

## LEGAL DESCRIPTION

DESCRIPTION AS PROVIDED BY CLIENT

NO RECORDING INFORMATION PROVIDED TO SURVEYOR

THE SOUTH ONE-HALF OF GOVERNMENT LOT 9 LESS THE NORTH 620 FEET THEREOF, AND GOVERNMENT LOT 10 LESS THE SOUTH 1070.63 FEET THEREOF ALL IN SECTION 19, TOWNSHIP 32 SOUTH, RANGE 40 EAST AND LYING EAST OF STATE ROAD A-1-A ALSO THE NORTH 320 FEET OF THE SOUTH 1390.63 FEET OF GOVERNMENT LOT 1. LYING WEST OF THE EAST 10.69 ACRES OF SAID GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 40 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT OF SOUTHWESTERLY CORNER OF PEBBLE BEACH DEVELOPMENT NO. 2. ACCORDING TO THE PLAT FILED IN PLAT BOOK 7, PAGE 83A, PUBLIC RECORDS OF SAID INDIAN RIVER COUNTY AND RUNNING THENCE N 89 DEGREES 53'24"E, 421.88 FEET ALONG THE SOUTH BOUNDARY OF SAID PEBBLE BEACH DEVELOPMENT NO. 2; THENCE RUN S 0 DEGREES, 06'36"E 20.00 FEET ALONG SAID SOUTH BOUNDARY; THENCE RUN N 89 DEGREES, 53'24"E, 344.28 FEET TO THE SOUTHEAST CORNER OF PEBBLE BEACH DEVELOPMENT NO. 2: THENCE S 0 DEGREES 22'34"W, 320 FEET ALONG THE WEST BOUNDARY OF THE EAST 10.69 ACRES OF SAID GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 40 EAST; THENCE S 89 DEGREES 53' 24"W, 854.33 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY OF STATE ROAD A-1-A; THENCE N 17 DEGREES 54'12" W, 357.06 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE SOUTHERLY MOST FIVE (5) FEET RESERVED FOR PEDESTRIAN WALKWAY.

LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

## SURFSEDGE AT INDIAN RIVER SHORES

A SUBDIVISION BEING A PORTION OF GOVERNMENT LOTS 1, 9 AND 10, SECTION 20, TOWNSHIP 32 SOUTH, RANGE 40 EAST, TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY. FLORIDA

## LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOTS 1, 9 AND 10, SECTION 20. TOWNSHIP 32 SOUTH. RANGE 40 EAST, IN THE TOWN OF INDIAN RIVER SHORES, INDIAN RIVER COUNTY. FLORIDA. SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF PEBBLE BEACH DEVELOPMENT No. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 83 & 83A, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY (R/W) LINE OF STATE ROAD No. A1A (100' R/W AT THIS LOCATION). PROCEED NORTH 89'53'24" EAST ALONG THE SOUTH LINE OF SAID PEBBLE BEACH DEVELOPMENT No. 2 A DISTANCE OF 421.57 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 00'06'36" EAST ALONG THE SOUTH LIMITS OF SAID PEBBLE BEACH DEVELOPMENT No. 2. A DISTANCE OF 20.00 FEET; THENCE NORTH 89'53'24" EAST ALONG THE SOUTH

LINE OF SAID PEBBLE BEACH DEVELOPMENT No. 2 A DISTANCE OF 344.28 FEET TO A POINT ON THE WEST LINE OF THE EAST 10.69 ACRES OF SAID GOVERNMENT LOT 1; THENCE SOUTH 00°22'34" WEST ALONG SAID WEST LINE A DISTANCE OF 314.36 FEET TO A POINT BEING 5.00 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE NORTH LINE OF PEBBLE BEACH VILLAS CONDOMINIUM. AS RECORDED IN OFFICIAL RECORDS BOOK 499, PAGE 479, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH 89°50'04" WEST, PARALLEL WITH AND 5.00 FEET NORTHERLY OF SAID NORTH LINE OF PEBBLE BEACH VILLAS CONDOMINIUM A DISTANCE OF 655.14 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY R/W LINE OF STATE ROAD AIA; THENCE NORTH 17°59'13" WEST ALONG SAID EASTERLY R/W LINE A DISTANCE OF 351.98 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 5.30 ACRES. MORE OR LESS.