

SKETCH & DESCRIPTION

SHEET 1 OF 2

SECTION 10, TOWNSHIP 33 SOUTH, RANGE 39 EAST
PARCEL ID: 33391000001012000004.0

NOT VALID WITHOUT THE SKETCH
ON SHEET 2 OF 2

(OPEN SPACE/CONSERVATION EASEMENT PARCEL NO. 3)

LEGAL DESCRIPTION:

A PORTION OF THE WEST HALF OF THE NORTH 10 ACRES OF THE EAST HALF OF TRACT 12, SECTION 10, TOWNSHIP 33 SOUTH, RANGE 39 EAST, LESS THE SOUTH 1.50 ACRES THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

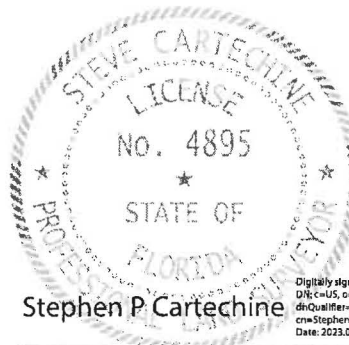
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 12, ALSO BEING THE NORTHWEST CORNER OF MALALUKA GARDENS, AS RECORDED IN PLAT BOOK 4, PAGE 10, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY; THENCE N90°00'00"E ALONG THE NORTH LINE OF SAID TRACT 12 A DISTANCE OF 1000.30 FEET TO NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 10 ACRES OF THE EAST 1/2 OF TRACT 12; THENCE S00°02'58"W, ALONG THE EAST LINE OF THE SAID WEST 1/2 OF THE NORTH 10 ACRES OF THE EAST 1/2 OF TRACT 12, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF ROSEDALE ROAD (12TH STREET) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S00°02'58"W, ALONG SAID EAST LINE, 168.00 FEET; THENCE N89°57'02"W, 23.00 FEET; THENCE N00°02'58"E, 72.98 FEET; THENCE S89°57'02"E, 7.00 FEET; THENCE N00°02'58"E, 85.00 FEET; THENCE S90°00'00"W, 34.69 FEET TO THE SOUTHERLY LINE OF THE OPEN SPACE/CONSERVATION EASEMENT PARCEL NO. 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2156, PAGE 1307 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE N57°30'30"E ALONG THE SOUTHERLY LINE OF SAID EASEMENT A DISTANCE OF 18.62 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF ROSEDALE ROAD (12TH STREET); THENCE N90°00'00"E ALONG SAID SOUTH RIGHT OF WAY LINE, PARALLEL WITH THE NORTH LINE OF THE SAID TRACT 12, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3467 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

SURVEYORS NOTES:

- 1.) BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH LINE OF TRACT 12 BEARS N90°00'00"E.

LEGEND

- ORB = OFFICIAL RECORDS BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- PG. = PAGE



Stephen P. Cartechine

Digitally signed by Stephen P. Cartechine
DN: c=US, o=INDIAN RIVER SURVEY,
dnQualifier=A01410C000001908612876D0009F067,
cn=Stephen P. Cartechine
Date: 2023.05.30 16:54:10 -0400

DATE: 5/30/2023

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
STEVE CARTECHINE FLORIDA CERTIFICATE NO. 4895
CERTIFICATE OF AUTHORIZATION #LB 7545

DRAWING NO.: 22-340-CON. ESMT. 3
PREPARED FOR: GRACE LUTHERAN CHURCH
PREPARED BY:
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

