

**SKETCH AND LEGAL DESCRIPTION FOR A PORTION OF LOT 1, 53RD STREET/US-1
COMMERCIAL SUBDIVISION REPLAT, P.B. 30, PG. 42, INDIAN RIVER COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 1, 53RD STREET/US-1 COMMERCIAL SUBDIVISION REPLAT OF LOTS 2 AND 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF A DRAINAGE EASEMENT AS DESCRIBED IN SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY, THENCE N15°03'46"W ALONG SAID EASTERLY R/W LINE A DISTANCE OF 62.70 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N15°03'46"W FOR A DISTANCE OF 38.00 FEET TO A POINT; THENCE RUN N00°15'25"E FOR A DISTANCE OF 192.25 FEET TO A POINT OF CURVATURE; THENCE RUN 23.00 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET AND CENTRAL ANGLE OF 087°51'41", ALSO HAVING A CHORD BEARING OF S61°07'55"E AND A DISTANCE OF 20.81 FEET TO A POINT; THENCE RUN S17°12'05"E FOR A DISTANCE OF 74.22 FEET TO A POINT; THENCE RUN S73°32'55"W FOR A DISTANCE OF 35.43 FEET TO A POINT; THENCE RUN N17°09'36"W FOR A DISTANCE OF 41.86 FEET TO A POINT; THENCE RUN N61°06'41"W FOR A DISTANCE OF 13.88 FEET TO A POINT; THENCE RUN S74°56'14"W FOR A DISTANCE OF 163.06 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS CONTAINING AN AREA OF 9,692 SQUARE FEET (0.2225 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN ARE REFERENCED TO THE RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY, BEARING S15°03'46"E, AS PER PLAT BOOK 30, PAGE 42.
2. THIS IS NOT A SURVEY; NO FIELDWORK WAS PERFORMED IN THE PREPARATION OF THIS EXHIBIT.
3. ALL COORDINATES AND DIMENSIONS ARE U.S. SURVEY FEET (12 METERS = 39.37 FEET)
4. THIS EXHIBIT CONSISTS OF 2 PAGES, AND IS NOT VALID WITHOUT ALL PAGES.

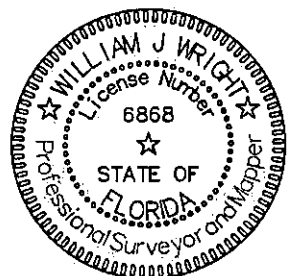
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS EXHIBIT HAS BEEN MADE UNDER MY DIRECTION, AND COMPLIES WITH STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by
WILLIAM J WRIGHT
Date: 2024.01.03 13:25:05
-05'00'

WILLIAM J WRIGHT, PhD, P.S.M.
LICENSE NO. 6868, STATE OF FLORIDA



WrightPSM, LLC

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CERTIFICATE OF AUTHORIZATION NO. L.B.8186

SCALE: 1"=50'

DATE: 01/03/2024

JOB NO. 19-1119

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<u>ABBREVIATIONS LEGEND</u>	
POC=POINT OF COMMENCEMENT	OR =OFFICIAL RECORDS BOOK
POB=POINT OF BEGINNING	PG =PAGE
L =ARC LENGTH	LB =LICENSED BUSINESS
R =RADIUS	PSM=PROFESSIONAL SURVEYOR & MAPPER
Δ =INTERIOR ANGLE	FDOT =FLORIDA DEPARTMENT OF TRANSPORTATION
CHD=CHORD	
R/W =RIGHT OF WAY	
PB =PLAT BOOK	

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