

Parcel #31-39-31-00000-1000-00001.5

### EASEMENT

This Grant of Easement, made and executed this 24 day of July, A.D., 2006, by **RYALL ACQUISITION GROUP, LLC, a Florida limited liability company, f/k/a RYALL DEVELOPMENT GROUP, LLC**, whose address is 1974 14<sup>th</sup> Avenue, Vero Beach, FL 32960, hereinafter called GRANTOR\*, to **INDIAN RIVER COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 1840 25th Street, Vero Beach, FL 32960, hereinafter called GRANTEE\*,

\*Whenever used herein the term GRANTOR and GRANTEE include all parties to this instrument and their heirs, legal representatives, successors, and assigns.

### WITNESSETH:

That GRANTOR for and in consideration of the sum of One Dollar and other consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE an easement for **UTILITIES PURPOSES** on, over, across, and beneath the following described land, situate in Indian River County, Florida, to-wit:

**See Exhibits "A" and "B" Attached Hereto and Made a Part Hereof  
(Sketch and Description of Real Property)**

And GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said servient land in fee simple, and that it has good right and lawful authority to convey the easement established hereby and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has herein set its hand and seal the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

sign [Signature]  
Witness

printed name: Blair Hinkle

sign [Signature]  
Witness

printed name: Stephanie Farquer

**RYALL ACQUISITION GROUP, LLC**  
f/k/a **RYALL DEVELOPMENT GROUP, LLC**

By [Signature]  
Chad A. Kelly, Managing Member

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was sworn to and subscribed before me this 24 day of July, 2006, by **Chad A. Kelly, Managing Member of Ryall Acquisition Group, LLC, \*a Florida limited liability company, who is personally known to me** or produced \_\_\_\_\_ as identification.

\* f/k/a  
RYALL DEVELOPMENT GROUP, LLC  
Stamped Seal with Commission  
Name, Number & Expiration Date



Lauren F. Hamilton  
My Commission DD171980  
Expires February 07 2007

sign [Signature]  
Notary Public

Attachments:

- (1) Exhibit "A" - Sketch of Easement Description (DWG# 18101C2)
- (2) Exhibit "B" - Legal Description of Utility Easement (15 feet in width)



**LEGAL DESCRIPTION FOR  
UTILITY EASEMENT (10 FEET IN WIDTH) ALONG  
THE WEST SIDE OF 66<sup>TH</sup> AVENUE, SOUTH OF  
COUNTY ROAD 510 (WEST WABASSO ROAD)**

FROM THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN SOUTH 00°32'55" WEST ALONG THE EAST LINE OF SAID SECTION 31 (AND ALONG THE APPROXIMATE CENTERLINE OF 66<sup>TH</sup> AVENUE), A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 510 (WEST WABASSO ROAD); THENCE, RUN SOUTH 89°59'48" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY OF 66<sup>TH</sup> AVENUE; THENCE RUN SOUTH 00°32'55" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 17.20 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT: FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00°32'55" WEST, A DISTANCE OF 12.74 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN SOUTH 52°16'19" WEST, A DISTANCE OF 12.64 FEET; THENCE RUN SOUTH 08°01'41" EAST, A DISTANCE OF 66.54 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF 66<sup>TH</sup> AVENUE; THENCE RUN SOUTH 00°32'55" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 67.06 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTH 08°01'41" WEST, A DISTANCE OF 138.65 FEET; THENCE RUN NORTH 52°16'19" EAST, A DISTANCE OF 26.34 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF 66<sup>TH</sup> AVENUE AND THE POINT OF BEGINNING.

SAID EASEMENT LYING AND BEING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.