

## DRAINAGE AND STORMWATER EASEMENT

**THIS GRANT OF DRAINAGE AND STORMWATER EASEMENT**, made and executed this \_\_\_\_ day of April, 2019, by **INDIAN RIVER COUNTY**, a **political subdivision of the State of Florida**, having a mailing address of 1801 27<sup>th</sup> Street, Vero Beach, Florida 32960, hereinafter called **COUNTY**, and the **CITY OF VERO BEACH**, a **Florida municipal corporation**, whose mailing address is P.O. Box 1389, Vero Beach, FL 32961-1389, hereinafter called **CITY**;

### WITNESSETH:

**COUNTY** purchased from the City, a 35± acre parcel of property (the Property) located at the south east corner of 43<sup>rd</sup> Avenue and 26<sup>th</sup> Street. The property was the site of the former Dodgertown Golf Course.

**CITY** has certain improvements upon the Property that the City needs to retain, namely a twenty (20) foot wide drainage easement running from Aviation Boulevard south to the stormwater pond near the ballfield cloverleaf and an easement for stormwater over said pond for the proposed expansion of Aviation Boulevard to four lanes.

**Now, therefore, COUNTY**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the **CITY**, an non-exclusive easement for drainage and stormwater over, across, and beneath the following described land, situate in Indian River County, Florida, to-wit:

**See Exhibit "A" and Exhibit "B" attached hereto**

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

**And CITY** hereby shall for itself, its successors, and assigns have the right to use the Easement Premises for purposes not inconsistent with the Easement granted herein, including without limitation, the right of ingress, egress and passage for Grantee, and its employees, agents, and contractors on, over, under, and across the Easement Premises for inspection, construction, and maintenance of utility pipes, equipment and facilities.

IN WITNESS WHEREOF, the COUNTY has executed this Easement as of the date first set forth above.

INDIAN RIVER COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Bob Solari, Chairman

Approved by BCC \_\_\_\_\_

ATTEST:  
Jeffrey R. Smith, Clerk of Court and  
Comptroller

By: \_\_\_\_\_  
Deputy Clerk

Approved:

\_\_\_\_\_  
Jason E. Brown, County Administrator

Approved as to Form and Legal Sufficiency:

\_\_\_\_\_  
William K. DeBaal, Deputy County Attorney

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
**DRAINAGE EASEMENT #2019-EG-250A**  
**PORTIONS OF DODGERTOWN PARCELS 2-A AND 3-A**  
**PARCEL #'s 32-39-26-00011-0230-00001.2 AND 32-39-26-00011-0230-00001.1**

Situated in the State of Florida, County of Indian River, City of Vero Beach, and being a part of Section 3, Township 33 South, Range 39 East and being more particularly bounded and described as follows:

**A 20' wide drainage easement lying 10 feet of each side of the following described centerline:**

Commencing at the Northwest corner of Section 3, Township 33 South, Range 39 East;

Thence South 00°00'47" West along the west line of said Section 3 for a distance of 30.00 feet;

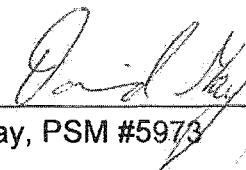
Thence South 89°45'39" East and parallel with the north line of said Section 3 for a distance of 211.03 feet to a point on the south right of way of the Indian River Farms Water Control District Canal A-3;

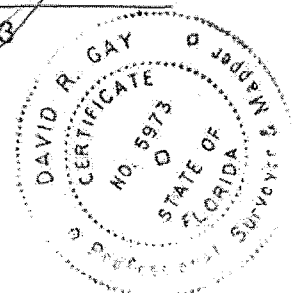
Thence continue South 89°45'39" East along the south right of way of said Canal A-3 for a distance of 612.44' to a point on the centerline and Point of Beginning of a 20 foot wide drainage easement;

