

# FADDEN AFFIDAVIT OF EXEMPTION

A DIVISION OF LAND UNDER THE AFFIDAVIT OF EXEMPTION PROCESS BEING A PORTION OF TRACT 7 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA. SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

CLERK'S FILE NUMBER (CFN): \_\_\_\_\_

**CERTIFICATE OF DEDICATION**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, THAT TANNER JOSEPH WILLING AND BRIANNA J. SIMMONS, BEING THE FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND SUBDIVIDED HEREIN, BEING IN INDIAN RIVER COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS AND RIGHTS OF WAY – TRACT A:**  
THE 30.00 FOOT WIDE STRIP OF RIGHT-OF-WAY FOR 49TH STREET AS SHOWN ON THIS AFFIDAVIT OF EXEMPTION AS TRACT A IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY, FLORIDA FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.
- ACCESS EASEMENT:**  
THE ACCESS EASEMENT SHOWN HEREON IS DEDICATED FOR ACCESS TO THE OWNERS AND RESIDENTS OF LOTS 1 AND 2, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS OF LOTS 1 AND 2, THEIR SUCCESSORS AND ASSIGNS, AND THE LOT OWNERS WILL SHARE EQUALLY THE COSTS OF SAID MAINTENANCE OBLIGATION. ALL PUBLIC AUTHORITIES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, INDIAN RIVER COUNTY MOSQUITO CONTROL DISTRICT AND UTILITY PROVIDERS SHALL HAVE THE RIGHT TO USE THE ACCESS EASEMENT IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH ACCESS EASEMENT.
- LIMITED ACCESS EASEMENTS:**  
THE 5.00 FOOT LIMITED ACCESS EASEMENTS AS SHOWN ALONG THE SOUTH BOUNDARY LINE OF LOTS 1 AND 2 ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS.
- UTILITY EASEMENT:**  
THE 10.00 FOOT UTILITY EASEMENT AS SHOWN IS HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE AND IS DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND INSPECTION OF UTILITIES BY ANY UTILITY PROVIDER INCLUDING CABLE TELEVISION SERVICES.
- DRAINAGE EASEMENT:**  
THE DRAINAGE EASEMENT AS SHOWN IS DEDICATED IN PERPETUITY FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RESPECTIVE LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND THE LOT OWNERS WILL SHARE EQUALLY THE COSTS OF SAID MAINTENANCE OBLIGATION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

BY: \_\_\_\_\_ TANNER JOSEPH WILLING  
WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

BY: \_\_\_\_\_ BRIANNA J. SIMMONS  
WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

WITNESS: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT TO DEDICATION:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, BY TANNER JOSEPH WILLING, WHO IS  PERSONALLY KNOWN TO ME OR  PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY SEAL

