

College Lane Extension

Instrument prepared by and should be returned to: Indian River County Attorney's Office 1801 27th Street Vero Beach, FL 32960

**STATUTORY WARRANTY DEED**

THIS INDENTURE, made this 28th day of September, 2010, between the **DISTRICT BOARD OF TRUSTEES OF INDIAN RIVER STATE COLLEGE, a political subdivision of the State of Florida**, whose address is 3209 Virginia Avenue, Fort Pierce, Florida 34981-5596, GRANTOR, and **INDIAN RIVER COUNTY, a political subdivision of the State of Florida**, the address of which is 1801 27th Street, Vero Beach, Florida 32960, GRANTEE,

WITNESSETH: That GRANTOR, for and in consideration of the sum of Ten Dollars other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the GRANTEE, and GRANTEE'S successors and assigns forever, the following described land, situate, lying, and being in Indian River County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

AND GRANTOR does hereby fully warrant the title to the land described in Exhibit "A" and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS THEREOF, the District Board of Trustees of Indian River State College, has caused these presents to be signed by its Chairman and attested to by its Secretary, this 28th day of September, 2010.

**DISTRICT BOARD OF TRUSTEES OF INDIAN RIVER STATE COLLEGE**

By: [Signature]  
Jay "Pal" Roberts, Jr., Chairman

Attest: [Signature]  
Edwin R. Massey, Ph.D., Secretary

ACCEPTED: INDIAN RIVER COUNTY

By: [Signature]  
Peter D. O'Bryan, Chairman

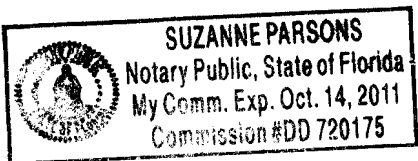
Date of BCC approval: 11-02-10

Attest: Jeffrey K. Barton, Clerk of Court

By: [Signature]  
Deputy Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY  
BY: [Signature]  
WILLIAM K. DEBRAAL  
DEPUTY COUNTY ATTORNEY

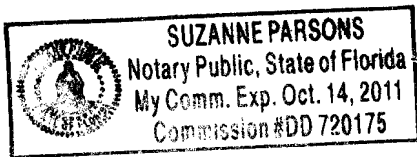


STATE OF FLORIDA  
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of Sept., 2010, by Jay "Hal" Roberts, Jr., Chairman of the District Board of Trustees of Indian River State College, a political subdivision of the State of Florida, who executed on behalf of said entity. He is personally known to me or produced \_\_\_\_\_ (driver's license/passport) as identification.

Sign Suzanne Parsons  
Notary Public

Affix stamped seal showing name,  
Commission # & expiration date

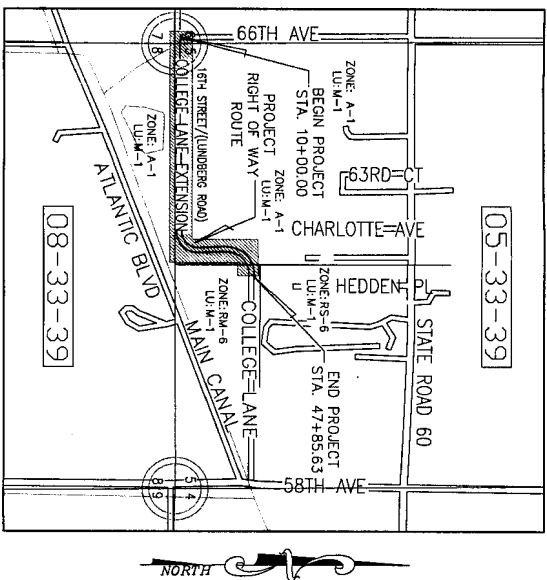


SKETCH AND DESCRIPTION

COLLEGE LANE EXTENSION - ROAD RIGHT OF WAY MAP

MEULLER CAMPUS VERO BEACH - FROM 66TH AVENUE / CR. 615 TO RICHARDSON CENTER LYING WITHIN PART OF SECTION 5 AND 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. LENGTH: ± 0.61 MILES

