This instrument prepared by: Michael O'Haire Attorney At Law O'Haire, Quinn, Casalino, Chartered 3111 Cardinal Drive Vero Beach, FL 32963

Please return to: William K. DeBraal, Esq. Assistant County Attorney County Administration Building 1801 27th Street Vero Beach, FL 32960

Property Parcel No. 32-39-25-00000-5000-00002.0

### RIGHT OF WAY DEED

THIS INDENTURE, made this 10th day of January, 2020, by and between RIVERFRONT GROVES, INC., a Florida corporation, having its principal address at: PO Box 1148, Vero Beach FL 32961-1148 (Grantor), and INDIAN RIVER COUNTY, FLORIDA, a political subdivision of the State of Florida, the address of which is 1801 27th Street, Vero Beach, FL 32960, (Grantee):

#### WITNESSETH:

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, and for other good and valuable consideration, does hereby grant, bargain, and sell to the Grantee, and its successors in interest, for the purpose of public highway and purposes incidental thereto, the following described land, situate, lying and being in the County of Indian River, State of Florida, to-wit:

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

It is the intention of the Grantor by this instrument to convey to the said County, and its successors in interest, the land above described for use as a public highway or road and for all purposes incidental thereto.

It is expressly provided that if and when said highway or road shall be lawfully and permanently discontinued, the title to the said above described landshall minedias ly fever maken AND LEGAL SUFFICIENCY

DYLAN REINGOLD COUNTY ATTORNEY BK: 3275 PG: 771

Grantor, its successors or assigns, and it or they shall have the right to immediately re-possess the same.

And the said Grantor will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

**IN WITNESS WHEREOF**, the said Grantor, has executed this instrument the day and year first above written.

Signed, sealed, attested and delivered in our presence:

Print Name Ashley Volas

Print Name Katherine Stauch

Riverfront Groves, Inc., a Florida corporation

Dan S. Knight, President

## **ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF INDIAN RIVER

THE FOREGOING INSTRUMENT was acknowledged before me this 21 st day of November, 2019, by Dan S. Knight, as President of Riverfront Groves, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY SEAL

KATHERINE STAUCH
Commission # GG 209238
Expires July 25, 2022
Bonded Thru Troy Fain Insurance 600-388-7019

Prini Name Katherine Stavy

Notary Public

My Commission Expires: July 25, 2022

BK: 3275 PG: 772

## Exhibit "A"

## Legal Description & Sketch for 11th Drive Right-of-Way - Riverfront Property Indian River County, Florida

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF SECTION 25, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST ONE—QUARTER OF SECTION 25; THENCE SOUTH 00'08'35" WEST ALONG THE WEST LINE OF SAID SECTION 25, THE SAME BEING THE EAST LINE OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 39 EAST, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 41ST STREET AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00'08'35" WEST ALONG THE SAID WEST LINE OF SECTION 25 A DISTANCE OF 1283.60 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SAID NORTHWEST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF SECTION 25; THENCE NORTH 89'58'30" EAST ALONG SAID SOUTH LINE A DISTANCE OF 30.00 FEET; THENCE NORTH 00'08'35" EAST AND PARALLEL WITH THE SAID WEST LINE OF SECTION 25 A DISTANCE OF 1283.50 FEET BACK TO AN INTERSECTION WITH THE SAID SOUTH RIGHT OF WAY LINE OF 41ST STREET; THENCE NORTH 89'50'06" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

CONTAINING 38,506.5 SQUARE FEET OR 0.884 ACRES, MORE OR LESS.

#### LEGEND

RIGHT-OF-WAY NUMBER NO. R RADIUS LENGTH CH CHORD DISTANCE CBCHORD BEARING PLAT BOOK P.B. PG. PAGE DELTA NORTH S SOUTH EAST POINT OF TANGENCY PC POINT OF CURVATURE POINT OF REVERSE CURVE PRC NON-TANGENT POINT

## SURVEYORS NOTES

- 1) THE BASIS BEARINGS IS EAST LINE OF SECTION 26-32S-39E WHICH BEARS NOO'08'35"E.
- 2) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- 3) ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
  4) THIS SKETCH MEETS THE STANDARD PRACTICES FOR SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Sheet 1 of 3
Not Valid Without All Sheets

LEGAL DESCRIPTION & SKETCH
"This is NOT a Boundary Survey"

Drawn by: Checked by DMT DMT File name 6190 Date 11/8/19 Scale N/A Drawing Name 6190-rw

Masteller, Moler & Taylor, Inc.

