

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

### RIGHT-OF-WAY DEED

**THIS RIGHT-OF-WAY DEED**, executed this 19<sup>th</sup> day of, May 2021, by Ryall Development Group, LLC, Grantor, whose mailing address is PO Box 1779, Vero Beach, FL 32961-1779, to Indian River County, Florida, a political subdivision of the State of Florida, Grantee, whose address is 1801 27<sup>th</sup> Street, Vero Beach, FL 32960.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, and other good and valuable consideration, does hereby convey unto the Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described parcels of land, situate, lying and being in the County of Indian River, State of Florida, for right-of-way, to-wit:

**SEE EXHIBITS "A", "B", "C", "D", "E", and "F" ATTACHED HERETO AND MADE A PART HEREOF.**

IN WITNESS WHEREOF, Grantor has signed and sealed their presents the day and year first above written.

**WITNESSES**

[Signature]  
Print name: Andrew Kennedy

[Signature]  
Print name: Sarah Testa

**RYALL DEVELOPMENT GROUP, LLC  
A FLORIDA LIMITED LIABILITY COMPANY**

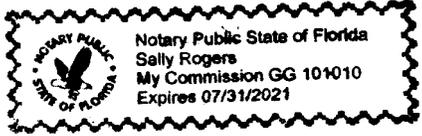
By: [Signature]  
Print name: Chad A. Kelly  
Title: Manager

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of May, 2021, by Chad Kelly, as Manager on behalf of Ryall Development Group, LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ identification.

(Notary Seal)

[Signature]  
Printed Name: Sally Rogers  
Notary Public  
My Commission Expires: 7/31/21



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



**EXHIBIT**  
*u A*  
PG 2

66TH AVENUE  
 PARCEL 140

LEGAL DESCRIPTION  
 RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE EAST ¼ CORNER OF SAID SECTION 31;

THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 150.00 FEET TO A POINT;

THENCE, LEAVING SAID EAST LINE, BEARING NORTH 89°55'39" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF 66TH AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT OF WAY LINE, BEARING NORTH 89°55'39" WEST, A DISTANCE OF 19.00 FEET TO A POINT;

THENCE, BEARING NORTH 00°32'54" EAST, A DISTANCE OF 420.18 FEET TO A POINT;

THENCE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 19.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY OF 66th AVENUE;

THENCE, BEARING SOUTH 00°32'54" WEST, ALONG SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 420.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 7,982 SQUARE FEET OR 0.18 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