PART OF SECTIONS 5 AND 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST



LOCATION SKETCH NOT TO SCALE

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CERTIFICATE OF SURVEYOR

THIS SKETCH AND DESCRIPTION WAS CREATED FOR THE SPECIFIC PURPOSE OF THE PREPARATION TO DEPICT OF A RIGHT OF WAY MAP OF COLLEGE LANE EXTENSION, AND I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SKETCH AND DESCRIPTION IS A TRUE AND CORRECT DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND CONTROL ON NOVEMBER 05, 2009. I FURTHER CERTIFY THAT SAID FIELD SURVEY IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPERS, IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473.021, F.S. AND THE STATUTES.

FRANK S. CUCCIURESE, P.S.M.  
REGISTRATION No. 4764 STATE OF FLORIDA  
CARTER ASSOCIATES, INC. B. 205

SIGNATURE DATE 5/12/2010

DESCRIPTION OF "COLLEGE LANE EXTENSION" ROAD RIGHT OF WAY

A VARIOUS WIDTH ROAD RIGHT OF WAY LYING WITHIN A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA. SAID VARIOUS WIDTH RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED BY OFFSET DISTANCES ALONG THE ROAD RIGHT OF WAY BASELINE AS FOLLOWS:

BEGINNING AT THE POINT OF REFERENCE BEING 60.00 FEET WESTERLY AND 34.00 FEET NORTHERLY OF THE COMMON SECTION CORNER OF SECTIONS 5, 6, 7 AND 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AS MARKED BY A "P-K" NAIL AND TAB STAMPED "CARTER ASSOC. LB205" AND DESIGNATED AS BEGIN PROJECT BASELINE STATION 10+00.00, RUN NORTH 89°59'14" EAST ALONG SAID ROAD RIGHT OF WAY BASELINE, BEING PARALLEL WITH AND 34.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 5, ALSO BEING THE NORTH LINE OF SAID SECTION 8 TO DESIGNATED BASELINE STATION 11+10.00, BEING THE INTERSECTION POINT WITH THE EAST RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT "LATERAL "A" CANAL AND WEST LINE OF TRACT 13 OF SAID SECTION 5 AS MARKED BY A "P-K" NAIL AND TAB STAMPED "POP CARTER ASSOC. LB205", THE NORTH RIGHT OF WAY LINE BEGINNING AT STATION 11+10.24 OFFSET 85.00 FEET LEFT AND THE SOUTH RIGHT OF WAY LINE BEGINNING AT STATION 11+09.89 OFFSET 40.00 FEET RIGHT OF AFORESAID ROAD RIGHT OF WAY BASELINE; THENCE CONTINUING NORTH 89°59'14" EAST ALONG SAID ROAD RIGHT OF WAY BASELINE TO BASELINE STATION 11+50.24 OFFSET 85.00 FEET LEFT FOR A POINT OF TRANSITION OF THE NORTH RIGHT OF WAY LINE; THENCE CONTINUING NORTH 89°59'14" EAST ALONG SAID ROAD RIGHT OF WAY BASELINE TO BASELINE STATION 13+75.20 OFFSET 70.00 FEET LEFT FOR A POINT OF TRANSITION OF THE NORTH RIGHT OF WAY LINE; THENCE CONTINUING NORTH 89°59'14" EAST ALONG SAID ROAD RIGHT OF WAY BASELINE TO DESIGNATED BASELINE STATION 30+60.20 AS MARKED BY A 1/2" DIAMETER REBAR AND ALUMINUM CAP STAMPED "POP CARTER ASSOC LB205". THE NORTH RIGHT OF WAY LINE AT STATION 30+60.20 OFFSET 70.00 FEET LEFT FOR A POINT OF TRANSITION WESTWARD ALIGNMENT, AND ALSO AT STATION 30+60.20 OFFSET 40.00 FEET LEFT FOR A POINT OF TRANSITION EASTWARD ALIGNMENT; THENCE CONTINUING NORTH 89°59'14" EAST ALONG SAID ROAD RIGHT OF WAY BASELINE TO DESIGNATED BASELINE POINT OF CURVATURE STATION 31+05.28 AS MARKED BY A 1/2" DIAMETER REBAR AND ALUMINUM CAP STAMPED "POP CARTER ASSOC LB205", THE NORTH RIGHT OF WAY LINE BEING OFFSET 40.00 FEET LEFT, PARALLEL WITH, AND THE SOUTH RIGHT OF WAY LINE BEING OFFSET 40.00 FEET RIGHT, PARALLEL