

EAST LINE OF THE WEST 20 ACRES OF TRACT 16

TRACT 16  
INDIAN RIVER FARMS CO.  
PLAT BOOK 2, PAGE 25  
(ST. LUCIE)

32390600001016000004.0  
ORB 884, PG 289

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.07	N00°32'02"E
L2	50.00	N89°27'58"W

156.00'  
S89°29'34"E  
EAST LINE OF TRACT 16

1198.34'  
636.66'

15' TCE  
25'

PROPOSED R/W LINE

FDOT R/W LINE PER  
R/W MAP  
SECT. 88530-2250

PARCEL 113  
237,334 SQ. FT.  
5.45 ACRES

66TH AVE. BASELINE

EXIST. R/W LINE  
INDIAN RIVER  
FARMS CO.  
PLAT BOOK 2,  
PAGE 25  
(ST. LUCIE)

BASIS OF BEARINGS

EAST LINE SECTION 6

66th AVENUE

LATERAL A CANAL N00°32'02"E

70.00'  
N00°26'24"E

S89°22'53"E

10' TCE

423.04'

N45°34'55"E  
56.53'  
65.00'

P.O.B.

618.93'

SOUTH LINE SECTION 6  
TRACT LINE

69th STREET

30' N89°22'53"W

CANAL A-13

30'

P.O.C.

S.E. CORNER SECTION 6

**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. 6179

JUL 24 2017

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

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

**Kimley»Horn**  
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
445 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 113  
INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER  
1 OF 2

EXHIBIT "B"

Drawing name: K:\VRB\_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per IRC\PARCEL 113-R.dwg 113 Jul 16, 2017 5:35pm by DomenicDurr

LEGAL DESCRIPTION  
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT 16, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY 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 SOUTHEAST CORNER OF SAID SECTION 6;

THENCE, BEARING NORTH 00°32'02" EAST, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 30.07 FEET TO A POINT;

THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°27'58" WEST, A DISTANCE OF 50.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 89°22'53" WEST, A DISTANCE OF 618.93 FEET TO A POINT ON THE EAST LINE OF THE WEST 20 ACRES OF SAID TRACT 16;

THENCE, BEARING NORTH 00°26'24" EAST, ALONG SAID EAST LINE, A DISTANCE OF 70.00 FEET TO A POINT;

THENCE, LEAVING SAID EAST LINE, BEARING SOUTH 89°22'53" EAST, A DISTANCE OF 423.04 FEET TO A POINT;

THENCE, BEARING NORTH 45°34'35" EAST, A DISTANCE OF 56.53 FEET TO A POINT;

THENCE, BEARING NORTH 00°32'02" EAST, A DISTANCE OF 1,198.34 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 16;

THENCE, BEARING SOUTH 89°29'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 156.00 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 16;

THENCE, BEARING SOUTH 00°32'02" WEST, ALONG SAID EAST LINE OF TRACT 16, A DISTANCE OF 1,308.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 237,334 SQUARE FEET OR 5.45 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

PROPOSED ACQUISITION PARCEL ACREAGE	=	5.45 ACRES
PORTION OF THE ACQUISITION PARCEL THAT IS ENCUMBERED BY THE FDOT RIGHT-OF-WAY	=	0.90 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 EAST LINE OF SECTION 6. SAID LINE BEARS NORTH 00°32'02" 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:\WB\_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per IRC\PARCEL 113-R.dwg 113 (2) Jul 18, 2017 5:35pm by: Domenic Durr

