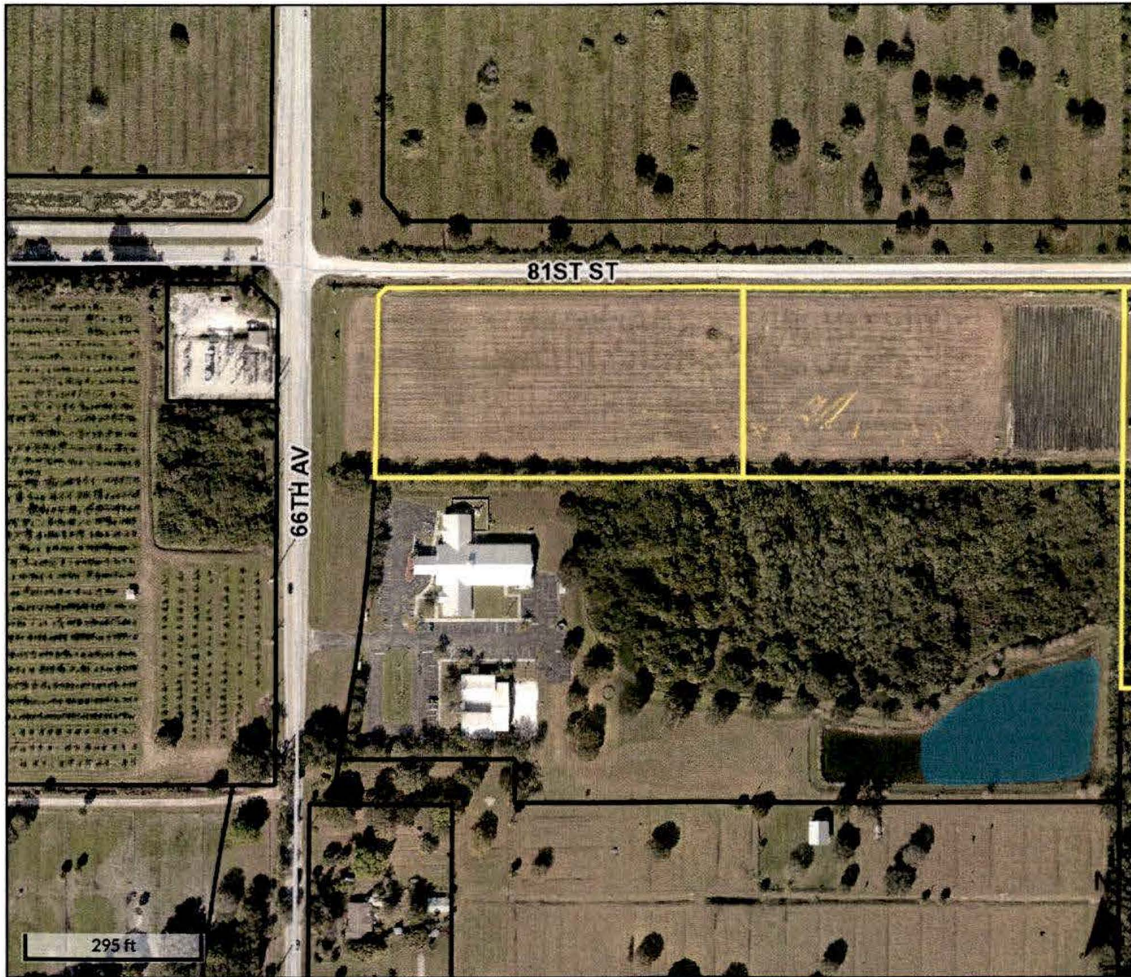




Indian River County, FL



Overview



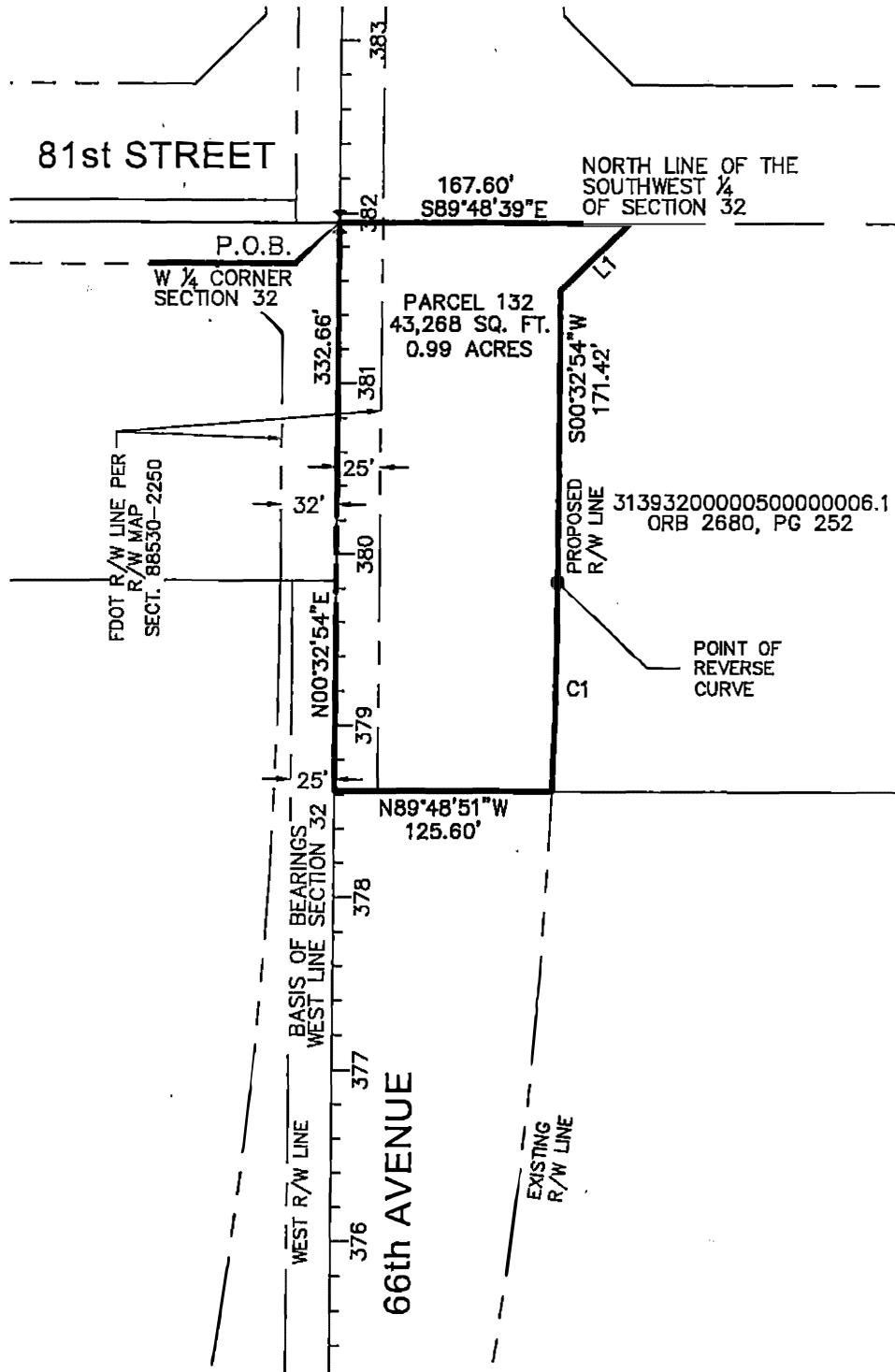
Legend

- Parcels
- Street Centerlines
- 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
- 🚤 BOAT RAMP
- 🚤 CANOE LAUNCH
- 🚤 CANOE LANDING
- Golf Courses**
- 🌊 Water

Parcel ID	31393200000500000001.0	Prop ID	39558	Owner	VAN ANTWERP FREDERICK W (CO-TRS)	Last 2 Sales			
Sec/Twp/Rng	32-31-39	Class	5300-	Address	and FLORENCE B (CO-TRS)	Date	Price	Instr	Qual
Property	6245 81ST ST	Row			6285 81ST ST			Type	
Address	VERO BEACH	Crop			VERO BEACH, FL 32967	4/1/2010	\$100	Warranty U	Deed
		Acreage	9					Clear	Title
						4/1/2010	\$100	Warranty U	Deed

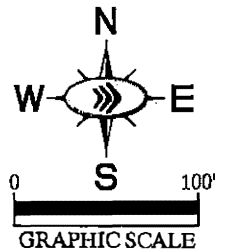
[Plat Book Link](#)

District 1- NORTH COUNTY W/SEB INLET
Brief Tax Description E 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 LESS TO HAMRICK ALSO DESC AS FOLLS; FROM A PO B AT THE NW COR OF THE E 1/2 OF THE N 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SEC 32 TWP 31 S RGE 39 E; TH RUN E 208.70 FT; TH RUN S 208.70 FT; TH RUN W 208.70 FT; TH RUN N 208.70
 (Note: Not to be used on legal documents)



LINE TABLE		
LINE	LENGTH	BEARING
L1	56.21	S45°20'01"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	121.64	3080.00	60.83	121.63	S01°40'47"W	2°15'46"



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
- 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:\WB_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per IRC\PARCEL 132-R.dwg Jul 18, 2017 8:36pm By: Domenico Durr

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

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
448 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM

DATE	7/10/17
PROJECT NO.	047035041

LEGAL DESCRIPTION AND SKETCH OF
