



Prepared by
Darlene Pegg, an employee of
Elite Title Of The Treasure Coast, Inc.
3055 Cardinal Drive, Ste 105
Vero Beach, Florida 32963
(772)231-5560

Return to: Grantee

File No.: ET-20285

SPECIAL WARRANTY DEED

THIS INDENTURE, executed on August 25, 2022, between

Sebastian River Improvement District, a drainage district organized and existing under the General Drainage Laws of the State of Florida, also known as Sebastian River Water Control District, formerly known as Sebastian River Drainage District

whose mailing address is: C/O Special District Services Inc 2501a Burns Rd, Palm Beach Gardens, FL 33410,
hereinafter called the "grantor", and

Graves Brothers Company, a Florida corporation

whose mailing address is: 2770 Indian River Blvd., Vero Beach, FL 32960-4230,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Indian River** County, **FL**, to-wit:

See Exhibit "A" and Exhibit "B" attached hereto

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

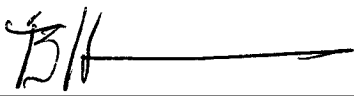
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all liens, reservations, restrictions, easements, leases, tenancies, and other encumbrances, except the permitted exceptions and taxes accruing subsequent to December 31, 2021, and hereby releases any automatic reservation and right of entry in accordance with Section 270.11, Florida Statutes. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

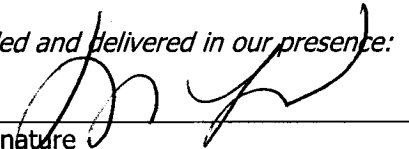
Sebastian River Improvement District, a drainage district organized and existing under the General Drainage Laws of the State of Florida

By: 

Name: Thomas S Hammond

Title: Vice-Chair

Signed, sealed and delivered in our presence:


Witness Signature

Darlene K Pegg

Print Name


Witness Signature

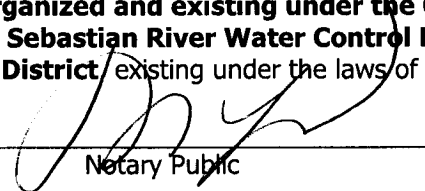
Sheila M. Milton

Print Name

State of Florida

County of Indian River

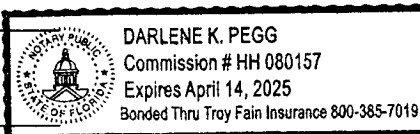
The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on August 25, 2022, by Thomas S Hammond, as Vice-Chair, on behalf of **Sebastian River Improvement District, a drainage district organized and existing under the General Drainage Laws of the State of Florida, also known as Sebastian River Water Control District, formerly known as Sebastian River Drainage District**, existing under the laws of the State of .


Notary Public

DARLENE K. PEGG

(Printed Name)

My Commission expires: _____



{Notarial Seal}

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

EXHIBIT "A"**Legal Description****SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-5-E CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82nd/ AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (125.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-4-E CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82nd/ AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (125.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

AND THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (125.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF INDIAN RIVER FARMS WATER CONTROL DISTRICT "RANGE LINE CANAL" / 74th/ AVENUE 'DIKE AND CANAL' (100 FEET WIDE RIGHT OF WAY), DEED BOOK 48, PAGE 23, ST. LUCIE COUNTY, FLORIDA, SAID WEST RIGHT OF WAY OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT RANGE LINE CANAL ALSO BEING THE EAST LINE OF SAID SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-3-E CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH HALF OF

SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82nd/ AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL" (150.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

AND THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE NORTHWESTERLY EXTENSION OF THE NORTHEAST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (125.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA, AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" BYPASS CANAL (125.00 FEET WIDE RIGHT OF WAY), RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-2-E CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82nd/ AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (150.00 FEET WIDE RIGHT OF WAY), RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-6-W CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4), AND THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 11, TOWNSHIP 32 SOUTH, RANGE 38 EAST LYING EAST OF THE EAST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "D" CANAL (275.00 FEET WIDE RIGHT OF WAY) AND WEST OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 11, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

SUBJECT TO:

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-3-E CANAL
SURFACE WATER DRAINAGE AND STORMWATER DISCHARGE EASEMENT DESCRIPTION:**

THE WEST 212.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82ND AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL" (150.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL WAS SCALED FROM THE UN-DIMENSIONED TEMPORARY CONSTRUCTION EASEMENT LYING WITHIN THE SEBASTIAN RIVER IMPROVEMENT DISTRICT C-3-E RIGHT OF WAY (100 FEET WIDE), LYING SOUTH OF THE WET DETENTION POND NO. 11, AND IS INTENDED TO REPLICATE SAID EASEMENT AREA AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PLANS FOR ROAD NO. CR 609, COUNTY INDIAN RIVER, FINANCIAL PROJECT ID 230879-2-52-01, POND DETAILS, SHEET 60, DATED 10/13/2020, SIGNED BY ROHAN A. HAMEED, P.E., LICENSE NUMBER 56734, HDR ENGINEERING, INC.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-5-E CANAL
SURFACE WATER DRAINAGE AND STORMWATER DISCHARGE EASEMENT DESCRIPTION:**

THE WEST 292.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82nd AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (125.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL WAS SCALED FROM THE UN-DIMENSIONED TEMPORARY CONSTRUCTION EASEMENT LYING WITHIN THE SEBASTIAN RIVER IMPROVEMENT DISTRICT C-5-E RIGHT OF WAY (100 FEET WIDE), LYING SOUTH OF THE WET DETENTION POND NO. 10, AND IS INTENDED TO REPLICATE SAID EASEMENT AREA AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PLANS FOR ROAD NO. CR 609, COUNTY INDIAN RIVER, FINANCIAL PROJECT ID 230879-2-52-01, POND DETAILS, SHEET 59, DATED 10/13/2020, SIGNED BY ROHAN A. HAMEED, P.E., LICENSE NUMBER 56734, HDR ENGINEERING, INC.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-5-E CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

EXHIBIT "B"

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82ND AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (125.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINING 437,775.89 SQUARE FEET OR 10.050 ACRES, MORE OR LESS.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-4-E CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82ND AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (125.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

AND THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (125.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF INDIAN RIVER FARMS WATER CONTROL DISTRICT "RANGE LINE CANAL" / 74TH AVENUE "DIKE AND CANAL" (100 FEET WIDE RIGHT OF WAY), DEED BOOK 48, PAGE 23, ST. LUCIE COUNTY, FLORIDA, SAID WEST RIGHT OF WAY OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT RANGE LINE CANAL ALSO BEING THE EAST LINE OF SAID SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINING 500,317.25 SQUARE FEET OR 11.486 ACRES, MORE OR LESS.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-3-E CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82ND AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (150.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

AND THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE NORTHWESTERLY EXTENSION OF THE NORTHEAST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (125.00 FEET WIDE RIGHT OF WAY) RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA, AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" BYPASS CANAL (125.00 FEET WIDE RIGHT OF WAY), RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINING 339,846.78 SQUARE FEET OR 7.802 ACRES, MORE OR LESS.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-2-E CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2), AND THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY OF RANCH ROAD (82ND AVENUE, COUNTY ROAD 609) RIGHT OF WAY PER STATE OF FLORIDA RIGHT OF WAY MAP, PARCEL 102, SECTION 88503-2611, OFFICIAL RECORD BOOK 3225, PAGE 1940, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND WEST OF THE WEST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "L" CANAL (150.00 FEET WIDE RIGHT OF WAY), RIGHT OF WAY MAP 1960, OFFICIAL RECORD BOOK 210, PAGE 300, INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINING 236,709.74 SQUARE FEET OR 5.434 ACRES, MORE OR LESS.

**SEBASTIAN RIVER IMPROVEMENT DISTRICT SUB-LATERAL C-6-W CANAL
RIGHT OF WAY ABANDONMENT DESCRIPTION:**

THE SOUTH 50.00 FEET OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4), AND THE NORTH 50.00 FEET OF THE SOUTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 11, TOWNSHIP 32 SOUTH, RANGE 38 EAST LYING EAST OF THE EAST RIGHT OF WAY OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT LATERAL "D" CANAL (275.00 FEET WIDE RIGHT OF WAY) AND WEST OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 11, TOWNSHIP 32 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINING 105,653.69 SQUARE FEET OR 2.425 ACRES, MORE OR LESS.