**ACKNOWLEDGEMENT TO DEDICATION:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

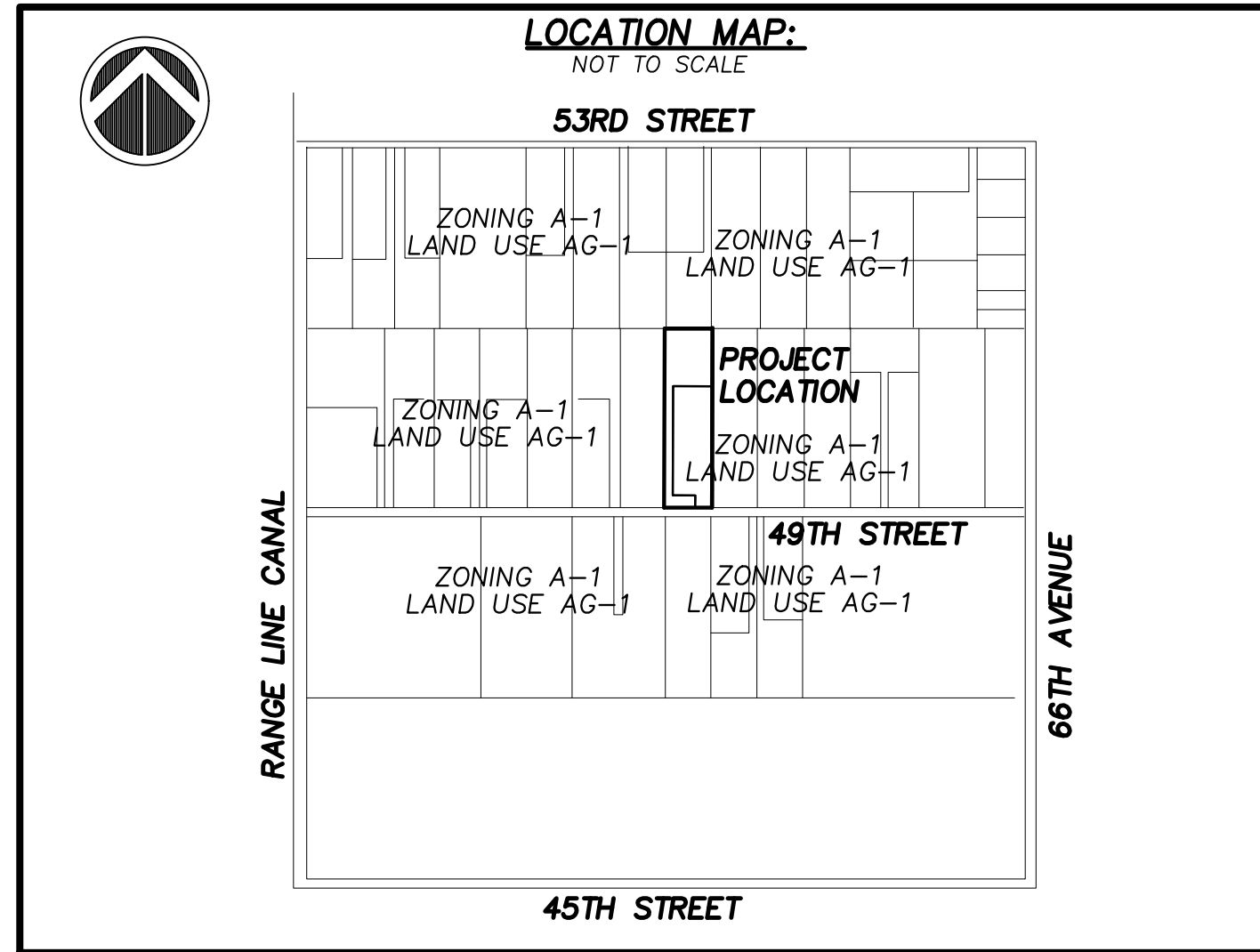
THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, BY BRIANNA J. SIMMONS, WHO IS  PERSONALLY KNOWN TO ME OR  PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC: \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY SEAL

**GENERAL NOTES**

- NOTICE: THE VOLUNTARY DIVISION OF LAND ENCOMPASSED WITHIN THIS AFFIDAVIT OF EXEMPTION INTO LOTS THAT ARE LESS THAN 200,000 SQUARE FEET IN SIZE IS PROHIBITED UNLESS SUCH DIVISION IS ACCOMPLISHED BY FILING A SUBDIVISION PLAT APPROVED BY INDIAN RIVER COUNTY AND MEETING ALL STANDARDS FOR SUBDIVISION PLATTING AS REQUIRED UNDER FLORIDA STATUTES AND INDIAN RIVER COUNTY CODE.
- NOTICE: NO CONSTRUCTION, TREES OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS AFFIDAVIT OF EXEMPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NOTICE: ROUTINE MAINTENANCE (E.G. MOWING ETC.) OF EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT/PROPERTY OWNER(S) AND NOT INDIAN RIVER COUNTY.
- NOTICE: THIS AFFIDAVIT OF EXEMPTION, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE AFFIDAVIT OF EXEMPTION.
- NOTICE: PROPERTIES ARE SUBJECT TO INDIAN RIVER COUNTY LAND DEVELOPMENT REGULATIONS IN CHAPTERS 930 AND 934 FOR STORMWATER MANAGEMENT, GRADING AND EXCAVATION OF LAND. PROPOSED ACTIVITY MAY OR MAY NOT BE EXEMPT IN ACCORDANCE WITH INDIAN RIVER COUNTY CODE SECTIONS 934.04 AND 936.06. CONTACT THE COUNTY FOR FURTHER INFORMATION.
- NOTICE: PROPERTY OWNERS ARE PROHIBITED FROM PLANTING ANY CARIBBEAN FRUIT FLY AND ASIAN CITRUS PSYLLID (CITRUS GREENING) HOST PLANTS AS SPECIFIED HEREON AND ARE REQUIRED TO REMOVE THE SAME IF ANY EXISTS: CATTLEY GUAVA, COMMON GUAVA, LOQUAT, ROSE APPLE, SURINAM CHERRY, ORANGE JASMINE AND CHINESE BOX ORANGE.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" AND AE, ELEVATION 21.1', PER FLOOD INSURANCE RATE MAP 12061C0236 H, DATED DECEMBER 4TH, 2012.
- THE HORIZONTAL VALUES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (NGS ADJUSTMENT OF 2011). STATE PLANE COORDINATES WERE OBTAINED FROM INDIAN RIVER COUNTY GEODETIC CONTROL MONUMENTS GPS 148 AND GPS 1020.
- BASIS OF BEARINGS AND STATE PLANE COORDINATE LISTINGS FOR THIS AFFIDAVIT OF EXEMPTION IS THE EAST LINE OF THE WEST 1/2 OF THE WEST 20.18 ACRES OF TRACT 7, THE BEARING BEING SOUTH 00°11'24" WEST.
- ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988.



