

cutout from Tax Parcel I.D. 33-39-12-00017-0020-00009.0

**This document was prepared by  
and should be returned to  
the County Attorney's Office  
1801 27th Street  
Vero Beach, Florida 32960**

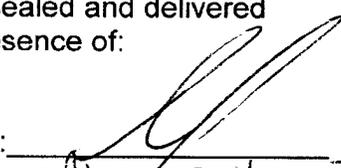
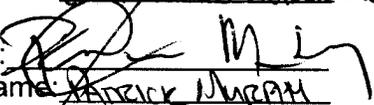
THIS INDENTURE, made this 23<sup>rd</sup> day of JANUARY, 2017  
between **POP FLORIDA PROPERTIES, LLC, a Delaware limited liability company**,  
whose mailing address is 3318 Forest Lane, Suite 200, Dallas, Texas 75234,  
hereinafter called GRANTOR, and **INDIAN RIVER COUNTY, a political subdivision of  
the State of Florida**, whose mailing address is 1801 27th Street, Vero Beach, Florida  
32960, hereinafter called GRANTEE.

**WITNESSETH:**

That 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, 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 "B" attached hereto and made a part hereof.**

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

Signed, sealed and delivered  
in the presence of:  
  
signature:   
printed name: CHARLES DE VILLOSIOS JR  
  
signature:   
printed name: PATRICK DURRAH

**POP FLORIDA PROPERTIES, LLC, a  
Delaware limited liability company**  
  
By   
**Guillermo Perales  
Chief Executive Officer**

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**  
  
BY   
**WILLIAM K. DEBRAAL  
DEPUTY COUNTY ATTORNEY**

STATE OF TEXAS  
COUNTY OF DALLAS

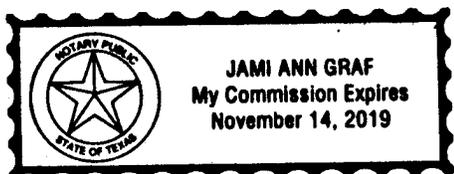
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of JANUARY, 2017, by **Guillermo Perales, Chief Executive Office of POP FLORIDA PROPERTIES, LLC, a Delaware limited liability company authorized to do business in the State of Florida**, who executed on behalf of and with the authority of said limited liability company. He is either personally known to me or has produced PERSONALLY KNOWN (driver's license or passport) as identification.

