

CERTIFICATE OF DEDICATION:

COUNTY OF INDIAN RIVER

VICINITY MAP

KNOW ALL MEN BY THESE PRESENTS, THAT KEITH MORGAN JR. AS TRUSTEE OF MARITAL TRUST A, U/A THE J. RICHARD GRAVES, JR. TRUST DATED 11/1/1979, AS AMENDED AND RESTATED, AND KEITH MORGAN, JR. AS TRUSTEE OF MARITAL TRUST B, U/A THE J. RICHARD GRAVES, JR. TRUST DATED 11/1/1979, AS AMENDED AND RESTATED, HAS CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON

- AND DOES HEREBY DEDICATE AS FOLLOWS:

 1. ACCESS EASEMENTS: THE 60.00 FOOT X 110.00 FOOT ACCESS EASEMENT AS SHOWN ON EACH OF LOTS 2

 AND 3 ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED IN PERPETUITY

 FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF LOTS 1, 2, 3 AND 4, AND SHALL BE THE

 PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS OF LOTS 1, 2, 3, AND 4, THEIR SUCCESSORS AND ASSIGNS. THE 60.00 FOOT X 110.00 FOOT ACCESS EASEMENT AS SHOWN ON EACH OF LOTS 6 AND 7 ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED IN PERPETUITY FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF LOTS 5, 6, 7, AND 8, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS OF LOTS 5, 6, 7, AND 8, THEIR SUCCESSORS AND ASSIGNS. THE 90.00 FOOT X 110.00 FOOT ACCESS EASEMENT AS SHOWN ON LOTS 9 AND 10 IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. IT IS DEDICATED IN PERPETUITY FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF LOTS 9, 10, AND 11, AND SHALL BE THE PERFETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS OF LOTS 9, 10 AND 11, THEIR SUCCESSORS AND ASSIGNS. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, MOSQUITO CONTROL DISTRICT AND AMBULANCE, SHALL HAVE THE RIGHT TO USE ALL OF THE ACCESS EASEMENTS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COUNTY FLORIDGE OF THE ACCESS CASEMENTS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY FLORIDGE OF THE PROPERTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH ACCESS EASEMENTS.
- 2. LIMITED ACCESS EASEMENTS: THE 5.00 FOOT WIDE LIMITED ACCESS EASEMENTS AS SHOWN ALONG THE SOUTH BOUNDARY LINES OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL
- AND JURISDICTION OVER ACCESS RIGHTS.

 3. DRAINAGE EASEMENTS: THE 20.00 FOOT WIDE DRAINAGE EASEMENT ALONG THE WEST BOUNDARY OF LOTS 1
 AND 2 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE OWNERS OF LOTS 1
 AND 2, THEIR SUCCESSORS AND ASSIGNS; THE 40.00 FOOT WIDE DRAINAGE EASEMENT ALONG THE COMMON BOUNDARY OF LOTS 3, 4, 5 AND 6, ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE OWNERS OF LOTS 3, 4, 5, AND 6; THE 40 FOOT DRAINAGE EASEMENT ALONG THE COMMON BOUNDARY OF LOTS 7, 8, 9, AND 10, ARE DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE OWNERS OF LOTS 7, 8, 9, AND 10. THE 20.00 FOOT WIDE DRAINAGE EASEMENT ALONG THE EAST BOUNDARY OF LOT 1 SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE OWNER OF LOT 11, IT'S SUCCESSORS AND ASSIGNS; AND THE 25.00 FOOT WIDE DRAINAGE EASEMENT ALONG THE NORTH BOUNDARY OF LOTS 2, 3, 6, 7, 10 AND 11 AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE OWNERS OF LOTS 2, 3, 6, 7, 10 AND 11, THEIR SUCCESSORS AND ASSIGNS

. UTILITY EASEMENTS:

MY COMMISSION EXPIRES: __

. <u>UTILITY FASEMENTS:</u>
THE 60.00 FOOT X 110.00 FOOT UTILITY EASEMENT AS SHOWN ON EACH OF LOTS 2 AND 3 ARE DEDICATED IN PERPETUITY FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF LOTS 1, 2, 3 AND 4, THEIR SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY. THE 60.00 FOOT X 110.00 FOOT UTILITY EASEMENT AS SHOWN ON EACH OF LOTS 6 AND 7 ARE DEDICATED IN PERPETUITY FOR THE USE AND BENEFIT OF THE OWNSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE ROARD OF COUNTY, COMMISSIONERS OF INDIAN RIVER COUNTY, THE 90.00 FOOT FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY. THE 90.00 FOOT X 110.00 FOOT UTILITY EASEMENT AS SHOWN ON LOTS 9 AND 10 IS DEDICATED IN PERPETUITY FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF LOTS 9, 10 AND 11, THEIR SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY. FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

IN WITNESS WHEREOF KEITH MORGAN JR. AS TRUSTEE OF MARITAL TRUST A, U/A THE J. RICHARD GRAVES, JR. TRUST DATED 11/1/1979, AS AMENDED AND RESTATED, AND KEITH MORGAN, JR. AS TRUSTEE OF MARITAL TRUST B, U/A THE J. RICHARD GRAVES, JR. TRUST DATED 11/1/1979, AS AMENDED AND RESTATED, HAS

CAUSED THESE PRESENTS TO BE SIGNED THIS	_ DAT OF, 2024.
BY:	WITNESS:
KEITH MORGAN, JR., TRUSTEE	
BY:	PRINT NAME
KEITH MORGAN, JR., TRUSTEE	
	WITNESS:
ACKNOWLEDGMENT TO CERTIFICATE OF DEDICATION	
STATE OF FLORIDA COUNTY OF INDIAN RIVER	PRINT NAME
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE MOR ONLINE NOTARIZATION, THIS DAY OF TRUSTEE OF MARITAL TRUST A, U/A THE J. RICHARD GRAVE AND RESTATED, AND KEITH MORGAN, JR. AS TRUSTEE OF M. JR. TRUST DATED 11/1/1979, AS AMENDED AND RESTATED, AUTHORITY OF SAID TRUST AND WHO IS PERSONALLY KEET OF THE FORM OF	, 2024 BY KEITH MORGAN JR. AS S, JR. TRUST DATED 11/1/1979, AS AMENDED ARITAL TRUST B, U/A THE J. RICHARD GRAVES, WHO EXECUTED ON BEHALF OF AND WITH THE
NOTARY PUBLIC	

