

Cutout from Tax Parcel I.D. No.
33403100000100000006.3 (1950 OLD DIXIE HWY SW)

Warranty Deed

THIS INDENTURE, made this 28 day of March, 2023
between **CAL INVESTMENTS OF VERO BEACH, LLP., a Florida limited liability partnership,**
whose mailing address is 686 Old Dixie Highway, Vero Beach, FL 32962, hereinafter called
GRANTOR, and **INDIAN RIVER COUNTY, a political subdivision of the State of Florida,**
whose mailing address is 1801 27th Street, Vero Beach, Florida 32960, hereinafter called
GRANTEE.

WITNESSETH:

That GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00)
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt
whereof is hereby acknowledged, has granted, bargained and sold to the GRANTEE, and
GRANTEE'S successors and assigns forever, the following described land, situate, lying and
being in Indian River County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

GRANTOR does hereby fully warrant the title to the land, and will defend the
same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered
in the presence of:

CAL INVESTMENTS OF VERO BEACH, LLP
a Florida limited liability partnership a

Signature: [Signature]
Printed Name: Carl A. Lachmitt

By: [Signature]
Title: Pres.
Print Name: Carl A. Lachmitt

Signature: [Signature]
Printed Name: Michael Garzon

STATE OF Florida
COUNTY OF Indian River

The foregoing instrument was acknowledged before me, by means of physical
presence or online notarization, this 28 day of March, 2023 by Carl A. Lachmitt
Pres., the Pres. of **CAL INVESTMENTS OF VERO BEACH, LLP., a**
Florida limited liability partnership, on behalf of said entity, who is personally known or
produced identification in the form of _____.



NOTARY PUBLIC
[Signature]
Printed Name: Suzanne Collins
Commission No.: HH 343867
Commission expiration: 2/24/2027

Approved as to form and legal sufficiency:
By: [Signature]
Susan J. Prado
Assistant County Attorney

SKETCH OF LEGAL DESCRIPTION

EXHIBIT "A"

- * SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
- * THIS SURVEY PERFORMED BY:
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B.#6905
d.b.a. MERIDIAN LAND SURVEYORS
1717 INDIAN RIVER BOULEVARD, SUITE 201
VERO BEACH, FLORIDA 32960
- * PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:
BILLY M. MOODY P.S.M.# 5336

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 33 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1663, PAGE 2297, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A", CAL BUILDERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 6, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, RUN N25°34'02"W, ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 34.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1586.20 FEET, A CHORD BEARING OF N22°02'57"W, AND A CHORD LENGTH OF 163.41 FEET; THENCE CONTINUE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°54'19", FOR A DISTANCE OF 163.49 FEET TO A POINT; THENCE RUN N19°05'48"W FOR A DISTANCE OF 321.07 FEET TO A POINT; THENCE RUN N19°07'03"W, FOR A DISTANCE OF 283.40 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1663, PAGE 2297, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE, DEPART SAID EAST RIGHT OF WAY LINE AND RUN N89°10'37"E, FOR A DISTANCE OF 3.08 FEET; THENCE RUN S19°24'51"E, FOR A DISTANCE OF 602.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1581.20 FEET; A CHORD BEARING OF S23°03'50"E; AND A CHORD LENGTH OF 201.31 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°17'58" FOR A DISTANCE OF 201.44 FEET TO A POINT ON THE NORTH LINE OF SAID CAL BUILDERS SUBDIVISION; THENCE RUN S89°33'57"W, FOR A DISTANCE OF 8.19 FEET TO THE POINT OF BEGINNING.

THE SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.9 ACRES (4074.13 SQUARE/ FEET) MORE OR LESS.

Handwritten signature

170X
12-6-22



MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM



THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

NO. 000336
STATE
BILLY M. MOODY
P.S.M. #5336

12/6/2022