David E. Luethje
License Number 5728
David E. Luethje, PSM #5728 State of Florida
Digitally signed by David E. Luethje, PSM #5728 State of Florida
Date: 2022.08.13 16:22:30 -0400
DAVID E. LUETHJE, PSM
FLORIDA REGISTERED PROFESSIONAL SURVEYOR
CARTER ASSOCIATES, INC. 2025

REV. ADDED TITLE COMMITMENT EXCEPTIONS, DJM 8/24/22
REV. C-3-E DESC.- PARA. 2, DEL 8/12/22

CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32980
TEL: (772) 562-4191 FAX: (772) 562-7180

DATE 06/09/2022
PROJ # 20-489
DRAWN BY DJM
APPRO BY DEL
PLOT BY DOMENIC MILE
REF # 18-2645
P&P #

SKETCH AND DESCRIPTION
PARCELS WITHIN PART OF SEC. 1 & 11
TWP. 32 S.; RGE. 38 E. & SEC. 36, TWP. 31 S.; RGE. 38 E.
INDIAN RIVER COUNTY, FLORIDA
PARCEL DESCRIPTIONS

SHEET
1 of 8
Dwg. # 22282-A

SURVEYOR'S GENERAL NOTES AND REPORT:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
3. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.
4. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.
5. THE LEGAL DESCRIPTIONS WERE PREPARED BY THE SURVEYOR AND MAPPER AND MATTERS OF PUBLIC RECORD WERE FURNISHED BY THE CLIENT. THIS PROPERTY(S) WAS NOT ABSTRACTED OR RESEARCHED BY THIS OFFICE FOR ENCUMBRANCES OF RECORD. THE HEREON DESCRIBED PROPERTY IS SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. MATTERS OF RECORD NOT BROUGHT TO THE SURVEYOR'S ATTENTION BY THE CLIENT, THEIR AGENT OR AS DISCLOSED BY A FURNISHED TITLE INSURANCE POLICY WERE NOT INCLUDED. NO INVESTIGATION WAS MADE BY THIS OFFICE INTO THE VALIDITY OF ANY EASEMENTS CITED IN THE LEGAL DESCRIPTION OR FOR ANY ENCUMBRANCES NOT OF RECORD IN THE INFORMATION FURNISHED BY THE CLIENT. NO TITLE COMMITMENT OR ABSTRACT WAS FURNISHED FOR THE PREPARATION OF THIS SURVEY.
6. THIS SKETCH AND DESCRIPTION IS COMPRISED OF EIGHT (8) PAGES, ONE IS NOT VALID WITHOUT THE OTHER.

REFERENCES:

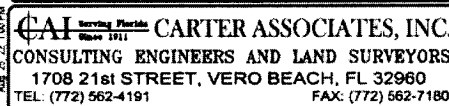
PLAN TITLED "BOUNDARY SURVEY PARCELS WITHIN PART OF SECTION 35, TWP. 31 S., RGE. 38 E., AND SECTIONS 2 AND 11, TWP. 32 S., RGE. 38 E., I.R.CO., FL." PROJECT NUMBER 20-489S DRAWING NUMBER 22047-C DATED JUNE 1, 2021, FIELD BOOK 922WP, PAGE 65+. PREPARED BY CARTER ASSOCIATES, INC.

PLAN TITLED "BOUNDARY SURVEY, SECTION 1, TOWNSHIP 32 SOUTH, RANGE 38 EAST & PART OF SECTION 36, TOWNSHIP 31 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA" PROJECT NUMBER 18-264S DRAWING NUMBER 21053-C DATED JULY 12, 2018 WITH LATEST REVISION DATED FEBRUARY 10, 2022, FIELD BOOK WP867, PAGE 67+. PREPARED BY CARTER ASSOCIATES, INC.

