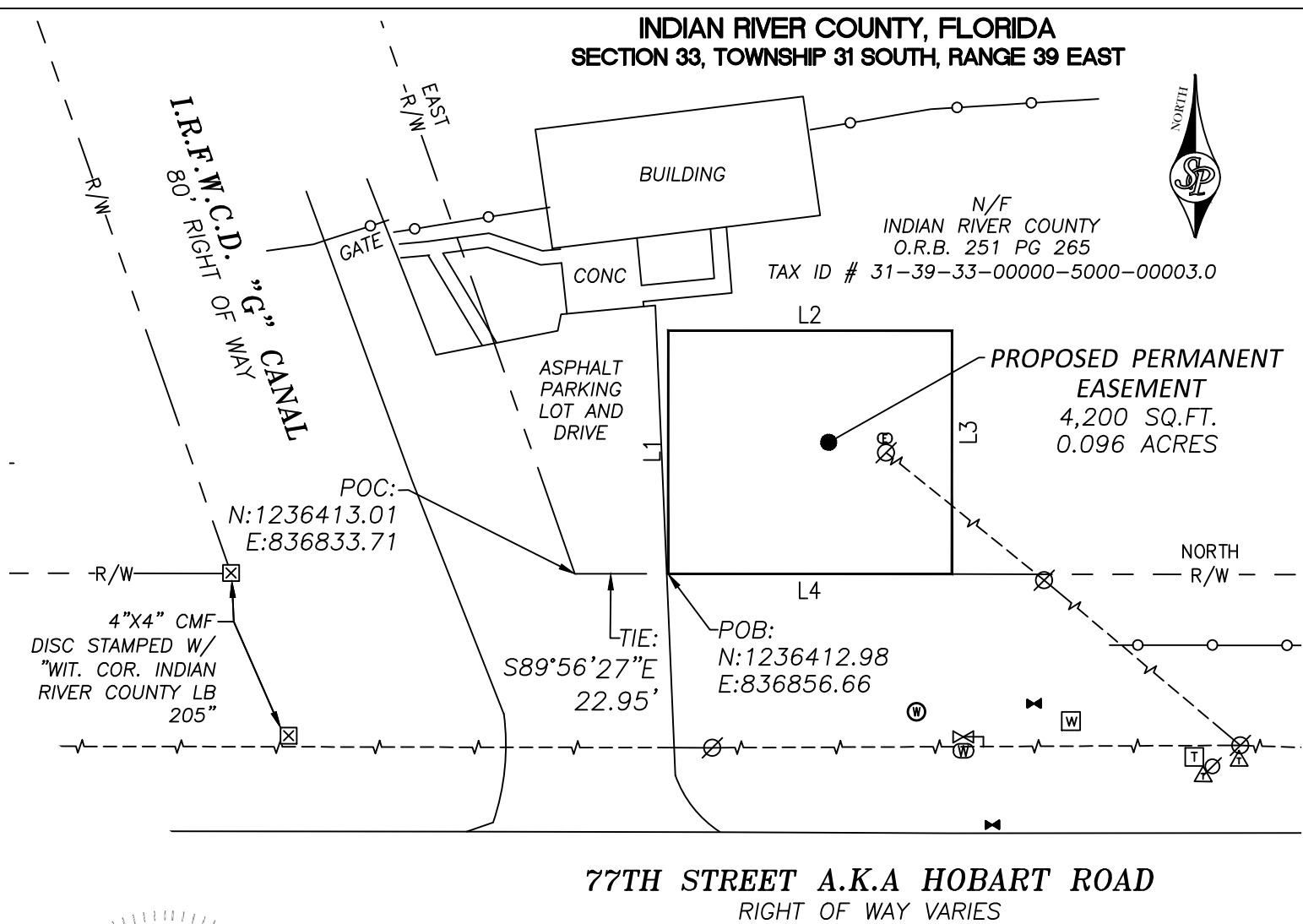


INDIAN RIVER COUNTY, FLORIDA
SECTION 33, TOWNSHIP 31 SOUTH, RANGE 39 EAST

NOTES:

- 1) FEATURES AND IMPROVEMENTS SHOWN WERE FIELD LOCATED 10/25/2023.
- 2) REFERENCE DEED BOOKS AND/OR PLAT BOOKS AS SHOWN HEREON.
- 3) THIS SURVEY IS INTENDED FOR PURPOSES OF EASEMENT ACQUISITION ONLY, AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF THE LANDS SHOWN HEREON.
- 4) THIS PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS NOT OBSERVED.
- 5) THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
- 6) BEARINGS AND DISTANCES (U.S. SURVEY FEET) ARE REFERENCED TO FLORIDA STATE PLANE, EAST ZONE NAD 83. BEARING REFERENCE IS TO THE NORTH R/W LINE OF 77TH STREET A.K.A. HOBART ROAD AS SHOWN ON BOUNDARY SURVEY FOR INDIAN RIVER COUNTY FAIRGROUNDS PREPARED BY CREECH ENGINEERS, INC.

