

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 Department of Public Works 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
an embossed surveyor's seal.

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

3) Drawing 2 shown herein is based on the Central Indian River Drive, as shown on
Page 24, Page 25 of the Public Records of Indian River County, Florida, and bears
North 32°51'13" West and all others are relative thereto.

4) The Tie-in point (Point T) 2742 (elevation 26.60) and T 2742 (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)

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



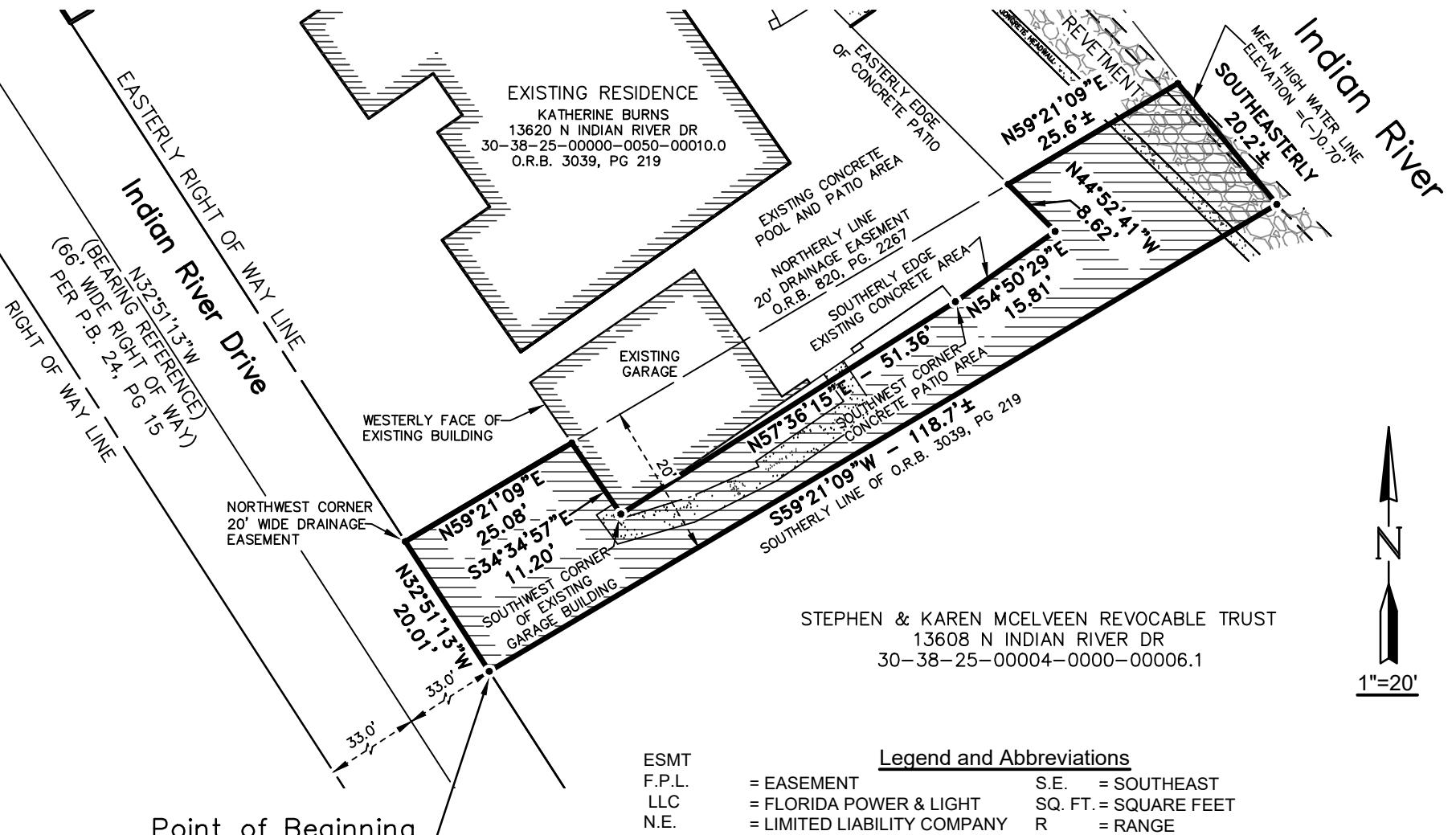
INDIAN RIVER COUNTY
Department of Public Works
Engineering Division

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

2423
SHEET
1
OF 2



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

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. INGLE
APPROVED BY:
D. SILON

SECTION	25
TOWNSHIP	30S
RANGE	38E

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

2423

Legend and Abbreviations

= EASEMENT S.E. = SOUTHEAST
= FLORIDA POWER & LIGHT SQ. FT. = SQUARE FEET
= LIMITED LIABILITY COMPANY R = RANGE
= NORTHEAST R/W = RIGHT-OF-WAY
= OFFICIAL RECORD BOOK T = TOWNSHIP
= PLAT
= PLAT BOOK  = QUARTER SECTION CORNER
= PAGE
= PROFESSIONAL SURVEYOR AND MAPPER