

Prepared by:
Office of County Attorney
Indian River County
1801 27th Street
Vero Beach, FL 32960
772-226-1425

COUNTY DEED INDIAN RIVER COUNTY, FLORIDA

THIS DEED, made this 8th day of February, 2013, by **INDIAN RIVER COUNTY, FLORIDA**, a political subdivision of the State of Florida, party of the first part, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960, and **EXSTATE HOLDINGS, LLC**, a Florida limited liability company, party of the second part, whose mailing address is 775 Blackpine Drive, Vero Beach, Florida 32968.

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 property in "as is, where is" condition, with no warranties express or implied, lying and being in Indian River County, Florida:

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

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 R. Smith, Clerk of
Court and Comptroller

By: 

Deputy Clerk

INDIAN RIVER COUNTY, FLORIDA
By its Board of County Commissioners

By: 

Joseph E. Flescher, Chairman

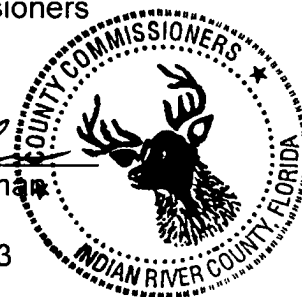
BCC approved: February 5, 2013

(Official Seal)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY: 

WILLIAM K. DEBRAAL
DEPUTY COUNTY ATTORNEY



LEGAL DESCRIPTION:

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2453, PAGE 1525, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID PARCEL ALSO BEING A PORTION OF TRACT 15, SECTION 6, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 25, SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA;

TOGETHER WITH PARCEL 'B' THE CLUB AT VERO BEACH - P.D. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 83, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "B" AND ALONG THE SOUTH LINE OF SAID CLUB AT VERO BEACH - P.D. THROUGH THE FOLLOWING THREE COURSES: S89°17'24"E, A DISTANCE OF 30.18 FEET; THENCE S00°26'37"W, A DISTANCE OF 31.66 FEET; THENCE N86°12'13"E, A DISTANCE OF 96.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE ALONG THE WEST LINE OF SAID PLAT OF THE CLUB AT VERO - P.D. THROUGH THE FOLLOWING TWO COURSES: S03°46'05"E, A DISTANCE OF 47.15 FEET; THENCE S03°05'08"E, A DISTANCE OF 76.81 FEET; THENCE DEPARTING SAID WEST LINE RUN S03°05'08"E, A DISTANCE OF 29.37 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF 16th STREET; SAID LINE BEING 60 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 15, SAID LINE ALSO BEING THE SOUTH LINE OF SAID SECTION 6; THENCE RUN S89°53'07"W, ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 135.50 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE VILLAGE OF LEXINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 45, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE N00°14'41"E, ALONG SAID WEST LINE OF THE VILLAGE OF LEXINGTON AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 179.01 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.47 ACRES (20,527 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL 'B' EXTENDING EASTERLY FROM THE NORTHWEST CORNER OF SAID PARCEL 'B' PER OFFICIAL RECORDS BOOK 2453, PAGE 1525, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID LINE HAVING AN ASSUMED BEARING OF S89°17'24"E.
2. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THEREFORE THERE MAY BE EASEMENTS, RESTRICTIONS AND RESERVATIONS NOT SHOWN HEREON, BUT FOUND IN THE PUBLIC RECORDS.
3. THE SKETCH OF DESCRIPTION WAS BASED UPON A BOUNDARY SURVEY TITLED "16th STREET REMAINDER OF FLEMING PROPERTY", PREPARED BY THE INDIAN RIVER COUNTY SURVEY SECTION ON THE DATE OF 11-30-2011.
4. THIS SKETCH OF DESCRIPTION MEETS AND/OR EXCEEDS THE ACCURACY REQUIREMENTS FOR PER CHAPTER 5U-17 FLORIDA ADMINISTRATIVE CODE.
5. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET.
6. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER.

CERTIFICATION

SURVEYOR AND MAPPER IS RESPONSIBLE CHARGE

DAVID M. SILON, P.E., M.S.
FLORIDA REGISTRATION NO. 6739
INDIAN RIVER COUNTY SURVEYOR
DATE 2-8-13

THIS SKETCH OF DESCRIPTION IS NOT COMPLETE
WITHOUT SHEETS 1 & 2 AS CREATED.

THIS IS NOT A BOUNDARY SURVEY

SYMBOLS AND ABBREVIATIONS:

ADDL = ADDITIONAL
COR = CORNER
(D) = DEED COURSE
ESMT = EASEMENT
F.P. & L. = FLORIDA POWER AND LIGHT
I.R.F.W.C.D. = INDIAN RIVER FARMS
WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PLATTED COURSE
P.B. = PLAT BOOK
PBS = ST. LUCIE COUNTY PLAT BOOK
P.I.D. = PARCEL IDENTIFICATION PER
PROPERTY APPRAISER
P.O.B. = POINT OF BEGINNING
P.S.M. = PROFESSIONAL SURVEYOR
AND MAPPER
R/W = RIGHT OF WAY
SEC = SECTION-TOWNSHIP-RANGE

INDIAN RIVER COUNTY ADMINISTRATIVE BUILDING 1801 27th STREET VERO BEACH, FL 32960 (772) 567-8000		INDIAN RIVER COUNTY Department of Public Works Engineering Division		DRAWN BY: D. SILON	SECTION 6	SKETCH AND DESCRIPTION OF THE REMAINDER OF THE FLEMING PARCEL	SHEET 1 OF 2
				APPROVED BY: D. SILON	TOWNSHIP 33 S. RANGE 39 E.		