WITH SAID ROAD RIGHT OF WAY BASELINE; THENCE RUN NORTHEASTERLY ALONG THE CURVE AND ROAD RIGHT OF WAY BASELINE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 33°34'50", SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°11'49" EAST 231.10 FEET AND AN ARC LENGTH OF 234.44 FEET TO THE BASELINE POINT OF COMPOUND CURVATURE STATION 33+39.71 AS MARKED BY A 1/2" DIAMETER REBAR AND ALUMINUM CAP STAMPED "POP CARTER ASSOC. LB205", THE NORTHWESTERLY RIGHT OF WAY LINE BEING CONCENTRIC, 40.00 FEET LEFT AND THE SOUTHEASTERLY RIGHT OF WAY LINE BEING CONCENTRIC, 40.00 FEET RIGHT OF SAID ROAD RIGHT OF WAY BASELINE; THENCE CONTINUE NORTHEASTERLY ALONG THE CURVE AND ROAD RIGHT OF WAY BASELINE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 645.00 FEET, A CENTRAL ANGLE OF 68°23'28", SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°12'40" EAST 725.01 FEET AND AN ARC LENGTH OF 769.90 FEET TO THE BASELINE POINT OF REVERSE CURVATURE STATION 41+09.62 AS MARKED BY A SET "P-K" NAIL AND TAB STAMPED "POP CARTER ASSOC LB205", THE NORTHWESTERLY RIGHT OF WAY LINE BEING CONCENTRIC, 40.00 FEET LEFT AND THE SOUTHEASTERLY RIGHT OF WAY LINE BEING CONCENTRIC, 40.00 FEET RIGHT OF SAID ROAD RIGHT OF WAY BASELINE; THENCE RUN NORTHERLY ALONG THE CURVE AND ROAD RIGHT OF WAY BASELINE CONCAVE TO THE EAST HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 12°05'37", SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°56'16" WEST 105.34 FEET AND AN ARC LENGTH OF 105.54 FEET TO THE BASELINE POINT OF TANGENCY STATION 42+15.15 AS MARKED BY A SET "P-K" NAIL AND TAB STAMPED "POP CARTER ASSOC LB205", THE WESTERLY RIGHT OF WAY LINE BEING CONCENTRIC, 40.00 FEET LEFT AND THE EASTERLY RIGHT OF WAY LINE BEING CONCENTRIC, 40.00 FEET RIGHT OF SAID ROAD RIGHT OF WAY BASELINE; THENCE RUN NORTH 00°06'33" EAST ALONG THE ROAD RIGHT OF WAY BASELINE, BEING PARALLEL WITH, AND 133.27 FEET WEST OF THE EAST TRACT LINE OF TRACT 14 OF AFORESAID SECTION 5, TOWNSHIP 33 SOUTH, RANGE 39 EAST TO THE DESIGNATED POINT OF CURVATURE BASELINE STATION 43+14.44 AS MARKED BY A SET "P-K" NAIL AND TAB STAMPED "POP CARTER ASSOC LB205", THE WEST RIGHT OF WAY LINE BEING 40.00 FEET LEFT, PARALLEL WITH, AND THE EAST RIGHT OF WAY LINE BEING 40.00 FEET RIGHT, PARALLEL WITH SAID ROAD RIGHT OF WAY BASELINE; THENCE RUN NORTHEASTERLY ALONG THE CURVE AND ROAD RIGHT OF WAY BASELINE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 89°59'27", SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°06'16" EAST 424.23 FEET AND AN ARC LENGTH OF 471.19 FEET TO THE BASELINE POINT OF TANGENCY STATION 47+85.63 AS MARKED BY A SET "P-K" NAIL AND TAB STAMPED "POP CARTER ASSOC LB205" AND DESIGNATED AS END PROJECT BASELINE, BEING THE POINT OF TERMINUS OF THE BASELINE OF COLLEGE LANE EXTENSION. SAID POINT OF TERMINUS BEING 166.68 FEET SOUTH 89°54'00" EAST FROM AFORESAID EAST TRACT LINE OF TRACT 14 OF SECTION 5, ALONG THE CENTRAL LINE OF THAT CERTAIN "80.00 FEET WIDE ROAD RIGHT OF WAY" AS DESCRIBED IN "STATUTORY WARRANTY DEED", OFFICIAL RECORDS BOOK 1294, PAGE 2376, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THE NORTHWESTERLY RIGHT OF WAY LINE BEING CONCENTRIC, OFFSET 40.00 FEET LEFT AND THE SOUTHEASTERLY RIGHT OF WAY LINE BEING CONCENTRIC, OFFSET 40.00 FEET RIGHT OF SAID ROAD RIGHT OF WAY BASELINE.