QUIT CLAIM DEED BETWEEN GRAVES BROTHERS COMPANY AND SEBASTIAN RIVER DRAINAGE DISTRICT RECORDED IN DEED BOOK 32, PAGE 177, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

LEGEND

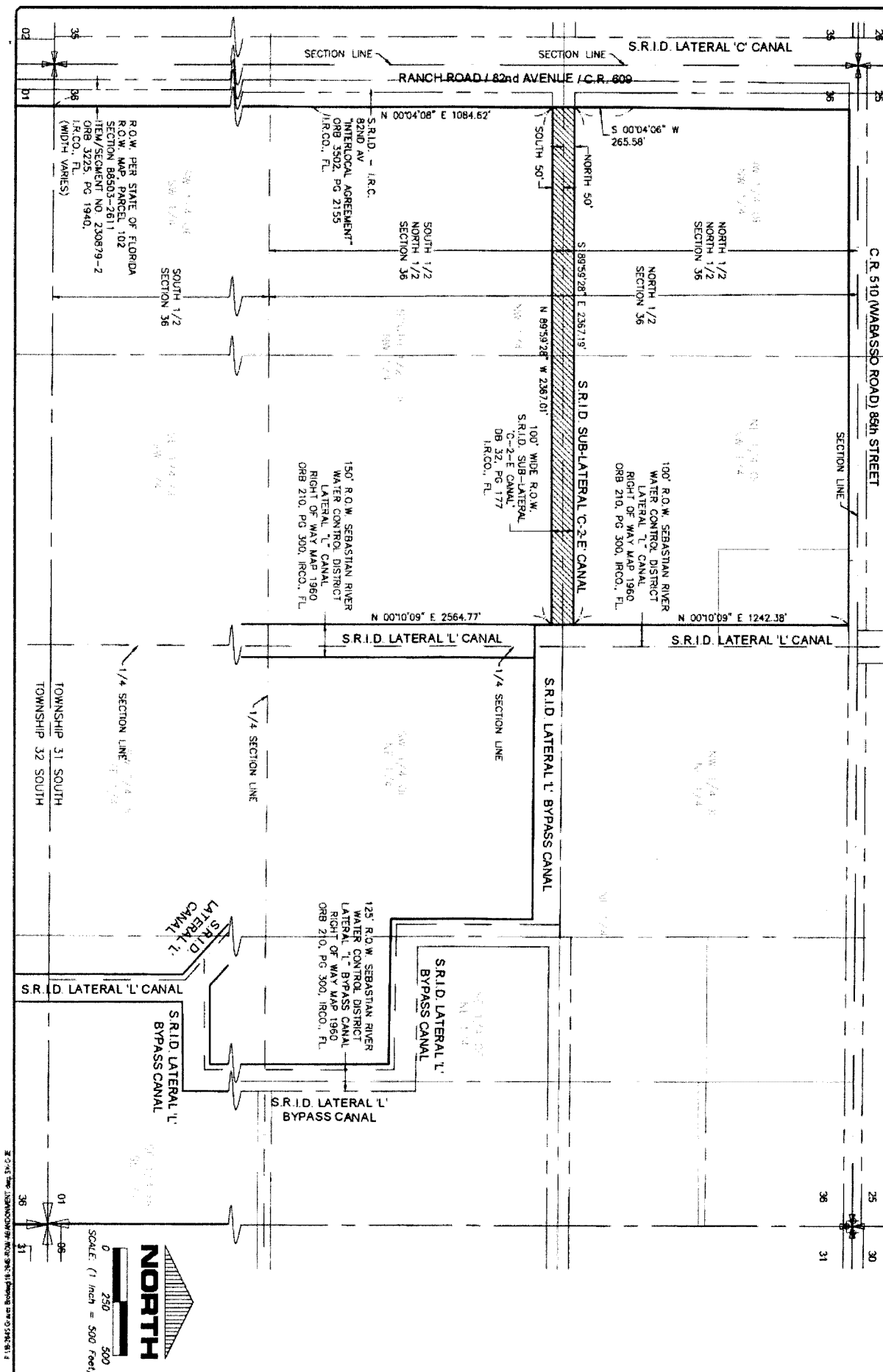
R.O.W.	RIGHT OF WAY	P.O.C.	POINT OF COMMENCEMENT
ORB	OFFICIAL RECORD BOOK	P.O.B.	POINT OF BEGINNING
PB	PLAT BOOK	S.R.W.C.D.	SEBASTIAN RIVER WATER CONTROL DISTRICT
PG	PAGE	S.R.I.D.	SEBASTIAN RIVER IMPROVEMENT DISTRICT
DB	DEED BOOK	S.R.D.D.	SEBASTIAN RIVER DRAINAGE DISTRICT
I.R.CO., FL.	INDIAN RIVER COUNTY, FLORIDA	TWP.	TOWNSHIP
		RGE.	RANGE