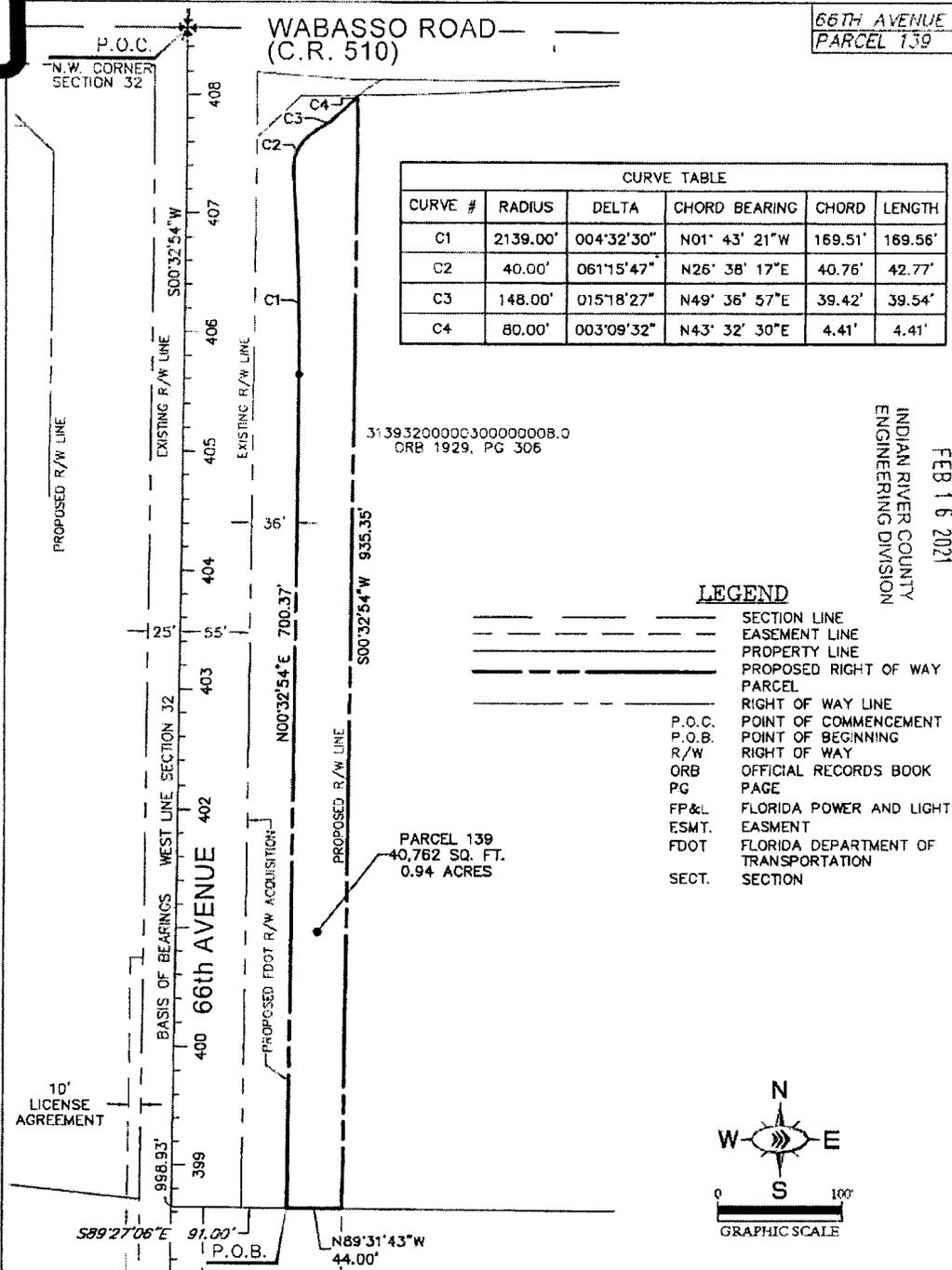
Drawing name: K:\MR\_Survey\INDIAN RIVER COUNTY\ARBUCKLE\10-12 - Revised Per RCP\PARCEL 140-12.dwg Feb 10, 2011 10:18am by DennisDurr

SURVEYORS NOTES

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE EAST LINE OF SECTION 31. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

SCALE 1"=100' DESIGNED BY EFD DRAWN BY EFD CHECKED BY ECD	<b>Kimley»Horn</b> <small>© 2011 KIMLEY-HORN AND ASSOCIATES, INC.                  440 34TH STREET, SUITE 300, VERO BEACH, FL 32980                  PHONE: 772-794-4100 FAX: 772-794-4130                  WWW.KIMLEY-HORN.COM</small>	DATE 5/30/17 PROJECT NO. 047035041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 140 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 OF 2
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**EXHIBIT**  
 15B  
 PG 1



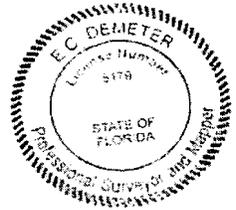
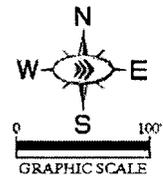
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2139.00'	004°32'30"	N01° 43' 21"W	169.51'	169.56'
C2	40.00'	061°15'47"	N26° 38' 17"E	40.76'	42.77'
C3	148.00'	015°18'27"	N49° 36' 57"E	39.42'	39.54'
C4	80.00'	003°09'32"	N43° 32' 30"E	4.41'	4.41'

3139.3200000300000008.0  
 ORB 1929, PG 306

PARCEL 139  
 40,762 SQ. FT.  
 0.94 ACRES

**LEGEND**

- SECTION LINE
- - - EASEMENT LINE
- — — PROPERTY LINE
- — — PROPOSED RIGHT OF WAY
- — — PARCEL
- — — RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- FP&L FLORIDA POWER AND LIGHT
- ESMT. EASMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT. SECTION



