3120150002828 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL BK: 2816 PG: 1903, 1/16/2015 8:52 AM D DOCTAX PD \$0.70

This instrument prepared by and return to: George Perez
Old Republic National Title Ins. Co.
6545 Corporate Centre Blvd.
Orlando, Florida 32822
866-780-1377
File No. 242811

Parcel Identification Number: 33-39-12-00000-5000-0062/0

## **CORRECTIVE WARRANTY DEED**

THIS INDENTURE, made this 2 day of 10 day of 1

**WITNESSETH** that said Grantor, for and in consideration of the sum of ten and no/100 dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

## See Attached Exhibit "A"

N.B. This Corrective Warranty Deed is being given to correct that certain Warranty Deed dated July 31, 2014 and recorded in Book 2777, page 2420, of the Public Records of Indian River County, Florida; said deed having an over-inclusive legal description.

and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(Signature)

Print Name:

Witness

(Signature)

Print Name: Witness

Henry Ryan Larson, LLC, a Florida

**Limited Liability Company** 

y: /Sn C Je

Ryan/Larson, Manage

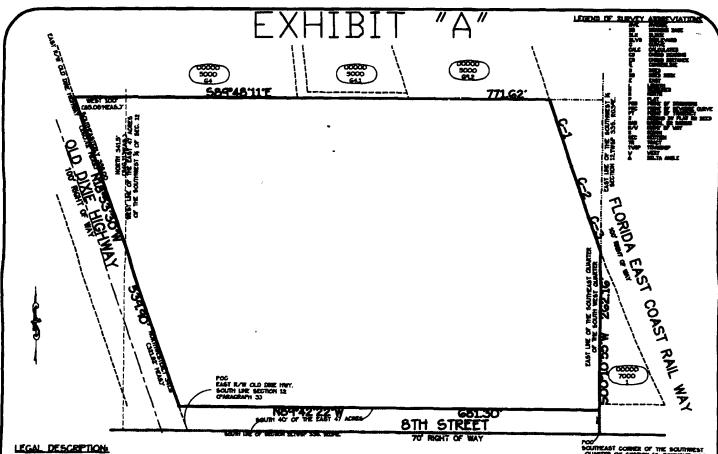
STATE OF FLORIDA COUNTY OF INCR

The foregoing instrument was acknowledged before me this 2 day of 20 day of

Notary Public-State of Florida

Print: E. Steven Laura My Commission Expires:

E. STEVEN LAUER
Commission # FF 019856
Expires July 4, 2017
Page of Thru Troy Fein Insurance 600-385-7019



A PARCEL OF PROPERTY SITUATED, LYING AND BEING IN NIDAN RIVER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

A PARCEL OF PROPERTY SITUATED, LYING AND BEING IN NIDAN RIVER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

CAMBERS OF SECTION 12. TOWNSHIP 33 SOUTH, RANGE 39 EAST, EXCEPT THE SOUTH 40.00 FEET IN ROAD RIGHT-OF-WAY AND EXCEPT THAT PART LYING WEST OF THE EAST RIGHT-OF-WAY LINE OF OLD DIXE HIGHWAY, AND ALSO

COMMENCENG AT A PINE STAKE ON THE EAST RIGHT-OF-WAY LINE OF THE OLD DIXE HIGHWAY AND ON THE SOUTH BOUNDARY LINE OF SECTION 12. TOWNSHIP 33 SOUTH, RANGE 39 EAST, THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE OF SAID OLD DIXE HIGHWAY FOR A DISTANCE OF 341.6 FEET TO A PINE STAKE FOR A POINT OF BEGINNING, THENCE RUN NORTH 341.5 FEET, THENCE RUN WEST 100 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID OLD DIXE HIGHWAY. THENCE RUN SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID OLD DIXE A DISTANCE OF 358 FEET TO SAID POINT OF BEGINNING! BEING MORE CORRECTLY DESCRIBED AS