CONTAINING 354,839.25 SQ.FT. OR 8:15 ACRES MORE OR LESS.

Table with columns: NO., REVISION, BY/DATE

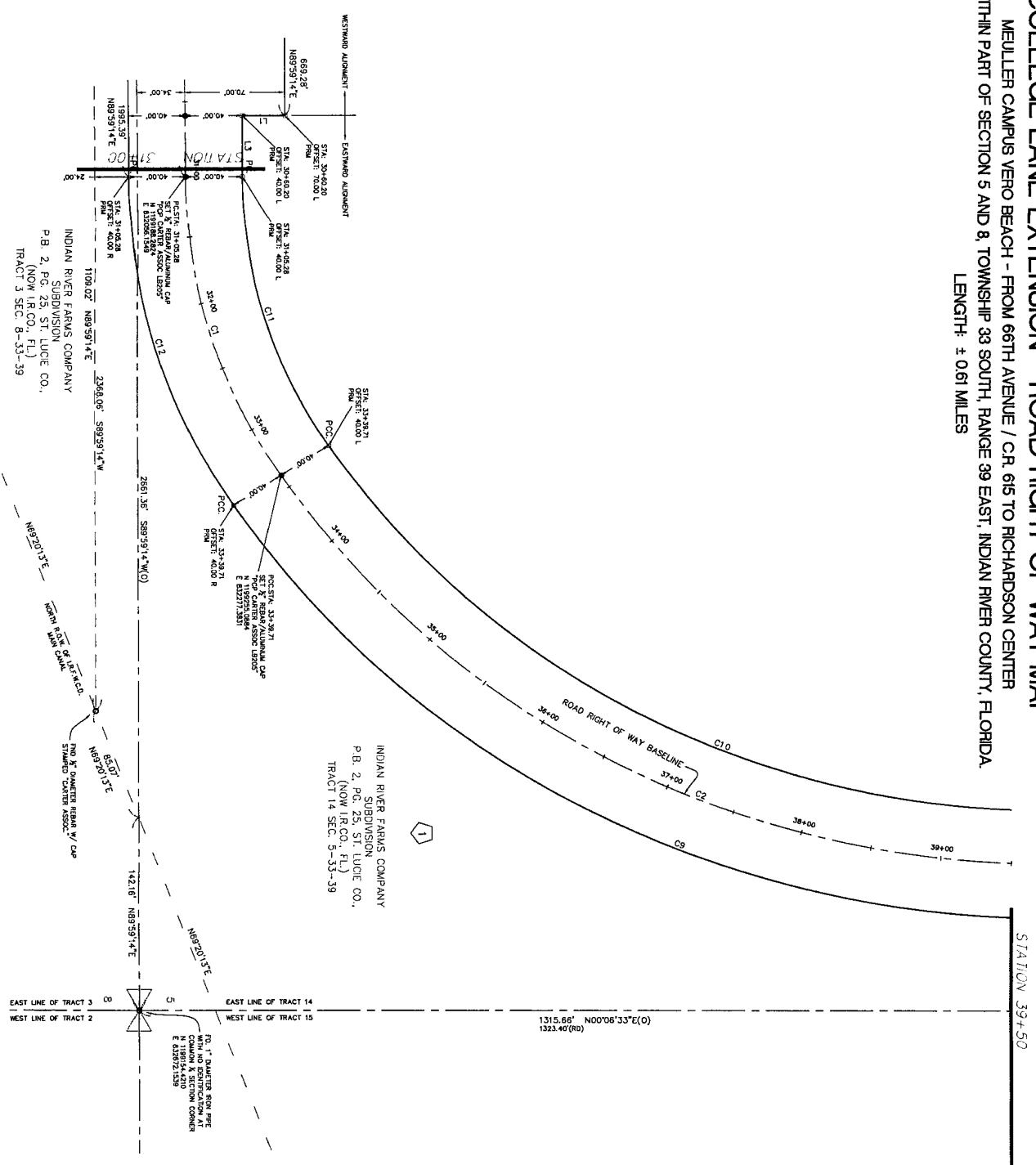
Table with columns: DATE, DRAWN BY, APPROVED BY, ADDRESS, PHONE, FAX, E-MAIL

