

# EXHIBIT "A"

SCALE 1" = 120'

### SURVEYOR'S NOTES

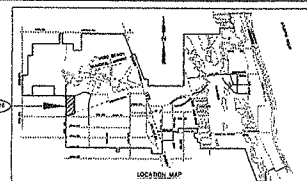
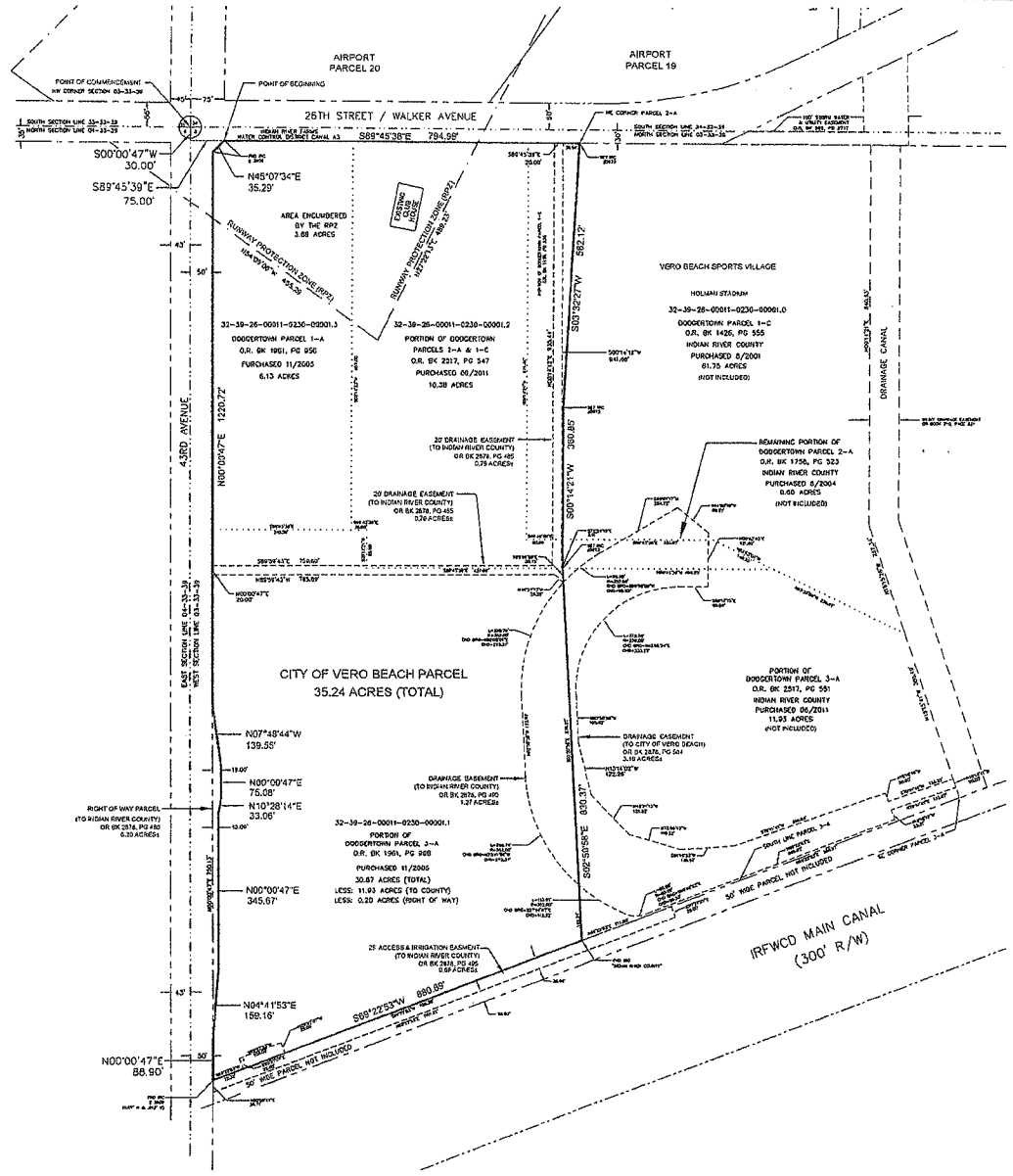
1. BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, FLORIDA HIGH PRECISION NETWORK AND 837590 FINAL ADJUSTMENT AND BASED UPON FOUND AND RECORDED MONUMENTS ALONG THE NORTH LINE OF SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST.
2. THE EXPECTED USE OF THIS LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (6107-6 F.A.C.) IS COMMERCIAL. THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
3. THE CITY OF VERO BEACH IS THE FEE SIMPLE TITLE HOLDER OF ALL LANDS SURVEYED HEREIN.
4. NO INTERIOR IMPROVEMENTS OR UNDERGROUND UTILITIES WERE LOCATED AS PART OF THIS BOUNDARY SURVEY EXCEPT AS SHOWN.
5. THERE ARE NO VISIBLE ENCRUMBMENTS EXCEPT AS SHOWN.
6. SUBJECT PROPERTY LIES IN FLOOD ZONE "X" AS PER FEMA MAP # 1208160243H, PANEL 243 OF 380, EFFECTIVE DECEMBER 4, 2012.
7. FIELD SURVEY COMPLETED ON AUGUST 21, 2015.
8. THIS SURVEY IS NOT VALID WITHOUT AN ENDORSED SURVEYOR'S SEAL.