PARCEL 132
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 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

BEGINNING FOR REFERENCE AT THE WEST ¼ CORNER OF SAID SECTION 32;

THENCE, BEARING SOUTH 89°48'39" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32, A DISTANCE OF 167.60 FEET TO A POINT;

THENCE, LEAVING SAID NORTH LINE, BEARING SOUTH 45°20'01" WEST, A DISTANCE OF 56.21 FEET TO A POINT;

THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 171.42 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3,080.00 FEET, A CENTRAL ANGLE OF 02°15'46", A CHORD LENGTH OF 121.63 FEET BEARING SOUTH 01°40'47" WEST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 121.64 FEET TO A POINT;

THENCE, BEARING NORTH 89°48'51" WEST, A DISTANCE OF 125.60 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 32;

THENCE, BEARING NORTH 00°32'54" EAST, ALONG SAID WEST LINE, A DISTANCE OF 332.66 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 43,268 SQUARE FEET OR 0.99 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

PROPOSED ACQUISITION PARCEL ACREAGE	= 0.99 ACRES
PORTION OF THE ACQUISITION PARCEL THAT IS ENCUMBERED BY THE FDOT RIGHT-OF-WAY	= 0.19 ACRES

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 WEST LINE OF SECTION 32. 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:\VRB_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per IRC\PARCEL_132-R.dwg Jul 18, 2017 5:36pm by: Domenico.Durr 132 (2)

SCALE N/A	 © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 448 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM	DATE 7/10/17	LEGAL DESCRIPTION AND SKETCH OF PARCEL 132 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 OF 2
DESIGNED BY DFD		PROJECT NO. 047035041		
DRAWN BY DFD				
CHECKED BY ECD				