REVISION 1/25/2021

This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

*E.C. Demeter*  
 E.C. DEMETER, P.S.M. NO. 5179

DATE: 2-16-21

Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

SCALE 1"=100' DRAWN BY DFD CHECKED BY ECD	<b>Kimley Horn</b> 448 MAIN STREET, SUITE 203, VERO BEACH, FL 32909 PHONE 772-794-4400 FAX 772-794-4131 WWW.KIMLEY-HORN.COM	DATE 7/10/17 PROJECT NO. 047035041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 139 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 1 OF 2
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RECEIVED

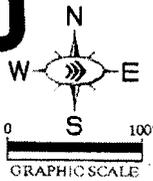
FEB 16 2021

INDIAN RIVER COUNTY  
 ENGINEERING DIVISION

Drawing Name: R:\VWB\_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0712 - Revised Par. REC\PARCEL 139-02.dwg 138 Feb 10, 2021 10:24am By: Demeter.Dan



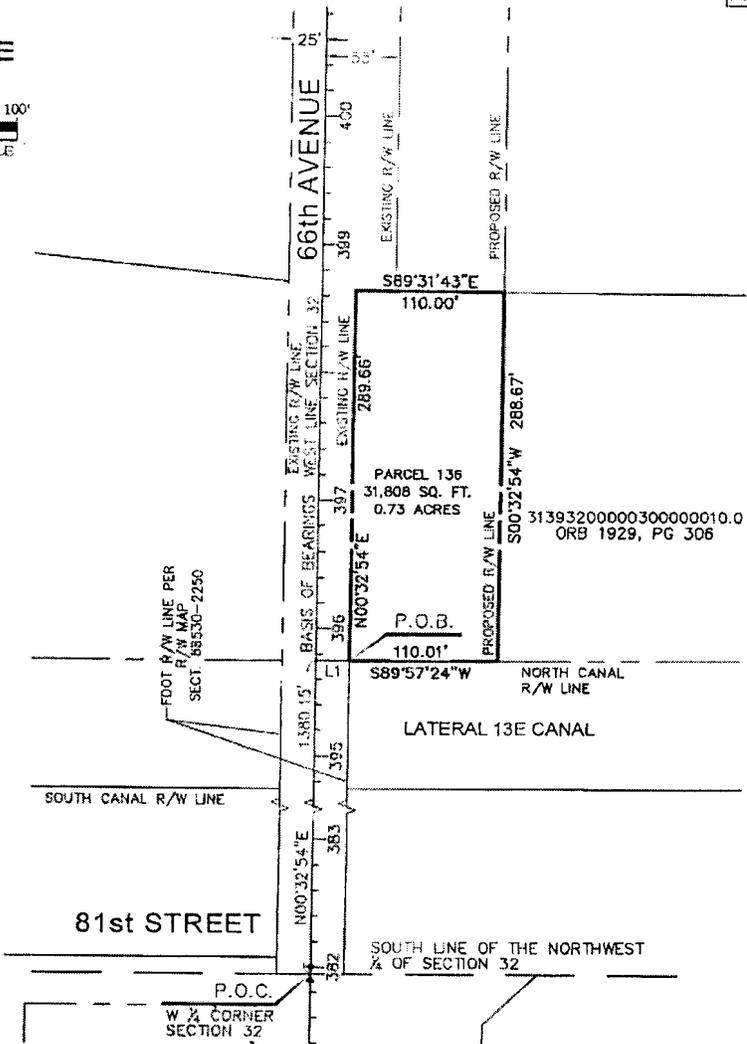
**EXHIBIT**  
 "C"  
 PG 1



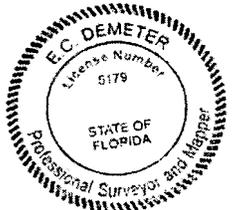
66th AVENUE  
 PARCEL 136

INDIAN RIVER COUNTY  
 ENGINEERING DIVISION

**RECEIVED**  
 FEB 16 2021



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S89°27'06"E



**LEGEND**

- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE
- PROPOSED RIGHT OF WAY PARCEL
- RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- FOOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT. SECTION

