


This instrument prepared by and return to:
Bruce Barkett
Collins Brown Barkett, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963

THIS QUIT CLAIM DEED, executed this 9th day of, April 2021, by The School Board of Indian River County, Florida, Grantor, whose mailing address is 6500 57th Street, Vero Beach, FL 32967, to Ryall Development Group, LLC, a Florida limited liability company, Grantee, whose address is P.O. Box 1779, Vero Beach, FL 32961-1779.


**SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART
HEREOF.**

ATTEST: 

David K. Moore, Ed.D., Superintendent

By: Brian M. Barefoot
Brian M. Barefoot, Chair

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of April, 2021, by Brian M. Barefoot, Chair and attested by David K. Moore, Ed. D, as Superintendent, of the School Board of Indian River County, Florida who are personally known to me or who have produced _____ as identification.

 PEGGY G. POYSELL
Notary Public - State of Florida
Commission # GG 124231
My Comm. Expires Sep 8, 2021
Bonded through National Notary Assn.

Peggy S. Payson
Printed Name: Peggy S. Payson
Notary Public
My Commission Expires: 9/08/2021

*Legal Description & Sketch
for Land Transfer between Ryall Development
and Indian River County School District
for Liberty Park Development
Indian River County, Florida*



LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31; THENCE NORTH 00°32'55" EAST ALONG THE EAST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 A DISTANCE OF 149.64 FEET; THENCE NORTH 89°27'05" WEST, A DISTANCE OF 45.01 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89°55'39" WEST A DISTANCE OF 919.78 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 67TH COURT; THENCE SOUTH 00°30'30" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET; THENCE CONTINUE ALONG THE RIGHT-OF-WAY LINE SOUTH 44°42'35" EAST, A DISTANCE OF 39.45 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 81ST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°55'39" EAST, A DISTANCE OF 294.89 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 80°50'14" EAST, A DISTANCE OF 75.95 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 89°55'39" EAST, A DISTANCE OF 481.75; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 45°18'38" EAST, A DISTANCE OF 56.80 FEET; THENCE NORTH 00°32'55" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,862.39 SQUARE FEET OR 1.3513 ACRES, MORE OR LESS.

SURVEYORS NOTES

- 1) THE BASIS OF BEARINGS IS THE CENTERLINE OF 81ST STREET WHICH BEARS S89°55'39"E.
- 2) THE 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.

LEGEND

R/W	RIGHT-OF-WAY
NO.	NUMBER
L.M.E.	LAKE MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
N	NORTH
S	SOUTH
E	EAST
W	WEST
S.R.W.C.D.	SEBASTIAN RIVER WATER CONTROL DISTRICT
LOMR	LETTER OF MAP REVISION

Sheet 1 of 2

Not Valid Without All Sheets

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

Drawn by: BMM	Checked by: DMT	Date 8/25/2020	File name 7677	Scale NONE	Drawing Name 7677-Parcel-E.dwg
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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.E.S. 5243

