

# SKETCH & DESCRIPTION

SHEET 1 OF 2

SECTION 10, TOWNSHIP 33 SOUTH, RANGE 39 EAST  
PARCEL ID: 33391000001012000004.0  
(RELEASE OF EASEMENT)

NOT VALID WITHOUT THE SKETCH  
ON SHEET 2 OF 2

## LEGAL DESCRIPTION:

A PORTION OF THE WEST HALF OF THE NORTH 10 ACRES OF THE EAST HALF OF TRACT 12, SECTION 10, TOWNSHIP 33 SOUTH, RANGE 39 EAST, LESS THE SOUTH 1.50 ACRES THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 12, ALSO BEING THE NORTHWEST CORNER OF MALALUKA GARDENS, AS RECORDED IN PLAT BOOK 4, PAGE 10, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY; THENCE N90°00'00"E ALONG THE NORTH LINE OF SAID TRACT 12 A DISTANCE OF 1000.30 FEET TO NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 10 ACRES OF THE EAST 1/2 OF TRACT 12; THENCE S00°02'58"W, ALONG THE EAST LINE OF THE SAID WEST 1/2 OF THE NORTH 10 ACRES OF THE EAST 1/2 OF TRACT 12, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF ROSEDALE ROAD (12TH STREET); THENCE S90°00'00"W ALONG SAID SOUTH RIGHT OF WAY LINE, PARALLEL WITH THE NORTH LINE OF THE SAID TRACT 12, A DISTANCE OF 35.00 FEET TO THE NORTHEAST CORNER OF OPEN SPACE/CONSERVATION EASEMENT PARCEL NO. 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2155, PAGE 1307 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE S57°30'30"W ALONG THE SOUTHERLY LINE OF SAID EASEMENT, 99.94 FEET; THENCE CONTINUING ALONG SAID EASEMENT N32°29'30"W, 14.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE THE FOLLOWING (5) COURSES ALONG THE SOUTHERLY LINE OF SAID EASEMENT, (1) S57°30'30"W, 58.00 FEET; THENCE (2) S32°29'30"E, 14.50 FEET; THENCE (3) S57°30'30"W, 9.10 FEET; THENCE (4) S32°30'00"E, 8.00 FEET; THENCE (5) S57°30'00"W, 5.63 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, N30°44'00"W, 3.26 FEET; THENCE S59°16'02"W, 15.50 FEET; THENCE N30°43'13"W, 16.51 FEET; THENCE N01°03'03"E, 19.87 FEET; THENCE N18°24'56"W, 27.05 FEET; THENCE N53°35'23"E, 27.45 FEET; THENCE N75°57'30"E, 45.93 FEET; THENCE S30°38'57"E, 27.89 FEET TO THE POINT OF BEGINNING. CONTAINING 3447 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

## SURVEYORS NOTES:

- 1.) BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH LINE OF TRACT 12 BEARS N90°00'00"E.

## LEGEND

ORB = OFFICIAL RECORDS BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
P.B. = PLAT BOOK  
PG. = PAGE



*[Handwritten Signature]*

DATE: 4/05/2023

DRAWING NO.: 22-340-CON. ESMT. RELEASE  
PREPARED FOR: GRACE LUTHERAN CHURCH  
PREPARED BY:  
INDIAN RIVER SURVEY, INC.  
PROFESSIONAL SURVEYING AND MAPPING

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE  
STEVE CARTECHINE FLORIDA CERTIFICATE NO. 4895  
CERTIFICATE OF AUTHORIZATION #LB 7545