REVISION 1/25/2021

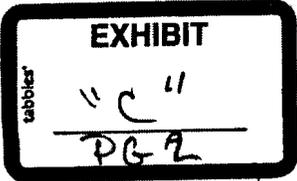
This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

*E.C. Demeter*  
 E.C. DEMETER, P.S.M., NO. 5179

DATE: 2-16-21  
 Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

SCALE 1"=100'	<p>© 2017 KIMLEY-HORN AND ASSOCIATES, INC.          440 34th STREET, SUITE 200, VERO BEACH, FL 33990          PHONE: 772-794-4100 FAX: 772-794-4130          WWW.KIMLEY-HORN.COM</p>	DATE 7/10/17	LEGAL DESCRIPTION AND SKETCH OF PARCEL 136 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 1 OF 2
DESIGNED BY DFD		PROJECT NO. 047035041		
CHECKED BY DFD				

K:\VB\_Survey\INDIAN RIVER COUNTY\PARCEL 136-102.dwg 136 Feb 10, 2021 10:27am by: Demeterbur



66TH AVENUE  
PARCEL 136

LEGAL DESCRIPTION  
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE WEST ¼ CORNER OF SAID SECTION 32;

THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 1,380.15 FEET TO A POINT;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF 66th AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 00°32'54" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 289.66 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT OF WAY LINE, BEARING SOUTH 89°31'43" EAST, A DISTANCE OF 110.00 FEET TO A POINT;

THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 288.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LATERAL 13E CANAL;

THENCE, BEARING SOUTH 89°57'24" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 110.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 31,808 SQUARE FEET OR 0.73 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

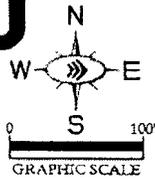
SURVEYORS NOTES

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE WEST LINE OF SECTION 32. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

Drawing Name: K:\VIRB\_Survey\INDIAN RIVER COUNTY\INDIAN RIVER COUNTY\66TH AVENUE\2017-0112 - Redwood For R/W\PARCEL 136-13E.dwg 136 (2) Feb 10, 2021 10:27am by: DoreenLaur

SCALE 1"=100' DESIGNED BY DFD DRAWN BY DFD CHECKED BY EGD	<b>Kimley-Horn</b> <small>© 2017 KIMLEY-HORN AND ASSOCIATES, INC.                  448 24th STREET, SUITE 200, VERO BEACH, FL 33580                  PHONE: 772-794-8100 FAX: 772-794-8130                  WWW.KIMLEY-HORN.COM</small>	DATE 7/10/17 PROJECT NO 047035041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 136 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 OF 2
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**EXHIBIT**  
*tabbles*  
 4D  
 PG 7



66TH AVENUE  
 PARCEL 135

**RECEIVED**  
 FEB 16 2021  
 INDIAN RIVER COUNTY  
 ENGINEERING DIVISION

FOOT R/W LINE PER  
 R/W MAP  
 SECT. 88530-2250

10'  
 LICENSE  
 AGREEMENT

LATERAL 13E CANAL  
 N89°57'24"E SOUTH LINE OF LATERAL 13E CANAL  
 110.01'

WEST LINE SECTION 32  
 66th AVENUE  
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PARCEL 135  
 71,358 SQ. FT.  
 1.64 ACRES

31.39.32600003000000610.0  
 ORS 1929, PG 305

PROPOSED R/W LINE  
 67°49'28"  
 W 45°52'00"S

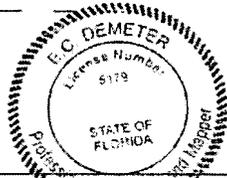
LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S89°27'06"E

P.O.B.  
 N89°27'06"W  
 110.00'

81st STREET

P.O.C.  
 W ¼ CORNER  
 SECTION 32

SOUTH LINE OF THE  
 NORTHWEST ¼ OF  
 SECTION 32



**LEGEND**

- SECTION LINE
- - - EASEMENT LINE
- \_\_\_\_\_ PROPERTY LINE
- PROPOSED RIGHT OF WAY
- \_\_\_\_\_ PARCEL
- \_\_\_\_\_ RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT. SECTION

