

TCE – 66th Avenue Roadway Widening - Project #1505
PID#32-39-08-00001-0050-00001.0
Project Parcel #308 – SBA Towers III LLC
Prepared by and return to: IRC-PW-mf
1801 27th Street, Vero Beach, FL 32960-3388

TEMPORARY CONSTRUCTION EASEMENT

This **TEMPORARY CONSTRUCTION EASEMENT**, made and executed this ____ day of _____, 2017, by SBA Towers III LLC whose address is 8051 Congress Avenue Boca Raton, FL 33487-1307, hereinafter called **GRANTOR** to Indian River County, a political subdivision of the State of Florida, whose address is 1801 27th Street, Vero Beach, Florida 32960-3388, hereinafter called **GRANTEE**,

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 unto the **GRANTEE** a **TEMPORARY CONSTRUCTION EASEMENT** on, over, across, and beneath the following described land, situate in Indian River County, Florida, to-wit:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This easement is for the purpose of all construction incidentals, such as; grading, sloping, sodding, clearing, excavating, dredging, etc. This easement shall exist only until the completion of the construction work for the 66th Avenue Project No. 1505.

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:

SBA Towers III LLC, a Florida
Limited Liability Company

Witness Signature Jennifer Brown
Printed Name: Jennifer Brown

Grantor Signature Sharon S. Schwartz
Printed Name: Sharon S. Schwartz
VP & Associate General
Counsel, Legal Operations

Witness Signature Camille Ottey
Printed Name: Camille Ottey

STATE OF FLORIDA } Palm Beach
COUNTY OF INDIAN RIVER }

The foregoing instrument was acknowledged before me this 14th day of Sept., 2017, by Sharon S. Schwartz and on behalf of SBA Towers III LLC, he/she is personally known to me or produced driver's license as identification.

Sign: Jennifer Brown
Notary Public

Printed name & Commission #



Approved as to Form and Legal Sufficiency:
William K. [Signature]
County Attorney

Sketch and Legal Description for: INDIAN RIVER COUNTY

Legal Description (Temporary Construction Easement)

Being a Parcel of land lying in Section 8, Township 32 South, Range 39 East, Indian River County Florida, said Parcel Also being a portion of Tract 5, according to the Last General Plat of Lands of the Indian River Farms Company Subdivision, as recorded in Plat Book 2, Page 25, St. Lucie County, Florida, said land now lying and being in Indian River County, Florida. Said Parcel also being a portion of a Tract of land as described in Official Record Book 822, page 799, Public Records of Indian River County, Florida. said parcel being more particularly described as follows:

Commence at the West One Quarter corner of said Section 8; Thence South 89°50'24" East, along the South line of the Northwest One Quarter of said Section 8, a distance of 50.00 feet; Thence departing said South line, North 00°00'25" East, along the Southerly prolongation of and the East right-of-way line of 66th Avenue (C.R. 505) a distance of 105.00 feet to the Northwest corner of a proposed access easement and the **Point of Beginning** of the following described parcel; Thence continue North 00°00'25" East, along said East Right-of-Way line a distance of 15.00 feet; Thence departing said East Right-of-Way line, South 89°50'24" East, a distance of 110.00 feet; Thence South 00°00'25" West, along a line that is 10.00 feet East of and Parallel with, as measured at right angles to, the East Line of said Proposed Access Easement, a distance of 30.00 feet; Thence South 89°50'24" East, along a line that is 10.00 feet North of and Parallel with, as measured at right angles to, the North line of proposed Parcel 308, a distance of 543.26 feet the the West Right-of-Way line of 65th Avenue (a private road) as shown on the Plat of Empty Pockets Subdivision, as recorded in Plat Book 12, Page 37, Public Records of Indian River County, Florida; Thence South 00°00'25" West, along said West Right-of-Way line, a distance of 10.00 feet; Thence North 89°50'24" West, along a line that is 80.00 feet North of, and Parallel with, as measured at right angles to, the South line of the Northwest One Quarter of said Section 8, said line also being the North line of said Proposed Parcel 308, a distance of 553.26 feet; Thence North 00°00'25" East, along the East line of said Proposed Access Easement, a distance of 25.00 feet; Thence North 89°50'24" West, along the North line of said Proposed Access Easement, a Distance of 100.00 feet to the East Right-of-way line of said 66th Avenue (C.R. 505) and the **Point of Beginning**.

