

# Sketch and Legal Description for: INDIAN RIVER COUNTY

## Legal Description (F.P.L. Easement)

BEING A STRIP OF LAND LYING IN A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 3571, PAGE 1296, OF SAID PUBLIC RECORDS. SAID STRIP BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 32 SOUTH, RANGE 38 EAST; THENCE NORTH 00°08'42" WEST, ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 130.00 FEET TO A POINT ON THE NORTH LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 3661, PAGE 1803, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89°42'15" EAST, ALONG SAID NORTH LINE (SAID LINE BEING 130.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 34) A DISTANCE OF 456.51 FEET TO THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 00°08'42" WEST, ALONG SAID CENTERLINE ( SAID LINE BEING 5.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLE TO, THE EAST LINE OF A PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 3571, PAGE 1296, OF SAID PUBLIC RECORDS) A DISTANCE OF 150.66 FEET; THENCE SOUTH 89°51'18" WEST, (PERPENDICULAR THE THE LAST DESCRIBED LINE) A DISTANCE OF 35.51 FEET TO THE **POINT OF TERMINATION** OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO INTERSECT AT ANGLE POINTS.

## Surveyor's Notes

- 1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CARTER ASSOCIATES, INC., PROJECT NO. 21-459 S, DATED MARCH 7, 2022.
- 2). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
  - (A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 SHOWING THE SKETCH OF DESCRIPTION.
  - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 3). THE BEARINGS AND LINEWORK SHOWN HEREON ARE BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CARTER ASSOCIATES, INC., PROJECT NO. 21-459 S, DATED MARCH 7, 2022.

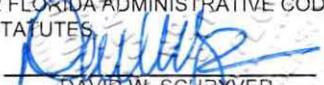
## Certification

(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.

1-23-25  
DATE OF SIGNATURE

  
DAVID W. SCHRYVER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4864

### Legend and Abbreviations

I.R.F.W.C.D. = INDIAN RIVER FARMS  
WATER CONTROL DISTRICT  
O.R.B. = OFFICIAL RECORD BOOK

This is not a Boundary Survey

AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>	
DATE: 01/23/2025	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 1 OF 2	JOB NO: IRC-1911

Sketch and Legal Description  
for:  
**INDIAN RIVER COUNTY**  
(Fire Station No. 7 F.P.L. Easement)

