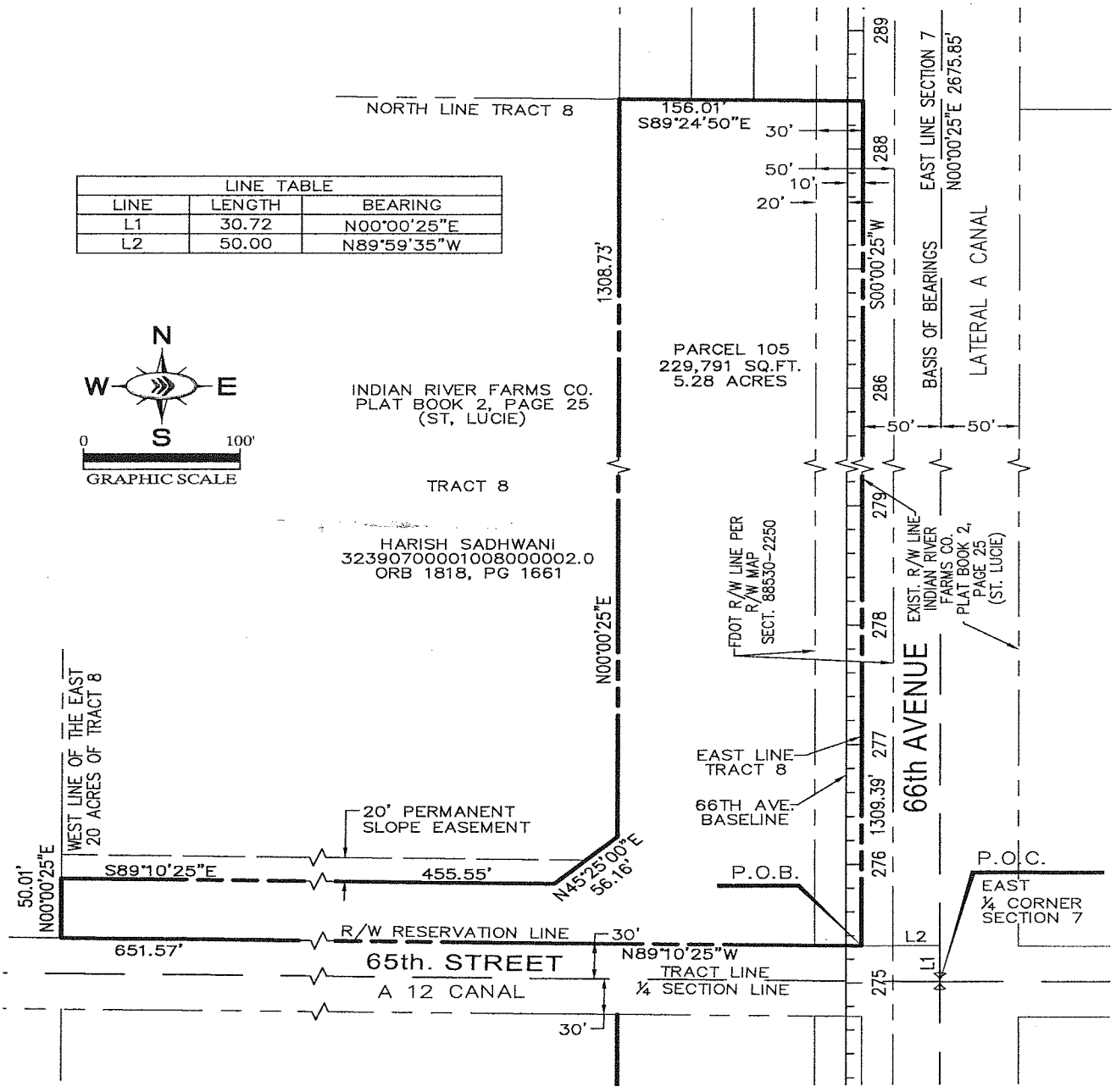
66TH AVENUE
PARCEL 105



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.72	N00°00'25"E
L2	50.00	N89°59'35"W

LEGEND

	SECTION LINE
	EASEMENT LINE
	PROPERTY LINE
	PROPOSED RIGHT OF WAY
	PARCEL
	RIGHT OF WAY LINE
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
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, P.S.M. NO. 5179

DATE: JUL 24 2017

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

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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DATE 7/10/17
PROJECT NO. 047035041

LEGAL DESCRIPTION AND SKETCH OF PARCEL 105 INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER 1 OF 2

Drawing name: K:\VRB_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per IRC\PARCEL 105-R.dwg 105 Jul 18, 2017 5:34pm by: Domenic.Durr

LEGAL DESCRIPTION
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT 8, SECTION 7, 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 EAST ¼ CORNER OF SAID SECTION 7;

THENCE, BEARING NORTH 00°00'25" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 30.72 FEET TO A POINT;

THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°59'35" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 65TH STREET AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 89°10'25" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 651.57 FEET TO A POINT ON THE WEST LINE OF THE EAST 20 ACRES OF SAID TRACT 8;

THENCE, LEAVING SAID NORTH LINE, BEARING NORTH 00°00'25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 50.01 FEET TO A POINT;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°10'25" EAST, A DISTANCE OF 455.55 FEET TO A POINT;

THENCE, BEARING NORTH 45°25'00" EAST, A DISTANCE OF 56.16 FEET TO A POINT;

THENCE, BEARING NORTH 00°00'25" EAST, A DISTANCE OF 1,218.73 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 8;

THENCE, BEARING SOUTH 89°24'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 156.01 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 8;

THENCE, BEARING SOUTH 00°00'25" WEST, ALONG THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 1,309.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 229,791 SQUARE FEET OR 5.28 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

PROPOSED ACQUISITION PARCEL ACREAGE	= 5.28 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 7. SAID LINE BEARS NORTH 00°00'25" 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:\VRB_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per IRC\PARCEL 105-R.dwg 105 (2) Jul 18, 2017 5:34pm by: Domenic.Durr

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

Kimley»Horn
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LEGAL DESCRIPTION AND SKETCH OF PARCEL 105
INDIAN RIVER COUNTY, FLORIDA