

Prepared by and return to:

Jane L. Cornett, Esq.
Becker & Poliakoff, P.A.
Royal Palm Financial Center
759 SW Federal Highway, Suite 213
Stuart, FL 34994
(772) 286-2990

Parcel No. 1811.1
Item/Segment No. 4413231
S.R. No. A1A
County: Indian River

PARTIAL RELEASE OF CONSERVATION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Indian River County, a political subdivision of the State of Florida, does hereby release all right, title and interest in the Conservation Easement recorded in O.R. Book 846, Page 132 of the Public Records of Indian River County, Florida, as it affects title to that portion of Parcel 1811C lying within Tract C, of Plat No. 6, said land, situate, lying and being in Indian River County, Florida.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed in its name by the Board of County Commissioners of Indian River County, Florida, this ____ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

By: _____
Susan Adams, Chairwoman
1801 27th Street
Vero Beach, FL 32960-3388

WITNESSES:

Witness #1 Signature

Witness #2 Signature

Witness #1 Printed Name

Witness #2 Printed Name

Witness #1 Address

Witness #2 Address

Witness #1 Address

Witness #2 Address

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2024, by Susan Adams, Chairwoman of Board of County Commissioners of Indian River County, Florida, who ☐ is personally known to me or who ☐ produced a driver's license as identification.

(Notary Seal)

Notary Public

Print Name: _____

My Commission Expires: _____

BCC Approved: _____

Approved:

By: _____

John A. Titkanich, Jr.
County Administrator

Attest: Ryan L. Butler, Clerk of Court and
Comptroller

By: _____

Deputy Clerk

Approved as to form and legal sufficiency

William K. DeBaal, County Attorney

S:\2022 drawing files\22-066\22-066 Orchid Island Dr at A1A Topographic Survey and Legal Sketches.dwg, 7/30/2024 8:28:25 AM, DWG To PDF.pc3

P-RTI-L RELE-SE of CONSERV-TION E-SEMENT
for R/W P-RCEL 1811C:

- PORTION OF TR-CT C ORCHID ISL-ND – PL-T 6, PL-T BOOK 13, P-GE 15, OF THE PUBLIC RECORDS OF INDI-N RIVER COUNTY, FLORID-, TO BE RELE-SED FROM RESTRICTIONS IMPOSED BY - CONSERV-TION E-SEMENT TO INDI-N RIVER COUNTY -ND THE TOWN OF ORCHID, RECORDED IN OFFICI-L RECORD BOOK 846, P-GE 132, OF S-ID PUBLIC RECORDS, LYING IN SECTION 23, TOWNSHIP 31 SOUTH, R-NGE 39 E-ST, INDI-N RIVER COUNTY, FLORID-, MORE P-RTICUL-RLY DESCRIBED -S FOLLOWS:


COMMENCE -T THE INTERSECTION OF THE CENTERLINE OF ORCHID ISL-ND DRIVE -ND THE WESTERLY RIGHT-OF-W-Y OF ST-TE RO-D --1-- -S SHOWN ON S-ID PL-T;
THENCE -LONG S-ID WESTERLY RIGHT-OF-W-Y, N24°24'58"W FOR 50.00 FEET TO THE SOUTHE-ST CORNER OF S-ID TR-CT C -ND THE NORTHE-ST CORNER OF TR-CT G OF S-ID PL-T;
THENCE -LONG THE COMMON BOUND-RY OF S-ID TR-CTS C -ND G, S65°35'02"W FOR 10.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S65°35'02"W FOR 12.68 FEET;
THENCE S24°24'58"E FOR 14.82 FEET TO THE S-ID COMMON BOUND-RY OF TR-CTS C -ND G, BEING - NON-T-NGENT CURVE, CONC-VE TO THE NORTHE-ST, H-VING - R-DIUS OF 15.00 FEET, WHERE - R-DI-L LINE BE-RS N33°19'48"W;
THENCE NORTHERLY, -LONG S-ID COMMON BOUND-RY -ND CURVE TO THE LEFT, THROUGH - CENTR-L -NGLE OF 81°05'10" FOR 21.23 FEET TO THE POINT OF BEGINNING.

CONT-INING 142 SQU-RE FEET, MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

REVISIONS:

7/30/24 REVISED PER COUNTY COMMENTS.



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.