NOTARY PUBLIC

*Jami Graf*  
\_\_\_\_\_  
printed name: Jami Graf

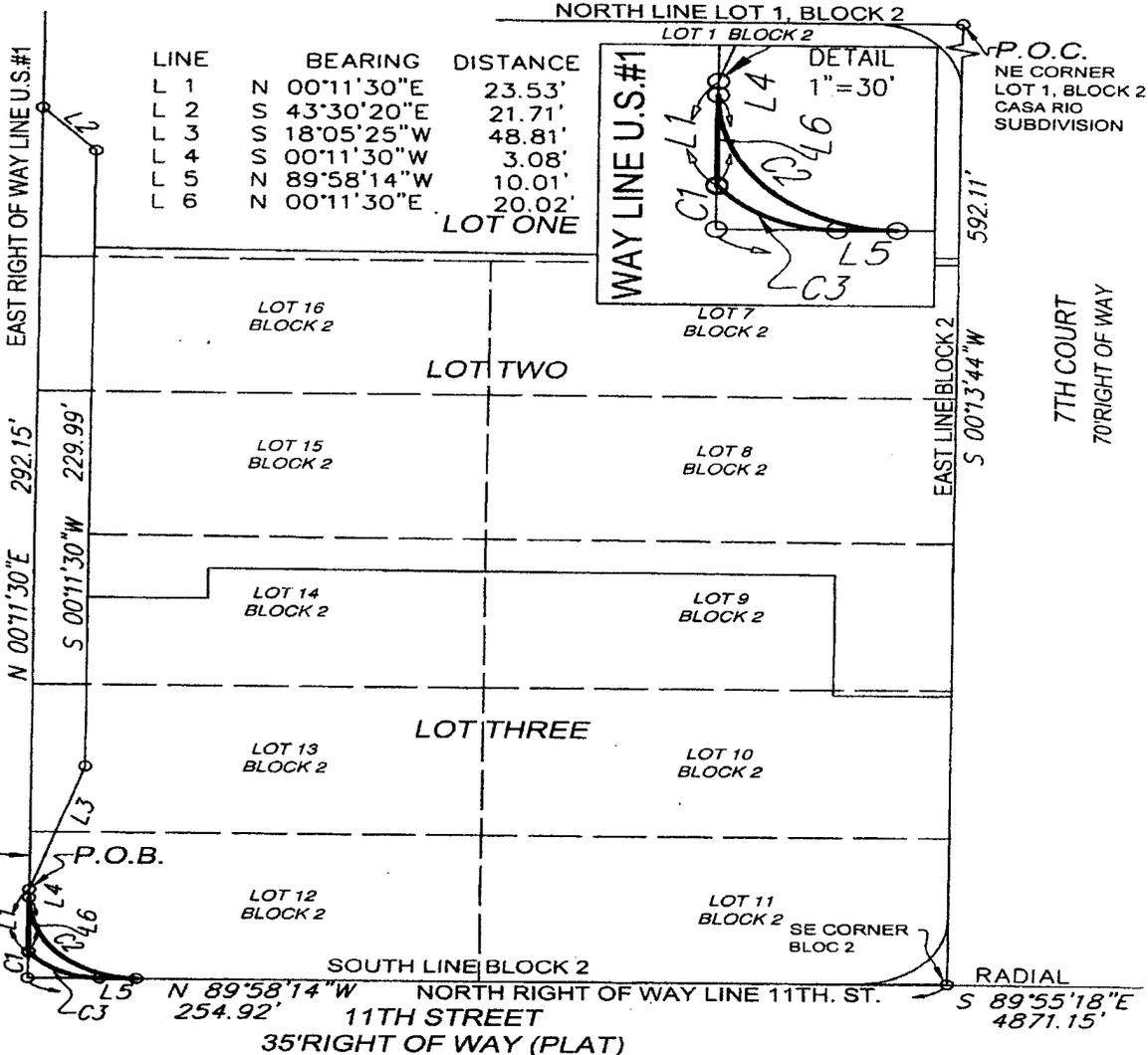
Commission No.:  
Commission Expiration: 11/14/19

(SEAL):

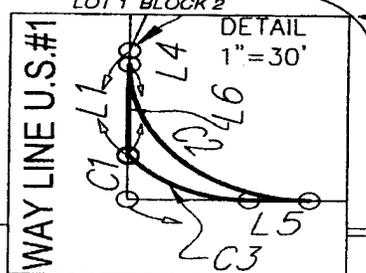


# SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	00°06'48"	4871.15'	9.64'	4.82'	9.64'	N 00°08'06"E
C 2	90°09'45"	30.00'	47.21'	30.09'	42.49'	N 44°53'21"W
C 3	53°17'32"	25.00'	23.25'	12.54'	22.42'	S 63°19'28"E



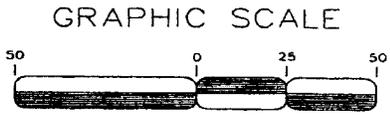
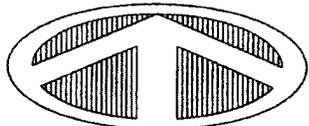
LINE	BEARING	DISTANCE
L 1	N 00°11'30"E	23.53'
L 2	S 43°30'20"E	21.71'
L 3	S 18°05'25"W	48.81'
L 4	S 00°11'30"W	3.08'
L 5	N 89°58'14"W	10.01'
L 6	N 00°11'30"E	20.02'



P.O.C.  
NE CORNER  
LOT 1, BLOCK 2  
CASA RIO  
SUBDIVISION

EXHIBIT "B" RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

SKETCH OF DESCRIPTION  
SKETCH OF LEGAL DESCRIPTION  
NOT A BOUNDARY SURVEY



PROJ. NO. 14-048-L3-RWD DATE: 12-05-16 North  
DWN. BY: C.H.B.  
CKD. BY: S.P.T.