THE WEST HALF OF THE WEST 20.18 ACRES OF TRACT 7, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 39 EAST, GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

**LEGAL DESCRIPTION – LOT 1:**

A PORTION OF TRACT 7, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 7, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF THE LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89°50'36" EAST ALONG THE NORTH LINE OF SAID TRACT 7 A DISTANCE OF 332.08 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE WEST 20.18 ACRES OF SAID TRACT 7; THENCE SOUTH 00°11'24" WEST, ALONG SAID EAST LINE A DISTANCE OF 405.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°11'24" WEST ALONG SAID EAST LINE A DISTANCE OF 857.86 FEET TO A POINT, SAID POINT BEING 60 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE NORTHWEST 1/4 SECTION LINE OF SAID SECTION 19; THENCE NORTH 89°46'35" WEST AND PARALLEL WITH THE SAID 1/4 SECTION LINE A DISTANCE OF 117.17 FEET; THENCE NORTH 00°59'19" EAST A DISTANCE OF 100.01 FEET; THENCE NORTH 89°46'35" WEST AND PARALLEL WITH THE SAID 1/4 SECTION LINE OF SAID SECTION 19 A DISTANCE OF 156.31 FEET TO A POINT, SAID POINT BEING 60 FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE WEST LINE OF SAID TRACT 7; THENCE NORTH 00°11'24" EAST AND PARALLEL WITH THE SAID WEST LINE OF TRACT 7 A DISTANCE OF 757.54 FEET; THENCE SOUTH 89°50'36" EAST A DISTANCE OF 272.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,801.2 SQUARE FEET OR 5.000 ACRES MORE OR LESS.

**LEGAL DESCRIPTION – LOT 2:**

A PORTION OF TRACT 7, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 7, SECTION 19, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF THE LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89°50'36" EAST ALONG THE NORTH LINE OF SAID TRACT 7 A DISTANCE OF 332.08 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE WEST 20.18 ACRES OF SAID TRACT 7; THENCE SOUTH 00°11'24" WEST, ALONG SAID EAST LINE A DISTANCE OF 405.95 FEET; THENCE NORTH 89°50'36" WEST AND PARALLEL WITH SAID NORTH LINE OF TRACT 7 A DISTANCE OF 272.08 FEET; THENCE SOUTH 00°11'24" WEST AND PARALLEL WITH THE WEST LINE OF SAID TRACT 7 A DISTANCE OF 757.54 FEET; THENCE SOUTH 89°46'35" EAST AND PARALLEL WITH THE NORTHWEST 1/4 LINE OF SAID SECTION 19 A DISTANCE OF 156.31 FEET; THENCE SOUTH 00°59'19" WEST A DISTANCE OF 100.01 FEET TO A POINT, SAID POINT BEING 60 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, SAID 1/4 LINE OF SECTION 19; THENCE NORTH 89°46'35" WEST AND PARALLEL WITH THE SAID 1/4 LINE OF SECTION 19 A DISTANCE OF 214.91 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 7; THENCE NORTH 00°11'24" EAST ALONG SAID LINE A DISTANCE OF 1263.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 201,819.1 SQUARE FEET OR 4.6331 ACRES MORE OR LESS.

