

# Sketch and Legal Description for: INDIAN RIVER COUNTY

## Legal Description (PER O.R.B. 3329, PG. 793)

THE EAST 276.95 FEET OF LOT 10, BLOCK 1, PLAT OF PALM VILLA ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 30 FEET AND THE EAST 5 FEET LESS THE SOUTH 30 FEET.

### Also Less and Except:

BEING A PARCEL OF LAND , LYING IN SECTION 29, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF LOT 10, OF THE PLAT OF PALM VILLAS ESTATES, AS RECORDED IN PLAT BOOK 1, PAGE 58, OF THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 89°53'48" WEST, ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 29.65 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°06'12" WEST, A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF A 30.0 FOOT WIDE STRIP AS RECORDED IN OFFICIAL RECORD BOOK 881, PAGE 2793, OF SAID PUBLIC RECORDS; THENCE SOUTH 89°53'48" WEST, ALONG SAID NORTH LINE (SAID LINE BEING 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 29) A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID LINE, NORTH 45°05'00" EAST, A DISTANCE OF 53.88 FEET; THENCE NORTH 00°13'42" EAST (ALONG A LINE THAT IS 42.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 29) A DISTANCE OF 55.84 FEET TO THE NORTH LINE OF SAID LOT 10, THENCE NORTH 89°53'48" EAST, ALONG SAID NORTH LINE A DISTANCE OF 12.00 FEET TO THE WEST RIGHT OF WAY OF 58th AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 881, PAGE 2793, OF THE PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY; THENCE DEPARTING SAID NORTH LINE, SOUTH 00°13'42" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF 58th AVENUE ( SAID LINE BEING 30.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 29) A DISTANCE OF 93.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.54 ACRES, MORE OR LESS

### Surveyor's Notes

- 1). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
  - (A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS , WITH SHEET 2 SHOWING THE SKETCH OF THE DESCRIPTION.
  - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THEREFORE, THERE MAY EXIST EASEMENTS, RESERVATIONS, RESTRICTIONS OR OTHER ENCUMBRANCES NOT SHOWN HEREON, BUT CAN BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

### Legend and Abbreviations

(C) = CALCULATED  
 (D) = DEED  
 I.R.F.W.C.D. = INDIAN RIVER FARMS  
 WATER CONTROL DISTRICT  
 L = LENGTH OF ARC  
 O.R.B.= OFFICIAL RECORD BOOK  
 (P) = PLAT  
 P.B.= PLAT BOOK  
 PG = PAGE  
 PBS = PLAT BOOK ST. LUCIE  
 Δ=DELTA ANGLE  
 SQ. FT. = SQUARE FEET  
 R = RADIUS  
 R/W = RIGHT-OF-WAY

### Certification

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

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 PROFESSIONAL BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

This is not a Boundary Survey

\_\_\_\_\_  
DATE OF SIGNATURE

\_\_\_\_\_  
DAVID W. SCHRYVER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4864

PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS  
 WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION

-AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>		<h2 style="margin: 0;">Sketch and Legal Description for: INDIAN RIVER COUNTY</h2> <p style="margin: 0;">(5800 37th Street)</p>
D-TE: <b>3/11/2021</b>	DR-WN BY: <b>R. INGLETT</b>	
SC-LE: <b>N/A</b>	-PPROVED BY: <b>D. SCHRYVER</b>	
SHEET: <b>1 OF 2</b>	JOB NO: <b>1357</b>	