REVISION 1/25/2021  
 This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.  
*E.C. Demeter*  
 E.C. DEMETER, P.S.M. NO. 5179  
 DATE: 2-16-21  
 Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

SCALE 1"=100'  
 DRAWN BY DFD  
 CHECKED BY ECD

**Kimley»Horn**  
 444 24th STREET, SUITE 200, WINDY HILLS, FL 32060  
 PHONE: 772-798-4100 FAX: 772-798-4130  
 WWW.KIMLEY-HORN.COM

DATE 7/10/17  
 PROJECT NO. 047035041

LEGAL DESCRIPTION AND SKETCH OF  
 PARCEL 135  
 INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER  
 1 OF 2

C:\VRB\_Survey\INDIAN RIVER COUNTY\2017-012 - Revised Per JCV\PARCEL 135-82.dwg 135 Feb 11, 2021 10:32am by Demetrius.Dar

**EXHIBIT**

"D"  
PG 2

66TH AVENUE  
PARCEL 135

LEGAL DESCRIPTION  
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE WEST ¼ CORNER OF SAID SECTION 32:

THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 632.00 FEET TO A POINT;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF 56th AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 00°32'54" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 648.14 FEET TO A POINT ON THE SOUTH LINE OF LATERAL 13E CANAL;

THENCE, BEARING NORTH 89°57'24" EAST ALONG THE SOUTH LINE OF LATERAL 13E CANAL, A DISTANCE OF 110.01 FEET TO A POINT;

THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 649.28 FEET TO A POINT;

THENCE, BEARING NORTH 89°27'06" WEST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 71,358 SQUARE FEET OR 1.64 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SURVEYORS NOTES

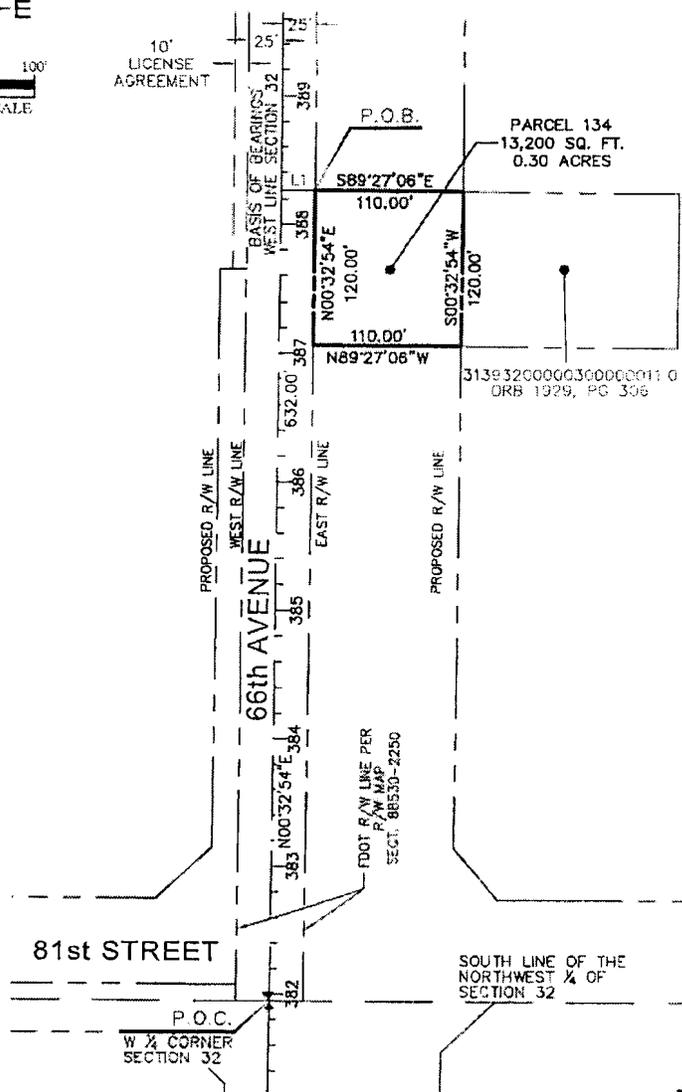
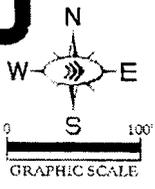
- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE WEST LINE OF SECTION 32. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

