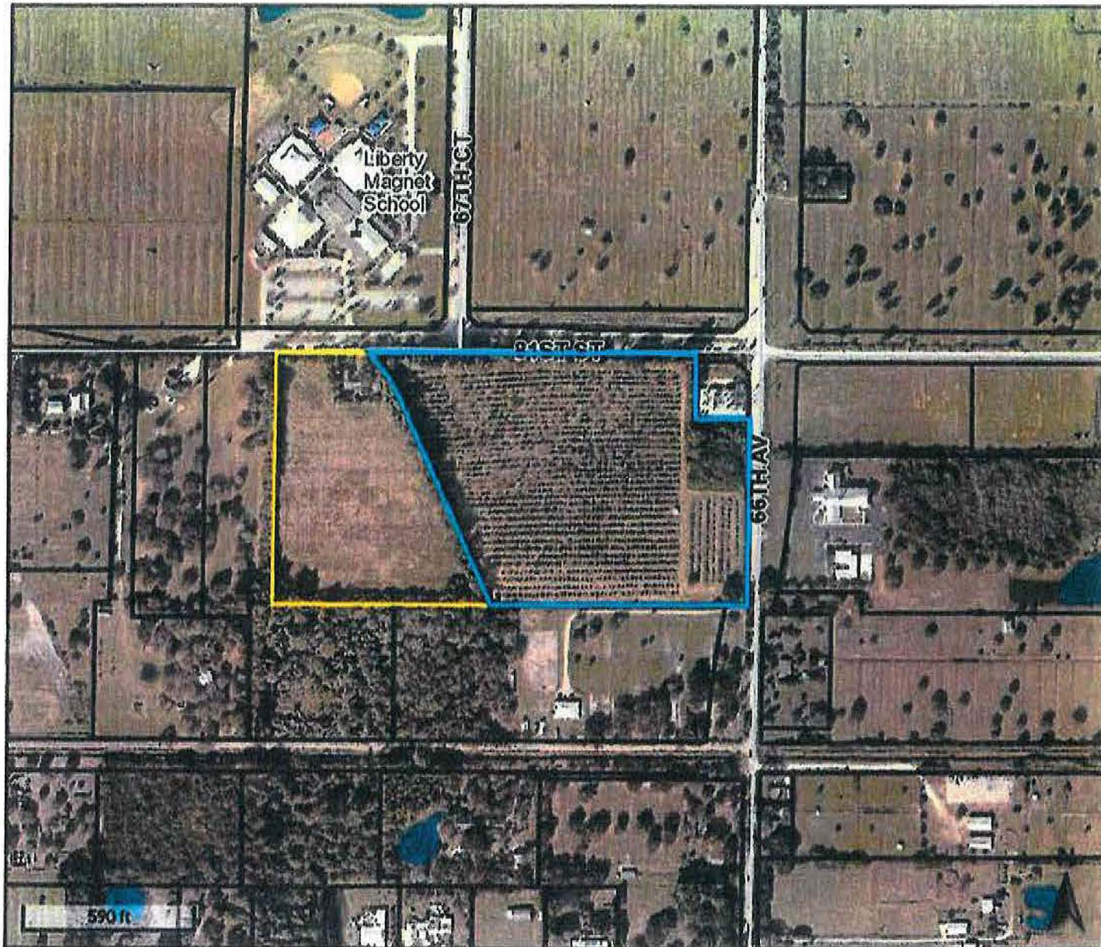




Indian River County, FL



Overview



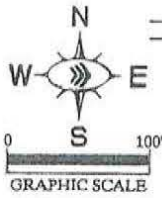
Legend

- Parcels
- Street Centerlines
- Subdivisions
- Municipal Boundaries 2
- IRC_Private_School
- Government Facilities**
- FEDERAL GOVERNMENT
- COUNTY GOVERNMENT
- LOCAL GOVERNMENT
- SCHOOL
- HOSPITAL
- FIRE STATION
- LAW ENFORCEMENT
- STATE PARK
- COUNTY PARK
- CITY PARK
- BOATRAMP
- CANOE LAUNCH
- CANOE LANDING
- Golf Courses**
- Water