### LEGEND

- BOUNDARY LINE
- - - - - RIGHT OF WAY LINE
- - - - - SECTION LINE
- - - - - EASEMENT LINE

### ABBREVIATIONS

- BK BOOK
- BEARING
- CHORD
- FOUR
- INDIAN RIVER FARMS WATER CONTROL DISTRICT
- INDIAN RIVER CANAL
- LEACH
- OFFICIAL RECORD
- PC PLAT
- PROFESSIONAL SURVEYOR & MAPPER
- R RADIAL
- R/W RIGHT OF WAY
- R/PZ RUNWAY PROTECTION ZONE



### PROPERTY DESCRIPTION

SITUATED IN THE STATE OF FLORIDA, COUNTY OF INDIAN RIVER, CITY OF VERO BEACH, AND BEING A PART OF TRACTS 4 AND 5, SECTION 3, TOWNSHIP 33 SOUTH, RANGE 39 EAST OF THE PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

ALL OF DODDERTERN PARCEL 1-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 1961, PAGE 950 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

TOGETHER WITH:

DODDERTERN PARCEL 2-A & A PORTION OF PARCEL 1-C AS DESCRIBED IN RECORDS BOOK 2517, PAGE 547 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

TOGETHER WITH:

DODDERTERN PARCEL 3-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 1961, PAGE 949 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

LESS:

THAT PORTION DECEDED TO INDIAN RIVER COUNTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2517, PAGE 551 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

ALSO LESS:

THAT PORTION RIGHT OF WAY DECEDED TO INDIAN RIVER COUNTY ALONG 43RD AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2820, PAGE 480 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA;

OVERALL PARCEL ALMOST DESCRIBED AS:

COMMENCED AT THE NORTHWEST CORNER OF SECTION 3-33-39,

THENCE SOUTH 00°00'47" WEST ALONG THE WEST LINE OF SAID SECTION 3-33-39 FOR A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°45'39" EAST FOR A DISTANCE OF 75.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF 43RD AVENUE AND THE SOUTH LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT'S CANAL A-3, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE FROM THE POINT OF BEGINNING, CONTINUE SOUTH 89°45'39" EAST ON THE SAID SOUTH LINE OF CANAL A-3 FOR A DISTANCE OF 794.99 FEET;

THENCE SOUTH 03°32'27" WEST FOR A DISTANCE OF 582.12 FEET;

THENCE SOUTH 00°41'21" WEST FOR A DISTANCE OF 360.85 FEET;

THENCE SOUTH 02°50'58" EAST FOR A DISTANCE OF 830.37 FEET TO A POINT LYING 50 FEET NORTH OF AND PERPENDICULAR TO THE INDIAN RIVER FARMS WATER CONTROL DISTRICT'S MAIN CANAL;

THENCE SOUTH 89°22'53" WEST AND PARALLEL WITH THE SAID MAIN CANAL FOR A DISTANCE OF 880.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF 43RD AVENUE;

THENCE NORTH 00°00'47" EAST ALONG THE SAID EAST RIGHT-OF-WAY OF 43RD AVENUE FOR A DISTANCE OF 88.90 FEET;

THENCE NORTH 04°41'53" EAST FOR A DISTANCE OF 159.16 FEET;

THENCE NORTH 00°00'47" EAST FOR A DISTANCE OF 345.57 FEET;

THENCE NORTH 10°28'14" EAST FOR A DISTANCE OF 33.06 FEET;

THENCE NORTH 00°00'47" EAST FOR A DISTANCE OF 75.00 FEET;

THENCE NORTH 07°48'44" WEST FOR A DISTANCE OF 139.55 FEET;

THENCE NORTH 00°00'47" EAST FOR A DISTANCE OF 1220.72 FEET;

THENCE NORTH 45°07'34" EAST FOR A DISTANCE OF 35.29 FEET TO THE POINT OF BEGINNING;

SAID PARCEL, CONTAINING 1,535.197 SQUARE FEET OR 35.24 ACRES MORE OR LESS.

NOTE: SAID PARCEL SUBJECT TO EASEMENTS AS SHOWN.

DAWD GAY, PSM #5873		DATE	
3	RECORDED TYPE AND PROPERTY DESCRIPTION	DATE	BY
2	TOTAL EASEMENTS/ENCUMBRANCES	DATE	BY
1	NOT EASEMENTS AND RESERVE RIGHT OF WAY PARCELS	DATE	BY
REVISED	DESCRIPTION	AUTHORIZED BY	DRAWN BY
CITY PROPERTY/43RD AVENUE AND 26TH STREET			
BOUNDARY SURVEY		DATE	BY
1" = 120'		DATE	BY
CITY OF VERO BEACH DEPARTMENT OF PUBLIC WORKS SURVEYING & ENGINEERING DIVISION			
CITY PROJECT NO.		SHEET 1 OF 1	
2011-28			