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EXHIBIT

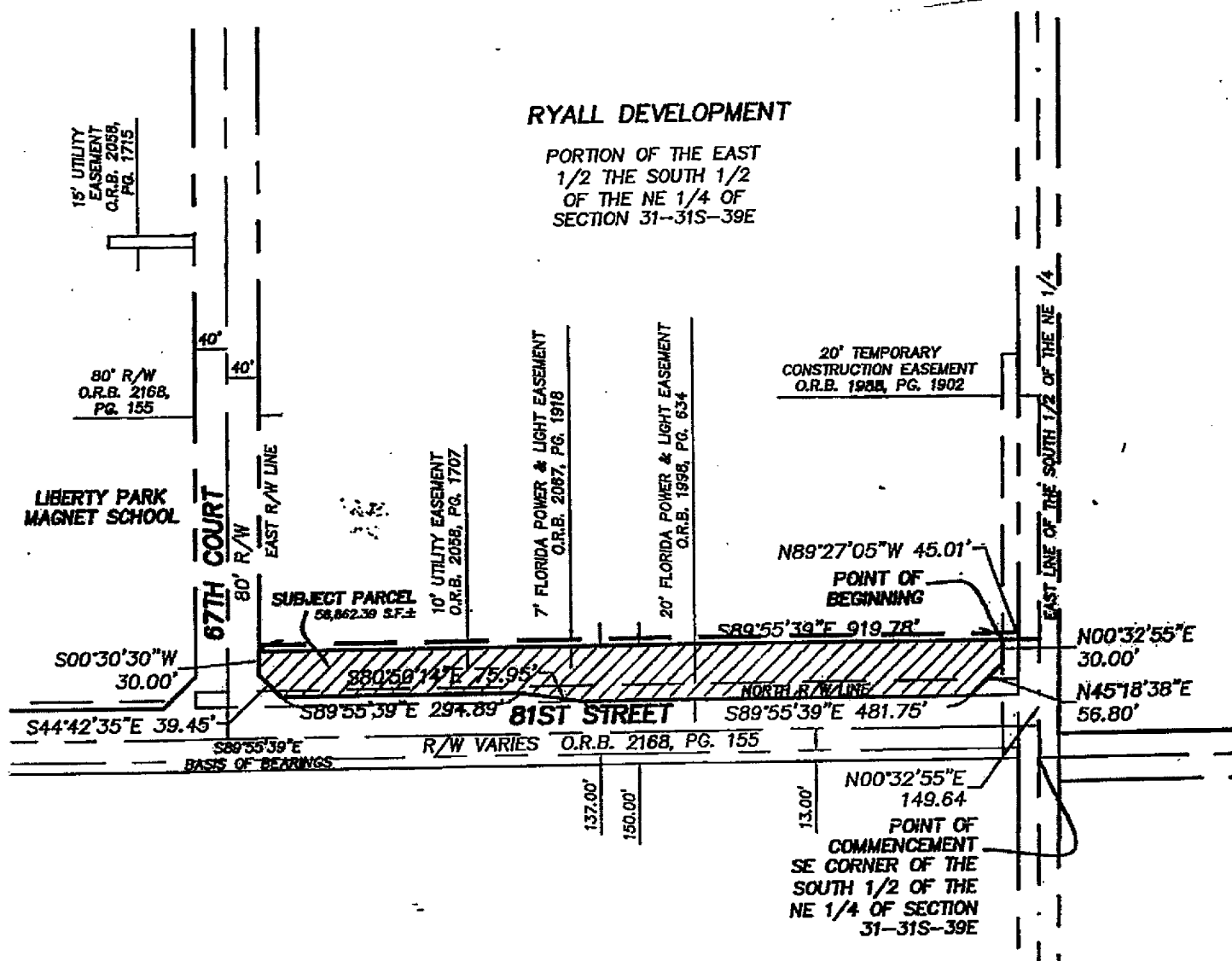
"A"

PG-2



RYALL DEVELOPMENT

PORTION OF THE EAST
1/2 THE SOUTH 1/2
OF THE NE 1/4 OF
SECTION 31-31S-39E



Sheet 2 of 2

Not Valid Without All Sheets

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

Drawn by: BMM
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Date
8/25/20

File name
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Scale
1"=200'

Drawing Name
7677-Parcel-Edwg



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EXHIBIT

"B"
PG 1

LEGAL DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 81ST STREET PER OFFICIAL RECORDS BOOK 1268, PAGE 155, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND BEING THE SOUTHWEST CORNER OF THE EAST 392.35 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31; THENCE NORTH 89°55'39" WEST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF 81ST STREET, A DISTANCE OF 945.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31; THENCE NORTH 00°28'02" EAST ALONG SAID WEST LINE, A DISTANCE OF 80.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID 81ST STREET; THENCE SOUTH 89°55'39" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 231.03 TO A NON-TANGENT POINT ON A CIRCULAR CURVE; THENCE EASTERLY ALONG SAID ARC, HAVING A RADIUS OF 3000.00 FEET, THROUGH A CENTRAL ANGLE OF 13°15'41", FOR AN ARC LENGTH OF 694.37 FEET; SAID CURVE IS SUBTENDED BY A CHORD OF 692.82 FEET THAT BEARS SOUTH 83°17'49" EAST; THENCE SOUTH 89°55'39" EAST, A DISTANCE OF 25.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,757.28 SQUARE FEET OR 0.8438 ACRES, MORE OR LESS.

