

1934089 RECORDED IN THE RECORDS OF JEFFREY K BARTON, CLERK CIRCUIT COURT INDIAN  
RIVER CO FL, BK: 2277 PG: 1757, 07/08/2008 03:47 PM DOC STAMPS D \$0.70

36.90  
For school site  
Tax I.D. #32-39-21-00001-0010-00001.1

Prepared by and return to:  
Indian River County Attorney's Office  
1801 27<sup>th</sup> Street  
Vero Beach, FL 32960  
772-226-1425

## COUNTY DEED INDIAN RIVER COUNTY, FLORIDA

THIS DEED, made this 1st day of July, 2008, by **INDIAN RIVER COUNTY, FLORIDA**, a political subdivision of the State of Florida, party of the first part, whose mailing address is 1801 27<sup>th</sup> Street, Vero Beach, Florida 32960, and **SCHOOL DISTRICT OF INDIAN RIVER COUNTY, FLORIDA**, party of the second part, whose mailing address is 1990 25<sup>th</sup> Street, Vero Beach, Florida 32960.

WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Indian River County, Florida:

**See Exhibit "A" attached hereto and made a part hereof**

However should party of the second part, its successors and assigns not construct a school on the property within twenty (20) years from the date of this conveyance, the property shall **revert** to Indian River County for use as public open space or public park area.

*Reverts back  
7/1/28*

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chairman of said Board, the day and year aforesaid.

Attest: Jeffrey K. Barton,  
Clerk of Court

By: *Leana Pater*

Deputy Clerk

INDIAN RIVER COUNTY, FLORIDA  
By its Board of County Commissioners

By: *Sandra L. Bowden*

Sandra L. Bowden, Chairman

BCC approved: *July 1, 2008*

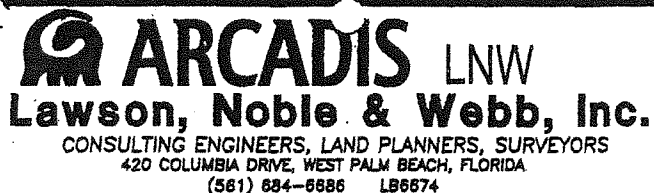
(Official Seal)

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY *Wm G. Collins II*

WILLIAM G. COLLINS II  
COUNTY ATTORNEY

BK: 2277 PG: 1758

**LEGAL DESCRIPTION:**

A PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 WEST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21; THENCE, ALONG SOUTH LINE OF SAID NORTHWEST ONE-QUARTER, SOUTH 89°46'12" EAST, A DISTANCE OF 1030.56; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°13'48" EAST, A DISTANCE OF 80.00 FEET TO A POINT ON A LINE 20 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF LINDSEY ROAD (49TH STREET) SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, FROM THE POINT OF BEGINNING, DEPARTING SAID PARALLEL LINE, NORTH 00°11'55" EAST, A DISTANCE OF 582.94 FEET; THENCE SOUTH 89°36'28" EAST, A DISTANCE OF 164.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 763.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°16'29", A DISTANCE OF 722.77 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1170.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 31°52'27" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'26", A DISTANCE OF 234.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 11.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°35'15", A DISTANCE OF 4.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 119.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°37'12" A DISTANCE OF 46.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 69°39'57" EAST, A DISTANCE OF 131.86 FEET; THENCE SOUTH 19°27'15" WEST, A DISTANCE OF 63.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°13'26", A DISTANCE OF 211.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°13'48" WEST, A DISTANCE OF 431.24 FEET; THENCE SOUTH 45°13'48" WEST, A DISTANCE OF 35.36 FEET TO A POINT ON THE AFOREMENTIONED PARALLEL LINE; THENCE, ALONG SAID PARALLEL LINE, NORTH 89°46'12" WEST A DISTANCE OF 1082.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 784268.69 SQUARE FEET OR 18.00 ACRES, MORE OR LESS.

CONTINUED ON SHEET 2 OF 3

EXHIBIT A  
 PAGE 1 OF 3 PAGES

|                |         |          |                |              |              |
|----------------|---------|----------|----------------|--------------|--------------|
| DATE: 12-22-04 | BY: DLS | CKD: DLS | DWG.: A774SD03 | JOB NO: A774 | SHEET 1 OF 3 |
|----------------|---------|----------|----------------|--------------|--------------|

BK: 2277 PG: 1759

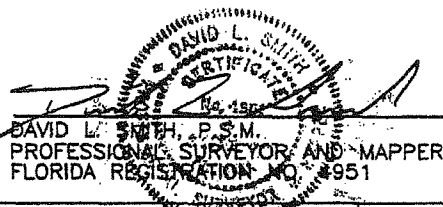
**ARCADIS LNW**  
**Lawson, Noble & Webb, Inc.**  
 CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS  
 420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA  
 (561) 684-6886 LB6674

ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SAID SECTION 22, SAID LINE IS ASSUMED TO BEAR NORTH 89°46'12" WEST.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

**CERTIFICATION:**


I HEREBY CERTIFY THAT THE DESCRIPTION AND ATTACHED SKETCH OF DESCRIPTION WERE PREPARED IN ACCORDANCE WITH THE SURVEYING STANDARDS, CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DESCRIPTION AND SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

