

**LEGAL DESCRIPTION:**

THE SOUTH 15 ACRES OF TRACT 16, SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, AND LESS AND EXCEPT THE FOLLOWING: THE PROPERTY DESCRIBED IN O.R. BOOK 1445, PAGE 1858, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND THE PROPERTY LESS AND EXCEPT: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 16, SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY AS FILED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN NORTH 0°34'15" EAST ALONG THE WEST LINE OF SAID TRACT 16, 523.0 FEET TO THE NORTH LINE OF THE SOUTH 15 ACRES OF SAID TRACT 16; THENCE RUN SOUTH 89°23'45" EAST ALONG A FOREMENTIONED LINE 706.57 FEET; THENCE SOUTH 0°34'15" WEST, 159.46 FEET; THENCE NORTH 89°23'45" WEST, 322.86 FEET; THENCE SOUTH 30°36'15" WEST, 287.0 FEET; THENCE SOUTH 0°36'15" WEST, 115.0 FEET TO THE SOUTH LINE OF SAID TRACT 16; THENCE RUN NORTH 89°23'45" WEST, 240.0 FEET ALONG SAID SOUTH TRACT LINE TO THE POINT OF BEGINNING. ALL OF THE ABOVE SITUATE IN INDIAN RIVER COUNTY, FLORIDA

