



LEGAL DESCRIPTION

PART 1:

ALL THAT CERTAIN PARCEL BEING IN SECTIONS 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 34; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 736.62 FEET; THENCE CONTINUE NORTH 00°00'00" EAST, A DISTANCE OF 375.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°02'05" EAST, A DISTANCE OF 152.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 1; THENCE NORTH 25°14'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 213.73 FEET; THENCE SOUTH 89°02'10" WEST, A DISTANCE OF 61.39 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 24.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 33; THENCE SOUTH 89°02'05" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 656.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY; THENCE SOUTH 26°42'42" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,176.06 FEET; THENCE NORTH 63°10'18" EAST, A DISTANCE OF 73.73 FEET TO A POINT LYING 60 FEET WESTERLY OF THE WEST LINE OF AFORESAID SECTION 34; THENCE NORTH 00°00'00" EAST, ALONG A LINE 60 FEET WEST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 432.28 FEET; THENCE NORTH 26°44'04" WEST, A DISTANCE OF 415.66 FEET; THENCE NORTH 89°02'05" EAST, A DISTANCE OF 247.02 FEET TO THE POINT OF BEGINNING.

PART 2:

PART 1:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTIONS 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST OF THE TALLAHASSEE BASE MERIDIAN, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST; THENCE BEARING NORTH 00°00'00" EAST, A DISTANCE OF 45.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE BEARING SOUTH 89°06'33" WEST, A DISTANCE OF 6.26 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, RADIUS BEARS AT SAID POINT NORTH 58°07'30" EAST; THENCE NORTHERLY A DISTANCE OF 2.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°02'47"; TO A POINT; THENCE BEARING NORTH 26°49'42" WEST, A DISTANCE OF 262.45 FEET TO A POINT; THENCE BEARING NORTH 63°10'18" EAST, A DISTANCE OF 73.73 FEET TO A POINT; THENCE BEARING NORTH 00°00'00" EAST, A DISTANCE OF 432.28 FEET TO A POINT; THENCE BEARING NORTH 26°44'04" WEST, A DISTANCE OF 415.66 FEET TO A POINT; THENCE BEARING NORTH 89°02'05" EAST, A DISTANCE OF 399.59 FEET TO A POINT; THENCE BEARING SOUTH 25°14'52" EAST, A DISTANCE OF 410.88 FEET TO A POINT; THENCE BEARING SOUTH 25°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 8.35 FEET; THENCE RUN SOUTH A DISTANCE OF 204.4 FEET; THENCE RUN SOUTH 88°54' WEST, A DISTANCE OF 330.88 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PART 2:

FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN NORTH ALONG SAID SECTION LINE A DISTANCE OF 524.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID LINE A DISTANCE OF 212.00 FEET TO AN IRON PIPE; THENCE RUN NORTH 88°54' EAST, A DISTANCE OF 327.31 FEET TO AN IRON PIPE ON THE WEST RIGHT OF WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD 5); THENCE RUN SOUTH 25°18' EAST ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 8.35 FEET; THENCE RUN SOUTH A DISTANCE OF 204.4 FEET; THENCE RUN SOUTH 88°54' WEST, A DISTANCE OF 330.88 FEET TO THE POINT OF BEGINNING. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PART 3:

THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, IN SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, WHICH LIES WEST OF U.S. HIGHWAY NUMBER 1, LESS AND EXCEPT THE SOUTH 421.47 FEET THEREOF. SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PART 4:

THE SOUTH 4 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA; EXCEPTING THEREFROM THE FOLLOWING PARCEL, TO-WIT: THE NORTH 125 FEET OF THE SOUTH 160 FEET OF THE EAST 125 FEET; AND LESS THE HIGHWAY RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 124, PAGE 699, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

