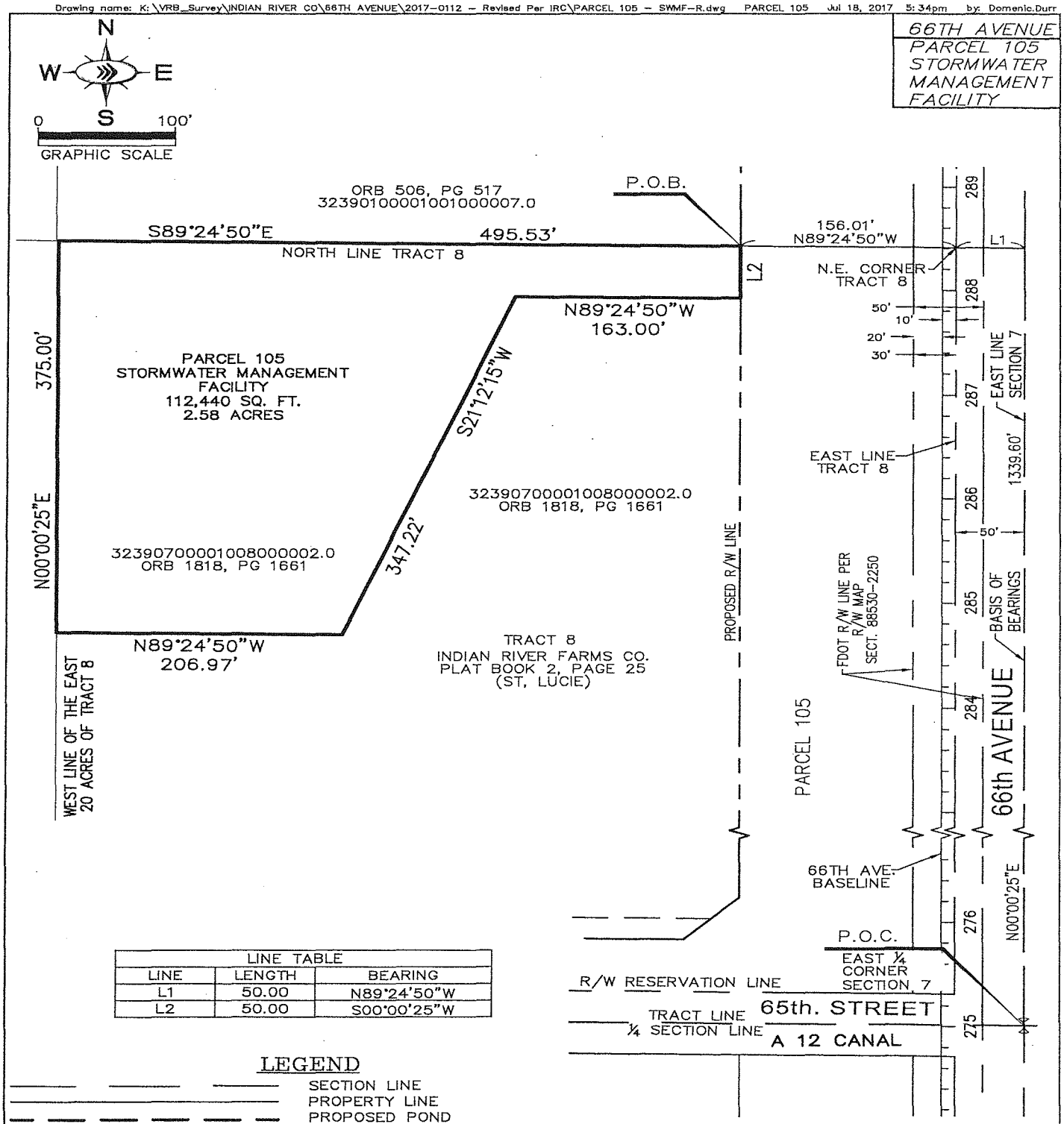
66TH AVENUE PARCEL 105 STORMWATER MANAGEMENT FACILITY



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	N89°24'50"W
L2	50.00	S00°00'25"W

LEGEND

	SECTION LINE
	PROPERTY LINE
	PROPOSED POND PARCEL
	RIGHT OF WAY LINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
TCE	TEMPORARY CONSTRUCTION EASEMENT
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'	Kimley»Horn	DATE 7/10/17	LEGAL DESCRIPTION AND SKETCH OF PARCEL 105 STORMWATER MANAGEMENT FACILITY INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 1 of 2
DESIGNED BY DFD				
DRAWN BY DFD		PROJECT NO. 047035041		
CHECKED BY ECD				

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM

66TH AVENUE
PARCEL 105
STORMWATER
MANAGEMENT
FACILITY

STORMWATER MANAGEMENT FACILITY

LEGAL DESCRIPTION

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 1339.60 FEET TO A POINT;

THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°24'50" WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8;

THENCE, BEARING NORTH 89°24'50" WEST, ALONG THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 156.01 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID NORTH LINE, BEARING SOUTH 00°00'25" WEST, A DISTANCE OF 50.00 FEET TO A POINT;

THENCE, BEARING NORTH 89°24'50" WEST, A DISTANCE OF 163.00 FEET TO A POINT;

THENCE, BEARING SOUTH 21°12'15" WEST, A DISTANCE OF 347.22 FEET TO A POINT;

THENCE, BEARING NORTH 89°24'50" WEST, A DISTANCE OF 206.97 FEET TO A POINT ON THE WEST LINE OF THE EAST 20 ACRES OF SAID TRACT 8;

THENCE, BEARING NORTH 00°00'25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 375.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SAID TRACT 8;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°24'50" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 495.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 112,440 SQUARE FEET OR 2.58 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

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.

SCALE N/A DESIGNED BY DFD DRAWN BY DFD CHECKED BY ECD	Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 448 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM	DATE 7/10/17 PROJECT NO. 047035041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 105 STORMWATER MANAGEMENT FACILITY INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 of 2