Logo for Carter Associates, Inc. and contact information for Frank S. Cucciurese, P.S.M.





**SKETCH AND DESCRIPTION  
COLLEGE LANE EXTENSION - ROAD RIGHT OF WAY MAP**  
 MEULLER CAMPUS VERO BEACH - FROM 66TH AVENUE / C.R. 615 TO RICHARDSON CENTER  
 LYING WITHIN PART OF SECTION 5 AND 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.  
 LENGTH: ± 0.61 MILES



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'46" E	30.00'
L2	N 89°59'14" E	40.00'
L3	N 89°59'14" E	45.08'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	234.44'	400.00'	33°34'50"	N73°11'49"E	231.10'
C2	769.90'	645.00'	68°23'28"	N22°12'40"E	725.01'
C3	105.54'	500.00'	12°05'37"	S05°56'16"E	105.34'
C4	471.19'	300.00'	89°59'27"	S45°08'16"W	424.23'
C5	534.02'	340.00'	89°59'27"	S45°08'16"W	480.79'
C6	408.37'	260.00'	89°59'27"	S45°08'16"W	367.67'
C7	97.09'	460.00'	12°05'37"	S05°56'16"E	96.91'
C8	113.98'	540.00'	12°05'37"	S05°56'16"E	113.77'
C9	817.85'	685.00'	68°23'28"	N22°12'40"E	789.97'
C10	722.46'	605.00'	68°23'28"	N22°12'40"E	680.04'
C11	210.99'	350.00'	33°34'50"	N73°11'49"E	207.99'
C12	257.88'	440.00'	33°34'50"	N73°11'49"E	254.20'