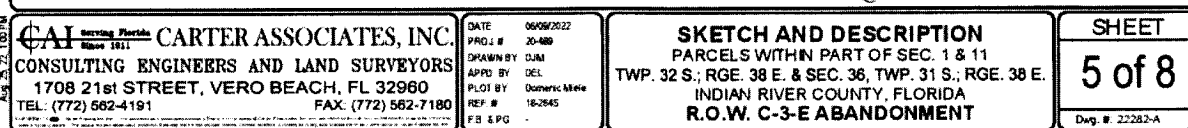


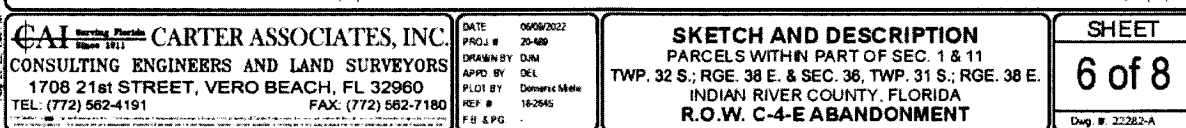
DATE	06/09/2022
PROJ #	20-489
DRAWN BY	JUM
APPD BY	DEL
PLOT BY	Domestic Mobile
REF #	18-2545

SKETCH AND DESCRIPTION
PARCELS WITHIN PART OF SEC. 1 & 11
TWP. 32 S.; RGE. 38 E. & SEC. 36, TWP. 31 S.; RGE. 38 E.
INDIAN RIVER COUNTY, FLORIDA
KEY SHEET