J.R. GRAVES AFFIDAVIT OF EXEMPTION A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING WITHIN

TRACT 14 AND THE WEST 615.52 FEET OF TRACT 15, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS AFFIDAVIT OF EXEMPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK:	
PAGE:	
CFN:	
CLERK'S FILE NUMBER	

CERTIFICATE OF TITLE:
THE LANDS AS DESCRIBED AND SHOWN ON THIS AFFIDAVIT OF EXEMPTION ARE IN THE NAME OF, AND APPARENT RECORD TITLE IS HELD BY, THE ENTITY EXECUTING THE DEDICATION; THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY CHAPTER 197.192, FLORIDA STATUTES, AS AMENDED, AND THAT THERE ARE NO MORTGAGES, LIENS OR OTHER ENCUMBRANCES HELD AGAINST THE LAND.

SIGNATURE DATE: __

FLORIDA BAR NO. 278955 AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA

CERTIFICATE OF SURVEYOR:
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HERBEBY CERTIFY THAT ON JANUARY 12, 2022, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING AFFIDAVIT OF EXEMPTION; THAT SAID AFFIDAVIT OF EXEMPTION IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND SUBDIVIDED; THAT THIS AFFIDAVIT OF EXEMPTION CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED; THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN PLACED AS SHOWN HEREON IN ACCORDANCE WITH AND AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED; AND PROPERTY CORNER MONUMENTS AS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES. AS AMENDED, AND INDIAN RIVER COUNTY CODE CHAPTER 913 SUBDIVISIONS AND PLATS; AND THAT SAID LAND IS LOCATED IN INDIAN RIVER COUNTY, FLORIDA. SURVEY TIES TO FOUND GOVERNMENT CORNERS AND TO INDIAN RIVER COUNTY HORIZONTAL CONTROL NETWORK MONUMENTS CONFORM TO FEDERAL GEODETIC CONTROL COMMITTEE THIRD ORDER CLASS I STANDARDS AS AMENDED.

	SIGNATURE DATE: _	
/ID E. LUETHJE, P.S.M. NO. 5728 RTER ASSOCIATES., INC., L.B. 205 8 21st STREET, VERO BEACH, FL.		

CUCAN ADAMS OUAIDMAN

NOTARY STAMP

COUNTY SURVEYOR CERTIFICATION
THIS J.R. GRAVES AFFIDAVIT OF EXEMPTION HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED

	SIGNATURE DATE:	
DAVID W. SCHRYVER P.S.M. REGISTRATION NO. 4864		
INDIAN RIVER COUNTY SURVEYOR		

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON _____, 2024, THE FOREGOING DEDICATION OF THE LIMITED ACCESS EASEMENT IS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

SUSAN ADAMS, CHARMAN	
ATTEST: RYAN L. BUTLER,	CLERK OF CIRCUIT COURT AND COMPTROLLER
BY:	THE DOADO
DEPUTY CLERK (CLERK TO	THE BUARD)
APPROVED:(DATE)	BY: KIRSTIN LEIENDECKER ASSISTANT PUBLIC WORKS DIRECTOR
(DATE)	BY:ANDREW P. SOBCZAK PLANNING AND DEVELOPMENT SERVICES DIRECTOR
(DATE)	BY: SUSAN J. PRADO
(DITIE)	DEPUTY COUNTY ATTORNEY APPROVED AS TO LEGAL FORM AND SUFFICIENCY

CERTIFICATE OF APPROVAL BY COUNTY EXAMINED AND APPROVED:	ADMINISTRATOR
	DATE:
JOHN A. TITKANICH, JR.	

CLERK TO THE BOARD OF	COUNTY	SEAL OF CLERK OF	PROJECT

CERTIFICATION OF THE CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA COUNTY OF INDIAN RIVER

I, RYAN L. BUTLER, CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS AFFIDAVIT OF EXEMPTION OF J.R. GRAVES AFFIDAVIT OF EXEMPTION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA AS AMENDED. THIS AFFIDAVIT OF EXEMPTION FILED FOR RECORD THIS _______ DAY _, 2024, AND RECORDED IN PLAT BOOK____, PAGE____, CLERK'S FILE NUMBER , IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER (CFN) _______COUNTY, FLORIDA.

RYAN L. BUTLER

CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY:					
DEPUTY CLERK.	INDIAN	RIVFR	COUNTY.	FI ORIDA	

LEGAL DESCRIPTION:
TRACT 14, AND THE WEST 615.52 FEET OF TRACT 15, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

CONTAINING 2,431,848.21 SQUARE FEET GROSS OR 55.83 ACRES GROSS, 2,373,587.48 SQUARE FEET NET OR 54.49 ACRES NET, MORE OR LESS

PARCEL IDENTIFICATION NUMBER 32391800001014000001.0

MUNICIPAL ADDRESS 7100 53RD STREET, VERO BEACH, FLORIDA 32967

1. THE VOLUNTARY DIVISION OF LAND ENCOMPASSED WITHIN THIS AFFIDAVIT OF EXEMPTION INTO LOTS THAT ARE LESS THAN 200,000 SQUARE FEET IN SIZE IS PROHIBITED UNLESS SUCH DIVISION IS ACCOMPLISHED BY FILING A SUBDIVISION PLAT APPROVED BY INDIAN RIVER COUNTY AND MEETING ALL STANDARDS FOR SUBDIVISION PLATTING AS REQUIRED UNDER FLORIDA STATUTES AND INDIAN RIVER COUNTY CODE.