**CERTIFICATE OF SURVEYOR:**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 2/24/2022, I COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING AFFIDAVIT OF EXEMPTION; THAT SAID AFFIDAVIT OF EXEMPTION IS A CORRECT PRESENTATION OF THE LANDS THEREIN DESCRIBED AND SUBDIVIDED; THAT THIS AFFIDAVIT OF EXEMPTION CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN HEREON IN ACCORDANCE WITH AND AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AS AMENDED; AND PROPERTY CORNER MONUMENTS AS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE INDIAN RIVER COUNTY SUBDIVISION AND PLATTING ORDINANCE, INDIAN RIVER COUNTY CODE CHAPTER 913; AND THAT SAID LANDS ARE LOCATED IN INDIAN RIVER COUNTY, FLORIDA. THE TIES TO GOVERNMENT CORNERS AS SHOWN HEREON DO HEREBY CONFORM TO FLORIDA GEODETIC CONTROL COMMITTEE THIRD ORDER CLASS 1 STANDARDS AS REQUIRED.

SIGNED: \_\_\_\_\_ DATED \_\_\_\_\_  
DAVID TAYLOR, FLORIDA REGISTRATION NO. 5243  
PROFESSIONAL SURVEYOR AND MAPPER  
MASTELLER, MOLER & TAYLOR, INC., CERTIFICATE OF AUTHORIZATION #4644  
1655 27th STREET, SUITE 2, VERO BEACH, FLORIDA 32960

**CERTIFICATE OF TITLE**

I, BARRY G. SEGAL, ESQUIRE OF THE LAW OFFICE OF BARRY G. SEGAL, P.A., DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT THE LANDS AS DESCRIBED AND SHOWN ON FADDEN AFFIDAVIT OF EXEMPTION ARE IN THE NAMES OF, AND APPARENT RECORD TITLE IS HELD BY TANNER JOSEPH WILLING AND BRIANNA J. SIMMONS AND THAT ALL TAXES HAVE BEEN PAID ON SAID PROPERTY AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED. THERE ARE MORTGAGES, LIENS OR ENCUMBRANCES ON THE HEREON DESCRIBED PROPERTY LISTED BELOW:

MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 3231, PAGE 1878 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. PARTIAL RELEASE OF MORTGAGE AND ACKNOWLEDGEMENT RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.  
JOINDER OF MORTGAGEE RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BY: \_\_\_\_\_ BARRY G. SEGAL, ATTORNEY AT LAW  
FLORIDA BAR NO. 79723  
DATE: \_\_\_\_\_

**COUNTY SURVEYOR CERTIFICATION:**

THIS FADDEN AFFIDAVIT OF EXEMPTION HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY FOR CONFORMITY TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND INDIAN RIVER COUNTY CODE.

DATE: \_\_\_\_\_  
DAVID W. SCHRIVVER, PSM  
FLORIDA REGISTRATION NO. 4864  
INDIAN RIVER COUNTY SURVEYOR AND MAPPER

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:**

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ FADDEN AFFIDAVIT OF EXEMPTION WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, AND THE TRACT A RIGHT OF WAY AND THE LIMITED ACCESS EASEMENTS ARE ACCEPTED.

JOSEPH H. EARMAN, CHAIRMAN OF THE BOARD  
ATTEST: RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER  
INDIAN RIVER COUNTY

BY: \_\_\_\_\_  
DEPUTY CLERK (CLERK TO THE BOARD)

**CERTIFICATE OF APPROVAL BY COUNTY ADMINISTRATOR:**

EXAMINED AND APPROVED

JOHN A. TITKANICH, JR., COUNTY ADMINISTRATOR  
DATE: \_\_\_\_\_

**APPROVED:**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ RICHARD B. SZPYRKA, P.E., PUBLIC WORKS DIRECTOR

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ ANDREW SOB CZAK, INTERIM COMMUNITY DEVELOPMENT DIRECTOR

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ WILLIAM K. DeBRAAL, COUNTY ATTORNEY

