TH AVENUE
 PARCEL 105
 STORMWATER
 MANAGEMENT
 FACILITY

STORMWATER MANAGEMENT FACILITY

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT 8, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE EAST ¼ CORNER OF SAID SECTION 7;

THENCE, BEARING NORTH 00°00'25" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1339.60 FEET TO A POINT;

THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°24'50" WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8;

THENCE, BEARING NORTH 89°24'50" WEST, ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 156.01 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID NORTH LINE, BEARING SOUTH 00°00'25" WEST, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE, BEARING NORTH 89°24'50" WEST, A DISTANCE OF 163.00 FEET TO A POINT;

THENCE, BEARING SOUTH 21°12'15" WEST, A DISTANCE OF 347.22 FEET TO A POINT;

THENCE, BEARING NORTH 89°24'50" WEST, A DISTANCE OF 206.97 FEET TO A POINT ON THE WEST LINE OF THE EAST 20 ACRES OF SAID TRACT 8;

THENCE, BEARING NORTH 00°00'25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 375.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SAID TRACT 8;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°24'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 495.53 FEET TO THE POINT OF BEGINNING.

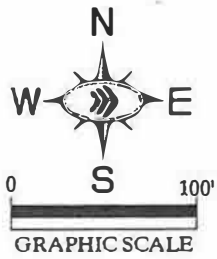
THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 112,440 SQUARE FEET OR 2.58 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

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 EAST LINE OF SECTION 7. SAID LINE BEARS NORTH 00°00'25" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH 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.

SCALE N/A	 © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 448 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM	DATE 7/10/17	LEGAL DESCRIPTION AND SKETCH OF PARCEL 105 STORMWATER MANAGEMENT FACILITY INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 of 2
DESIGNED BY DFD		PROJECT NO. 047035041		
DRAWN BY DFD				
CHECKED BY ECD				

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.72	N00°00'25"E
L2	50.00	N89°59'35"W



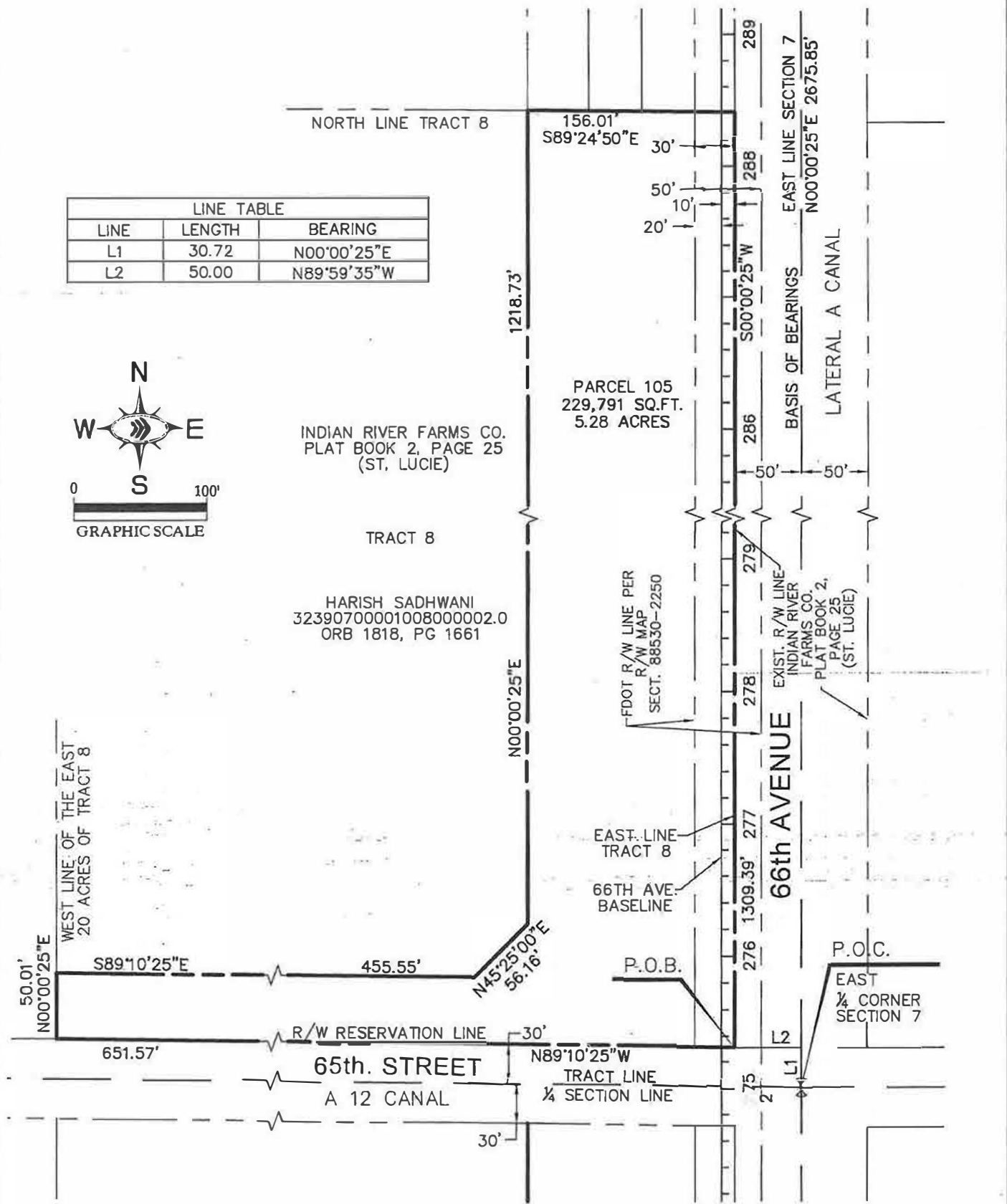
INDIAN RIVER FARMS CO.
PLAT BOOK 2, PAGE 25
(ST. LUCIE)

