

**LEGAL DESCRIPTION**  
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT 4, SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, 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 NORTHWEST CORNER OF SAID SECTION 3;

THENCE, BEARING SOUTH 89°45'48" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 75.12 FEET TO A POINT;

THENCE, LEAVING SAID NORTH LINE, BEARING SOUTH 00°14'12" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF LATERAL A-3 AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 89°45'48" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 136.04 FEET TO A POINT;

THENCE, LEAVING SAID SOUTH LINE, BEARING SOUTH 68°26'07" WEST, A DISTANCE OF 5.39 FEET TO A POINT;

THENCE, BEARING NORTH 89°45'48" WEST, A DISTANCE OF 116.03 FEET TO A POINT;

THENCE, BEARING SOUTH 45°07'21" WEST, A DISTANCE OF 56.46 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 43RD AVENUE (CLEMANS AVE);

THENCE, BEARING NORTH 00°00'29" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 16.99 FEET TO A POINT;

THENCE, BEARING NORTH 45°07'16" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 35.29 FEET TO THE POINT OF BEGINNING.

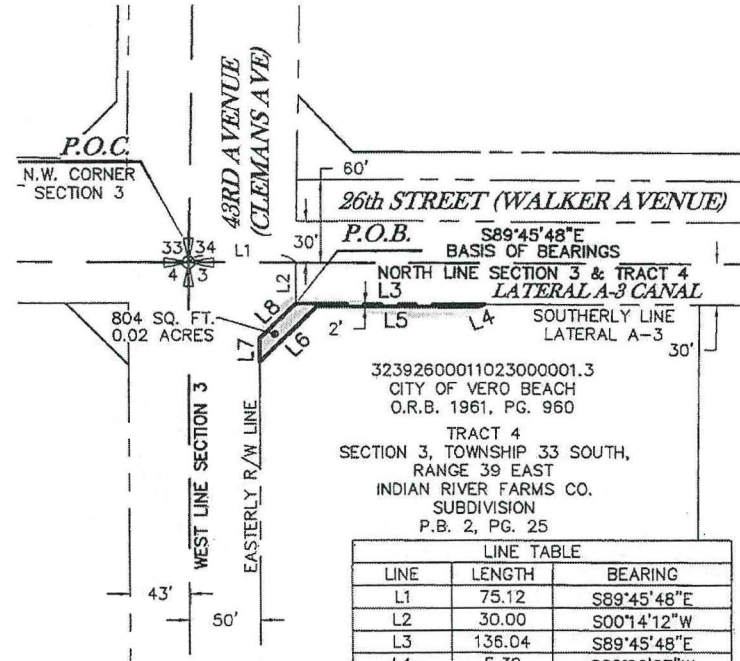
THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 804 SQUARE FEET OR 0.02 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

**LEGEND**

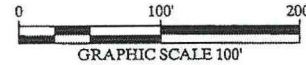
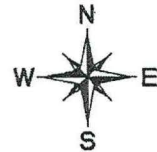
—	SECTION LINE
—	PROPERTY LINE
—	PROPOSED R/W ACQUISITION
—	EXISTING R/W LINE
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

**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 NORTH LINE OF SECTION 3. SAID LINE BEARS NORTH 89°45'48" WEST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) INFORMATION SHOWN HEREON IS BASED UPON THE PRELIMINARY RIGHT OF WAY MAP FOR AVIATION BOULEVARD PERFORMED BY BURDETTE AND ASSOCIATES, INC.



LINE TABLE		
LINE	LENGTH	BEARING
L1	75.12	S89°45'48\"E
L2	30.00	S00°14'12\"W
L3	136.04	S89°45'48\"E
L4	5.39	S68°26'07\"W
L5	116.03	N89°45'48\"W
L6	56.46	S45°07'21\"W
L7	16.99	N00°00'29\"E
L8	35.29	N45°07'16\"E



This certifies that a legal description and sketch of the property described hereon was made under my supervision and that this legal description and sketch meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

E.C. DEMETER, P.S.M. No. 5179  
DATE: \_\_\_\_\_

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER ABOVE.

SHEET NUMBER  
**1 OF 1**

LEGAL DESCRIPTION AND SKETCH OF  
S.E. CORNER OF 26TH ST. & 43RD AVE.  
INDIAN RIVER COUNTY, FLORIDA

DATE: 11/9/09  
PROJECT NO. 047017024

Kimley-Horn and Associates, Inc.  
2009 KIMLEY-HORN AND ASSOCIATES, INC.  
601 2nd Street, Suite 300, Vero Beach, FL 32909  
PHONE: 888-361-3632 FAX: 888-361-3633  
WWW.KIMLEY-HORN.COM

SCALE: 1"=100'  
DESIGNED BY: PCS  
DRAWN BY: PCS  
CHECKED BY: ECD