  
 DAVID L. SMITH, P.S.M.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4951

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

|                |          |                |              |              |
|----------------|----------|----------------|--------------|--------------|
| DATE: 12-22-04 | CKD: DLS | DWG.: A774SD03 | JOB NO: A774 | SHEET 2 OF 3 |
|----------------|----------|----------------|--------------|--------------|




# ARCADIS LNW

## Lawson, Noble & Webb, Inc.

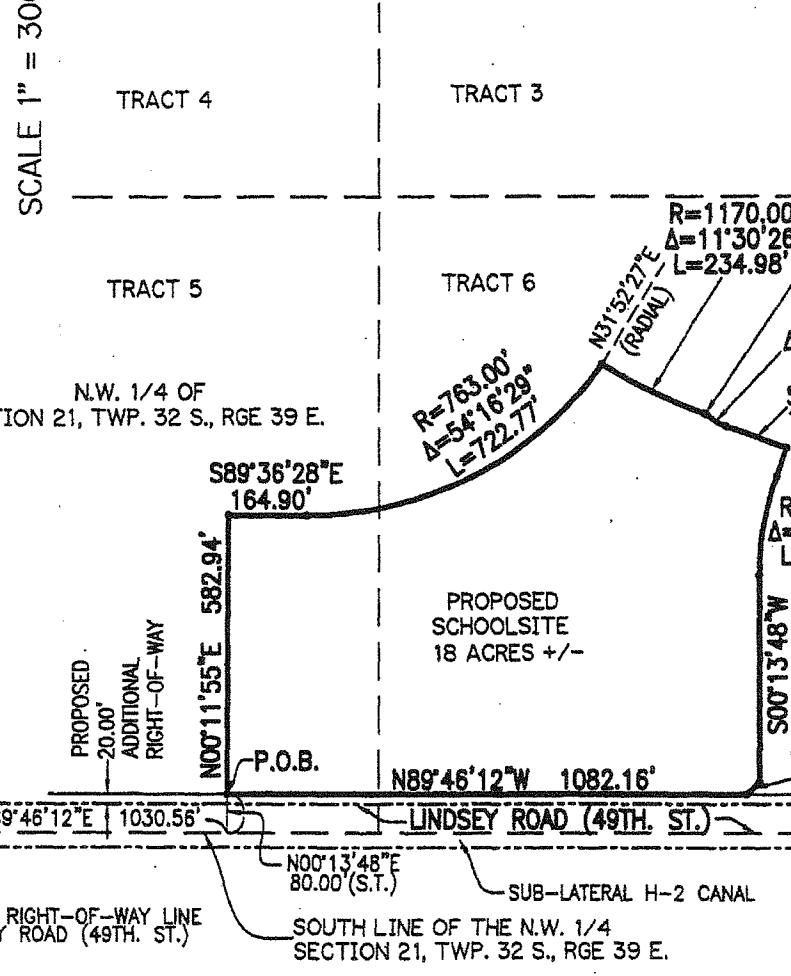
CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS  
 420 COLUMBIA DRIVE, WEST PALM BEACH, FLORIDA  
 (561) 684-6686 LB6674

**SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A SURVEY!**



**N**

SCALE 1" = 300'



TRACT 4

TRACT 3

TRACT 5

TRACT 6

N.W. 1/4 OF  
SECTION 21, TWP. 32 S., RGE 39 E.

PROPOSED  
SCHOOL SITE  
18 ACRES +/-

PROPOSED  
ADDITIONAL  
RIGHT-OF-WAY

P.O.B.

P.O.C.  
SOUTHWEST CORNER OF N.W. 1/4 OF  
SECTION 21, TWP. 32 S., RGE 39 E.

LINDSEY ROAD (49TH. ST.)

SUB-LATERAL H-2 CANAL

SOUTH LINE OF THE N.W. 1/4  
SECTION 21, TWP. 32 S., RGE 39 E.

BOUNDARY DATA:

- TRACT 4/5: S89°46'12"E 1030.56'
- TRACT 5/6: N00°11'55"E 582.94'
- TRACT 5/6: S89°36'28"E 164.90'
- TRACT 5/6: N00°13'48"E 80.00' (S.T.)
- TRACT 6/5: N89°46'12"W 1082.16'
- TRACT 6/5: S00°13'48"W 431.24'
- TRACT 6/5: S45°13'48"W 35.36'
- TRACT 6/5: R=630.00', Δ=19°13'26", L=211.38'
- TRACT 6/5: S19°27'15"W 63.75'
- TRACT 6/5: S69°39'57"E 131.86'
- TRACT 6/5: R=119.00', Δ=22°37'12", L=46.98'
- TRACT 6/5: R=1170.00', Δ=11°30'26", L=234.98', L=4.34'
- TRACT 6/5: R=763.00', Δ=54°16'29", L=722.77'
- TRACT 6/5: N31°52'27"E (RADIAL)

**LEGEND:**

P.O.C. - POINT OF COMMENCEMENT

P.O.B. - POINT OF BEGINNING

S.T. - SURVEY TIE

DATE: 12-22-04

BY: DLS

CKD: DLS

DWG.: A774SD03

JOB NO.: A774

SHEET 3 OF 3