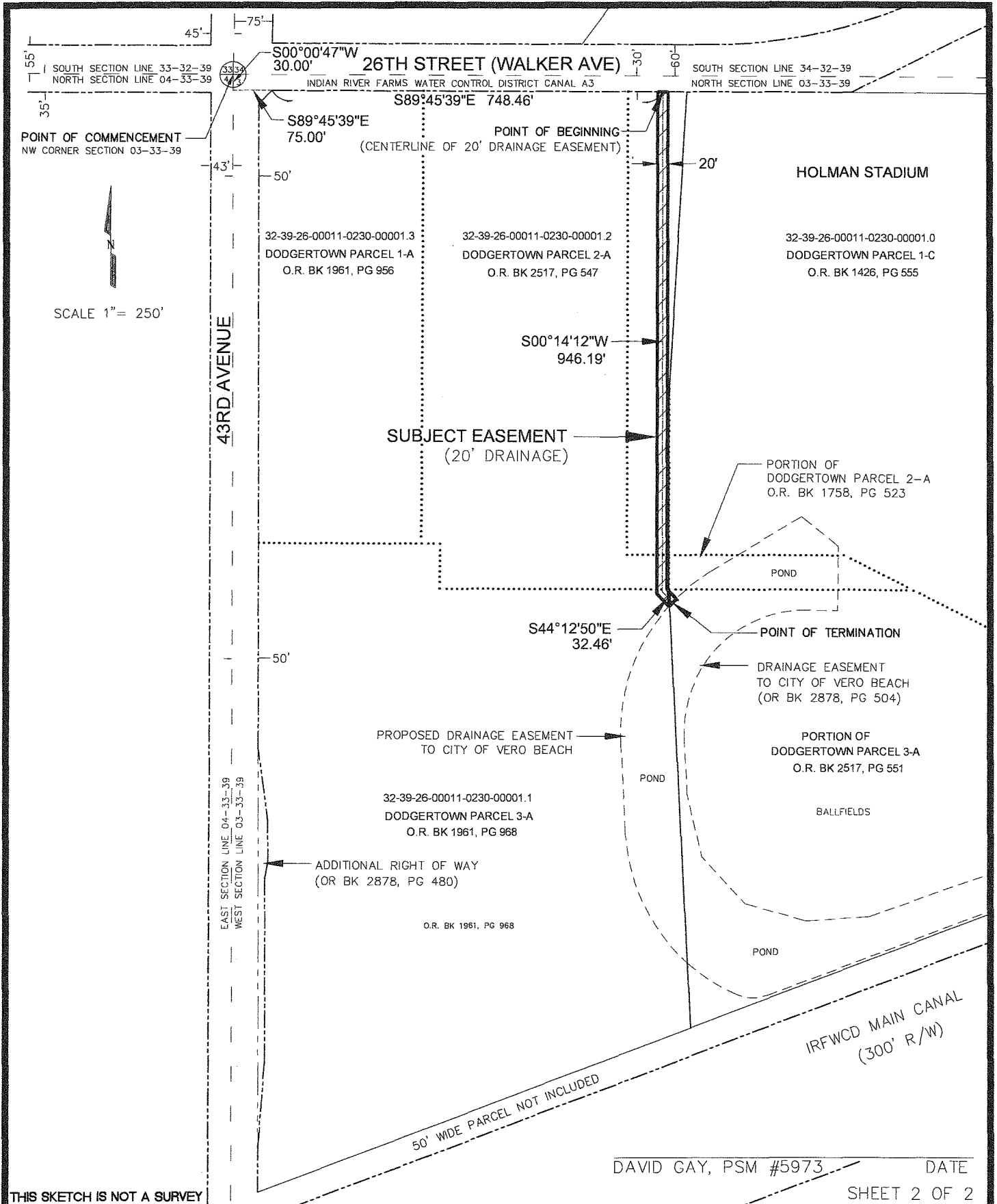
Thence from the Point of Beginning run South 00°14'12" west along said centerline of drainage easement for a distance of 946.19 feet;

Thence South 44°12'50" East along said centerline of easement for a distance of 28.40 feet to the Point of Terminus, said point being on the northwesterly line of the drainage easement recorded in Official Records Book 2878, Page 504 of the Public Records of Indian River County,

Said Easement containing 19,496 square feet more or less.