- 2. FLOOD ZONE: THIS AFFIDAVIT OF EXEMPTION LIES WITHIN FLOOD ZONE "AE" SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED 22.8' - 23.0' NAVD'88, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12060C0155H, COMMUNITY NUMBER 120119, PANEL 0155, SUFFIX H MAP REVISED DATE DECEMBER 4, 2012, MAP INDEX DATE DECEMBER 4, 2012.
- 2012, MAP INDEX DATE DECEMBER 4, 2012.

 3. FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING DURING A ONE—HUNDRED—YEAR BASE FLOOD EVENT. YOU SHOULD CONTACT LOCAL BUILDING AND ZONING OFFICIALS AND OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY.
- 4. THIS AFFIDAVIT OF EXEMPTION, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY IN ANY OTHER GRAPHIC OR DIGITAL FORM OF THE AFFIDAVIT OF EXEMPTION.
- 5. PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE, AND CHINESE BOX ORANGE.
- 6. ROUTINE MAINTENANCE (E.G., MOWING) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE
- LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.

 7. PROPERTIES ARE SUBJECT TO INDIAN RIVER COUNTY LAND DEVELOPMENT REGULATIONS (LDRs) IN CHAPTERS 930 AND 934 FOR STORMWATER MANAGEMENT, GRADING AND EXCAVATION OF LAND. PROPOSED ACTIVITY MAY OR MAY NOT BE EXEMPT IN ACCORDANCE WITH INDIAN RIVER COUNTY CODE SECTIONS 934.04 AND 936.06. CONTACT THE COUNTY FOR FURTHER INFORMATION.
- 8. NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLANTED IN EASEMENTS WITHOUT COUNTY APPROVAL.

 9. EACH INDIVIDUAL LOT OWNER IS REQUIRED TO CONSTRUCT AN ACCESSIBLE DRIVEWAY IN ACCORDANCE WITH COUNTY AND STATE FIRE CODES. THE AGE EMERGENCY ACCESS WILL BE A 20' WIDTH OF STABILIZED ROADWAY FOR THE ACCESS ROAD EXTENDING FROM THE ENTRANCE TO THE FARTHEST DRIVEWAY. IF THE LAST DRIVEWAY ON THE ACCESS ROAD IS 150' OR MORE FROM THE ENTRANCE, A TURN-AROUND (CUL-DE-SAC OR 'T' OR 'Y' TURN AROUND) IS REQUIRED. STRUCTURES SET BACK MORE THAN 150' FROM THE PRIMARY ACCESS ROAD WILL REQUIRE AN ADDITIONAL ACCESS ROAD (DRIVEWAY) TO THE STRUCTURE THAT IS AT LEAST 14' IN WIDTH. A STABILIZED ROADWAY SHALL BE PAVED OR UNPAVED AND ABLE TO WITHSTAND LIVE LOADS OF AT LEAST 32 TONS. A 'T' OR 'Y' TURN-AROUND SHALL BE A 20' MINIMUM WIDTH WITH 35' MINIMUM LENGTH FROM CENTERLINE IN BOTH DIRECTIONS. CUL-DE-SAC SHALL HAVE A 112' MINIMUM OUTSIDE DIAMETER.
- 10. NO BUILDING PERMIT WILL BE ISSUED FOR ANY PROJECT ON A LOT WITHIN THIS AFFIDAVIT OF EXEMPTION UNLESS AND UNTIL THE LOT OWNER, OR THE OWNER'S DESIGNEE OBTAINS AN INITIAL AND FINAL CONCURRENCY CERTIFICATE FOR THE PROJECT OR PORTION OF THE PROJECT FOR WHICH A BUILDING PERMIT IS SOUGHT. THE LOT OWNER OR THE OWNER'S DESIGNEE ACKNOWLEDGES THAT INDIAN RIVER COUNTY DOES NOT GUARANTEE THAT ADEQUATE CAPACITY WILL EXIST AT THE TIME THE LOT OWNER OR OWNER'S DESIGNEE CHOOSES TO APPLY FOR AND OBTAIN SUCH A CONCURRENCY CERTIFICATE.

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. DATE: AUGUST 17TH, 2023

CARTER ASSOCIATES, INC.

CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS 1708 21st. STREET

VERO BEACH, FLORIDA 32960 TEL.(772) 562-4191 FAX.(772) 562-7180 PROJECT # 21-221S

SHEET 1 OF 4

J.R. GRAVES AFFIDAVIT OF EXEMPTION

A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING WITHIN
TRACT 14 AND THE WEST 615.52 FEET OF TRACT 15, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST,
ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION,
AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA;
SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY. FLORIDA

THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS AFFIDAVIT OF EXEMPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK:		
PAGE:		
CFN:		
CLERK'S FILE		

DESCRIPTION OF LOT 1 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN TRACT 14, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 14, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 00"12'24" WEST ALONG THE WEST LINE OF AFORESAID TRACT 14, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIFE CANAL (200 FEET WIDE RIGHT OF WAY); THENCE CONTINUE SOUTH 0012'24" WEST, ALONG SAID WEST LINE OF TRACT 14 A DISTANCE OF 468.86 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN SOUTH 89'55'57" EAST, PARALLEL WITH THE SOUTH LINE OF SAID TRACT 14, A DISTANCE OF 273.88 FEET; THENCE RUN SOUTH 00"13"54" WEST, PARALLEL WITH THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 730.68 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, PARALLEL WITH AND NORMAL TO THE SOLITH LINE OF SAID TRACT 14 SAID LINE BEING THE NORTH LINE OF THE 60.00. FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 89"55"57" WEST ALONG SAID LINE, A DISTANCE OF 273.56 FEET TO THE AFORESAID WEST LINE OF TRACT 14; THENCE RUN NORTH 00°12'24" EAST ALONG SAID WEST LINE OF TRACT 14. A DISTANCE OF 730.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

CONTAINING 200,003.45 SQUARE FEET OR 4.591 ACRES, MORE OR LESS.

