

## Legal Description (Drainage Easement)

**BEING** A PARCEL OF LAND, SAID PARCEL LYING AND BEING IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 3039, PAGE 219, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWESTERLY CORNER OF SAID LANDS (SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1504, PAGE 2976, OF SAID PUBLIC RECORDS) SAID CORNER ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE INDIAN RIVER DRIVE (BEING A 66 FOOT WIDE RIGHT OF WAY) AS SHOWN ON THE INDIAN RIVER COUNTY BOARD OF COUNTY COMMISSIONERS RIGHT OF WAY MAP, INDIAN RIVER DRIVE PHASE II, AS RECORDED IN PLAT BOOK 24, PAGE 15, OF SAID PUBLIC RECORDS; THENCE NORTH 32°51'13" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.01 FEET TO A POINT IN THE NORTHWEST CORNER OF A 20 FOOT WIDE DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 820, PAGE 2267 OF SAID PUBLIC RECORDS; THENCE NORTH 59°21'09" EAST, ALONG THE NORTH LINE OF SAID 20 FOOT WIDE DRAINAGE EASEMENT, A DISTANCE OF 25.08 FEET TO THE WESTERLY FACE OF AN EXISTING GARAGE BUILDING; THENCE SOUTH 34°34'57" EAST, ALONG SAID WESTERLY FACE, A DISTANCE OF 11.20 FEET TO THE SOUTHWEST CORNER OF SAID GARAGE BUILDING; THENCE DEPARTING SAID WESTERLY FACE, NORTH 57°36'15" EAST, A DISTANCE OF 51.36 FEET TO THE SOUTHWEST CORNER OF A CONCRETE PATIO AREA; THENCE NORTH 54°50'29" EAST, ALONG THE SOUTHERLY EDGE OF SAID CONCRETE PATIO AREA, A DISTANCE OF 15.81 FEET; THENCE NORTH 44°52'41" WEST, ALONG THE EASTERLY EDGE OF SAID CONCRETE PATIO AREA, A DISTANCE 8.62 FEET TO A POINT OF THE NORTH LINE OF SAID 20 FOOT WIDE DRAINAGE EASEMENT; THENCE DEPARTING SAID CONCRETE PATIO AREA, NORTH 59°21'09" EAST, ALONG THE NORTH LINE OF SAID 20 WIDE EASEMENT AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 25.6 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE INDIAN RIVER; THENCE SOUTHEASTERLY, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 20.2 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID OFFICIAL RECORD BOOK 3039, PAGE 219 OF SAID PUBLIC RECORDS; THENCE SOUTH 59°21'09" WEST, ALONG SAID EASTERLY EXTENSION AND SAID SOUTH LINE, A DISTANCE OF 118.7 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

CONTAINING 1,681 SQUARE FEET, MORE OR LESS

## Surveyor's Notes

1) This Sketch and Legal Description was prepared with the benefit of a Boundary and Survey Section, Job No. 2423, Dated August 20, 2024.

2) This legal description shall not be valid unless:  
sketch of the descriptions.

(a) Provided in its entirety consisting of 2 sheets, with sheet 2 showing the

(b) embossed surveyor's seal.

Reproductions of the description and sketch are not valid unless signed and sealed with

3) Bearings shown herein are based on the Centerline of Indian River Drive, as shown on Plat Book 24, Page 15, of the Public Records of Indian River County, Florida, said line bears North 32°51'13" West and all others are relative thereto.

4) The Mean High Water point (E. 10) 2743 (elevation 0.69) and T. 1 2747 (Elevation 0.71') as shown on the Florida Department of Transportation Website.