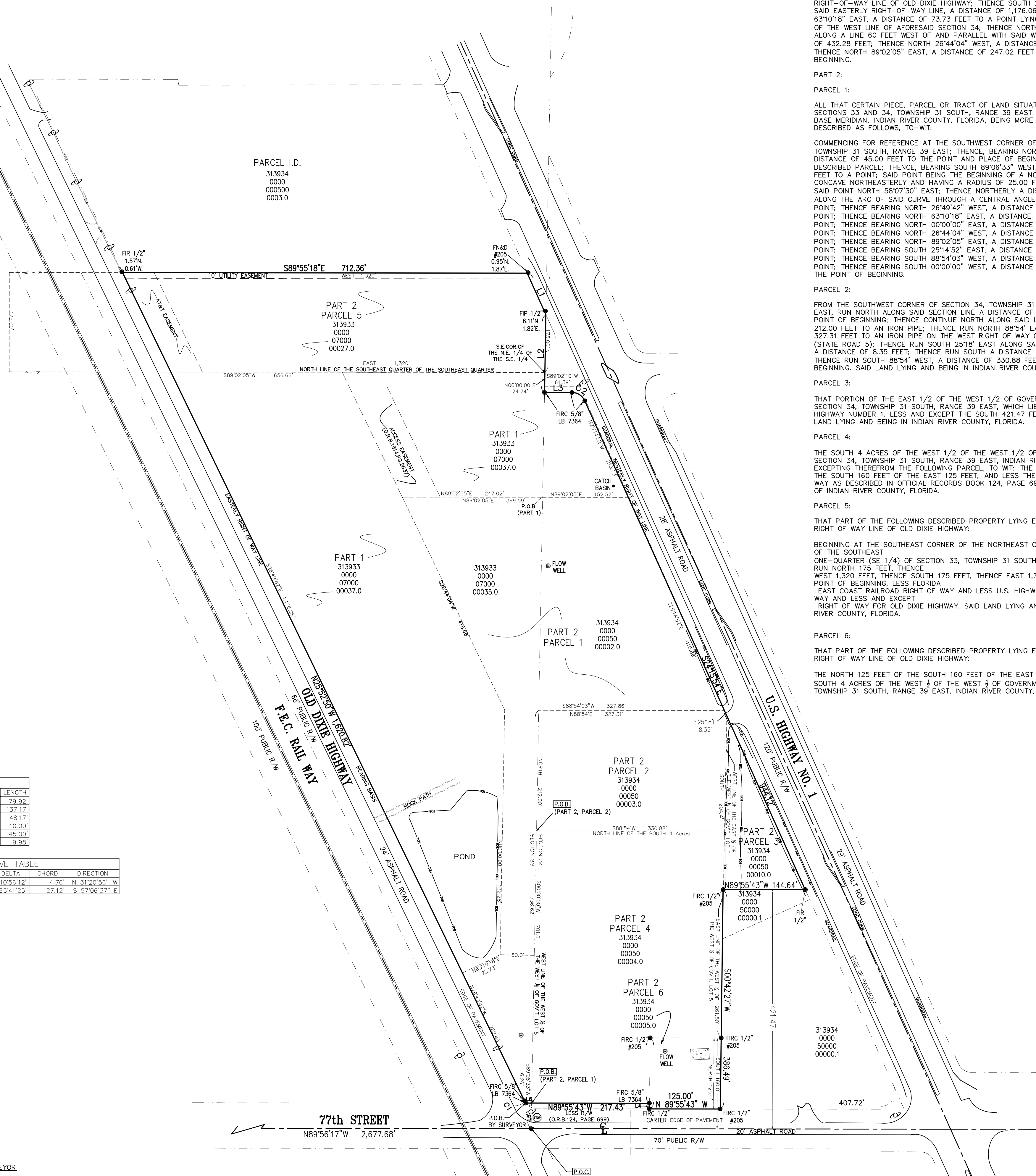
PART 5:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN NORTH 175 FEET, THENCE SOUTH 175 FEET, THENCE EAST 1,320 FEET TO THE POINT OF BEGINNING, LESS FLORIDA EAST COAST RAILROAD RIGHT OF WAY AND LESS U.S. HIGHWAY NO. 1 RIGHT OF WAY AND LESS AND EXCEPT RIGHT OF WAY FOR OLD DIXIE HIGHWAY, SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

PART 6:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY:

THE NORTH 125 FEET OF THE SOUTH 160 FEET OF THE EAST 125 FEET OF THE SOUTH 4 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.