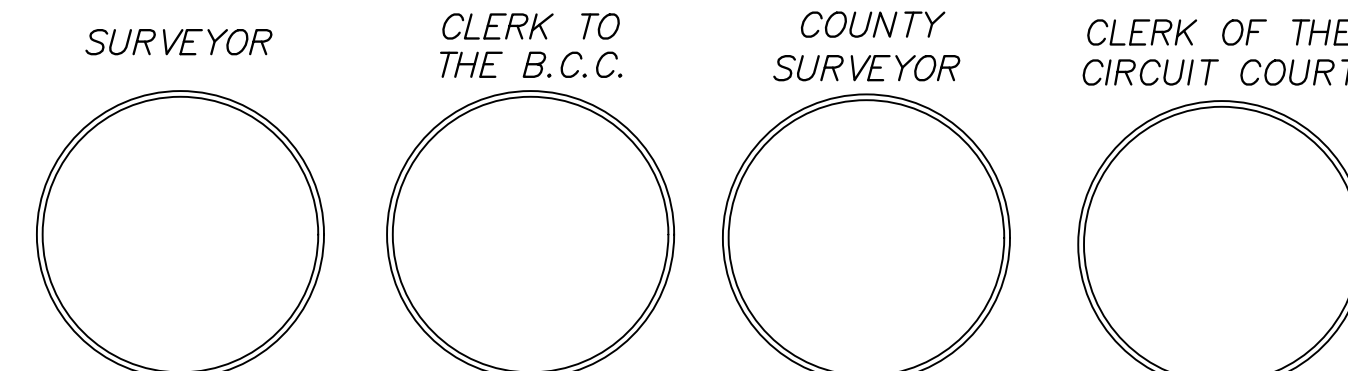
**CLERK'S CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I, RYAN L. BUTLER, CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FADDEN AFFIDAVIT OF EXEMPTION, AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA, AS AMENDED. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AND RECORDED ON PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ AS CLERK'S FILE NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT AND COMPTROLLER OF INDIAN RIVER COUNTY, FLORIDA.

RYAN L. BUTLER,  
CLERK OF CIRCUIT COURT AND COMPTROLLER  
INDIAN RIVER COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

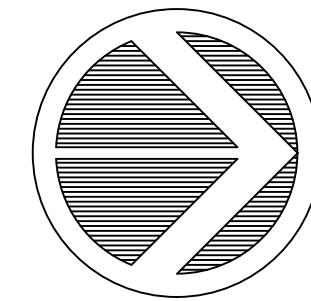


PREPARED BY: DAVID M. TAYLOR, PSM  
**MASTELLER, MOLER & TAYLOR, INC.**  
1655 27th STREET, SUITE 2  
VERO BEACH, FLORIDA 32960 772-564-8050  
LICENSE BUSINESS NUMBER 4644  
DATE OF ORIGINAL PREPARATION: 10/20/2020

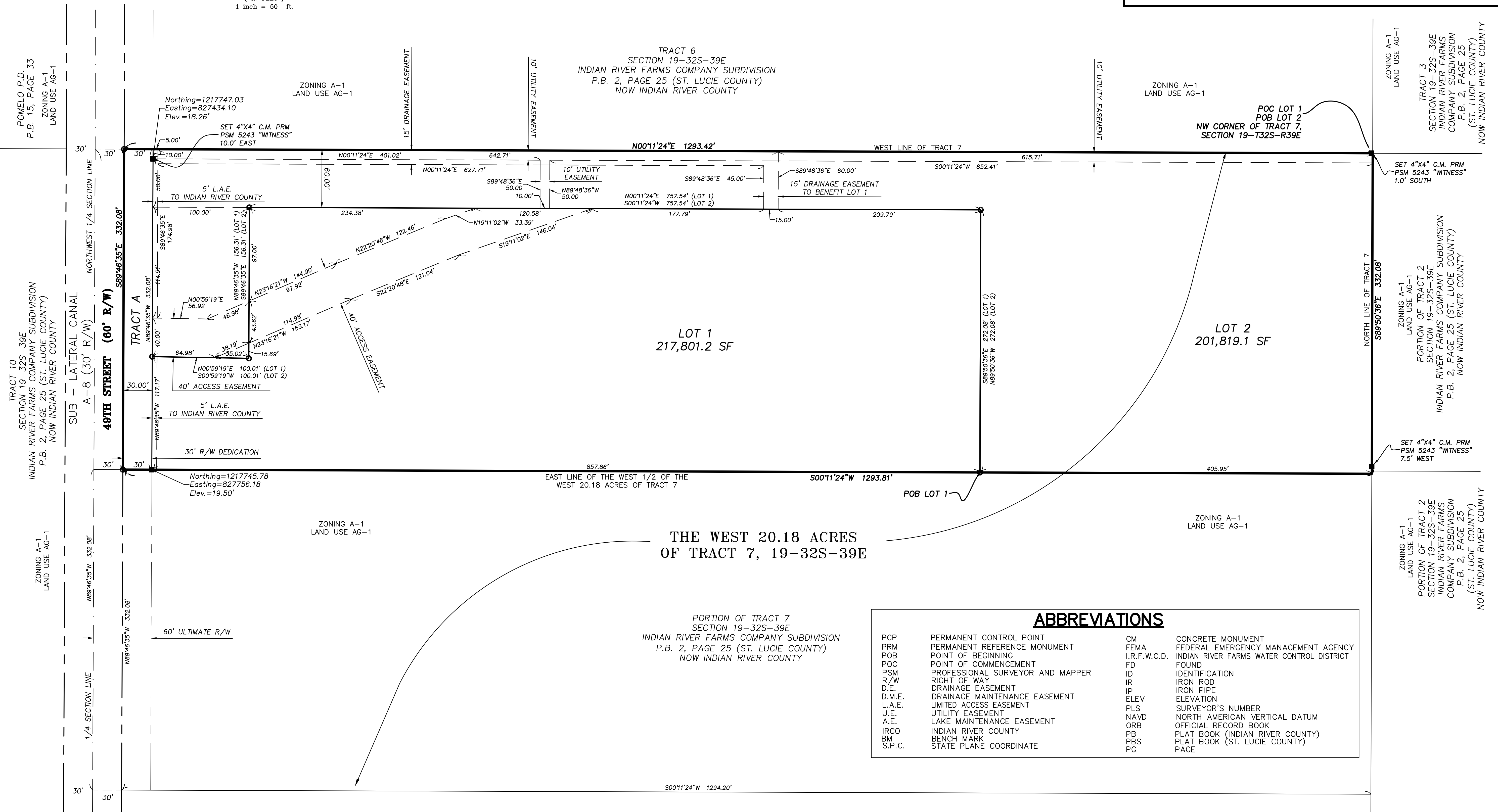
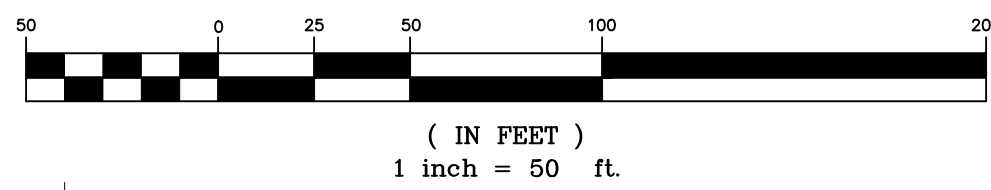
# FADDEN AFFIDAVIT OF EXEMPTION