NOT VALID UNLESS SIGNED AND SEALED

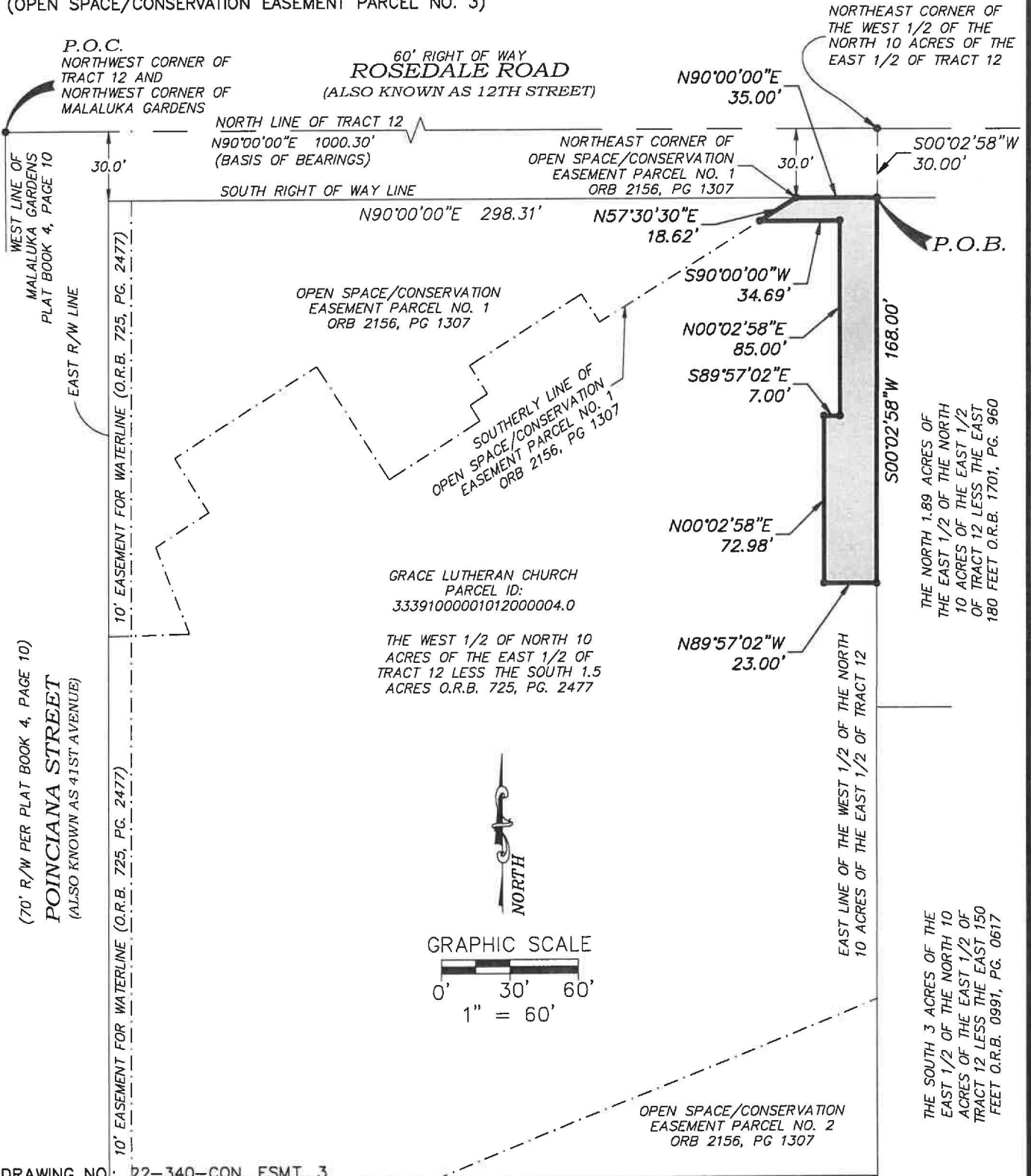
SKETCH & DESCRIPTION

SHEET 2 OF 2

SECTION 10, TOWNSHIP 33 SOUTH, RANGE 39 EAST
 PARCEL ID: 33391000001012000004.0

NOT VALID WITHOUT THE LEGAL
 DESCRIPTION ON SHEET 1 OF 2
 THIS IS NOT A SURVEY

(OPEN SPACE/CONSERVATION EASEMENT PARCEL NO. 3)



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 PREPARED FOR: GRACE LUTHERAN CHURCH
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THE SOUTH 1.5 ACRES OF THE WEST 1/2
 OF NORTH 10 ACRES OF THE EAST 1/2
 OF TRACT 12 O.R.B. 725, PG. 2477