LINE TABLE with columns: LINE, BEARING, LENGTH. Rows L1 through L6.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, DIRECTION. Rows C1 and C2.

LEGAL DESCRIPTION BY SURVEYOR

ALL THAT CERTAIN PARCEL BEING IN SECTIONS 33 AND 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

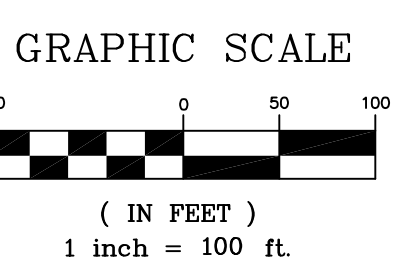
COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 31 SOUTH, RANGE 39 EAST; THENCE BEARING N 01°02'37" E, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N 89°55'43" W, A DISTANCE OF 9.98 FEET; THENCE 28.66 FEET ALONG A CURVE, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 65°41'25", A CHORD BEARING OF S 57°06'37" E, AND A CHORD DISTANCE OF 27.12 FEET; THENCE N 25°52'50" W, A DISTANCE OF 1620.82 FEET; THENCE S 89°55'18" E, A DISTANCE OF 712.36 FEET; THENCE S 24°15'54" E, A DISTANCE OF 79.92; THENCE 01°41' W, A DISTANCE OF 137.17 FEET; THENCE RUN S 89°57'19" E, A DISTANCE OF 48.17 FEET; THENCE S 24°15'54" E, A DISTANCE OF 944.12 FEET; THENCE N 89°55'43" W, A DISTANCE OF 144.64 FEET; THENCE S 00°42'27" W, A DISTANCE OF 386.49 FEET; THENCE N 89°55'43" W, A DISTANCE OF 125.00 FEET; THENCE N 00°42'27" E, A DISTANCE OF 10.00 FEET; THENCE N 89°55'43" W, A DISTANCE OF 217.43 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

- 1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJUNCTIONS SHOWN HAVE NOT BEEN SURVEYED.
2. THE EXPECTED USE OF THIS PARCEL IS RESIDENTIAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS BOUNDARY SURVEY IS 1 FOOT IN 7,000 FEET.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.
5. THE EASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY IS ASSUMED TO BEAR N 25°52'50" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.
7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 120610C0214, HAVING AN EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY APPEARS TO BE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.
8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.
9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPLES AND PRACTICES OF LAND SURVEYING 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.
10. 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 517, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTEE 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.
15. EXISTING ELEVATIONS IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

CERTIFIED TO: MILLS, SHORT & ASSOCIATES



ADDRESS: 4160 77TH STREET, VERO BEACH FL 32967

LEGEND table with symbols for water meter, fire hydrant, water valve, existing well, sanitary manhole, storm manhole, catch basin, cable pedestal, wood utility pole, guy anchor, electric transformer, telephone junction box, street light, light pole, existing elevation, proposed elevation, flow well, chain link fence, wood fence, top of bank, toe of slope, overhead wires, building setback line.

Table with columns: FIELD DATE, FIELD BY, FIELD BOOK, PAGE, DRAWN BY, CHECKED BY, JOB #, DWG NAME, XREF 1-5, SHEET #.

REVISION table with columns: REVISION, DATE, BY.

Terry H. Drum, PROFESSIONAL SURVEYOR AND MAPPER RESPONSIBLE CHARGE. TERRY H. DRUM PROFESSIONAL SURVEYOR AND MAPPER NO. 5597. HENRY A. KILBURN, PROFESSIONAL SURVEYOR AND MAPPER NO. 6601.

MAP OF SURVEY BOUNDARY SURVEY



Surveying and Mapping, LLC 700 22nd Place Suite 20 Vero Beach, FL 32960