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PLAT BOOK: \_\_\_\_\_  
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GRAPHIC SCALE



**THE WEST 20.18 ACRES  
OF TRACT 7, 19-32S-39E**

PORTION OF TRACT 7  
SECTION 19-32S-39E  
INDIAN RIVER FARMS COMPANY SUBDIVISION  
P.B. 2, PAGE 25 (ST. LUCIE COUNTY)  
NOW INDIAN RIVER COUNTY

## ABBREVIATIONS

PCP	PERMANENT CONTROL POINT	CM	CONCRETE MONUMENT
PRM	PERMANENT REFERENCE MONUMENT	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
POB	POINT OF BEGINNING	I.R.F.W.C.D.	INDIAN RIVER FARMS WATER CONTROL DISTRICT
POC	POINT OF COMMENCEMENT	FD	FOUND
PSM	PROFESSIONAL SURVEYOR AND MAPPER	ID	IDENTIFICATION
R/W	RIGHT OF WAY	IR	IRON ROD
D.E.	DRAINAGE EASEMENT	IP	IRON PIPE
D.M.E.	DRAINAGE MAINTENANCE EASEMENT	ELEV	ELEVATION
L.A.E.	LIMITED ACCESS EASEMENT	PLS	SURVEYOR'S NUMBER
U.E.	UTILITY EASEMENT	NAVD	NORTH AMERICAN VERTICAL DATUM
A.E.	LAKE MAINTENANCE EASEMENT	ORB	OFFICIAL RECORD BOOK
IRCO	INDIAN RIVER COUNTY	PB	PLAT BOOK (INDIAN RIVER COUNTY)
BM	BENCH MARK	PBS	PLAT BOOK (ST. LUCIE COUNTY)
S.P.C.	STATE PLANE COORDINATE	PG	PAGE

## LEGEND

- LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD AND CAP STAMPED "LB 4644".
- P.R.M.=4" X 4" CONCRETE MONUMENT WITH CAP STAMPED PRM PSM 5243 UNLESS NOTED OTHERWISE

## BENCHMARK NOTE:

THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE PRIMARY BENCHMARK UTILIZED FOR THIS SURVEY IS INDIAN RIVER COUNTY BENCHMARK BM537001, ELEVATION 18.83'. SITE BENCHMARK IS AS SHOWN.

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