NOT VALID UNLESS SIGNED AND SEALED

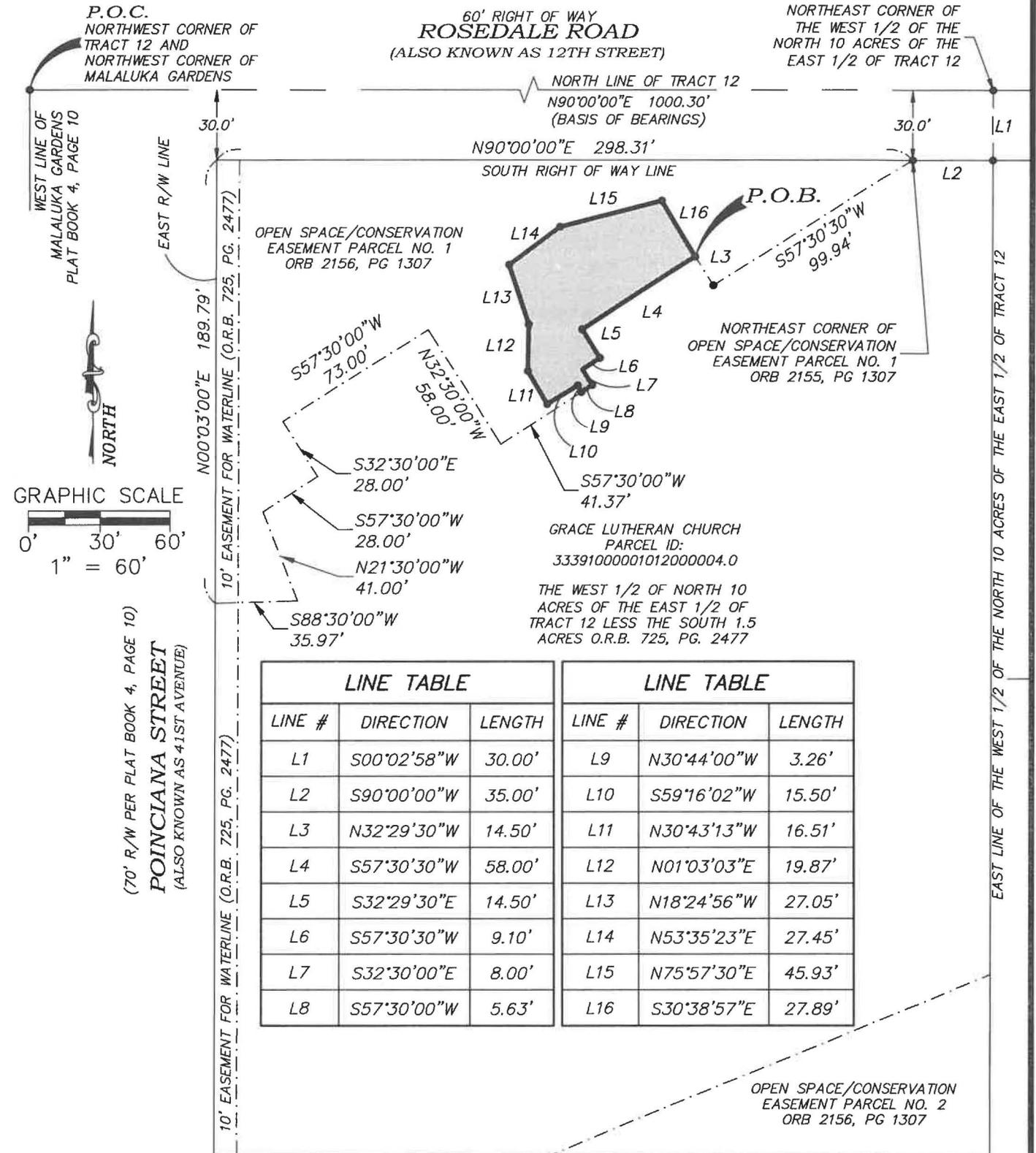
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# SKETCH & DESCRIPTION

SHEET 2 OF 2

SECTION 10, TOWNSHIP 33 SOUTH, RANGE 39 EAST  
 PARCEL ID: 33391000001012000004.0  
 (RELEASE OF EASEMENT)

NOT VALID WITHOUT THE LEGAL  
 DESCRIPTION ON SHEET 1 OF 2  
 THIS IS NOT A SURVEY



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°02'58"W	30.00'
L2	S90°00'00"W	35.00'
L3	N32°29'30"W	14.50'
L4	S57°30'30"W	58.00'
L5	S32°29'30"E	14.50'
L6	S57°30'30"W	9.10'
L7	S32°30'00"E	8.00'
L8	S57°30'00"W	5.63'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N30°44'00"W	3.26'
L10	S59°16'02"W	15.50'
L11	N30°43'13"W	16.51'
L12	N01°03'03"E	19.87'
L13	N18°24'56"W	27.05'
L14	N53°35'23"E	27.45'
L15	N75°57'30"E	45.93'
L16	S30°38'57"E	27.89'

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THE SOUTH 1.5 ACRES OF THE WEST 1/2  
 OF NORTH 10 ACRES OF THE EAST 1/2  
 OF TRACT 12 O.R.B. 725, PG. 2477

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