

### Legal Description (Underground Easement)

BEING A STRIP OF LAND LYING IN THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 32 SOUTH, RANGE 39 EAST, SAID STRIP BEING 20.00 FEET IN WIDTH AND LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WEST ONE QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 89°49'43" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 4, A DISTANCE OF 1346.85 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 4; THENCE NORTH 00°18'21" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER (SAID LINE ALSO BEING THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 20, AS SHOWN ON 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 (NOW INDIAN RIVER) COUNTY, FLORIDA) A DISTANCE OF 46.76 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE; (SAID POINT OF BEGINNING BEING SOUTH 89°00'17" WEST, A DISTANCE OF 5.70 FEET FROM THE CENTER OF AN EXISTING WOOD UTILITY POLE);

THENCE RUNNING ALONG AN EXISTING BURIED CABLE LINE, CONTINUE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES;  
NORTH 89°00'17" EAST, A DISTANCE OF 72.57 FEET;  
NORTH 79°44'58" EAST, A DISTANCE OF 90.42 FEET;  
NORTH 73°57'51" EAST, A DISTANCE OF 133.92 FEET; THENCE DEPARTING SAID BURIED CABLE LINE, NORTH 00°00'25" WEST, A DISTANCE OF 225.25 FEET;  
THENCE SOUTH 89°14'23" EAST, A DISTANCE OF 25.58 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OF SHORTENED TO MEET AT ANGLE BREAKS.

AREA = 11,015 SQUARE FEET, MORE OR LESS

### Surveyor's Notes

1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A BOUNDARY SURVEY PREPARED BY THE INDIAN RIVER COUNTY PUBLIC WORKS DEPARTMENT - SURVEY SECTION, JOB NO. 2010, DATED JUNE 29, 2020, AND AN AUTOCAD FILE OF THE PROPOSED EASEMENT ENTITLED "SANDRIDGE CLUBHOUSE EXPANSION" PREPARED BY MASTELLER & MOLOR, INCORPORATED ON THE DATE OF FEBRUARY 16, 2022.

2). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:

(A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 SHOWING THE SKETCH OF THE DESCRIPTION.

(B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

3). BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 32 SOUTH, RANGE 39 EAST, SAID LINE BEARS SOUTH 89°49'53" WEST, AND ALL OTHERS ARE RELATIVE THERETO.

### Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND LEGAL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA PROFESSIONAL BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

1-22-2026  
DATE OF SIGNATURE

*David M. Silon*  
DAVID M. SILON, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6139

This is not a Boundary Survey (Not complete without sheets 1 and 2, as created)

INDIAN RIVER COUNTY ADMINISTRATION BUILDING  
1801 27th STREET  
VERO BEACH, FL 32960  
(772) 567-8000



INDIAN RIVER COUNTY  
Department of Public Works  
Engineering Division

DRAWN BY:  
R. INGLET  
APPROVED BY:  
D. SILON

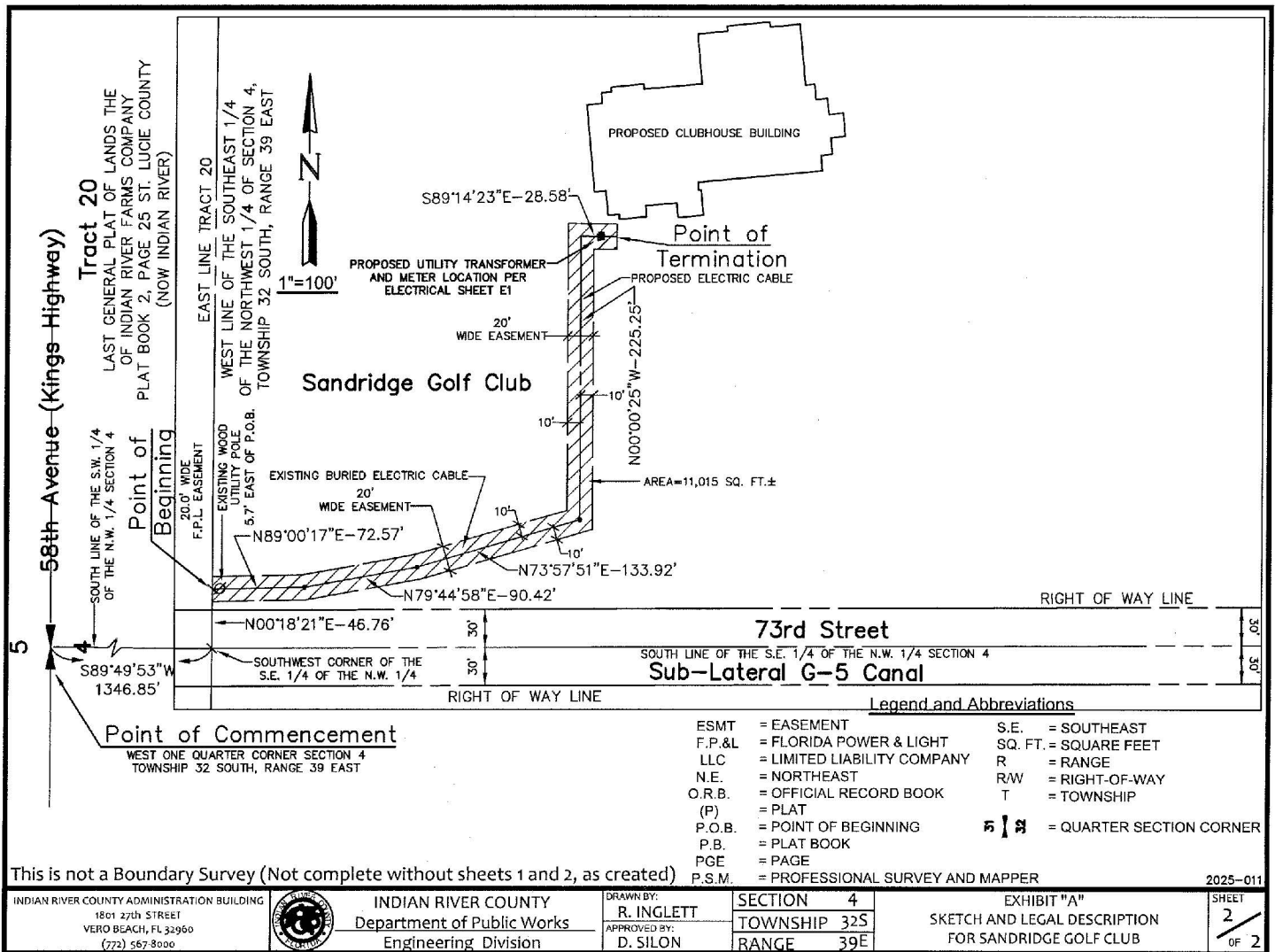
SECTION 4  
TOWNSHIP 32S  
RANGE 39E

EXHIBIT "A"  
SKETCH AND LEGAL DESCRIPTION  
FOR SANDRIDGE GOLF CLUB

2025-011

SHEET  
1  
OF 2

1-22-26  
DMS



1-22-26  
S.M.S.