

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 21<sup>st</sup> day of October, 2016, by and between

ERIC T. HALL and JANNA C. HALL, his wife,  
whose post office address is: 710 Broadway Street, Vero Beach, FL 32960 **Grantor,**

and

HAROLD C. McDUFFIE AND JANICE McDUFFIE, his wife,  
whose post office address is: 936 29<sup>th</sup> 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:

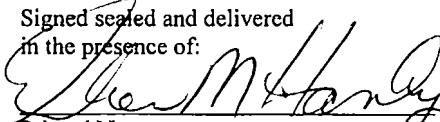
See Exhibit "E" Legal Description attached hereto and made a part hereof.

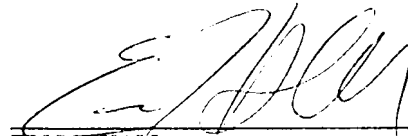
Subject to restrictions, reservations and easements of record, if any, and real estate taxes subsequent to 2015.

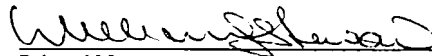
To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.


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

Signed sealed and delivered  
in the presence of:

  
Printed Name: ~~EILEEN M. HANLEY~~

  
ERIC T. HALL

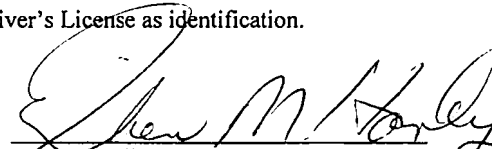
  
Printed Name: ~~WILLIAM J. STEWART~~

  
JANNA C. HALL

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing was acknowledged before me, the undersigned authority, this 31<sup>st</sup> day of October, 2016, by ERIC T. HALL and JANNA C. HALL,  
☐ who are personally known to me or  
☐ who have produced a \_\_\_\_\_ (State) Driver's License as identification.

[Notary Seal]

  
Notary Public  
EILEEN M. HANLEY

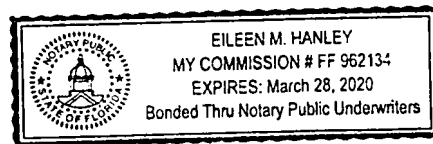




EXHIBIT 'E'

DESCRIPTION OF PROPOSED ROAD RIGHT OF WAY ABANDONMENT FOR LOT 2, BLOCK 12, PLAT NO.3 OF ROYAL PARK  
A PORTION OF THE 28TH 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°28'58", 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 THAT PORTION OF SAID LOT 2, HAVING PARCEL IDENTIFICATION 33390100005012000002.0 BY THE PROPERTY APPRAISER OF INDIAN RIVER COUNTY, FLORIDA.  
THENCE RUN SOUTH 18°48'13" EAST ALONG THE SOUTHERLY EXTENSION OF SAID EAST BOUNDARY LINE A DISTANCE OF 6.41 FEET TO A POINT OF NON TANGENCY; THENCE RUN SOUTH 72°44'21" WEST A DISTANCE OF 48.69 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 2 AND POINT OF BEGINNING.

THE ABOVE DESCRIBED PORTION OF ROAD RIGHT OF WAY ABANDONMENT CONTAINING 121.16 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, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
  2. THE SURVEYOR HAS BEEN ADVISED BY THE PUBLIC RECORDS BY THE FIRM OF SURVEYOR FOR ADJACENT PARCELS THAT THE ROYAL PARK SUBDIVISION WAS OBTAINED FROM RECORD PLAT AND OFFICE RECORDING WORK.
  3. ANY FOUNDATIONS AND UNDERGROUND UTILITIES WERE NOT OBSERVED OR RECORDED FOR THIS SKETCH AND DESCRIPTION.
  4. THE SURVEYOR HAS BASED UPON HORIZONTAL FLORIDA EAST ZONE 801, THE BEARING OF SOUTH 88°48'27" EAST ALONG THE SOUTH BRANCH OF WAY LINE OF THE AFORESAID LOT 2 AND PARK "L". A BOUNDARY SURVEY WAS NOT PERFORMED TO DELINEATE THE BOUNDARY LIMITS OF SAID ABANDONMENT PARCEL.
  5. THIS MAP IS A SKETCH AND DESCRIPTION OF ABANDONMENT OF ROAD RIGHT OF WAY AND PARK "L" AS DIRECTED BY THE CLIENT.
  6. THIS SKETCH AND DESCRIPTION OF ABANDONMENT OF ROAD RIGHT OF WAY AND PARK IS COMPOSED OF TWO (2) PAGES, ONE (1) IS NOT VALID WITHOUT THE OTHER.