TRACT 8

HARISH SADHWANI
32390700001008000002.0
ORB 1818, PG 1661

PARCEL 105
229,791 SQ.FT.
5.28 ACRES

Drawing name: K:\VRB_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per IRC\PARCEL 105-R2.dwg 105 Dec 02, 2020 1:18pm by: DomenicoDurr



LEGEND

- SECTION LINE
- - - EASEMENT LINE
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PARCEL
- RIGHT OF WAY LINE
- RIGHT OF WAY
- R/W ORB OFFICIAL RECORDS BOOK
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT. SECTION

REVISION 12-02-2020
REVISION 8-20-2020

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 5-17, Florida Administrative Code, pursuant to Section 472.001, Florida Statutes, and that this drawing is a true and accurate representation of the best of my knowledge and belief. Subject to notes and notations shown hereon.

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

DATE: 12-02-20

Not valid without the signature and seal of the Professional Surveyor and Mapper.

Professional Surveyor and Mapper
License Number 5179
STATE OF FLORIDA

SCALE 1"=100'
DESIGNED BY DFD
DRAWN BY DFD
CHECKED BY ECD

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32980
PHONE: 772-794-4100 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM

DATE 7/10/17
PROJECT NO. 047035041

LEGAL DESCRIPTION AND SKETCH OF
PARCEL 105
INDIAN RIVER COUNTY, FLORIDA

1 OF 2

LEGAL DESCRIPTION
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT 8, SECTION 7, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE EAST ¼ CORNER OF SAID SECTION 7;

THENCE, BEARING NORTH 00°00'25" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 30.72 FEET TO A POINT;

THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°59'35" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 65TH STREET AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 89°10'25" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 651.57 FEET TO A POINT ON THE WEST LINE OF THE EAST 20 ACRES OF SAID TRACT 8;

THENCE, LEAVING SAID NORTH LINE, BEARING NORTH 00°00'25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 50.01 FEET TO A POINT;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°10'25" EAST, A DISTANCE OF 455.55 FEET TO A POINT;

THENCE, BEARING NORTH 45°25'00" EAST, A DISTANCE OF 56.16 FEET TO A POINT;

THENCE, BEARING NORTH 00°00'25" EAST, A DISTANCE OF 1,218.73 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 8;

THENCE, BEARING SOUTH 89°24'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 156.01 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 8;

THENCE, BEARING SOUTH 00°00'25" WEST, ALONG THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 1,309.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 229,791 SQUARE FEET OR 5.28 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

PROPOSED ACQUISITION PARCEL ACREAGE = 5.28 ACRES
PORTION OF THE ACQUISITION PARCEL THAT IS ENCUMBERED BY THE FDOT RIGHT-OF-WAY = 0.90 ACRES

SURVEYORS NOTES

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- 2) THE BEARING BASE FOR THIS SURVEY, IS THE EAST LINE OF SECTION 7. SAID LINE BEARS NORTH 00°00'25" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH 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.

Drawing name: K:\VRB_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per IRC\PARCEL 105-R2.dwg 105 (2) Dec 02, 2020 1:18pm by: Domenico.Durr

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>SCALE</td><td>N/A</td></tr> <tr><td>DESIGNED BY</td><td>DFD</td></tr> <tr><td>DRAWN BY</td><td>DFD</td></tr> <tr><td>CHECKED BY</td><td>ECD</td></tr> </table>	SCALE	N/A	DESIGNED BY	DFD	DRAWN BY	DFD	CHECKED BY	ECD	 <small>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>DATE</td><td>7/10/17</td></tr> <tr><td>PROJECT NO.</td><td>047035041</td></tr> </table>	DATE	7/10/17	PROJECT NO.	047035041	<p>LEGAL DESCRIPTION AND SKETCH OF PARCEL 105 INDIAN RIVER COUNTY, FLORIDA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>SHEET NUMBER</td><td>2 OF 2</td></tr> </table>	SHEET NUMBER	2 OF 2
SCALE	N/A																	
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