## 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.

DATE OF SIGNATURE

DAVID M. SILON, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6139

This is not a Boundary Survey (Not complete without sheets 1 and 2, as created)

2423

INDIAN RIVER COUNTY ADMINISTRATION BUILDING  
1801 27th STREET  
VERO BEACH, FL 32960  
(772) 567-8000



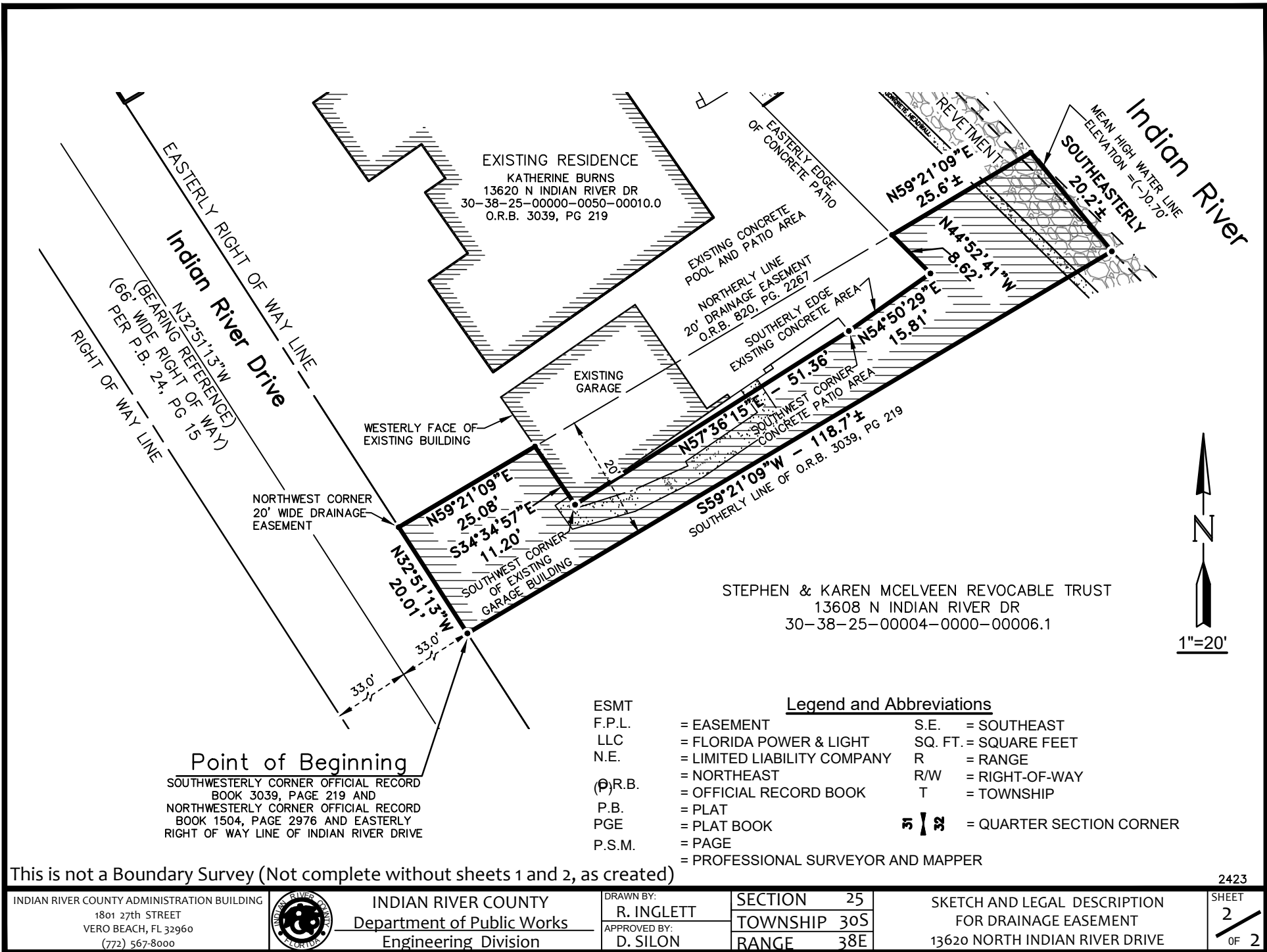
INDIAN RIVER COUNTY  
Department of Public Works  
Engineering Division

DRAWN BY:  
R. INGLETT  
APPROVED BY:  
D. SILON

SECTION	25
TOWNSHIP	30S
RANGE	38E

SKETCH AND LEGAL DESCRIPTION  
FOR DRAINAGE EASEMENT  
13620 NORTH INDIAN RIVER DRIVE

SHEET  
1  
OF 2



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