A PARCEL LYNG IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12. TOWNSHIP 33 SOUTH, RANGE 39 EAST AND

A PARCEL LYING IN THE SOUTHEAST CHARTER OF THE SOUTHWEST CHARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT THE SOUTH EAST CORNER OF THE SAID SOUTHEAST CHARTER, THENCE ALONG THE EAST LINE OF SAID SOUTHEAST CHARTER NORTH OCHOO'S WEST TO THE NORTH RIGHT OF WAY LINE OF EIGHT STREET FOR 50.00 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING PROCEEDING ALONG THE SAID NORTH RIGHT OF WAY NORTH 897422: WEST TO THE EAST RIGHT OF WAY LINE OF OLD DIKE HIGHWAY AS RECORDED IN PLAT BOOK 9, PAGE 79 OF THE PUBLIC RECORDS OF INDIAN RIVER COLINTY, FLORIDA FOR G81.30 FEET, THENCE ALONG THE SAID EAST RIGHT OF WAY NORTH 18733730' WEST FOR 539.90 FEET, THENCE LEAVING SAID RIGHT OF WAY SOUTH 89748711' EAST TO THE WEST RIGHT OF WAY OF THE FLORIDA EAST COAST RAL WAY FOR 771.62 FEET, THENCE ALONG SAID WEST RIGHT OF WAY ON A NON-RADIAL CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10.469.28 FEET. AN ARC LENGTH OF 114.79 FEET, A DEGREE OF CURVE OF OO'37.42'. ALSO HAVING A RADIUS OF 9.600.13 FEET. AN ARC LENGTH OF 114.79 FEET, THENCE ALONG A RADIAL COMPOUND CURVE HAVING A RADIUS OF 3.066.74 FEET TO THE EAST LINE OF THE SOUTHWEST CHARVER AN ARC LENGTH OF GO.41 FEET. A DEGREE OF CURVE OF OO'31.43', THENCE ALONG A RADIAL COMPOUND CURVE HAVING A RADIUS OF 3.066.74 FEET TO THE EAST LINE OF THE SOUTHWEST CHARTER HAVING AN ARC LENGTH OF GO.41 FEET. A DEGREE OF CURVE OF O1'07'43'; THENCE ALONG SAID EAST LINE SOUTH-00'1975'S WEST FOR 262.16 FEET TO THE PLACE AND POINT OF BEGINNING. EAST LINE SOUTH-OCHO 355 WEST FOR 262.16 FEET TO THE PLACE AND POINT OF BEGINNING.

14/14

WILLIAM HAYHURST

WILLIAM E. HAY HURST.

PROFESSIONAL SURVEYOR & MAPPER I

FLORIDA REGISTRATION NO 4416

THIS SLRVEY MAP AND REPORT OR COPIES THEREOF ARE
NOT VALID WITHOUT THE SIGNIFIE AND ORIGINAL RAISED

SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R=10.469.28° L=114.79' Tan=57.40' D=0°37'42" CB-518°24'40'E

CD= 114.79

R=4600.13 L=88.58" Tan=44.29 D=0°31'43' CB=518\*59\*22\*E CD= 88.58°

R=3.066.74 L=60.41' Tan=30.20 D=1\*07'43' CB=5194905T CD= 60.40'

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY
OF THE HEREBN DESCRIBED PROPERTY IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED
UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY
MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND
SURVEYING IN THE STATE OF FLORIDA CHAPTER 6(G17-6)
PURSUANT TO SECTION 472.07, FLORIDA STATUTES SUBJECT
TO THE QUALIFICATIONS NOTED HEREON.

HAYHURST LAND SURVEYING INC SERTIFICATE OF AUTHORIZATION NUMBER (LB. 7364) 445 9TH ST. S.W. Unit-7

VERO BEACH, FL. 32962 PHONE: (772) 569-6680 FAX: (772) 770-3446

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