Containing 7333 Square Feet, more or less

Surveyor's Notes

1). This Sketch and Legal Description was prepared with the benefit of a Right of Way Map prepared by Kimley Horn for Indian River County , Job No. 1505, Dated July 25, 2017. Together with the Last General Plat of the Lands of the Indian River Farms Company Subdivision, Recorded in Plat Book 2, Page 25, Public Records of St. Lucie (now Indian River County), Florida.

2). This legal description shall not be valid unless:

(a) Provided in its entirety consisting of 2 sheets , with sheet 2 showing the sketch of the description.

(b) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.

3). The bearings shown hereon are Referenced to the South line of the Northwest One Quarter of Section 8, Township 32 South, Range 39 East as shown on the Right-of-Way Map prepared by Kimley-Horn, Sheet 6 of 16, Dated July 25, 2017. said line bears South 89°50'24" East and all others are relative thereto.

Legend and Abbreviations

C.R. = COUNTY ROAD
 I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
 L = LENGTH OF ARC
 LLC = LIMITED LIABILITY COMPANY
 O.R.B. = OFFICIAL RECORD BOOK
 (P) = PLAT
 P.B. = PLAT BOOK
 PGE = PAGE
 PBS = PLAT BOOK ST. LUCIE
 Δ = DELTA ANGLE
 SQ. FT. = SQUARE FEET
 R = RANGE
 R/W = RIGHT-OF-WAY
 T = TOWNSHIP

Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND LEGAL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA PROFESSIONAL BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