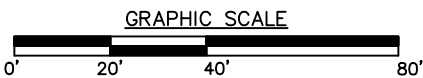


LINE	BEARING	DISTANCE
L1	N00°03'33\"E	60.00'
L2	S89°56'27\"E	70.00'
L3	S00°03'33\"W	60.00'
L4	N89°56'27\"W	70.00'

LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- N/F NOW OR FORMERLY
- O.R.B. OFFICIAL RECORD BOOK
- PG PAGE
- P PROPERTY LINE
- R/W RIGHT OF WAY LINE
- CMF CONCRETE MONUMENT FOUND
- POWER POLE
- ELECTRIC METER
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER SPIGOT
- WATER HANDHOLE
- TELEPHONE HANDHOLE
- TELEPHONE PEDESTAL
- OVERHEAD LINE
- CHAINLINK FENCE
- A.K.A. ALSO KNOWN AS
- I.R.F.W.C.D. INDIAN RIVER FARMS WATER CONTROL DISTRICT

77TH STREET A.K.A HOBART ROAD
RIGHT OF WAY VARIES



SinglePoint
SinglePoint Services
1620 South Broad Street
Monroe, GA 30656
Phone: 678-551-4138
Email: JTrawick@SinglePointAG.com
FLORIDA CERTIFICATE # LB8477

FLORIDA CITY GAS

EASEMENT SKETCH AND DESCRIPTION FOR

INDIAN RIVER COUNTY

INDIAN RIVER COUNTY

FLORIDA

DRAWN: AMH
FILE: EXHB_INDIANRIVERCO
SCALE: 1"=40'
DATE: 5/14/2024
CHECKED: JWT

SHEET 1 of 2

PROJECT NAME: IRED CONNECTOR

Legal Description – Proposed Permanent Easement

All that tract or parcel of land lying and being in Section 33, Township 31 South, Range 39 East of Indian River County, Florida and being more particularly described as follows:

COMMENCING at a point formed by the East Right of Way line of I.R.F.W.C.D. "G" Canal (having an 80 foot right of way) and the North Right of Way line of 77th Street, a.k.a. Hobart Road (right of way width varies), said POINT OF COMMENCEMENT having Florida State Plane Coordinates (East Zone) of Northing 1236413.01 and Easting 836833.71; thence proceed along said North Right of Way line of 77th Street, a.k.a. Hobart Road South 89°56'27" East, a distance of 22.95 feet to a point on said Right of Way line, said point being the POINT OF BEGINNING for the easement area herein described;

THENCE from said POINT OF BEGINNING, leaving said North Right of Way line of 77th Street, a.k.a. Hobart Road and proceeding into the property of Indian River County (Official Record Book 251, page 265 and being tax id # 31-39-33-00000-5000-00003.0) North 00°03'33" East, a distance of 60.00 feet to a point; thence proceed South 89°56'27" East, a distance of 70.00 feet to a point; thence South 00°03'33" West, a distance of 60.00 feet to a point on aforementioned North Right of Way line of 77th Street, a.k.a. Hobart Road; thence along said North Right of Way line North 89°56'27" West, a distance of 70.00 feet to the POINT OF BEGINNING.

Said Proposed Easement containing 4,200 square feet or 0.096 acre.



SinglePoint
 SinglePoint Services
 1620 South Broad Street
 Monroe, GA 30656
 Phone: 678-551-4138
 Email: JTrawick@SinglePointAG.com
 FLORIDA CERTIFICATE # LB8477

FLORIDA CITY GAS
 E-SEMENT SKETCH -ND DESCRIPTION FOR
INDIAN RIVER COUNTY
 INDI-N RIVER COUNTY

EXHIBIT A	
DR-WN:	-MH
FILE:	EXHB_INDI-NRIVERCO
SC-LE:	N/-
D-TE:	5/14/2024
CHECKED:	JWT
SHEET 2 of 2	