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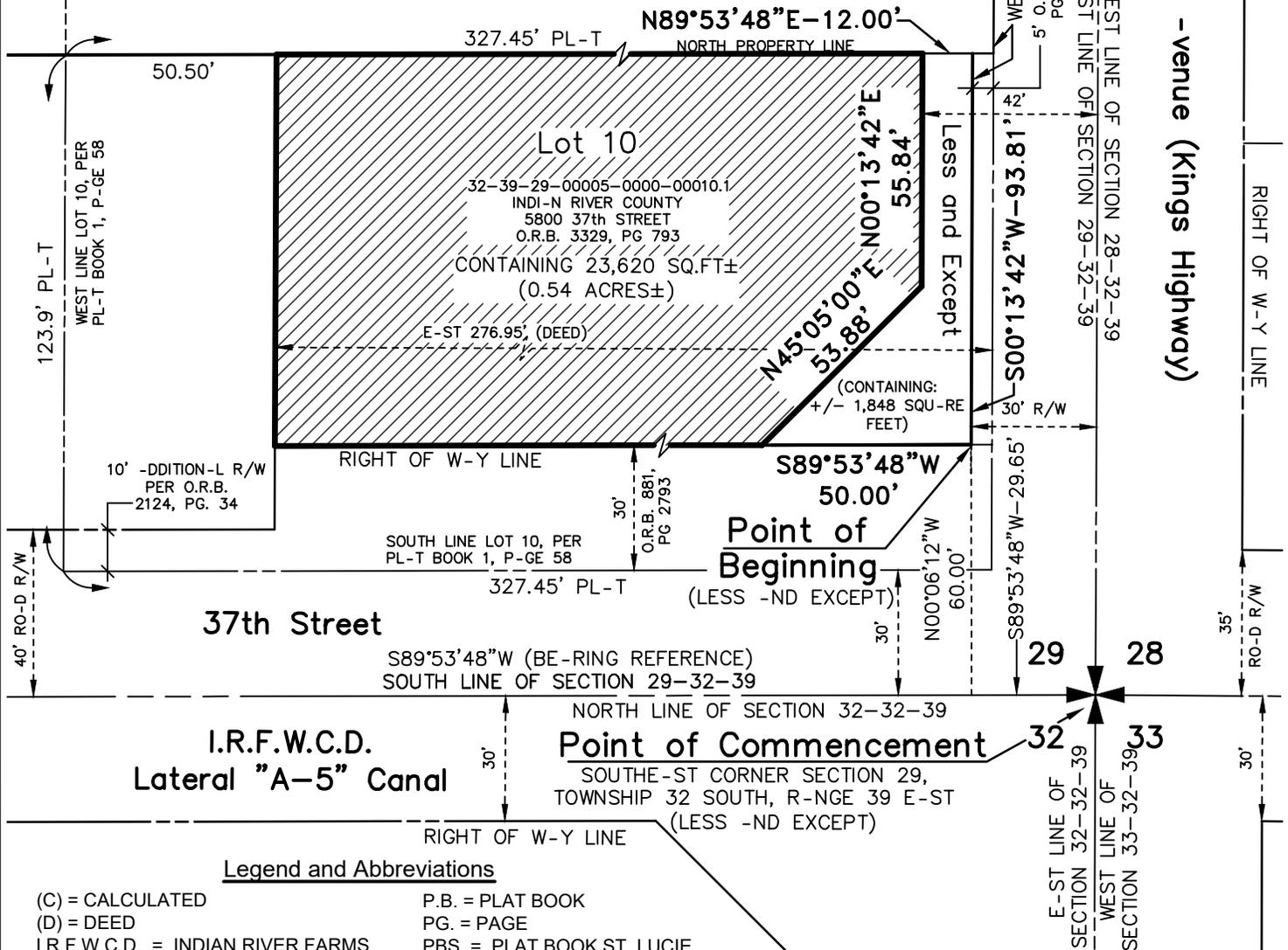
## Palm Villa Estates

P.B. 1, PG. 58

Lot 9



(NOT TO SCALE)



### Legend and Abbreviations

- |  |                           |
|--|---------------------------|
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| I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT | PBS = PLAT BOOK ST. LUCIE |
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AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>	
DATE: <b>3/11/2021</b>	DRAWN BY: <b>R. INGLETT</b>
SCALE: <b>N/A</b>	APPROVED BY: <b>D. SCHRYVER</b>
SHEET: <b>2 OF 2</b>	JOB NO: <b>1357</b>

*Sketch and Legal Description*  
for:  
**INDIAN RIVER COUNTY**  
(5800 37th Street)