NO.	REVISION	BY	DATE
1	ADDED	FSJ	12-10-09
2	ADDED	FSJ	12-21-09
3	ADDED	FSJ	12-21-09
4	ADDED	FSJ	12-21-09

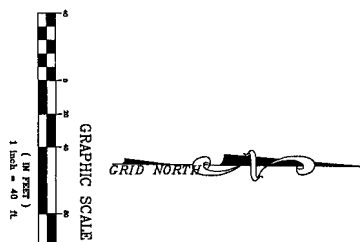
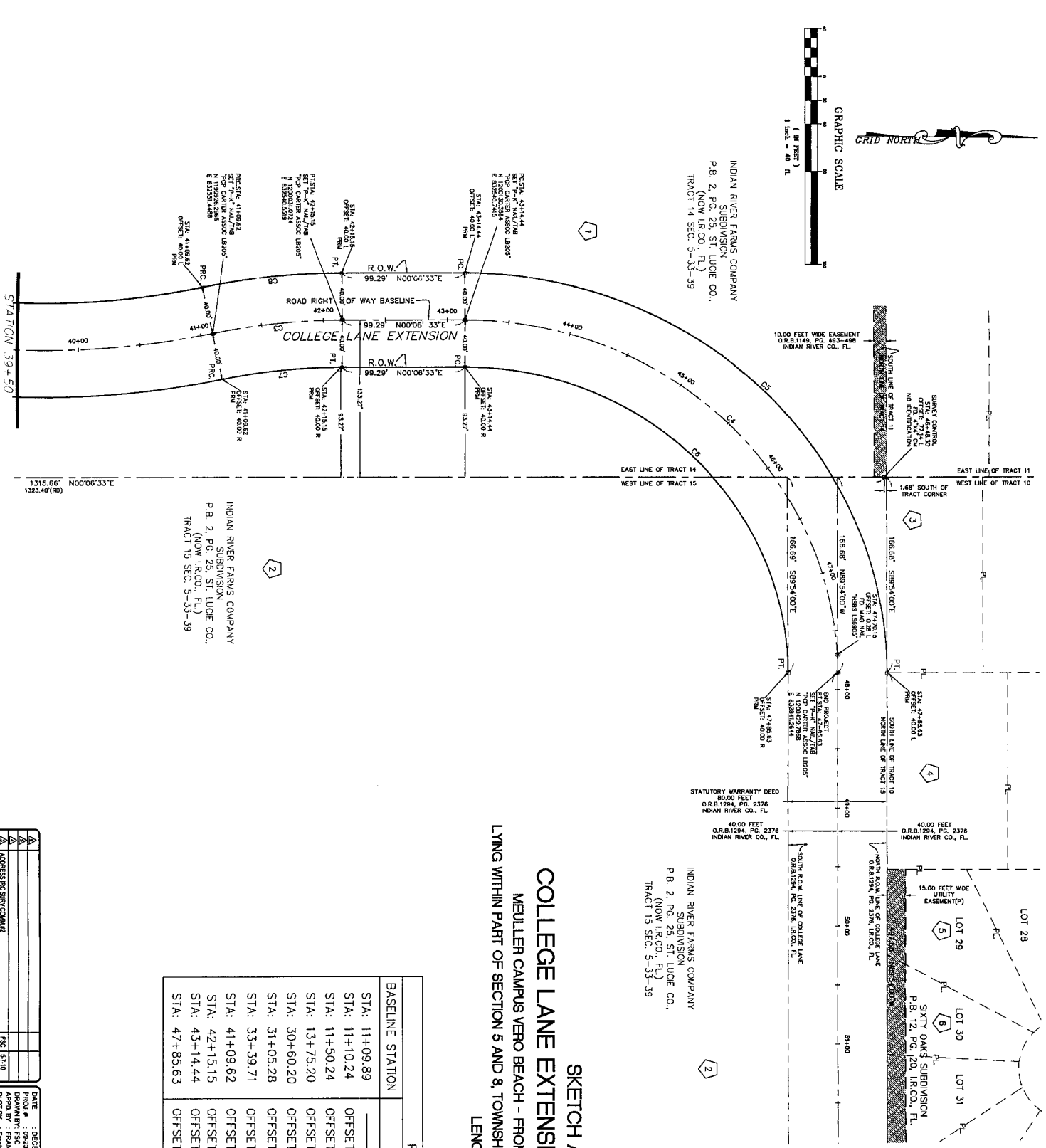
DATE: DECEMBER 30, 2009  
 PROJ # : 0862285  
 DRAWN BY : FSC  
 APP'D BY : FRANK S. CUCCURESE  
 PLOT BY : FRANK S. CUCCURESE  
 PLOT DATE : 12/30/09  
 REF # : 18825-A  
 F.B. & NO. : 1780848