Parcel ID	31393100000700000002.0	Prop ID	39482	Owner	SEXTON ROBERT G &	Last 2 Sales		Instr Type	Qual
Sec/Twp/Rng	31-31-39	Class	6600-	Address	MARY GRACEM	Date	Price	Warranty	U
Property Address	8055 66TH AV VERO BEACH	Citrus			1071 INDIAN MOUND TRAIL VERO BEACH, FL 32963	12/1/2014	\$100	Deed Clear Title	
		Acreage	18.84			12/1/2014	\$15000	Warranty Deed	U

[Plat Book Link](#)

District 1- NORTH COUNTY W/SEB INLET
Brief Tax Description ALL THAT PART OF THE N 825.00 FT OF THE SE OF SEC 31 TWP 31 S RGE 39 E LYING E OF THE FOLL DESC LINE; BEG AT A PT ON THE LINE OF THE SE OF SEC 31 TWP 31 S RGE 39 E SAID POB LYING N 89 DEG 55 MIN 29 SEC WA DIST OF 1298.55 FT FROM THE NE COR OF SAID SE O
 (Note: Not to be used on legal documents)



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N89°27'06"W

$\Delta=001'36'49"$
 $L=83.93'$
(TO TCE)

$\Delta=007'25'36"$
 $L=378.49'$
(TO TCE)

PARCEL 130
17,515 SQ. FT.
0.40 ACRES

POINT OF REVERSE CURVE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	579.22	2920.00	290.56	578.27	N06°43'18"E	11°21'55"
C2	15.98	3080.00	7.99	15.98	N12°15'21"E	00°17'50"

LEGEND

- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PARCEL
- RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- TCE TEMPORARY CONSTRUCTION EASEMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT. SECTION

This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, 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
E.C. DEMETER, P.S.M. NO. 5179

DATE: JUL 24 2017
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Drawing Name: K:\VIB_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per R/W\PARCEL 130-R.dwg 130 Jul 18, 2017 9:36pm by: Dominic.Durr

SCALE	1"=100'
DRAWN BY	DFD
CHECKED BY	ECD

KimleyHorn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32980
PHONE 772-794-4100 FAX 772-794-4150
WWW.KIMLEY-HORN.COM

DATE	7/10/17
PROJECT NO.	047035041

LEGAL DESCRIPTION AND SKETCH OF
PARCEL 130
INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER	1 OF 2
--------------	--------

LEGAL DESCRIPTION
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE EAST ¼ CORNER OF SAID SECTION 31;
 THENCE, BEARING SOUTH 00°32'54" WEST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 235.21 FEET TO A POINT;
 THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°27'06" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 66TH AVENUE AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;
 THENCE, BEARING SOUTH 00°32'54" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 590.02 FEET TO A POINT;
 THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, BEARING NORTH 89°55'41" WEST, A DISTANCE OF 72.54 FEET TO A POINT;
 SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 3,080.00 FEET, A CENTRAL ANGLE OF 00°17'50", A CHORD LENGTH OF 15.98 FEET BEARING NORTH 12°15'21" EAST;
 THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.98 FEET TO A POINT;
 SAID POINT BEING THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,920.00 FEET, A CENTRAL ANGLE OF 11°21'55", A CHORD LENGTH OF 578.27 FEET BEARING NORTH 06°43'18" EAST;
 THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 579.22 FEET TO A POINT; THENCE, BEARING SOUTH 89°55'16" EAST, A DISTANCE OF 7.11 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 17,515 SQUARE FEET OR 0.40 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

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 EAST LINE OF SECTION 31. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

Drawing name: K:\WEB_Survey\INDIAN RIVER 00\66TH AVENUE\2017-0112 - Revised Per RCV\PARCEL 130-K.dwg Jul 18, 2017 5:36pm by Domenic Durr

SCALE	N/A	DATE	7/10/17	LEGAL DESCRIPTION AND SKETCH OF PARCEL 130 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 OF 2
DRAWN BY	DFD	PROJECT NO.	047035041		
DESIGNED BY	EOD	© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 440 34TH STREET, SUITE 200, VERO BEACH, FL 33590 PHONE: 772-791-4100 FAX: 772-794-4150 WWW.KIMLEY-HORN.COM			