SCALE	N/A
DESIGNED BY	DFD
DRAWN BY	DFD
CHECKED BY	ECD

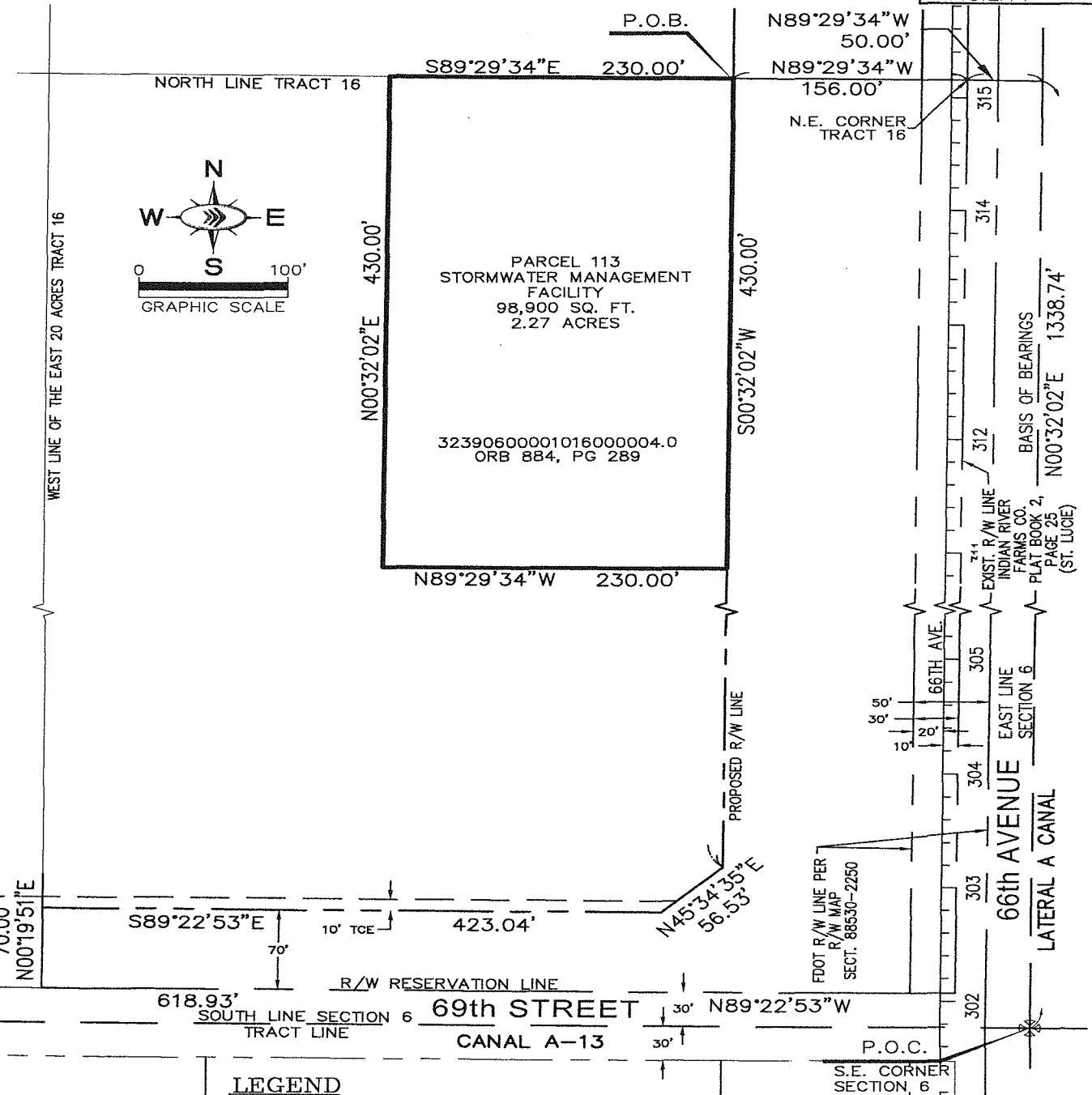
**Kimley»Horn**  
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32980  
 PHONE: 772-794-4100 FAX: 772-794-4130  
 WWW.KIMLEY-HORN.COM

DATE	7/10/17
PROJECT NO.	047035041

LEGAL DESCRIPTION AND SKETCH OF  
PARCEL 113  
INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER  
2 OF 2

**66TH AVENUE  
PARCEL 113  
STORMWATER  
MANAGEMENT  
FACILITY**



**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
- 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  
JUL 24 2017

DATE: \_\_\_\_\_  
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

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

**Kimley»Horn**  
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.  
445 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 113 STORMWATER MANAGEMENT FACILITY  
INDIAN RIVER COUNTY, FLORIDA**

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

EXHIBIT "B"

66TH AVENUE  
 PARCEL 113  
 STORMWATER  
 MANAGEMENT  
 FACILITY

**STORMWATER MANAGEMENT FACILITY**

**LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT 16, SECTION 6, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY 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 SOUTHEAST CORNER OF SAID SECTION 6;

THENCE, BEARING NORTH 00°32'02" EAST, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 1338.74 FEET TO A POINT;

THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°29'34" WEST, A DISTANCE OF 50.00 FEET TO THE NORTH EAST CORNER OF TRACT 16;

THENCE, BEARING NORTH 89°29'34" WEST, ALONG THE NORTH LINE OF SAID TRACT 16, A DISTANCE OF 156.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 00°32'02" WEST, A DISTANCE OF 430.00 FEET TO A POINT;

THENCE, BEARING NORTH 89°29'34" WEST, A DISTANCE OF 230.00 FEET TO A POINT;

THENCE, BEARING NORTH 00°32'02" EAST, A DISTANCE OF 430.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 16;

THENCE, BEARING SOUTH 89°29'34" EAST, ALONG THE NORTH LINE OF SAID TRACT 16, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 98.900 SQUARE FEET OR 2.27 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 6. SAID LINE BEARS NORTH 00°32'02" 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.

SCALE N/A	 <p>© 2017 KIMLEY-HORN AND ASSOCIATES, INC.                  445 24TH STREET, SUITE 200, VERO BEACH, FL 32960                  PHONE: 772-794-4100 FAX: 772-794-4130                  WWW.KIMLEY-HORN.COM</p>	DATE 7/10/17	<b>LEGAL DESCRIPTION AND SKETCH OF                  PARCEL 113 STORMWATER MANAGEMENT FACILITY                  INDIAN RIVER COUNTY, FLORIDA</b>	SHEET NUMBER 2 OF 2
DESIGNED BY DFD		PROJECT NO. 047035041		
DRAWN BY DFD				
CHECKED BY ECD				