Drawing Name: F:\VIRIL\_Survey\VIOLA\_RIVER\_CO\66TH AVENUE\2017-2012 - Revised For MCV\PARCEL 135.dwg 135 (2) Feb 11, 2021 10:35am By: DennisDurr

SCALE	N/A	<b>Kimley-Horn</b> <small>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 446 24th STREET, SUITE 300, VERO BEACH, FL 32980 PHONE: 772-774-6100 FAX: 772-774-6130 WWW.KIMLEY-HORN.COM</small>	DATE	LEGAL DESCRIPTION AND SKETCH OF PARCEL 135 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER
DESIGNED BY			7/10/17		
DRAWN BY	PCS		PROJECT NO.	047035041	2 OF 2
CHECKED BY	FLD				

**EXHIBIT**  
 "E"  
 PG 2

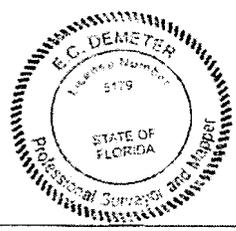
66TH AVENUE  
 PARCEL 134



LINE TABLE		
LINE	LENGTH	BEARING
LI	25.00	S89°27'06"E

**LEGEND**

- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PARCEL
- RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SECT SECTION



REVISION 1/25/2021

This certifies that a legal description and sketch of the property shown herein was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

*E.C. Demeter*  
 E.C. DEMETER, P.S.M. NO. 5179

DATE: 2-16-21

Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

SCALE 1"=100'  
 DESIGNED BY DFD  
 DRAWN BY DFD  
 CHECKED BY ECO

**Kimley-Horn**

© 2011 KIMLEY-HORN AND ASSOCIATES, INC.  
 440 34TH STREET, SUITE 300, VERO BEACH, FL 32906  
 PHONE: 772-799-4100 FAX: 772-794-4130  
 WWW.KIMLEY-HORN.COM

DATE 7/10/17  
 PROJECT NO 047035041

LEGAL DESCRIPTION AND SKETCH OF  
 PARCEL 134  
 INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER  
 1 OF 2

Drawing name: N:\VRB\_Survey\INDIAN RIVER CO\66TH AVENUE\2017-0112 - Revised Per RCV\ARL02\_134-102.dwg 134 Feb 10, 2021 10:34am By: DennisL.Durr

tabbles

**EXHIBIT**

4 F  
PG 2

66TH AVENUE  
PARCEL 134

**LEGAL DESCRIPTION**  
RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE WEST ¼ CORNER OF SAID SECTION 32;

THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 632.00 FEET TO A POINT;

THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF 66th AVENUE, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, CONTINUE SOUTH 89°27'06" EAST, A DISTANCE OF 110.00 FEET TO A POINT;

THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 120.00 FEET TO A POINT;

THENCE, BEARING NORTH 89°27'06" WEST, A DISTANCE OF 110.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE OF 66th AVENUE.

THENCE, BEARING NORTH 00°32'54" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 13,200 SQUARE FEET OR 0.30 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

**SURVEYORS NOTES**

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE WEST LINE OF SECTION 32. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

Drawing Name: K:\VED\_Survey\INDIAN RIVER COUNTY\AVENUE\2017-0112 - Revised Par. 66th AVENUE.dwg 134 (2) Feb 10, 2021 10:35am By: Demetrius

SCALE	N/A	DATE	7/10/17
DESIGNED BY	DFD	<b>LEGAL DESCRIPTION AND SKETCH OF PARCEL 134 INDIAN RIVER COUNTY, FLORIDA</b>	
DRAWN BY	DFD		
CHECKED BY	ECD	PROJECT NO.	047035041
<b>Kimley-Horn</b> <small>© 2017 KIMLEY-HORN AND ASSOCIATES, INC.          448 34TH STREET, SUITE 200, VERO BEACH, FL 32909          PHONE: 772-794-4100 FAX: 772-794-4101          WWW.KIMLEY-HORN.COM</small>		SHEET NUMBER	2 OF 2