PROFESSIONAL SURVEYORS AND MAPPERS

LAND SURVEYING BUSINESS #4644

1655 27th Street, Suite 2 Vero Beach, Florida 32960

Phone: (772) 564-8050

Fax: (772) 794-0647

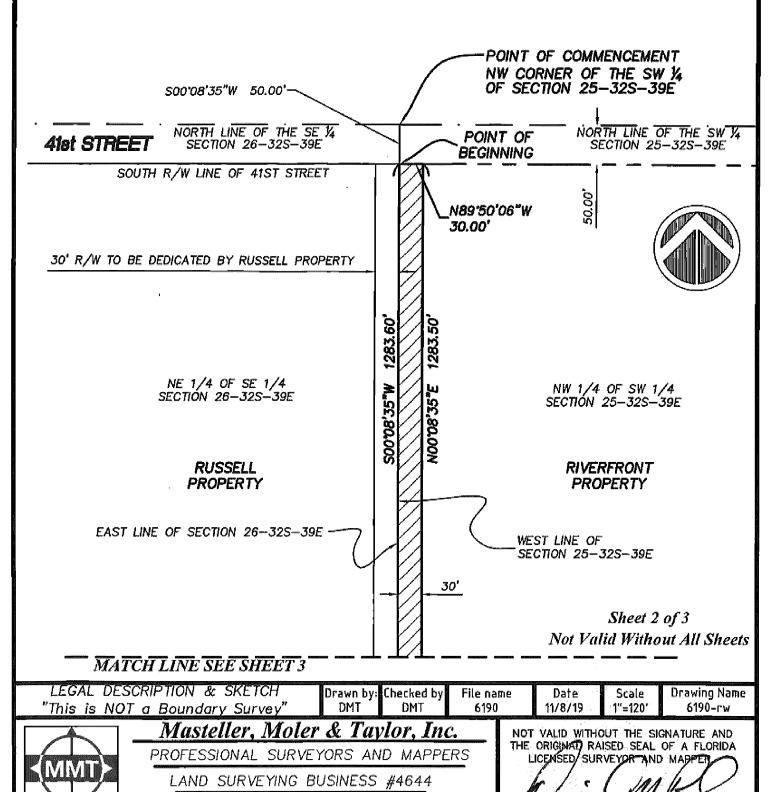
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DAVID TAYLOR P.L.S. 5243



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# Exhibit "A" Legal Description & Sketch for 11th Drive Right-of-Way - Riverfront Property Indian River County, Florida



Fax: (772) 794-0647

DAVID TAYLOR P.L.S. 5243

1655 27th Street, Suite 2 Vero Beach, Florida 32960

Phone: (772) 564-8050

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## Exhibit "A" Legal Description & Sketch for 11th Drive Right-of-Way - Riverfront Property Indian River County, Florida

<u>MATCH LINE SEE SHEET 2</u> EAST LINE OF SECTION 26-32S-39E WEST LINE OF SECTION 25-32S-39E RUSSELL PROPERTY RIVERFRONT **PROPERTY** NE 1/4 OF SE 1/4 SECTION 26-325-39E NW 1/4 OF SW 1/4 SECTION 25-32S-39E 30' R/W TO BE DEDICATED BY RUSSELL PROPERTY N89°58'30"E 30.00' SOUTH LINE OF THE NE 1/4 OF SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 SECTION 26-32S-39E THE SW 1/4 SECTION 25-32S-39E RUSSELL PROPERTY RUSSELL 30.00' PROPERTY Sheet 3 of 3 Not Valid Without All Sheets LEGAL DESCRIPTION & SKETCH Drawn by: Checked by File name Drawing Name Date Scale DMT 6190-rw "This is NOT a Boundary Survey" 6190 11/8/19 1"=120" Masteller, Moler & Taylor, Inc. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS PROFESSIONAL SURVEYORS AND MAPPERS LAND SURVEYING BUSINESS #4644 1655 27th Street, Suite 2 Vero Beach, Florida 32960

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Phone:

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