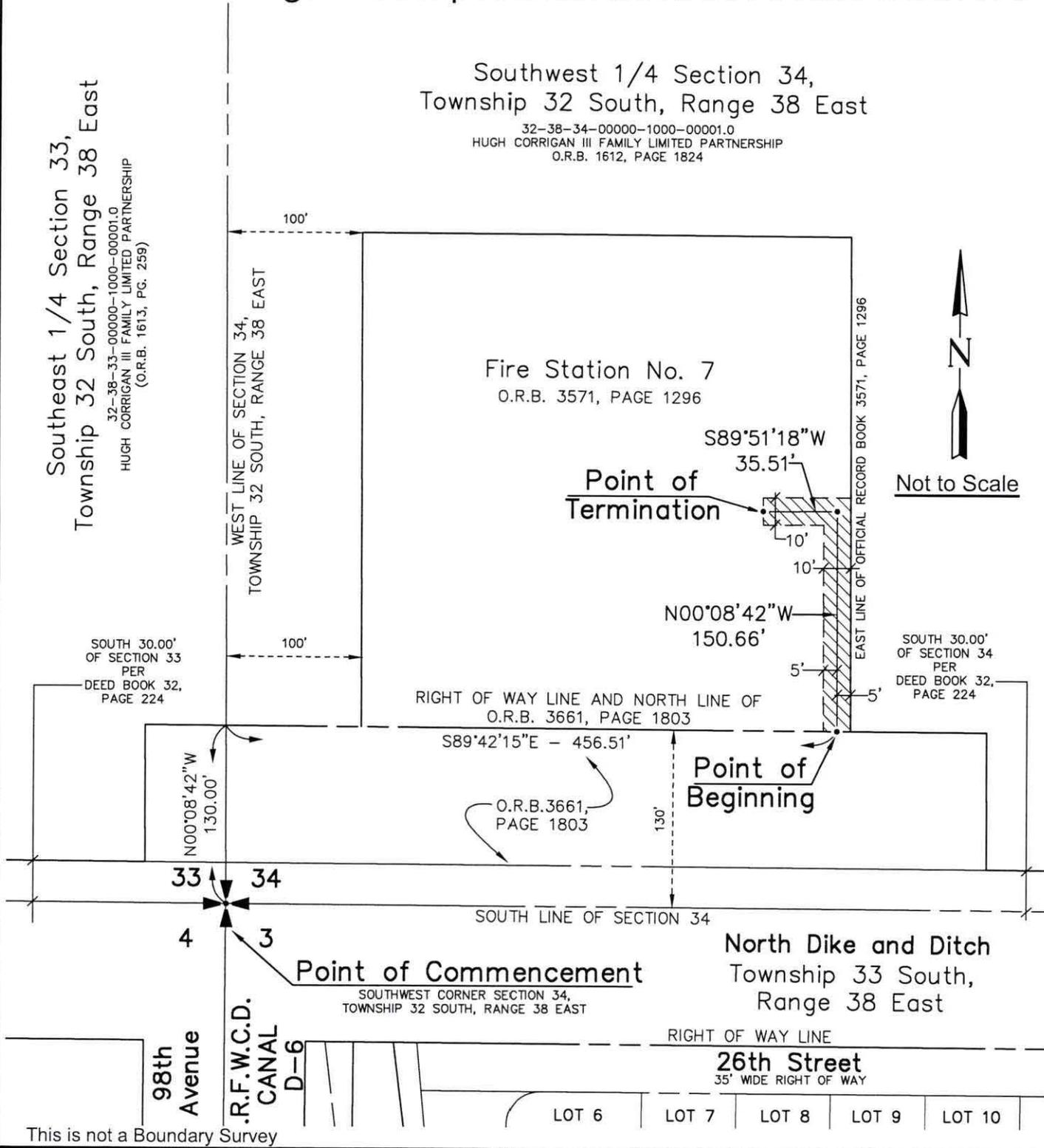
MS  
23-25

# Sketch and Legal Description for: INDIAN RIVER COUNTY

Southwest 1/4 Section 34,  
Township 32 South, Range 38 East

32-38-34-00000-1000-00001.0  
HUGH CORRIGAN III FAMILY LIMITED PARTNERSHIP  
O.R.B. 1612, PAGE 1824

Southeast 1/4 Section 33,  
Township 32 South, Range 38 East  
32-38-33-00000-1000-00001.0  
HUGH CORRIGAN III FAMILY LIMITED PARTNERSHIP  
(O.R.B. 1613, PG. 259)



SOUTH 30.00'  
OF SECTION 33  
PER  
DEED BOOK 32,  
PAGE 224

WEST LINE OF SECTION 34,  
TOWNSHIP 32 SOUTH, RANGE 38 EAST

Fire Station No. 7  
O.R.B. 3571, PAGE 1296

S89°51'18"W  
35.51'  
Point of Termination

N00°08'42"W  
150.66'

RIGHT OF WAY LINE AND NORTH LINE OF  
O.R.B. 3661, PAGE 1803

S89°42'15"E - 456.51'

Point of Beginning

O.R.B. 3661,  
PAGE 1803

SOUTH 30.00'  
OF SECTION 34  
PER  
DEED BOOK 32,  
PAGE 224

N00°08'42"W  
130.00'

33 34

SOUTH LINE OF SECTION 34

4 3

Point of Commencement

SOUTHWEST CORNER SECTION 34,  
TOWNSHIP 32 SOUTH, RANGE 38 EAST

North Dike and Ditch  
Township 33 South,  
Range 38 East

98th Avenue

R.F.W.C.D.  
CANAL  
D-6

RIGHT OF WAY LINE

26th Street  
35' WIDE RIGHT OF WAY

LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

This is not a Boundary Survey

AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>	
DATE: 01/23/2025	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 2 OF 2	JOB NO: IRC-1911

Sketch and Legal Description  
for:  
**INDIAN RIVER COUNTY**  
(Fire Station No. 7 F.P.L. Easement)

DWS  
1-23-25