DESCRIPTION OF LOT 2 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN TRACT 14, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOIL OWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 14, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION. RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 001224" WEST ALONG THE WEST LINE OF AFORESAID TRACT 14, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY) AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN SOUTH 89°29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 334.09 FEET; THENCE RUN SOUTH 0013'54" WEST, PARALLEL WITH THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 1196.98 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACT 14 SAID LINE BEING THE NORTH LINE OF THE 60 OD FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY FLORIDA: THENCE RUN NORTH 89°55'57" WEST ALONG SAID LINE A DISTANCE OF 60.00 FFFT. THENCE RUN NORTH 00"3"54" FAST PARALLEL WITH THE FAST LINE OF SAID TRACT 14 A DISTANCE OF 730.68 FEET; THENCE RUN NORTH 89'55'57" WEST, PARALLEL WITH THE SOUTH LINE OF SAID TRACT 14, A DISTANCE OF 273.88 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID TRACT 14; THENCE RUN NORTH 00"12"24" EAST ALONG SAID WEST LINE OF TRACT 14 A DISTANCE OF 468.86 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

CONTAINING 200,003.34 SQUARE FEET OR 4.591 ACRES, MORE OR LESS.

VERTICAL DATUM:

ORIGINATING BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

DESIGNATION: "N 645"

U.S.G.S. QUAD: OSLO (2018)

N.A.V.D. 88 ORTHO HEIGHT: 16.94 FEET ADJUSTED PUBLISHED

DESCRIPTION: A STAINLESS STEEL ROD DRIVEN TO REFUSAL AT A DEPTH OF 80.0 FT WITH A "NGS" LOGO CAP RECESSED 0.2 FEET BELOW THE LEVEL OF THE GROUND AND ABOUT LEVEL WITH 13TH AVENUE SW, THE DATUM POINT IS RECESSED 0.5 FEET BELOW THE LEVEL OF THE "NGS" LOGO CAP. LOCATED 62.0 FEET EAST OF THE CENTERLINE OF 58TH AVENUE SW, 25.0 FEET NORTH OF THE CENTERLINE OF 13TH STREET SW, 13.8 FEET NORTHWEST OF A WOOD POWER POLE NUMBER 6-5586-7805-0-1, 2.9 FEET SOUTH OF A FENCE CORNER POST AND 2.8 FEET SOUTH OF A CARSONITE WITNESS POST.

AFFIDAVIT OF EXEMPTION B.M. #1 = TOP OF P.R.M. SOUTHWEST PROPERTY CORNER OF AFFIDAVIT OF EXEMPTION

TOP ELEVATION: 16.73 FEET (N.A.V.D. 1988)

AFFIDANT OF EXEMPTION B.M. #2= TOP OF P.R.M. SOUTHEAST PROPERTY CORNER OF AFFIDAVIT OF EXEMPTION

ELEVATION: 19.54 FEET (N.A.V.D. 1988)

DESCRIPTION OF LOT 3 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN TRACT 14, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOIL LOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 14. SECTION 18. TOWNSHIP 32 SOUTH. RANGE 39 FAST ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 00"12'24" WEST ALONG THE WEST LINE OF AFORESAID TRACT 14, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIFE CANAL (200 FEET WIDE RIGHT OF WAY); THENCE RUN SOUTH 89'29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 334.09 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89'29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 334.59 FEET; THENCE RUN SOUTH 0013'54" WEST, PARALLEL WITH THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 465.97 FEET; THENCE RUN NORTH 89°55'57" WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 14, A DISTANCE OF 274.59 FEET; THENCE RUN SOUTH 00"3"54" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT 14 A DISTANCE OF 728.43 FFFT TO THE INTERSECTION WITH A LINE 60.00 FFFT NORTH OF, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACT 14, SAID LINE BEING THE NORTH LINE OF THE 60.00 FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 89'55'57" WEST ALONG SAID LINE A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 00°13'54" EAST PARALLEL WITH THE EAST LINE OF SAID TRACT 14 A DISTANCE OF 1,196.98 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD. CONTAINING 200.044.25 SQUARE FEET OR 4.592 ACRES. MORE OR LESS.

DESCRIPTION OF LOT 4 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN TRACT 14, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 14, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION. RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY. FLORIDA. RUN SOUTH 0012'24" WEST ALONG THE WEST LINE OF AFORESAID TRACT 14, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY); THENCE RUN SOUTH 89'29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 668.68 FEET; THENCE RUN SOUTH 0043'54" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT 14 A DISTANCE OF 465.97 FEET TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00"13"54" WEST ALONG SAID LINE A DISTANCE OF 728.43 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACT 14. SAID LINE BEING THE NORTH LINE OF THE 60.00 FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 89°55'57" WEST ALONG SAID LINE A DISTANCE OF 274.59 FFFT: THENCE RUN NORTH 00'13'54" FAST PARALLEL WITH THE FAST LINE OF SAID TRACT 14 A DISTANCE OF 728.43 FEET; THENCE RUN SOUTH 89°55'57" EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 14, A DISTANCE OF 274.59 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

CONTAINING 200,017.61 SQUARE FEET OR 4.592 ACRES, MORE OR LESS.

DESCRIPTION OF LOT 5 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN TRACT 14, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 14. SECTION 18. TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 0012'24" WEST ALONG THE WEST LINE OF AFORESAID TRACT 14, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY); THENCE RUN SOUTH 89'29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 668.68 FEET; THENCE RUN SOUTH 0013'54" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT 14 A DISTANCE OF 465.97 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN SOUTH 89*55'57" EAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 14, A DISTANCE OF 279.71 FEET; THENCE RUN SOUTH 0013'54" WEST, PARALLEL WITH THE EAST LINE OF SAID TRACT 14 A DISTANCE OF 728.43 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACT 14, SAID LINE BEING THE NORTH LINE OF THE 60.00 FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 89°55'57" WEST ALONG SAID LINE A DISTANCE OF 279.71 FEET; THENCE RUN NORTH 00"13"54" EAST PARALLEL WITH THE EAST LINE OF SAID TRACT 14 A DISTANCE OF 728.43 FEET TO THE PONT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

CONTAINING 203,750.83 SQUARE FEET OR 4.677 ACRES, MORE OR LESS.