  
\_\_\_\_\_  
David Gay, PSM #5973





CITY OF VERO BEACH DEPARTMENT OF PUBLIC WORKS SURVEY DIVISION	SKETCH OF PROPERTY DESCRIPTION DRAINAGE EASEMENT PORTION OF SECTION 03-33-39	EXHIBIT "A"		REV. NO.	AUTHRZD. BY
		CITY PROJECT NO. 2019-EG-250A		DRWN. BY	DATE
		DATE 01/2019	DRWN BY DG	MKF	DESCRIPTION

**EXHIBIT "B"**  
**PROPERTY DESCRIPTION**  
**DRAINAGE EASEMENT #2019-EG-250B**  
**PORTION OF DODGERTOWN PARCEL 3-A**  
**PARCEL # 32-39-26-00011-0230-00001.1**

Situated in the State of Florida, County of Indian River, City of Vero Beach, and being a part of Section 3, Township 33 South, Range 39 East and being more particularly bounded and described as follows:

Commencing at the Northwest corner of Section 3, Township 33 South, Range 39 East;

Thence South 00°00'47" West along the west line of said Section 3 for a distance of 30.00 feet;

Thence South 89°45'39" East and parallel with the north line of said Section 3 for a distance of 75.00 feet to a point on the south right of way of the Indian River Farms Water Control District Canal A-3;

Thence continue South 89°45'39" East along said south right of way for a distance of 794.99 feet to the northeast corner of the property described in Official Record Book 2517, Page 547 of the Public Records of Indian River County;

Thence South 03°32'27" West along the east line of said property for a distance of 582.12 feet;

Thence South 00°14'21" West along the east line of said property for a distance of 360.85 feet to the northwest corner of the property described in Official Record Book 2517, Page 551 of the Public Records of Indian River County;

Thence South 02°50'58" East along the west line of said property for a distance of 30.75 feet to the Point of Beginning of the following described drainage easement;

Thence from the Point of Beginning continue South 02°50'58" East along the west line of said county property for a distance of 676.92 feet to a point on a non-tangent curve, concave to the northeast;

Thence Northwesterly along said curve, having a radius of 352.00 feet, chord bearing of North 25°41'58" West, and a chord distance of 273.37 feet for a distance of 280.76 feet to a point of tangency;

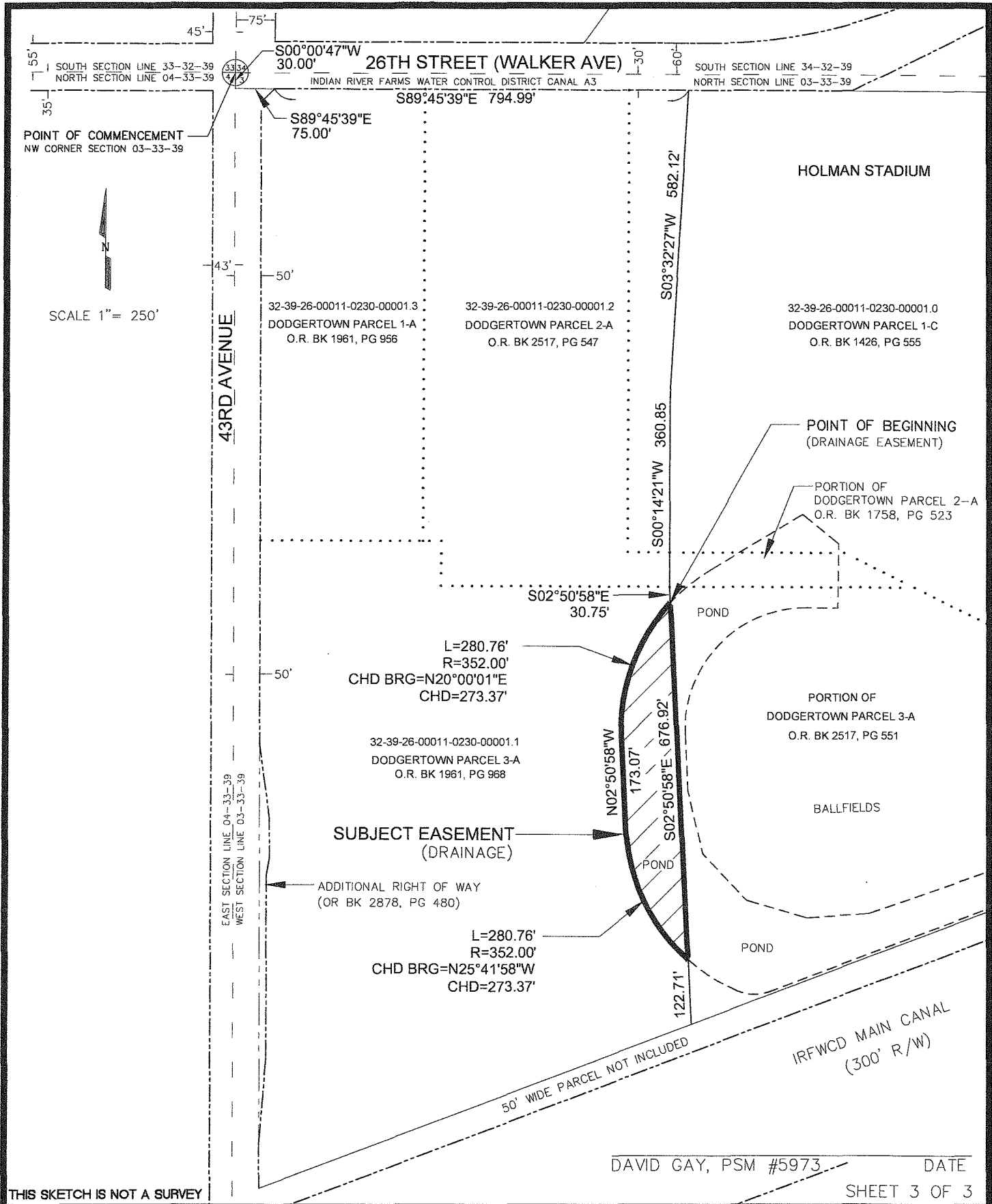
Thence North  $02^{\circ}50'58''$  West for a distance of 173.07 feet to the point of curvature of a curve concave to the southeast;