PLAT OF SURVEY FOR: WAWA REAL ESTATE

THIS PLAT AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA REGISTERED SURVEYOR AND MAPPER NAMED HEREON WHICH SIGNATURE AND SEAL MAY BE FOUND AT THE END OF THE ATTACHED REPORT. THE PLAT AND REPORT ARE NOT FULL AND COMPLETE WITHOUT ONE ANOTHER.



**MERIDIAN**  
**LAND SURVEYORS**

1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: [MLS.LB6905@GMAIL.COM](mailto:MLS.LB6905@GMAIL.COM)



*Handwritten:* 10/25/2016

# SKETCH OF LEGAL DESCRIPTION (NOT A SURVEY)

Report of Survey: (Project # 14-048-L3 RWD)

- TYPE OF SURVEY: SKETCH OF DESCRIPTION - NOT A FIELD BOUNDARY SURVEY
- THIS SURVEY PERFORMED BY:  
HOUSTON, SCHULKE, BITTLE & STODDARD, INC. L.B. #6905 d.b.o. MERIDIAN LAND SURVEYORS  
1717 INDIAN RIVER BOULEVARD, SUITE 201, VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:  
CHARLES H. BLANCHARD, P.S.M. #5755

## EXHIBIT "B" RIGHT OF WAY DEDICATION LEGAL DESCRIPTION

### Legal Description:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST AND ALSO BEING A PORTION OF BLOCK 2, OF CASA RIO SUBDIVISION, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 81 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, OF CASA RIO SUBDIVISION, ACCORDING TO A PLAT FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, IN PLAT BOOK 1, PAGE 81; THENCE RUN SOUTH 00°13'44" WEST (BASIS OF BEARINGS) ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 592.11 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE LEAVING SAID EAST LINE OF BLOCK 2, RUN NORTH 89°58'14" WEST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 254.92 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE EAST, THE RADIUS OF WHICH BEARS SOUTH 89°55'18" EAST, A DISTANCE OF 4871.15 FEET AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY No.1, AS IT NOW EXISTS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION No. 8801-150,206; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'48", AN ARC DISTANCE OF 9.64 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°11'30" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 23.53 FEET TO A POINT; THENCE RUN SOUTH 00°11'30" WEST, A DISTANCE OF 3.08' FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET AND THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°09'45", AN ARC DISTANCE OF 47.21 FEET TO THE NORTH RIGHT OF WAY LINE OF 11TH STREET AS IT NOW EXISTS; THENCE RUN NORTH 89°58'14" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°17'32", AN ARC DISTANCE OF 23.25 FEET TO THE SAID EAST RIGHT OF WAY LINE OF U.S.HIGHWAY No.1: THENCE RUN NORTH 00°11'30" EAST, A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 133.00 SQUARE FEET (0.003 ACRES) MORE OR LESS.

### NOTE:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE WORK SUPPLIED BY STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A, DATED 12-21-15 AND SIGNED BY GEORGE A. PINCUS FOR THE ABOVE SAID FIRM.

### Legend & Abbreviations:

(symbols not scaleable for size)

- PLS - PROFESSIONAL LAND SURVEYOR
- PSM - PROFESSIONAL SURVEYOR & MAPPER
- LB - LAND SURVEYING BUSINESS
- ⊕ - CENTERLINE
- (M) - MEASURED VALUE
- (P) - PLAT VALUE
- CR - COUNTY ROAD
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B - POINT OF BEGINNING
- MHWL - MEAN HIGH WATER LINE

SKETCH OF DESCRIPTION  
PLAT OF SURVEY FOR: WAWA REAL ESTATE

## MERIDIAN LAND SURVEYORS

1717 INDIAN RIVER BLVD, SUITE 201  
VERO BEACH, FL. 32960 LB#6905  
PHONE: 772-794-1213, FAX: 772-794-1096  
EMAIL: MLS.LB6905@GMAIL.COM



### SKETCH OF LEGAL DESCRIPTION NOT A BOUNDARY SURVEY

THIS SURVEY IS NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL RAISED SEAL OF  
THE FLORIDA LICENSED SURVEYOR AND MAPPER  
NAMED BELOW.

CHARLES H. BLANCHARD, P.S.M. #5755