

# Sketch and Legal Description for: INDIAN RIVER COUNTY

## Legal Description (Right of Way Acquisition)

A PARCEL BEING A PORTION OF LOT 52 , ACCORDING TO THE PLAT OF EPSY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 36, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID PARCEL NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 30.00 FEET OF SAID LOT 52.

LESS AND EXCEPT THEREFROM:

RIGHT OF WAY FOR OLD DIXIE HIGHWAY (BEING A 66 FOOT WIDE RIGHT OF WAY) AS SHOWN ON PLAT BOOK 24, PAGE 84, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

CONTAINING 2,452 SQ.FT.±

## Surveyor's Notes

- 1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A RIGHT OF WAY ACQUISITION EXHIBIT PREPARED BY THE INDIAN RIVER COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION, PROJECT No. 1359, DATED APRIL 30, 2019.
- 2). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
  - (A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 SHOWING THE SKETCH OF DESCRIPTION.
  - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

## Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)


### Legend and Abbreviations

CB = CHORD BEARING  
CH = CHORD DISTANCE  
D = DELTA ANGLE  
I.R.F.W.C.D. = INDIAN RIVER FARMS  
WATER CONTROL DISTRICT  
L = LENGTH OF ARC  
O.R.B.= OFFICIAL RECORD BOOK  
P.B. = PLAT BOOK  
P.B.S.= PLAT BOOK ST. LUCIE  
PG. = PAGE  
R = RADIUS

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND LEGAL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

10.6.23  
DATE OF SIGNATURE

  
DAVID W. SCHRYVER P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4864

This is not a Boundary Survey

AGENCY: **INDIAN RIVER COUNTY, FL  
PUBLIC WORKS DEPT./ENGINEERING DIV.**

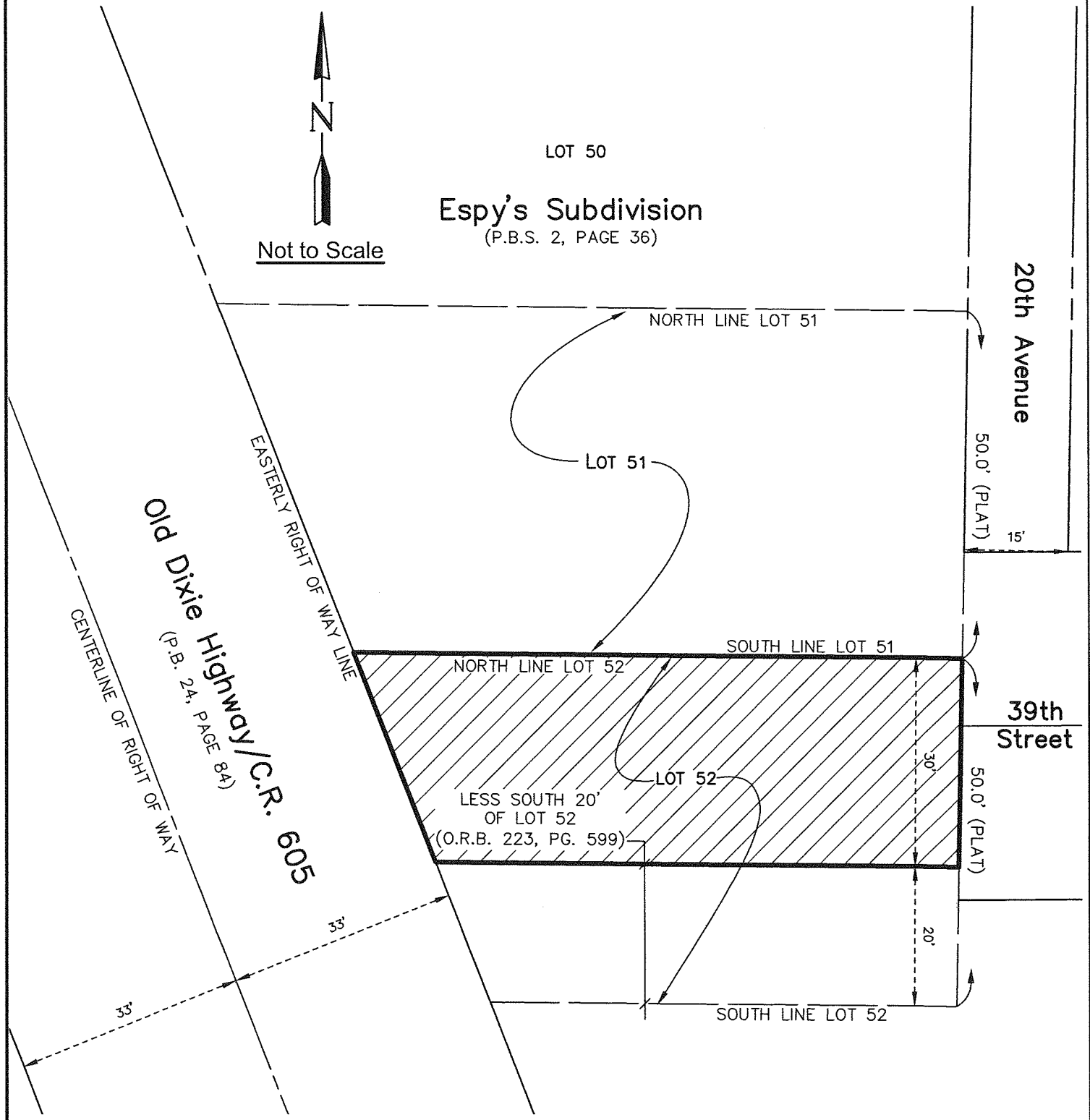
DATE: **10/05/2023** DRAWN BY: **R. INGLETT**

SCALE: **N/A** APPROVED BY: **D. SCHRYVER**

SHEET: **1 OF 2** JOB NO: **IRC-1359**

Sketch and Legal Description  
for:  
**INDIAN RIVER COUNTY**  
**(Lot 52 Epsy's Subdivision)**

# Sketch and Legal Description for: INDIAN RIVER COUNTY



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AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>	
DATE: 10/05/2023	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 2 OF 2	JOB NO: IRC-1359

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for:  
**INDIAN RIVER COUNTY**  
(Lot 52 Epsy's Subdivision)