DESCRIPTION OF LOT 6 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN TRACT 14, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 14, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST. ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 00"12'24" WEST ALONG THE WEST LINE OF AFORESAID TRACT 14, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY); THENCE RUN SOUTH 89*29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 668.68 FEFT TO THE POINT OF REGINNING: FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89°29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 339.72 FEFT: THENCE RUN SOUTH 00"13"54" WEST, PARALLEL WITH THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 1191.80 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACT 14, SAID LINE BEING THE NORTH LINE OF THE 60.00 FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 89°55'57" WEST ALONG SAID LINE A DISTANCE OF 60.00 FEET: THENCE RUN NORTH 0013'54" EAST PARALLEL WITH THE EAST LINE OF SAID TRACT 14 A DISTANCE OF 728.43 FEET; THENCE RUN NORTH 89*55'57" WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 14 A DISTANCE OF 279.71 FEET; THENCE RUN NORTH 00"13"54" E, PARALLEL WITH THE EAST LINE OF SAID TRACT 14 A DISTANCE OF 465.97 FFFT TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD. CONTAINING 201,559.67 SQUARE FEET OR 4.627 ACRES, MORE OR LESS.

THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. DATE: AUGUST 17TH, 2023

CARTER ASSOCIATES, INC.

CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS 1708 21st. STREET

VERO BEACH, FLORIDA 32960 TEL.(772) 562-4191 PROJECT # 21-221S

FAX.(772) 562-7180

SHEET 2 OF 4

J.R. GRAVES AFFIDAVIT OF EXEMPTION

TRACT 14 AND THE WEST 615.52 FEET OF TRACT 15, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION. AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

THERE MAY BE ADDITIONAL COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN THAT ARE NOT RECORDED ON THIS AFFIDAVIT OF EXEMPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PLAT BOOK:	
PAGE:	
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DESCRIPTION OF LOT 7 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN TRACT 14 AND THE WEST 615.52 FEET OF TRACT 15, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 14, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION. RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY FLORIDA RUN SOLITH 0012'24" WEST ALONG THE WEST LINE OF AFORESAID TRACT 14, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY); THENCE RUN SOUTH 89°29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1008.40 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89°29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 318.82 FEET TO THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED TRACT 14 (ALSO BEING THE WEST LINE OF AFOREMENTIONED TRACT 15, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST): THENCE RUN SOUTH 89*28'27" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY) A DISTANCE OF 18.65 FEET; THENCE RUN SOUTH 00"13"54" WEST, PARALLEL WITH THE EAST LINE OF SAID TRACT 14 (ALSO THE WEST LINE OF SAID TRACT 15), A DISTANCE OF 463.20 FEET; THENCE RUN NORTH 89°55'57" WEST, TRAVERSING THROUGH SAID TRACTS 15 AND 14, PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 15 AND 14, A DISTANCE OF 277.46 FEET; THENCE RUN SOUTH 00"13"54" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT 14 (ALSO THE WEST LINE OF SAID TRACT 15), A DISTANCE OF 726.00 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACT 15 AND 14. SAID LINE BEING THE NORTH LINE OF THE 60.00 FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 89"55"57" WEST ALONG SAID LINE A DISTANCE OF 60.00 FFET: THENCE RUN NORTH 0013'54" FAST PARALLEL WITH THE FAST LINE OF SAID TRACT 14 (ALSO THE WEST LINE OF SAID TRACT 15), A DISTANCE OF 1,191.80 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL FASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD CONTAINING 200,311.16 SQUARE FEET OR 4.599 ACRES, MORE OR LESS.

DESCRIPTION OF LOT 8 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN TRACT 14 AND THE WEST 615.52 FEET OF TRACT 15, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 14, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 0012'24" WEST ALONG THE WEST LINE OF AFORESAID TRACT 14, A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY); THENCE RUN SOUTH 89°29'34" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 1,327.21 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID TRACT 14 (ALSO BEING THE WEST LINE OF AFOREMENTIONED TRACT 15); THENCE RUN SOUTH 89'28'27" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY) A DISTANCE OF 18.65 FEET: THENCE RUN SOUTH 0013'54" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT 14 (ALSO BEING THE WEST LINE OF AFOREMENTIONED TRACT 15). A DISTANCE OF 463.20 FEET TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING CONTINUE SOUTH 0043'54" WEST ALONG SAID LINE A DISTANCE OF 726.00 FEET TO THE INTERSECTION WITH A LINE 60.00 FFFT NORTH OF PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACTS. 15 AND 14. SAID LINE BEING THE NORTH LINE OF THE 60.00 FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 89'55'57" WEST ALONG SAID LINE A DISTANCE OF 277.46 FEET; THENCE RUN NORTH 0013'54" WEST PARALLEL WITH THE EAST LINE OF SAID TRACT 14 (ALSO BEING THE WEST LINE OF AFOREMENTIONED TRACT 15), A DISTANCE OF 726.00 FEET; THENCE RUN SOUTH 89'55'57" WEST TRAVERSING THROUGH TRACTS 14 AND 15, PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 14 AND 15, A DISTANCE OF 277.46 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL FASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

CONTAINING 201,437.62 SQUARE FEET OR 4.624 ACRES, MORE OR LESS.