SHEET
3 of 8



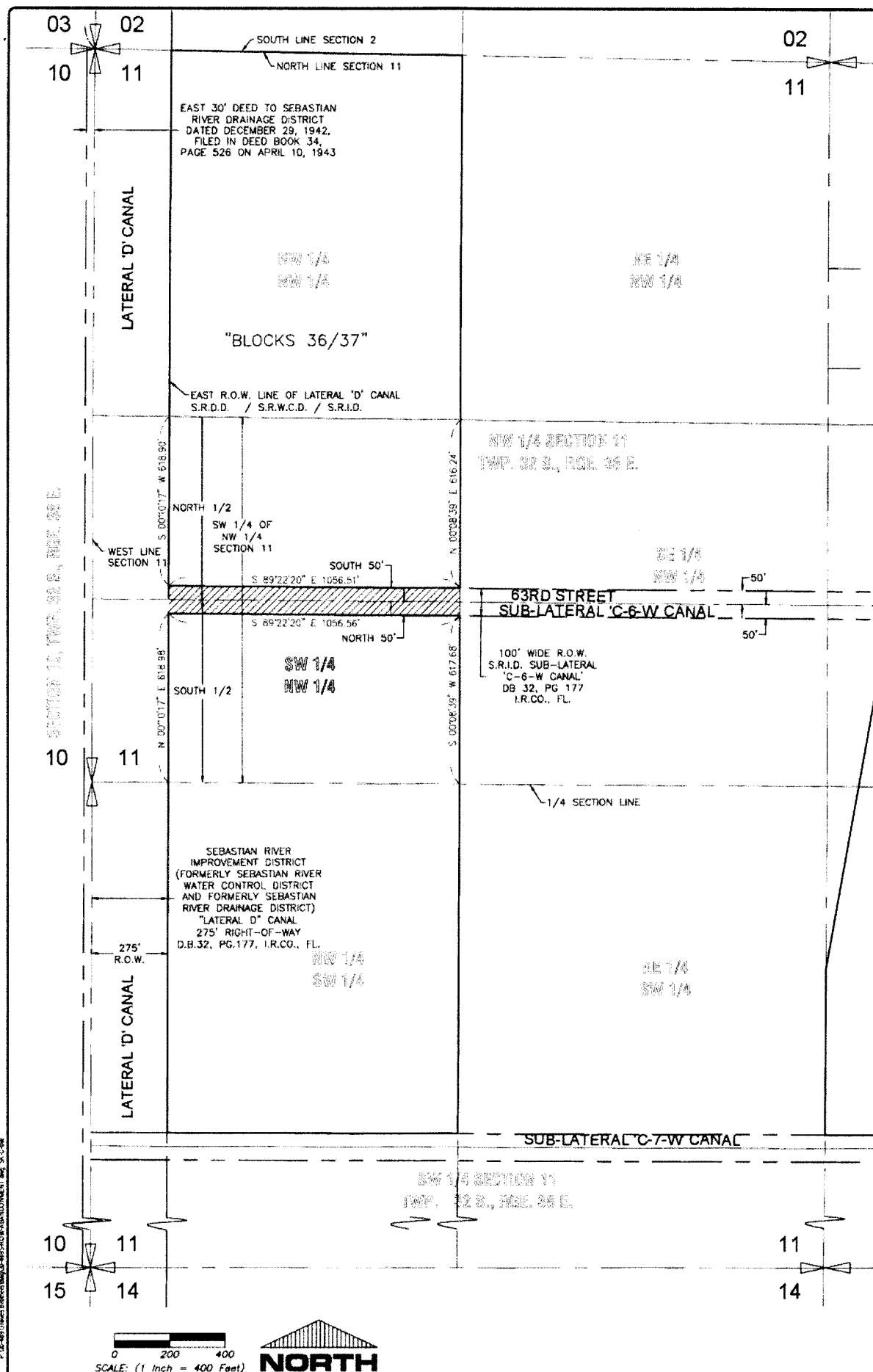


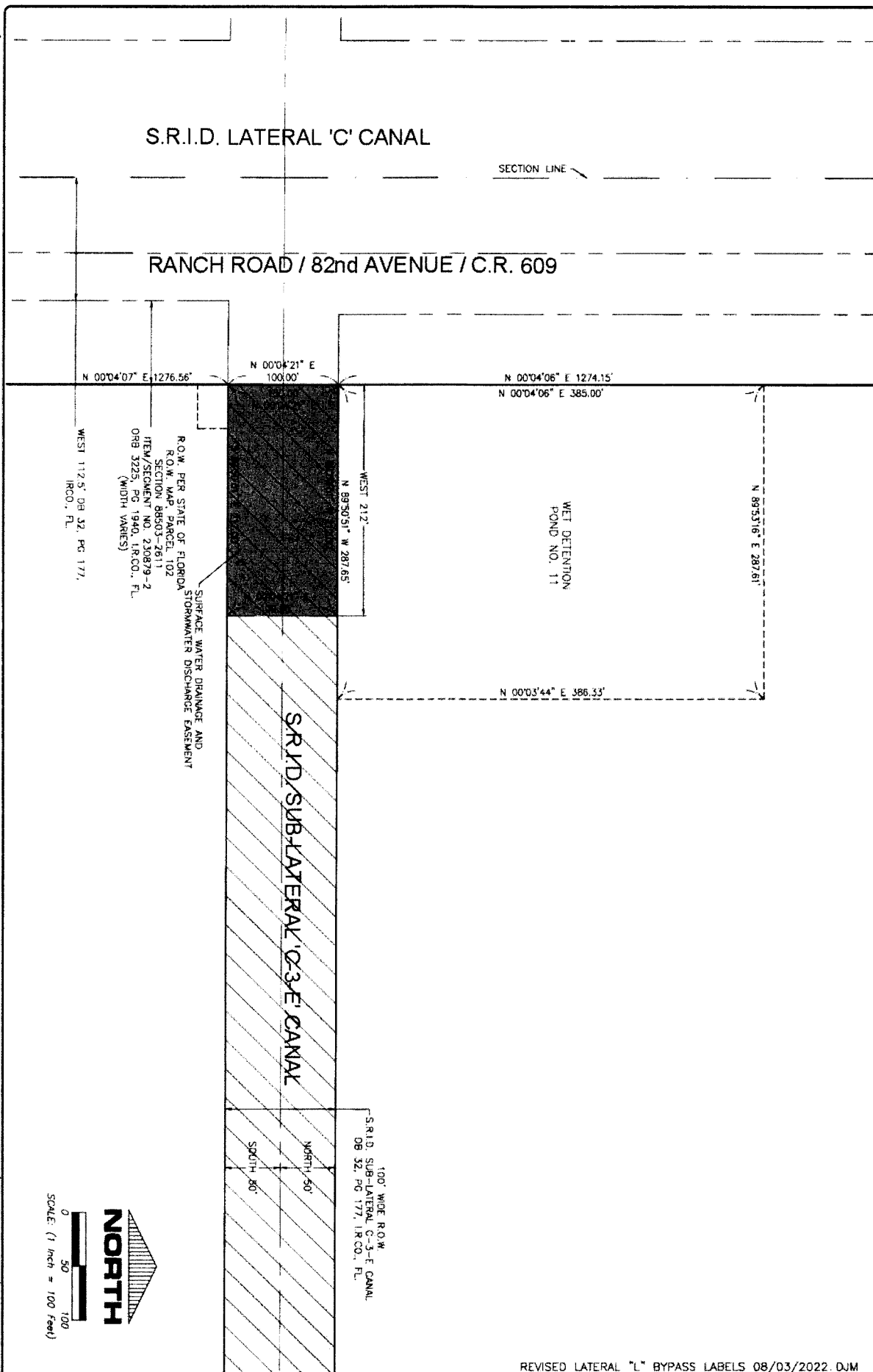




SKETCH AND DESCRIPTION
PARCELS WITHIN PART OF SEC. 1 & 11
TWP. 32 S.; RGE. 38 E. & SEC. 36, TWP. 31 S.; RGE. 38 E.
INDIAN RIVER COUNTY, FLORIDA
R.O.W. C-5-E ABANDONMENT