LEGEND

|                                   |          |                                    |
|-----------------------------------|----------|------------------------------------|
| WATER METER                       | E        | ELECTRICAL RISER                   |
| ANCHOR & CUT WIRE                 | M        | MAL. RECEPTACLE                    |
| SEWER                             | U        | ELECTRICAL METER                   |
| DRAINAGE CATCH BASIN              | D        | TELEPHONE OR CABLE RISER           |
| SANITARY SEWER MANHOLE            | DA       | DIAMETER                           |
| OVERHEAD ELECTRIC                 | R.O.W.   | NATIONAL GEODETIC VERTICAL DATUM   |
| WATER VALVE                       | N.A.V.D. | RIGHT OF WAY                       |
| FIRE HYDRANT                      | C.B.S.   | CONCRETE BLOCK STRUCTURE           |
| UTILITY POLE                      | C.B.S.   | CONCRETE POWER POLE                |
| OBSERVED DATA                     | CONCRETE | BRIGADION VALVE                    |
| PLAT DATA                         | CONCRETE | VERO BEACH COUNTRY CLUB            |
| CALCULATED DATA                   | PUB. EL. | COARSE CUT OF BOUNDS LINE          |
| EXISTING WELL                     | R.C.P.   | CABAYOE PALM WITH DIAMETER         |
| TELEPHONE/COATV RISER             | EL.      | ELEVATION                          |
| SANITARY CLEAN-OUT                | EL.      | EXISTING GROUND VERTICAL ELEVATION |
| YARD LIGHT                        | EL.      | BACKFLOW PREVENTOR                 |
| PVC POLYMER CHLORIDE (PLASTIC)    | EL.      | CONCRETE POWER POLE                |
| CHB CHORD BEARING                 | EL.      | BRIGADION VALVE                    |
| TANGENT                           | EL.      | VERO BEACH COUNTRY CLUB            |
| RADIUS                            | EL.      | COARSE CUT OF BOUNDS LINE          |
| LENGTH                            | EL.      | CABAYOE PALM WITH DIAMETER         |
| V.B.C. VERO BEACH COUNTRY CLUB    | EL.      | ELEVATION                          |
| P.R.C. POINT OF REVERSE CURVATURE | EL.      | ELEVATION                          |
| P.C. POINT OF CURVATURE           | EL.      | ELEVATION                          |

12 DENOTES PROPOSED PORTION OF RIGHT OF WAY TO BE VACATED

THIS IS NOT A BOUNDARY SURVEY

|     |         |         |                         |  |      |          |   |  |  |  |   |                 |
|-----|---------|---------|-------------------------|--|------|----------|---|--|--|--|---|-----------------|
| NO. | REVISED | BY DATE | VERO BEACH COUNTRY CLUB | 180 20TH STREET<br>VERO BEACH, FLORIDA 33906 | DATE | 1/2/2021 | 1708 2118 STREET, VERO BEACH, FL 33980<br>TEL: (772) 236-1181 FAX: (772) 236-1182 | CONSULTING ENGINEERS AND LAND SURVEYORS<br>CARTER ASSOCIATES, INC. | THIS SURVEY COMPLETES 1 OF 2 SHEETS<br>ONE IS NOT VALID WITHOUT THE OTHERS | DATE OF SURVEY<br>1/2/2021<br>DATE OF PLOTTING<br>1/2/2021<br>DATE OF PRINTING<br>1/2/2021 | SKETCH AND DESCRIPTION<br>LOT 2 PORTION OF ROAD ABANDONMENT<br>A PORTION OF ROYAL PARK PLAT NO.3 SUBDIVISION<br>CITY OF EXHIBIT 'E' | SHEET<br>2 OF 2 |
|-----|---------|---------|-------------------------|--|------|----------|---|--|--|--|---|-----------------|