PROFESSION-L SURVEYING SERVICES

CERTIFIC-TE OF -UTHORIZ-TION # LB 6473

1860 OLD OKEECHOBEE RO-D., SUITE 509,

WEST P-LM BE-CH, FLORID- 33409

TELEPHONE (561)-615-3988, 615-3991 F-X

JOHN E. PHILLIPS, III

PROFESSIONAL LAND SURVEYOR

STATE OF FLORIDA No. 4826

DATE: _____

P-RTI-L RELE-SE of CONSERV-TION E-SEMENT for FDOT R/W P-RCEL 1811C -T ORCHID ISL-ND (THIS IS NOT - SURVEY)

DR-WN: DKN

CHECKED: JEP

LEG-L DESCRIPTION

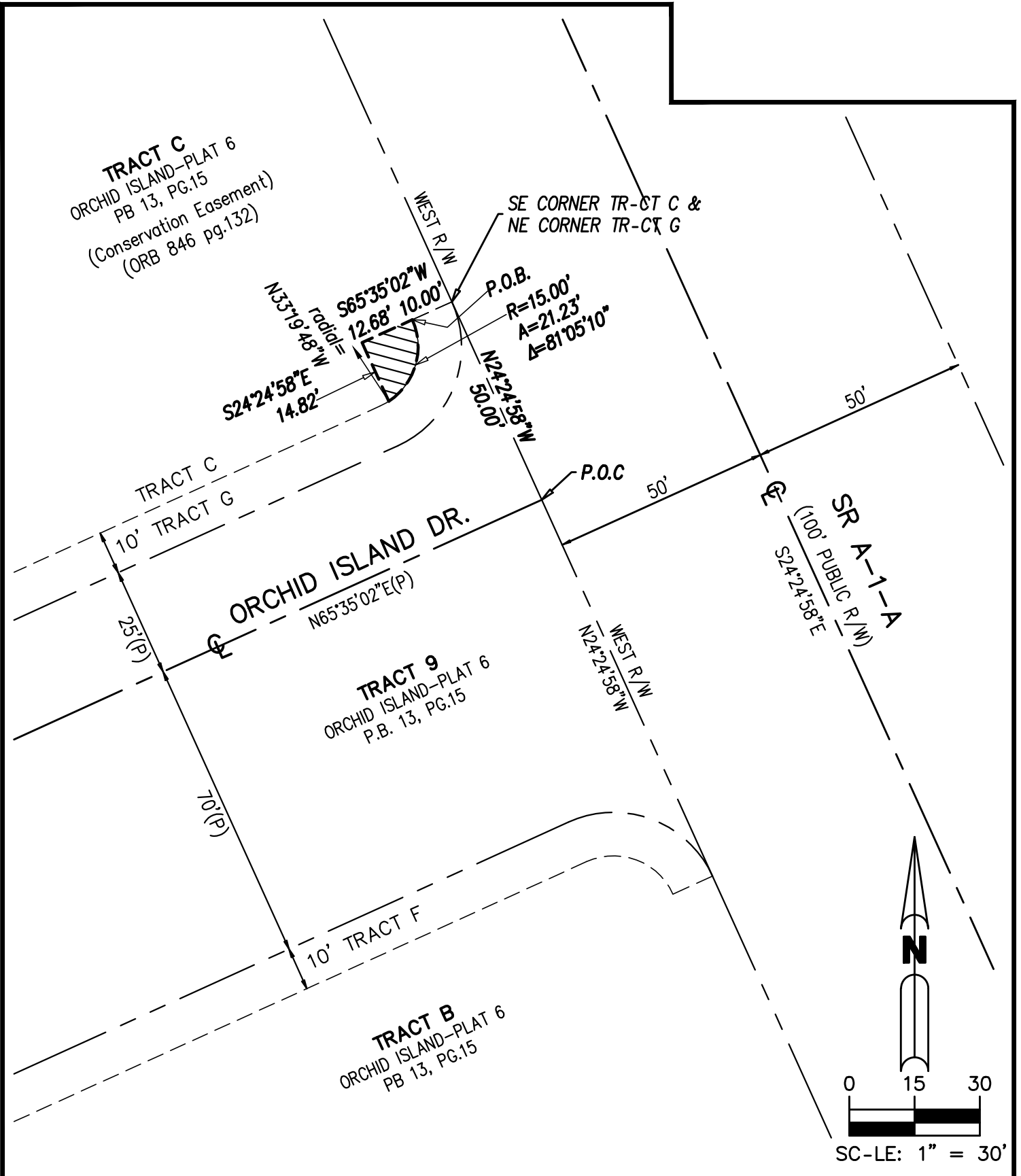
PROJ. No. 22-066E

SC-LE: NONE

D-TE: 07/25/24

SHEET 1 OF 3

S:\2022 drawing files\22-066\22-066 Orchid Island Dr at A1A Topographic Survey and Legal Sketches.dwg, 7/30/2024 8:28:48 AM, DWG To PDF.pc3



E-Mail: info@brown-phillips.com

BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD, SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 F-X