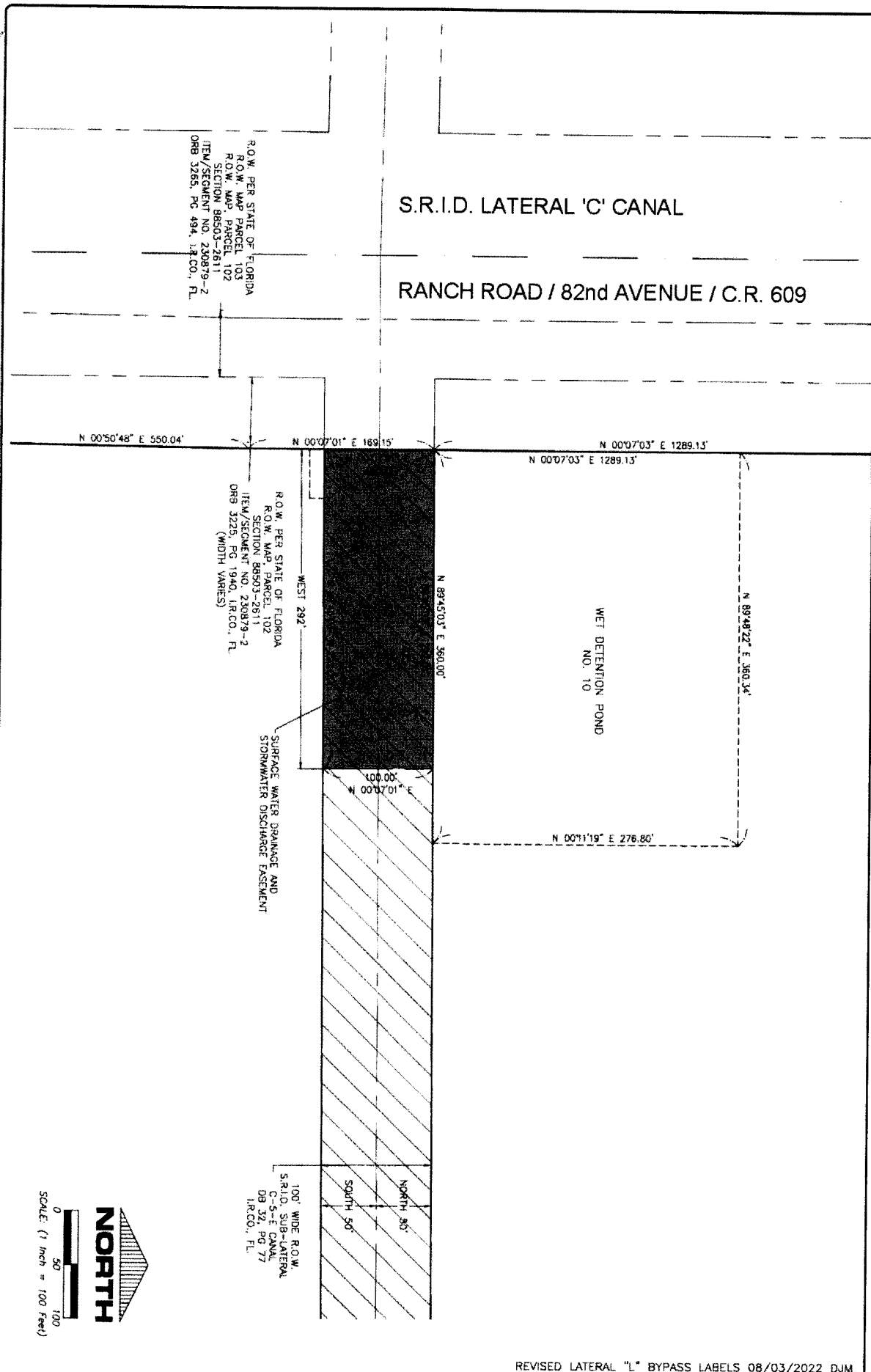
SHEET
7 of 8
Dwg. #: 22282-A





P:\18-2445-Grass-Bridges\18-2445-Road-Alignment-Map-Dr-C-3-E-Access-Det

<p>CAI Consulting Engineers and Land Surveyors CARTER ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS 1708 21st STREET, VERO BEACH, FL 32960 TEL: (772) 562-4191 FAX: (772) 562-7180</p>	<p>DATE: 08/03/2022 PROJ #: 20-489 DRAWN BY: DJM APP'D BY: DEL PLOT BY: Domestic Male REF #: 16-2645 FS & PG: -</p>	<p>SKETCH AND DESCRIPTION PARCELS WITHIN PART OF SEC. 1, TWP. 32 S.; RGE. 38 E. & SEC. 36, TWP. 31 S.; RGE. 38 E. INDIAN RIVER COUNTY, FLORIDA DRAINAGE EASEMENT POND NO. 11</p>	<p>SHEET 3 of 5 Dwg #: 22262-A-1</p>
---	---	--	--



REVISED LATERAL "L" BYPASS LABELS 08/03/2022 DJM

CAI Survey Florida
CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1708 21st STREET, VERO BEACH, FL 32960
 TEL: (772) 562-4191 FAX: (772) 562-7180

DATE: 08/01/2022
 PROJ: 20-489
 DRAWN BY: DJM
 APPD BY: DJM
 PLOT BY: DOMINIC MERE
 REF: 18-2845
 P.B. & P.D.

SKETCH AND DESCRIPTION
 PARCELS WITHIN PART OF SEC. 1,
 TWP. 32 S.; RGE. 38 E. & SEC. 36, TWP. 31 S.; RGE. 38 E.
 INDIAN RIVER COUNTY, FLORIDA
DRAINAGE EASEMENT POND NO. 10

SHEET
5 of 5
 Dwg. #: 22282-A-1