DESCRIPTION OF LOT 9 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN THE WEST 615.52 FEET OF TRACT 15, IN SECTION 18, TOWNSHIP 32 A PARCEL OF LAND SITUATED WITHIN THE WEST 615.52 FEET OF TRACT 15, IN SECTION 18, TOWNSHIP SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORF PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 15, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION. RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 0013'54" WEST ALONG THE WEST LINE OF SAID TRACT 15 (ALSO BEING THE FAST LINE OF TRACT 14, SAID SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST). A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY); THENCE RUN SOUTH 89'28'27" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 18.65 FEET: THENCE RUN SOUTH 0013754" WEST PARALLEL WITH THE WEST LINE OF SAID TRACT 15 (ALSO BEING THE EAST LINE OF AFOREMENTIONED TRACT 14), A DISTANCE OF 463.20 FEET TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING RUN SOUTH 89°55'57" FAST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 15, A DISTANCE OF 278.88 FEET; THENCE RUN SOUTH 00"13"54" WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT 15 (ALSO BEING THE EAST LINE OF TRACT 14), A DISTANCE OF 726.00 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACT 15, SAID LINE BEING THE NORTH LINE OF THE 60.00 FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA, PER PLAT; THENCE RUN NORTH 89"55"57" WEST ALONG SAID LINE A DISTANCE OF 278.88 FEET; THENCE RUN NORTH 0013'54" EAST PARALLEL WITH THE WEST LINE OF SAID TRACT 15 A DISTANCE OF 726.00 FEET TO THE PONT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

CONTAINING 202,464.68 SQUARE FEET OR 4.648 ACRES, MORE OR LESS.

DESCRIPTION OF LOT 10 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

A PARCEL OF LAND SITUATED WITHIN THE WEST 615.52 FEET OF TRACT 15, IN SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 15, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 00"13"54" WEST ALONG THE WEST LINE OF SAID TRACT 15 (ALSO BEING THE EAST LINE OF TRACT 14, SAID SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST), A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY); THENCE RUN SOUTH 89°28'27" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 18.65 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89'28'27" EAST ALONG SAID SOUTH LINE A DISTANCE OF 338.88 FEET; THENCE RUN SOUTH 0013'54" WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT 15 (ALSO BEING THE EAST LINE OF AFOREMENTIONED TRACT 14), A DISTANCE OF 1,186.49 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACT 15, SAID LINE BEING THE NORTH LINE OF THE 60.00 FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA, PER PLAT: THENCE RUN NORTH 89°55'57" WEST ALONG SAID LINE A DISTANCE OF 60.00 FEET: THENCE RUN NORTH 0013'54" EAST PARALLEL WITH THE WEST LINE OF SAID TRACT 15 A DISTANCE OF 726.00 FEET; THENCE RUN NORTH 89'55'57" WEST PARALLEL WITH THE SOUTH LINE OF SAID TRACT 15 A DISTANCE OF 278.88 FEET: THENCE RUN NORTH 0013'54" E, PARALLEL WITH THE WEST LINE OF SAID TRACT 15 A DISTANCE OF 463.20 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD. CONTAINING 200,067.95 SQUARE FEET OR 4.593 ACRES, MORE OR LESS.

DESCRIPTION OF LOT 11 OF THE J.R. GRAVES AFFIDAVIT OF EXEMPTION

32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 15, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST. ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 0013'54' WEST ALONG THE WEST LINE OF SAID TRACT 15 (ALSO BEING THE EAST LINE OF TRACT 14, SAID SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST), A DISTANCE OF 100.00 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT NORTH RELIEF CANAL (200 FEET WIDE RIGHT OF WAY): THENCE RUN SOUTH 89'28'27" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 357.53 FEET TO THE POINT OF BEGINNING: FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89°28'27" EAST ALONG SAID SOUTH LINE A DISTANCE OF 258.00 FEET TO THE EAST LINE OF THE AFOREMENTIONED WEST 615.52 FEET OF TRACT 15; THENCE RUN SOUTH 0013'54" WEST. ALONG SAID EAST LINE AND PARALLEL WITH THE WEST LINE OF SAID TRACT 15. A DISTANCE OF 1,184.43 FEET TO THE INTERSECTION WITH A LINE 60.00 FEET NORTH OF, PARALLEL WITH AND NORMAL TO THE SOUTH LINE OF SAID TRACT 15. SAID LINE BEING THE NORTH LINE OF THE 60.00 FOOT WIDE RIGHT OF WAY DEDICATION TO INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 89'55'57" WEST ALONG SAID LINE A DISTANCE OF 257.99 FEET: THENCE RUN NORTH 00'13'54" EAST PARALLEL WITH THE WEST LINE OF SAID TRACT 15 A DISTANCE OF 1,186.49 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD. CONTAINING 305,843.56 SQUARE FEET OR 7.021 ACRES, MORE OR LESS.

> THIS INSTRUMENT WAS PREPARED BY: DAVID E. LUETHJE, P.S.M. DATE: AUGUST 17TH, 2023

CARTER ASSOCIATES, INC.

PROJECT # 21-221S

CONSULTING ENGINEERS AND PROFESSIONAL SURVEYORS AND MAPPERS 1708 21st. STREET VERO BEACH, FLORIDA 32960 FAX.(772) 562-7180 TEL.(772) 562-4191

SHEET 3 OF 4

J.R. GRAVES AFFIDAVIT OF EXEMPTION A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS LYING WITHIN TRACT 14 AND THE WEST 615.52 FEET OF TRACT 15, SECTION 18, TOWNSHIP 32 SOUTH, RANGE 39 EAST,

ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA;

SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

THERE MAY BE ADDITIONAL COVENANTA OF EXEMPTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OF THE PROPERTY SHOWN THAT

PLAT BOOK:		
PAGE:		
CFN: CLERK'S FILE NUMBER		
L E G E	- N D	
ASSOC. ASSOCIATES ID. IDENTIFICATION I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA I.R.F.CO., SD. INDIAN RIVER FARMS	F.D.R.C.	"FOUND REBAR AND CAP" DENOTES FOUND CORNER (REBAR AND CAP, SIZE AND