8-30-2017
 DATE OF SIGNATURE

David M. Silon
 DAVID M. SILON

PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6139

PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION

This is not a Boundary Survey

AGENCY: **INDIAN RIVER COUNTY, FL
 PUBLIC WORKS DEPT./ENGINEERING DIV.**

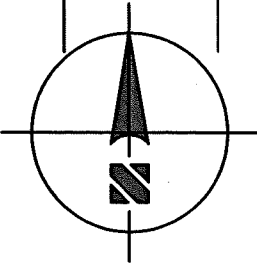
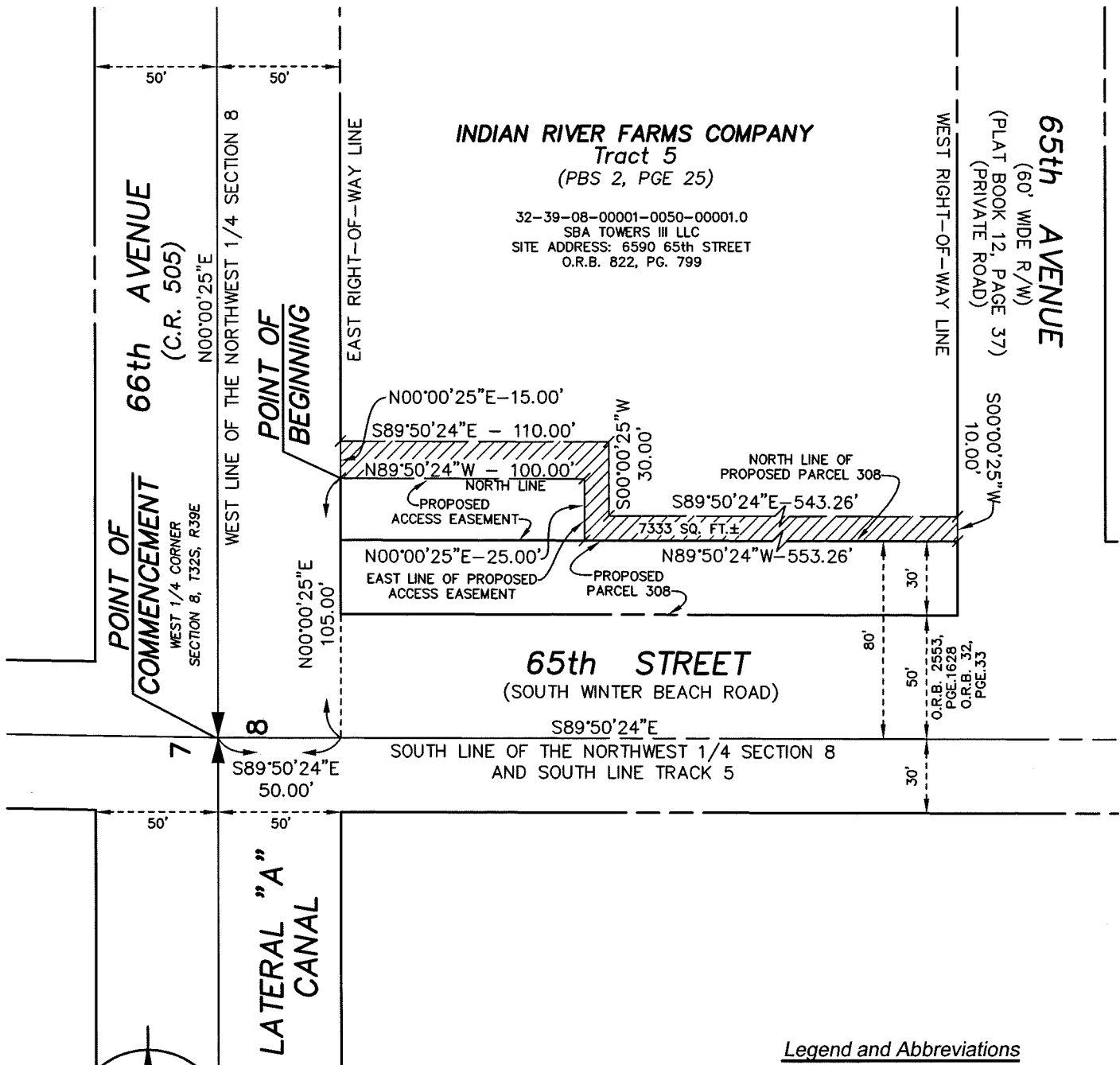
DATE: **8/30/17** DRAWN BY: **R. INGLETT**

SCALE: **N/A** APPROVED BY: **D.SILON**

SHEET: **1 OF 2** JOB NO: **1505**

*Sketch and Legal Description
 for:
 INDIAN RIVER COUNTY
 (6590 65th STREET)*

Sketch and Legal Description for: INDIAN RIVER COUNTY



NOT TO SCALE

PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION

Legend and Abbreviations

C.R.	= COUNTY ROAD	PBS	= PLAT BOOK ST. LUCIE
I.R.F.W.C.D.	= INDIAN RIVER FARMS WATER CONTROL DISTRICT	Δ	= DELTA ANGLE
L	= LENGTH OF ARC	SQ. FT.	= SQUARE FEET
LLC	= LIMITED LIABILITY COMPANY	R	= RANGE
O.R.B.	= OFFICIAL RECORD BOOK	R/W	= RIGHT-OF-WAY
(P)	= PLAT	T	= TOWNSHIP
P.B.	= PLAT BOOK		
PGE	= PAGE		

This is not a Boundary Survey

AGENCY: **INDIAN RIVER COUNTY, FL**
PUBLIC WORKS DEPT./ENGINEERING DIV.

DATE: **8/30/17** DRAWN BY: **R. INGLETT**

SCALE: **N/A** APPROVED BY: **D.SILON**

SHEET: **2 OF 2** JOB NO: **1505**

Sketch and Legal Description
 for:
INDIAN RIVER COUNTY
 (6590 65th STREET)