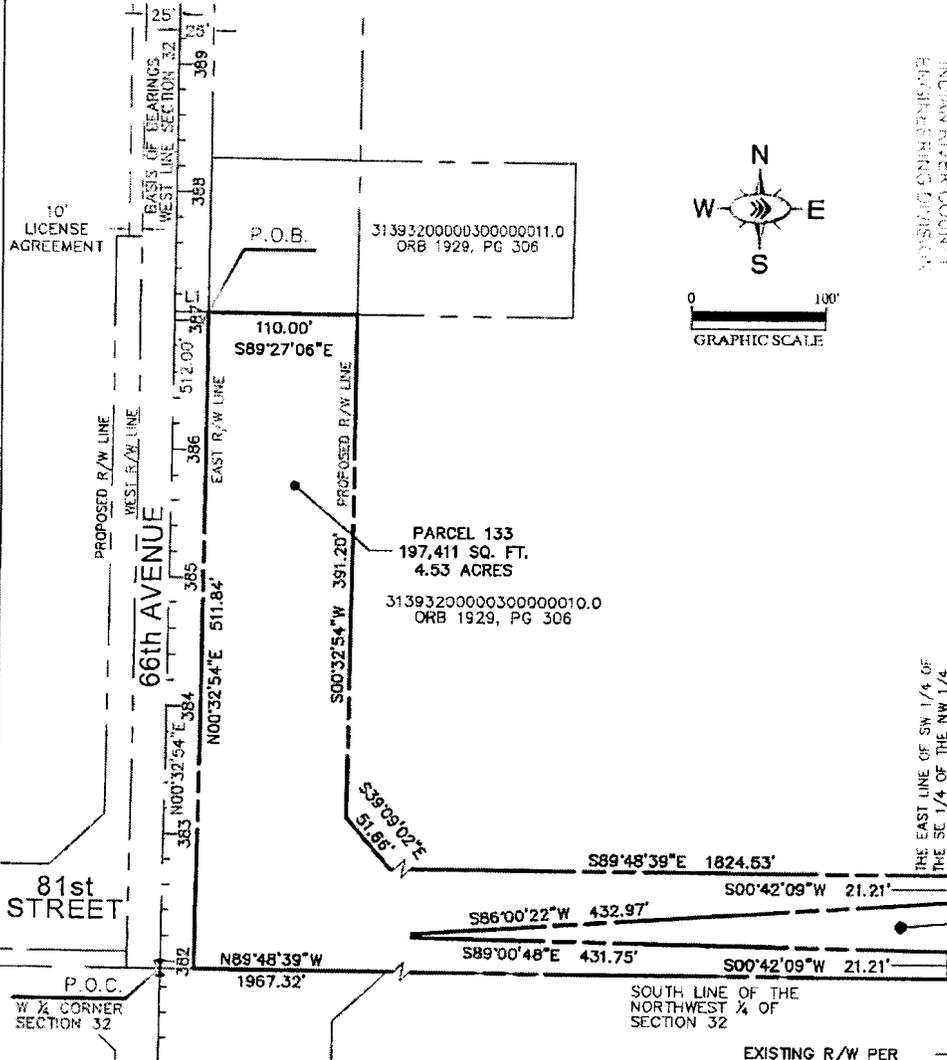
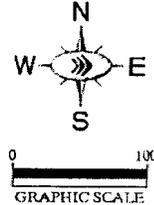
**EXHIBIT**  
*tabbies*  
 U F II  
 PG 1

66TH AVENUE  
 PARCEL 133

FEB 16 2021

RECEIVED

INDIAN RIVER COUNTY  
 ENGINEERING DIVISION

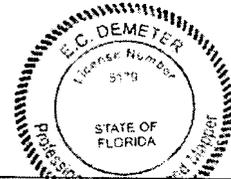


LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S89°27'05"E

**LEGEND**

- SECTION LINE
- EASEMENT LINE
- PROPERTY LINE
- PROPOSED RIGHT OF WAY PARCEL
- RIGHT OF WAY LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE

EXISTING R/W PER  
 ORB 1935, PAGE 1592



**REVISION 1/28/2021**

This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

*E.C. Demeter*  
 E.C. DEMETER, P.S.M., NO. 5179

DATE: 2-16-21

Not valid without the signature and seal of a Florida Licensed Surveyor and Mapper.