	ARE NOT RECORD	ED ON THIS AFFIDAVIT OF EXEMPTION	THAT MAY BE FOUND IN THE PUBLI	C RECORDS OF INDIAN RIVER COUN	IY, FLORIDA.			
							L E G E	E N D
	S 89°29'3-	4" E 1327.21'—————	-	i i			ASSOC. ASSOCIATES	
	S 89'29'34" E 1008.40'—		•				ID. IDENTIFICATION	F.D.R.C. "FOUND REBAR AND CAP" DENOTES FOUND
	S 89'29'34" E 668.68'	- 					I.R.CO., FL. INDIAN RIVER COUNTY, FLORIDA I.R.F.CO., SD. INDIAN RIVER FARMS	CORNER (REBAR AND CAP, SIZE AND
	-NORTH RELIEF CANAL		TRACT 11		TRACT 10		COMPANY SUBDIVISION	IDENTIFICATION AS
	200' R.O.W.				2	NORTH R.O.W. LINE OF NORTH RELIEF CANAL	I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT	NOTED) P.C.P. "PERMANENT CONTROL
		NORTH RELIEF CANAL	CENTERLINE NORTH RELIEF CANAL	POINT OF COMMENCEMENT L			PG. PAGE P.R.M. PERMANENT REFERENCE	● POINT" DENOTES 1/2"
	100'	200' WIDE I.R.F.W.C.D. R.O.W. SOUTH LINE TRACT 11-	AND TRACT LINE	1/	01 10		MONUMENT	DIAMETER X 18" LONG REBAR WITH ALUMINUM
	POINT OF COMMENCEMENT LOTS 1-8 N 89'29'3	44" W 1327.26' (C)	SET 4"x4" CONCRETE— MONUMENT \-/	SOUTH LINE OF TRACT 10	S 89°28'27" E 615.53' -	^	P.B. PLAT BOOK - P.L.S. PROFESSIONAL LAND SURVEYOR	CAP STAMPED "PCP CARTER ASSOC. LB 205"
1	NORTHWEST CORNER TRACT 14 S 00'12'24" W SOUTH R.O.W. LINE	NORTH LINE TRACT 14-	STAMPED "PRM WIT. COR. CARTER ASSOC. LB 205"	S 00°13′54″ W 100.00′	NORTH LINE OF TRACT 15	1, 18	P.O.B. POINT OF BEGINNING	P.R.M. "PERMANENT REFERENCE
· —	NORTH RELIEF CANAL S 89'29'34"	E 1327.21'	(12.0' SOUTH)	P.O.B. LOT 10 N 89*28'27" S 89*28'27" E 357.53'	W 615.53'	1 18	P.O.C. POINT OF COMMENCEMENT R.O.W. RIGHT—OF—WAY	■ MONUMENT" DENOTES SET (4"X4"X24"
<i>'</i>	P.O.B. LOT 2 334.09'	<u> </u>	7 <u>318.82</u> ′ _ +	338.88'			(P) RECORD PLAT DATA	CONCRETE MONUMENT
	SET 1/2" REBAR WITH P.O.B. LOT 3 S.R.C.		25' DRAINAGE //	S.R.W.C. 25' DRAINAGE S.R.W.C. EASEMENT	SOUTH R.O.W. LINE	SET 1/2"Ø REBAR	S.R.C. SET REBAR AND CAP S.F. SQUARE FEET	WITH 2" DIAMETER ALUMINUM DISK
	PRM CARTER ASSOC. LB 205" S.R.C.	EAST 19.10 ACRES TRACT 14	S 89*28'27" E 18.65'	(12.0' SOUTH)	OF NORTH RELIEF	STAMPED "PRM CARTER	S.L.CO., FL. ST. LUCIE COUNTY, FLORIDA SD. SUBDIVISION	STAMPED "CARTER ASSOC. PRM LB 205")
-	20' DRAINAGE EASEMENT	(CHANCERY ORDER	\P.O.B. LOT 7	LESS & EXCEPT NORTH 100' OF	LOT 11	ASSOC. LB 205"	T.B.M. TEMPORARY BENCH MARK	S.R.C. "SET REBAR AND CAP"
03.0	,986, 1.86,	BOOK 2, PG. 505)	S.R.C.	WEST 20.90 ACRES TRACT 15	S.R.C.		TWP. TOWNSHIP	DENOTES 1/2" DIAMETERX 18" LONG REBAR WITH
ID: 300003.	8 25' DRAINAGE T EASEMENT	[4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		(CHANCERY ORDER BOOK 2, PG. 505)	\ \ \ \ \ \	WEST LINE OF THE WEST 15 ACRES OF	BENCH MARK SYMBOL	CAP STAMPED "CARTER ASSOC." (TYP.)
1300 1300 4' ((21/4 TOT 0	13.5	107.7	3,33		THE EAST 20 ACRES OF TRACT 15	EASEMENT	S.R.W.C. "SET REBAR AND WITNESS
ARCEL 30010 1359.5	To the second se	LOT 6	LOT 7 200,311.16 S.F.	LOT 10 200,067.95 S.F.			FOUND CONCRETE	● CAP" DENOTES 1/2"
PAF 3000	4.591 ACRES 4.592 ACRES 20'-	4.627 ACRES	4.599 ACRES 21.35'	4.593 ACRES	i		MONUMENT (4"X4") AS NOTED	DIAMETER X 18" LONG REBAR WITH CAP
PARCEL II 32391800001013 "12'24" W 1359.54'		40' DRAINAGE	21.55	40' DRAINAGE	j	EAST LINE OF THE WEST 615.52' OF		STAMPED "WIT. COR. LB.205" (TYP.)
32	WEST LINE TRACT 14	EASEMENT		EASEMENT	20' DRAINAGE EASEMENT	TRACT 15	GENERAL NOTES:	EB.200 (111.)
S	N 89'55'57" W 273.88'	N 89°55'57" W 279.71' - S.R.C.		N 89'55'57" W 278.88' S.f	R.C.		 COORDINATE VALUES AND BEARING DATUM AR AMERICAN DATUM OF 1983, ADJUSTMENT OF 	