SURVEYORS NOTES

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U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
N	NORTH
S	SOUTH
E	EAST
W	WEST
S.R.W.C.D.	SEBASTIAN RIVER WATER CONTROL DISTRICT
NTP	NON-TANGENT POINT

Sheet 1 of 2

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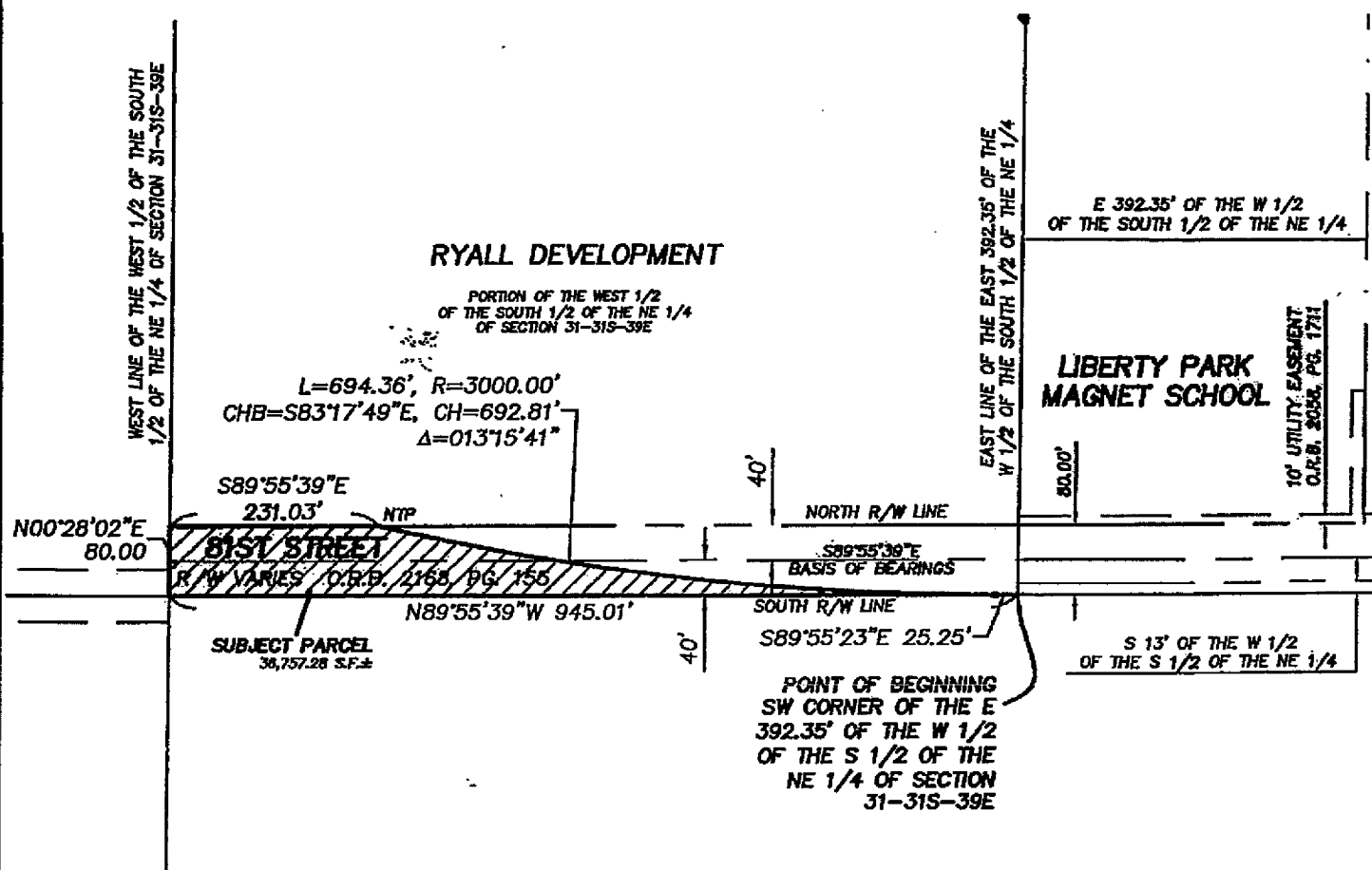
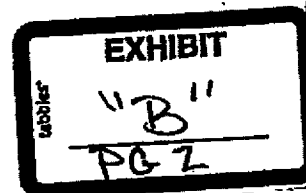
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