**CARTER ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1708 21st STREET, VERO BEACH, FL 32960  
 TEL: (772) 562-4191 FAX: (772) 562-7180

**SHEET**  
**4 OF 5**

PREPARED BY FRANK CUCCURESE, P.S.M.,  
 FLORIDA REGISTRATION NO. 4765  
 CARTER ASSOCIATES, INC. LB 205

COLLEGE LANE EXTENSION RIGHT OF WAY



INDIAN RIVER FARMS COMPANY  
SUBDIVISION  
P.B. 2, PG. 25, ST. LUCIE CO.,  
(NOW I.R.CO., FL.)  
TRACT 14 SEC. 5-33-39

INDIAN RIVER FARMS COMPANY  
SUBDIVISION  
P.B. 2, PG. 25, ST. LUCIE CO.,  
(NOW I.R.CO., FL.)  
TRACT 15 SEC. 5-33-39

INDIAN RIVER FARMS COMPANY  
SUBDIVISION  
P.B. 2, PG. 25, ST. LUCIE CO.,  
(NOW I.R.CO., FL.)  
TRACT 15 SEC. 5-33-39

SKETCH AND DESCRIPTION

COLLEGE LANE EXTENSION - ROAD RIGHT OF WAY MAP  
MULLER CAMPUS VERO BEACH - FROM 66TH AVENUE / CR. 615 TO RICHARDSON CENTER  
LYING WITHIN PART OF SECTION 5 AND 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.  
LENGTH: ± 0.61 MILES

ADJACENT TO COLLEGE LANE EXTENSION & COLLEGE LANE	PARCEL IDENTIFICATION NUMBER	OWNER'S NAME
	1 33390500001012000002.0	INDIAN RIVER STATE COLLEGE
	2 33390500001015000001.0	INDIAN RIVER STATE COLLEGE
	3 33390500001010000012.0	MICKY L. BALLARD
	4 33390500001010000011.0	DONOVAN B. NOTTAGE

BASELINE STATION	RIGHT OF WAY	
	LEFT	RIGHT
STA: 11+09.89	OFFSET: 85.00' L	OFFSET: 40.00' R
STA: 11+10.24	OFFSET: 85.00' L	
STA: 11+50.24	OFFSET: 70.00' L	
STA: 13+75.20	OFFSET: 70.00' L	
STA: 30+60.20	OFFSET: 70.00' & 40.00' L	
STA: 31+05.28	OFFSET: 40.00' L	OFFSET: 40.00' R
STA: 33+39.71	OFFSET: 40.00' L	OFFSET: 40.00' R
STA: 41+09.62	OFFSET: 40.00' L	OFFSET: 40.00' R
STA: 42+15.15	OFFSET: 40.00' L	OFFSET: 40.00' R
STA: 43+14.44	OFFSET: 40.00' L	OFFSET: 40.00' R
STA: 47+85.63	OFFSET: 40.00' L	OFFSET: 40.00' R

NO.	REVISION	BY	DATE
1			09-28-2009
2			09-28-2009
3			12-20-2009
4			09-28-2009

DATE: 09-28-2009  
DRAWN BY: FSC  
APPROVED BY: FRANK S. CUCCURESE  
FILE NAME: 092809.dwg  
F.B. & P.: 7261844

**CAI** CONSULTING ENGINEERS AND LAND SURVEYORS  
1708 21st STREET, VERO BEACH, FL 32960  
TEL: (772) 562-4191 FAX: (772) 562-7180

**CARTER ASSOCIATES, INC.**  
PREPARED BY FRANK CUCCURESE, P.S.M.,  
FLORIDA REGISTRATION No. 4765  
CARTER ASSOCIATES, INC. LB 205

**SHEET**  
5 OF 5  
Dwg # 18925-A