ىن ئى	P.O.B. LOT 1 P.O.B. LOTS 4 & 5		/T∵S 89°55'57" E 277.46' ·	7) S 89'55'57" E 278.88' -7) P.O.B. LOTS 8 & 9		,43°	ARE PROJECTED INTO THE STATE PLANE COC EAST ZONE, 0901. THE NORTH LINE OF	ORDINATÈ SYSTEM, FLORIDA
%.0[S.R.C. S.R.C. S.R.C.	i i	35.	S.R.C.	,64	1344.4 	89°29'34" EAST.	
DS	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0		34.6	0 P	TRACT 15	54" w 13 10: 11500000C 1150000C	THE PERMANENT REFERENCE MONUMENTS WEI ON DECEMBER 4TH, 2023.	,
LANDS THIS	L_20' DRAINAGE	27. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7	P >	1 S R R	E LOT 11	3,54,3,54,0) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C	3. PROPERTIES ARE SUBJECT TO INDIAN RIVER C REGULATIONS (LDRs) IN CHAPTERS 930 AN	
TED TO	EASEMENT #4,4		LINE 144	ST ST ACT	41	V 1184.43' S 0013'5 343.94' (C) BARCEL IB0000101 NPLATTED I	MANAGEMENT, GRADING AND EXCAVATION OF MAY OR MAY NOT BE EXEMPT IN ACCORE	
UNPLATTED A PART OF	EASEMENT 7.50 00 00 00 00 00 00 00 00 00 00 00 00 0	28.4. 28.4. 4.4.	AST RACT	00° (50°)	SI 4 .	N 11.8 1343	COUNTY CODE SECTIONS 934.04 AND 930.0 FOR FURTHER INFORMATION.	
	ω z	<u> </u>	S	1.00 V 1.00 V	1186	." w 13. " w 13. 323918 UNI	4. THE SUBJECT PROPERTY IS ZONED A-1, AG APPLICABLE BUILDING SETBACKS FROM ALL PR	
	30.68 30.68 688' 688' 688' 688' 688' 688' 688' 68	8.43 8.43	.00.	<u>(</u> 9 2\	#4 	3,03	THERE MAY BE ADDITIONAL SETBACK REQUI	IREMENTS FOR ALL OTHER
	LOT 1	LOT 5 2 2 2 2 3 7 5 8 3 5 5 1 1 1 1 1 1 1 1	5 99 LOT 8 1 201,437.62 S.F.	FOT 9 LOT 9 1,257 1,	0135	0 S 00	APPURTENANCES, SEE INDIAN RIVER COUNTY ALL OTHER SETBACK REQUIREMENTS.	
	Tala 4 591 ACRES TILL 4 592 ACRES I	ഗ ≥ 4.677 ACRES 1.15+	4.624 ACRES	1048 ACKES OF	00 7	l w	5. THE FIRE MARSHAL'S OFFICE STRONGLY APPROVED WATER SOURCE COMPLYING WITH	
		4.6// ACRES 4.5/5.100	. 4.624 ACKES	00 N			CODE (NFPA-1) 18.3 AND 18.4 BE ESTAB BUILDINGS IN THIS DEVELOPMENT. AS SIZE, N	
		40' DRAINAGE	(0)	WEST 615.52' TRACT 15	1.	LESS AND EXCEPT NORTH 50' OF	THESE PROPERTIES WILL CAUSE A DELA	
	SAND UTILITY FASEMENT	EASEMENT 60'x110' ACCESS	21.35'- -	18.65 40' DRAINAGE	790'x110' ACCESS	SOUTH 80' ORB 2344, PG 2052	SUPPRESSION. (FFPC/NFPA)	
	60'x110' ACCESS AND UTILITY 60'-60'- R.O.W.	AND UTILITY	AND UTILITY EASEMENT	EASEMENT	AND UTILITY EASEMENT	I.R.CO., FL.		
	EASEMENT		5' LIMITED	SOUTH 1/4 CORNER OF SECTION 18	5' LIMITED	 	- (
	5' LIMITED ACCESS 5' LIMITED 5' LACCESS 5' LIMITED 5' L	5' LIMITED ACCESS EASEMENT 110'	ACCESS- EASEMENT	5' LIMITED 110'	ACCESS EASEMENT			
P.O.B LOT 1	40' DRIVEWAY 110' EASEMENT	20,	20' DRIVEWAY	/ FACCESS	40' DRIVEWAY	RIGHT OF WAY		
P.R.M.	273.56' LOCATION 274.59' 274.59'	279.71'	LOCATION 277.46	278.88'	LOCATION 257.99'		GRAPHIC SCALE	
/-	S.R.C. S.R.C. S.R.C. S.R.C. S.R.C. S.R.C. TRACT 14	R.C. N 89'55'57" W 1326.68' S.R.C. S 89'55'57" E 1326.65' 60.00'	.R.C. S.R.C P.R.M 18	S.R.C.N 89'55'57" W 615.52' SOUTH LINE OF TRACT 15	60.00' S.R.C. P.R.M.	SOUTH 80'	- F	0 300
S.R.C.	<u> </u>		·	· · · · · · · · · · · · · · · · · · ·	S.R.C. S.R.C	V	SCALE: (1 Inch = 100 Feet)	
	SOUTH 60' DEDICATION ROAD R.O.W. TO I.R.CO.,FL.	30' KINGSBEF	RRY RD. / 53RD ST.	-30' I.R.F.W.C.D. SUB-L	TERAL A-9-W CANAL		THIS INSTRUMENT WAS PREPARED BY: DAVID	F LUFTHJE PSM
	0.R.B. 3679, PG.1784 I.R.CO.,FL.		50,000 5 (0" 500 555 (500				DATE: AUGUST 17TH, 2023	
	60' ROAD AND CANAL FOUND 1/2" DIA REBAR/CAP RESERVATION		FOUND 5/8" DIA. REBAR/CAP— IDENTIFICATION DESTROYED				CARTER ASSOCIATES, INC. CONSULTING ENGINEERS AND PROFESSIONAL S	SURVEYORS AND MAPPERS
	STAMPED CARTER ASSOC." I.R.F.CO., SD. J PB 2, PG 25,		(S 86°08'27" W 5.89')				1708 21st. STREET	
	S.L.CO., FL.						VERO BEACH, FLORIDA 32960 TEL.(772) 562-4191 FAX.(772) 562-	-7180
							PROJECT # 21-221S	SHEET 4 OF 4