**P-RTI-L RELE-SE of CONSERV-TION
E-SEMENT for FDOT R/W P-RCEL 1811C
-T ORCHID ISLAND**
(THIS SKETCH IS NOT A SURVEY)

DR-WN: DKN	PROJ. No. 22-066E
CHECKED: JEP	SC-LE: 1" = 10'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	D-TE: 07/25/24
	SHEET 2 OF 3

NOTES:

- 1) THIS DESCRIPTION IS BASED ON ORCHID ISLAND-PL-T 6, PL-T BOOK 13, P-GE 15 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA-ND INSTRUCTIONS FROM CLIENT.
- 2) THIS LEGAL DESCRIPTION WAS PREPARED USING - TITLE SEARCH REPORT PREPARED BY -MERIDIAN GOVERNMENT SERVICES CORPORATION, SEARCH NUMBER: 32978, EFFECTIVE THROUGH MARCH 28, 2024, -AND REVIEWED BY BROWN & PHILLIPS, INC.

-ALL -PUBLIC-ABLE ENCUMBRANCES HAVE BEEN PLOTTED OR IDENTIFIED.

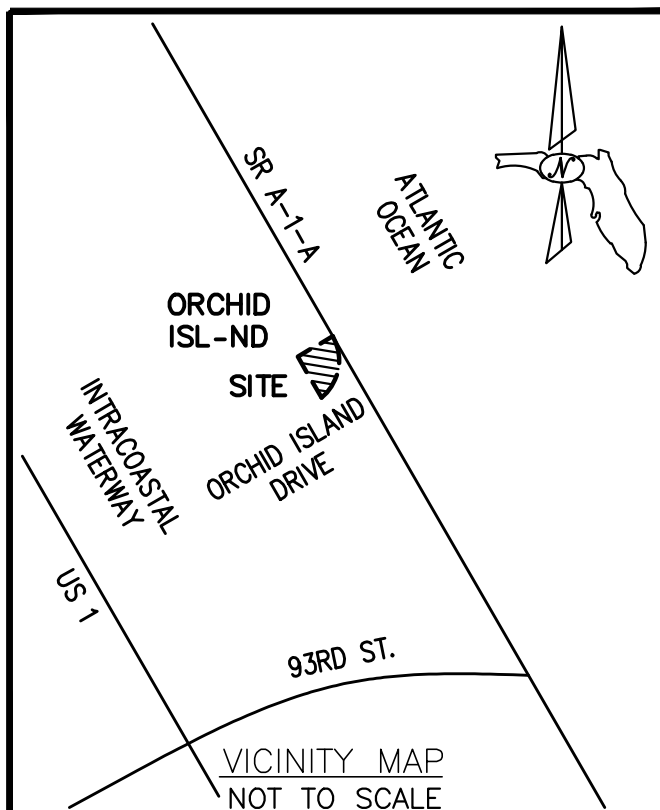
-PUBLIC-ABLE, NON-PLOTTED-ABLE ENCUMBRANCES -RE -S FOLLOWS:

ENCUMBRANCE ITEM NO.

2. - CONSERVATION EASEMENT TO INDIAN RIVER COUNTY -AND THE TOWN OF ORCHID, RECORDED IN ORB 846, P-GE 132 -EFFECTS THE PORTION OF P-RCEL 1811C LYING WITHIN TRACT C, OF PL-T NO.6.
13. TRACTS 9, F, -AND G, OF PL-T NO.6, -RE SUBJECT TO - BLANKET UTILITY EASEMENT PER PL-T CERTIFICATE OF DEDICATION NO.2.
- 3) BEARINGS -RE BASED ON N24°24'58"W -LONG THE WEST RIGHT-OF-WAY OF STATE ROAD --1-- -S SHOWN ON ORCHID ISLAND- PL-T 6.
- 4) THE SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS -TITLED.
- 5) OWNER: ORCHID ISLAND GOLF & BEACH COMMUNITY -ASSOCIATION, INC.
INDIAN RIVER COUNTY P-RCEL ID: 3139230001000000000.2

6) -ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
P.B. - PL-T BOOK
ORB - OFFICIAL RECORD BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY
SR - STATE ROAD
CL - CENTERLINE
R - RADIUS
Δ - CENTRAL ANGLE
- - -RC LENGTH
(P) - PL-T DIMENSION
(C) - CALCULATED DIMENSION
FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION



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-T ORCHID ISLAND**
(THIS SKETCH IS NOT A SURVEY)

DR-WN: DKN	PROJ. No. 22-066E
CHECKED: JEP	SCALE: 1" = 10'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	D-TE: 07/25/24
	SHEET 3 OF 3