3120160060855 RECORDED IN THE RECORDS OF JEFFREY R. SMITH, CLERK OF CIRCUIT COURT INDIAN RIVER CO FL BK: 2975 PG: 1304, 10/25/2016 3;23 PM D DOCTAX PD \$0.70

PREPARED BY AND RETURN TO:

Michael J. Garavaglia, Esquire Collins, Brown, Barkett, Garavaglia & Lawn, Chartered 756 Beachland Boulevard Vero Beach, FL 32963

Parcel ID Number:

Quitclaim Deed

This Quitclaim Deed, made this 19th day of October, 2016, by and between

VERO BEACH COUNTRY CLUB, INC., a Florida Not for Profit corporation, whose post office address is: 800 30th Street, Vero Beach, FL 32960 **Grantor**,

....

and

HAROLD C. McDUFFIE AND JANICE McDUFFIE, his wife, whose post office address is: 936 29th Street, Vero Beach, FL 32960

Grantee.

WITNESSETH that the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, do hereby grant, bargain and quitclaim to the said GRANTEE and GRANTEE'S heirs, successors, and assigns forever, the following described land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

See Exhibit "E" Legal Description attached hereto and made a part hereof.

Subject to restrictions, reservations and easements of record, if any, and real estate taxes subsequent to 2015.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

BK: 2975 PG: 1305

In Witness Whereof, the Grantor has hereunto set their hand and seal the day and year first above written.

Signed sealed and delivered in the presence of:

VERO BEACH COUNTRY CLUB, INC., a Florida Not for Profit corporation

Printed Name: Just to let

By: CLAUDIA McNULTY, President

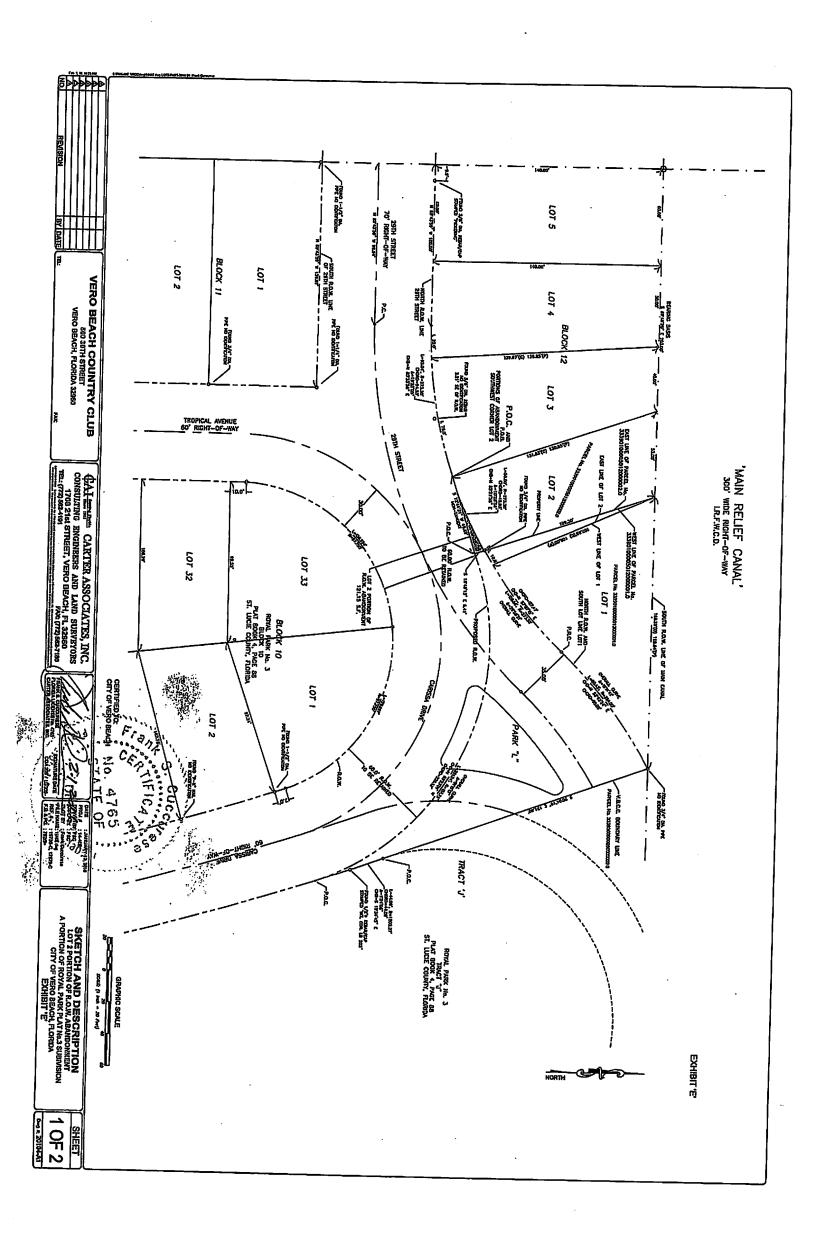
Printed Name: Michael J CAMENDALIA

STATE OF FLORIDA COUNTY OF INDIAN RIVER

[Notary Seal]

Notary Public





DESCRIPTION OF PROPOSED ROAD RIGHT OF WAY ABANDONMENT FOR LOT 2, BLOCK 12, PLAT NO.3 OF ROYAL PARK

A PORTION OF THE "29TH STREET" ROAD RIGHT OF WAY LYING SOUTHEASTERLY OF, CONTIGUOUS TO AND BOUNDED ON THE NORTHWEST BY LOT 2 OF BLOCK 12 OF PLAT NO. 3 OF ROYAL PARK SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 88 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, NOW LYING AND BEING INDIAN RIVER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