Drawing name: K:\LINE\_Survey\INDIAN RIVER COUNTY\2017-0112 - Revised Per BCP MODEL 133-R-6.dwg 133 Feb 11, 2021 10:34am by DemetriDurr

SCALE: 1"=100'  
 DESIGNED BY DFD  
 DRAWN BY DFD  
 CHECKED BY ECD

**Kimley-Horn**

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 445 24th STREET, SUITE 300, VERO BEACH, FL 33980  
 PHONE: 772-794-4100 FAX: 772-794-4120  
 WWW.KHAC.COM

DATE  
 7/31/17  
 PROJECT NO.  
 047035041

LEGAL DESCRIPTION AND SKETCH OF  
 PARCEL 133  
 INDIAN RIVER COUNTY, FLORIDA

SHEET NUMBER  
 1 OF 2

**EXHIBIT**  
 tabbles  
U F 4  
PG 2

66TH AVENUE  
 PARCEL 133

Drawing Name: N:\VRS\_3\mry\INDIAN RIVER COUNTY\66TH AVENUE\2017-0112 - Revised P or REC\PARCEL 133-R.dwg 133 (2) Feb 11, 2021 10:34am By: Demetrius.Durr

LEGAL DESCRIPTION  
 RIGHT OF WAY PARCEL

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE WEST ¼ CORNER OF SAID SECTION 32;  
 THENCE, BEARING NORTH 00°32'54" EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 512.00 FEET TO A POINT;  
 THENCE, LEAVING SAID WEST LINE, BEARING SOUTH 89°27'06" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 66th AVENUE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;  
 THENCE, CONTINUE SOUTH 89°27'06" EAST, A DISTANCE OF 110.00 FEET TO A POINT;  
 THENCE, BEARING SOUTH 00°32'54" WEST, A DISTANCE OF 391.20 FEET TO A POINT;  
 THENCE, BEARING SOUTH 39°09'02" EAST, A DISTANCE OF 51.66 FEET TO A POINT;  
 THENCE, BEARING SOUTH 89°48'39" EAST, A DISTANCE OF 1824.53 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;  
 THENCE, BEARING SOUTH 00°42'09" WEST, A DISTANCE OF 21.21 FEET TO A POINT;  
 THENCE, BEARING SOUTH 86°00'22" WEST, A DISTANCE OF 432.97 FEET TO A POINT;  
 THENCE, BEARING SOUTH 89°00'48" EAST, A DISTANCE OF 431.75 FEET TO A POINT;  
 THENCE, BEARING SOUTH 00°42'09" WEST, A DISTANCE OF 21.21 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32;  
 THENCE, BEARING NORTH 89°48'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1967.32 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 66th AVENUE;  
 THENCE, BEARING NORTH 00°32'54" EAST, A DISTANCE OF 511.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 197,411 SQUARE FEET OR 4.53 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SURVEYORS NOTES

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY, IS THE WEST LINE OF SECTION 32. SAID LINE BEARS NORTH 00°32'54" EAST.
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
- 4) THIS LEGAL DESCRIPTION AND SKETCH IS BASED ON THE PRELIMINARY RIGHT OF WAY MAP FOR 66TH AVENUE PREPARED BY BURDETTE AND ASSOCIATES, DATED 10-10-06, AS DIRECTED BY INDIAN RIVER COUNTY, FLORIDA.

SCALE: N/A DESIGNED BY: DFD DRAWN BY: DFD CHECKED BY: ECO	<p><b>Kimley-Horn</b>                  © 2017 KIMLEY-HORN AND ASSOCIATES, INC.                  448 74th STREET, SUITE 200, VERO BEACH, FL 33990                  PHONE: 772-794-4100 FAX: 772-794-4130                  WWW.KIMLEY-HORN.COM</p>	DATE: 7/31/17 PROJECT NO.: 047035041	LEGAL DESCRIPTION AND SKETCH OF PARCEL 133 INDIAN RIVER COUNTY, FLORIDA	SHEET NUMBER 2 OF 2
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