**BOUNDARY SURVEY**

PAGE 1 OF 1

**PROPERTY ADDRESS:**

XXX 8th STREET,  
VERO BEACH, FL 32966

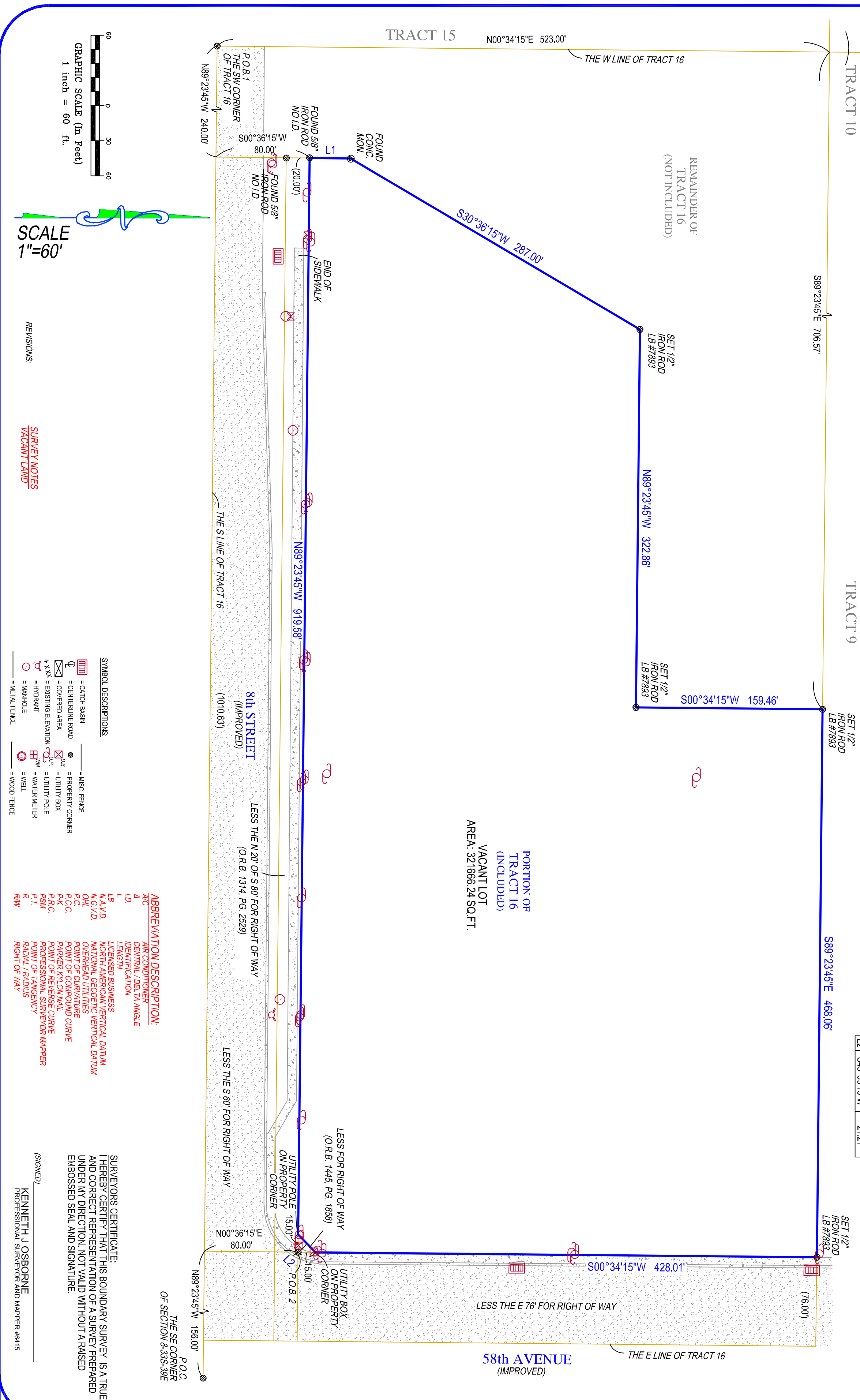
**COMMUNITY NUMBER:** 120119

PANEL: 0352  
SUFFIX: H  
FLOOD ZONE: AE  
FIELD WORK: 12/15/2022

CERTIFIED TO:  
DINESH PATEL AND KALPANA PATEL;  
JAMES P MCHUGH LLC;  
OLD REPUBLIC NATIONAL TITLE INSURANCE

LEGAL DESCRIPTION: THE SOUTH 15 ACRES OF TRACT 16, SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, FILED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, AND LESS AND EXCEPT THE FOLLOWING: THE PROPERTY DESCRIBED IN O.R. BOOK 1445, PAGE 1858, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, AND THE PROPERTY LESS AND EXCEPT: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 16, SECTION 8, TOWNSHIP 33 SOUTH, RANGE 39 EAST ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY AS FILED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, RUN NORTH 0°34'15" EAST ALONG THE WEST LINE OF SAID TRACT 16, 523.0 FEET TO THE NORTH LINE OF THE SOUTH 15 ACRES OF SAID TRACT 16; THENCE RUN SOUTH 89°23'45" EAST ALONG A FOREMENTIONED LINE 706.57 FEET; THENCE SOUTH 0°34'15" WEST, 159.46 FEET; THENCE NORTH 89°23'45" WEST, 322.86 FEET; THENCE SOUTH 30°36'15" WEST, 287.0 FEET; THENCE SOUTH 0°36'15" WEST, 115.0 FEET TO THE SOUTH LINE OF SAID TRACT 16; THENCE RUN NORTH 89°23'45" WEST, 240.0 FEET ALONG SAID SOUTH TRACT LINE TO THE POINT OF BEGINNING. ALL OF THE ABOVE SITUATE IN INDIAN RIVER COUNTY, FLORIDA

LINE TABLE	BEARING	LENGTH
L1	S00°36'15"W	33.00'
L2	S45°35'15"W	21.21'



PORTION OF TRACT 16 (INCLUDED)  
VACANT LOT  
AREA: 321666.24 SQ.FT.

58th AVENUE (IMPROVED)  
LESS THE E 76' FOR RIGHT OF WAY

LESS THE N 20' OF S 80' FOR RIGHT OF WAY (O.R.B. 1314, PG. 2529)

LESS THE S 60' FOR RIGHT OF WAY

LESS FOR RIGHT OF WAY (O.R.B. 1445, PG. 1858)

SURVEYORS CERTIFICATE:  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)  
KENNETH J OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

**GENERAL NOTES:**

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER SCALED POSITIONS.

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- SYMBOL DESCRIPTIONS:**
- [Symbol] = CATCH BASIN
  - [Symbol] = CENTERLINE ROAD
  - [Symbol] = COVERED AREA
  - [Symbol] = EXISTING ELEVATION
  - [Symbol] = HINDRANT
  - [Symbol] = MANHOLE
  - [Symbol] = METAL FENCE
  - [Symbol] = MISC. FENCE
  - [Symbol] = PROPERTY CORNER
  - [Symbol] = UTILITY BOX
  - [Symbol] = UTILITY POLE
  - [Symbol] = WATER METER
  - [Symbol] = WELL
  - [Symbol] = WOOD FENCE
- ABBREVIATION DESCRIPTION:**
- AC = AIR CONDITIONER
  - AD = IDENTIFICATION
  - LD = LENGTH
  - LB = LICENSED BUSINESS
  - NA.V.D. = NORTH AMERICAN VERTICAL DATUM
  - NG.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - O.H.L. = OVERHEAD UTILITIES
  - P.C. = POINT OF CURVATURE
  - P.C.C. = POINT OF CURVATURE
  - P.A. = PARKING AREA
  - P.S.C. = POINT OF SANGUINITY
  - P.S.M. = POINT OF SANGUINITY
  - P.T. = POINT OF TANGENCY
  - R. = RADIAL / RADIUS
  - R.W. = RIGHT OF WAY