Thence Northeasterly along said curve having a radius of 352.00 feet, chord bearing of North  $20^{\circ}00'01''$  East, and a chord distance of 273.37 feet for a distance of 280.76 feet to the Point of Beginning;

Said easement containing 55,266 square feet more or less.

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David Gay, PSM #5973



POINT OF COMMENCEMENT  
NW CORNER SECTION 03-33-39



SCALE 1" = 250'

43RD AVENUE

26TH STREET (WALKER AVE)

HOLMAN STADIUM

32-39-26-00011-0230-00001.0  
DODGERTOWN PARCEL 1-C  
O.R. BK 1426, PG 555

32-39-26-00011-0230-00001.3  
DODGERTOWN PARCEL 1-A  
O.R. BK 1981, PG 956

32-39-26-00011-0230-00001.2  
DODGERTOWN PARCEL 2-A  
O.R. BK 2517, PG 547

POINT OF BEGINNING  
(DRAINAGE EASEMENT)

PORTION OF  
DODGERTOWN PARCEL 2--A  
O.R. BK 1758, PG 523

S02°50'58"E  
30.75'

POND

L=280.76'  
R=352.00'  
CHD BRG=N20°00'01"E  
CHD=273.37'

PORTION OF  
DODGERTOWN PARCEL 3-A  
O.R. BK 2517, PG 551

BALLFIELDS

SUBJECT EASEMENT  
(DRAINAGE)

ADDITIONAL RIGHT OF WAY  
(OR BK 2878, PG 480)

L=280.76'  
R=352.00'  
CHD BRG=N25°41'58"W  
CHD=273.37'

N02°50'58"W  
173.07'

POND

122.71'

POND

50' WIDE PARCEL NOT INCLUDED

IRFWCD MAIN CANAL  
(300' R/W)

DAVID GAY, PSM #5973

DATE

THIS SKETCH IS NOT A SURVEY

SHEET 3 OF 3

CITY OF VERO BEACH DEPARTMENT OF PUBLIC WORKS SURVEY DIVISION	SKETCH OF PROPERTY DESCRIPTION DRAINAGE EASEMENT PORTION OF SECTION 03-33-39	EXHIBIT "B"		REV. NO.	AUTHRZD.BY
		CITY PROJECT NO. 2019-EG-250B		DRWN BY	DATE
		DATE 01/2019	DRWN BY DG	MKF	DESCRIPTION