SAID PORTION OF RIGHT OF WAY ABANDONMENT BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 2 OF BLOCK 12 OF PLAT NO.3 OF ROYAL PARK SUBDIVISION AND POINT ON CURVE RUN NORTHEASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2 AND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 273.30 FEET, A CENTRAL ANGLE OF 10°28'56", SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°21"58" EAST 49.93' AND AN ARC DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY LINE OF INDIAN RIVER COUNTY, FLORIDA; OF THAT PORTION OF SAID LOT 2, HAVING PARCEL IDENTIFICATION 33390100005012000002.0 BY THE PROPERTY APPRAISER

FEET TO A POINT OF NON TANGENCY; THENCE RUN SOUTH 72°44′21" WEST A DISTANCE OF 49.69 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 2 AND POINT OF BEGINNING. THENCE RUN SOUTH 18°48'13" EAST ALONG THE SOUTHERLY EXTENSION OF SAID EAST BOUNDARY LINE A DISTANCE OF 6.41

THE ABOVE DESCRIBED PORTION OF ROAD RIGHT OF WAY ABANDONMENT CONTAINING 121.15 S.F.

SURVEYOR'S NOTES; 1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES

EXHIBIT E

ONLY AND IS NOT VALID.

A MINIMUM SEARCH WAS MADE OF THE PUBLIC RECORDS BY THIS FIRM OR SURVEYOR FOR ADJACENT PARCEL IDENTIFICATION. THE ROAD RIGHTS-OF-WAY, AND ADJACENT LOTS WITHIN THE PLAY NO. 3 OF ROYAL PARK SUBDIVISION WAS OBTAINED FROM RECORD PLAT AND OFFICE ARCHIVE ORIGINAL WORK DRAWWINGS OF THE ROYAL PARK SUBDIVISION PLATS.

ANY FOUNDATIONS AND UNDERGROUND UTILITIES WERE NOT OBSERVED OR RECORDED FOR THIS SKETCH AND DESCRIPTION

BEARINGS SHOWN ARE BASED UPON NAD832007 FLORIDA EAST ZONE (801). THE BEARING OF SOUTH
89*820 EAST ALONG THE SOUTH RIGHT OF WAY LINE OF THE MAUR RELIEF CANAL.
THIS MAP IS A SKETCH AND DESCRIPTION OF ARMODONIMENT OF ROAD RIGHT OF WAY AND PARK IL. A
BOUNDARY SURVEY WAS NOT PERFORMED TO DELINEATE THE BOUNDARY LIMITS OF SAID

THE DESCRIPTION SHOWN HEREON WAS DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER AS DIRECTED BY THE CLIENT. THIS SKETCH AND DESCRIPTION OF ABANDONNENT OF ROAD RIGHT OF WAY AND PARK IS COMPRISED OF TWO (2) PAGES, ONE (1) IS NOT VALID WITHOUT THE OTHER.

P.C. POINT OF CURVATURE	P.R.C. POINT OF REVERSE CURVATURE (12)	V.B.C.C. VERO BEACH COUNTRY CLUB	L LENGTH	R RADIUS	△ DELTA ANGLE			CY YARD LIGHT PVC POLYVINYL CHIORIDE (PI ASTIC)		TELEPHONE\CATV	EXISTING WELL	(C) CALCULATED DATA	(P) PLAT DATA	(O) OBSERVED DATA	שה חזורונע אסרב	THE HYDRANT	WATER VALVE	1	S SANITARY SEWER MANHOLE	DRAINAGE CATCH BASIN	SIGN	ANCHOR & GUY WIRE	WATER METER	LEGEND
(F)	_) \$	会 CABBAGE			IRRIGATION VALVE	Ą	B	×	RISER EL. ELEVAJION	. 5	P	L.P. LIQUID PROPANE		C.B.S. CONCRET	N.A.V.D. NORTH AI	N.G.V.D. NATIONAL	R.O.W.	MHOLE DIA.	∄ ([3	E ELECTRIC	
	CABBAGE PALM WITH DIAMETER		CABBAGE PALM WITH DIAMETER	COURSE OUT OF BOUNDS LINE	ACH COUNTRY CLUB GOLF	N VALVE	CONCRETE POWER POLE	BACKFLOW PREVENTOR	EXISTING GROUND VERTICAL ELEVATION	z	REINFORCED CONCRETE PIPE	FINISH FLOOR ELEVATION	ROPANE	m	CONCRETE BLOCK STRUCTURE	NORTH AMERICAN VERTICAL DATUM	NATIONAL GEODETIC VERTICAL DATUM	WAY	DIAMETER	ELECTRICAL WEJEK		MAIL RECEPTACLE	ELECTRICAL RISER	

THIS IS NOT A BOUNDARY SURVEY

DENOTES PROPOSED
PORTION OF RIGHT OF WAY
TO BE VACATED

SHEET

CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32880
TEL (772) 552-4191
FAX: (772) 552-4191 CARTER ASSOCIATES, INC.

VERO BEAGH COUNTRY CLUB
800 30TH STREET
VERO BEACH, FLORIDA 32980

SKETCH AND DESCRIPTION LOT 2 PORTION OF R.O.W. ABANDONMENT

2 OF 2