

EXHIBIT "A"

This document was prepared by:
Indian River County Attorney's Office
1801 27th Street
Vero Beach, FL 32960
(772) 226-1425

UTILITY EQUIPMENT AND LANDSCAPE EASEMENT

THIS GRANT OF EASEMENT, made and executed this ____ day of _____, 2018, by **INDIAN RIVER COUNTY, a political subdivision of the State of Florida**, having a mailing address of 1801 27th Street, Vero Beach, Florida, 32960, hereinafter called **GRANTOR** and **DATAPATH TOWER, LLC, a Florida limited liability company**, whose mailing address is 200 Central Avenue, St. Petersburg, Florida 33701, hereinafter called **GRANTEE**.

WITNESSETH:

That GRANTOR 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 **GRANTEE**, a perpetual easement for placement and storage of utility equipment and landscaping over, across, and beneath the following described land, situate in Indian River County, Florida, with the maintenance responsibility being the responsibility of Grantee, to-wit:

See Exhibit "A" attached hereto.

And GRANTOR hereby covenants with said **GRANTEE** that the **GRANTOR** is lawfully seized of said servient land in fee simple, and that the **GRANTOR** 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 hereunto set its hand and seal the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

Attest: Jeffrey R. Smith, Clerk of Court
And Comptroller

BY: _____
Peter D. O'Bryan, Chairman

By: _____
Deputy Clerk

Date BCC Approved: _____

Approved:

Approved as to form and legal sufficiency

By _____
Jason E. Brown
County Administrator

William K. DeBraal
Deputy County Attorney

SURVEYOR'S GENERAL NOTES AND REPORT:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- NO FIELD WORK WAS PERFORMED TO DELINEATE THE DESCRIBED STRIP PARCELS. SUBSEQUENT ADDITIONS, DELETIONS AND/OR UPDATES, IF ANY, ARE REFLECTED IN THE DRAWING REVISIONS.
- BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2007, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901) AND ARE REFERENCED TO THE ESTABLISHED LINE SHOWN HEREON LABELED AS THE "BEARING BASIS".
- UNLESS A DIFFERENCE IS SHOWN, OBSERVED AND RECORD DIMENSIONS ARE THE SAME. ALL DIMENSIONS SHOWN HEREON ARE DISPLAYED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.

THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS SKETCH AND DESCRIPTION WAS BASED UPON THE PROFESSIONAL OPINION OF THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING, AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SKETCH AND DESCRIPTION DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION. THE ORIGINAL EXISTING UTILITY EQUIPMENT FENCED AREA OF THE "UTILITY TOWER PARCEL" IS DELINEATED BY EXISTING WITNESS IMPROVEMENTS, BEING THE EXISTING ENCLOSURE FENCE AS MENTIONED AND CALLED AS OFFSETS TO THE PARCEL BOUNDARY IN THE OVERALL "COUNTY DEED INDIAN RIVER COUNTY, FLORIDA", OFFICIAL RECORDS BOOK 3002, PAGE 187, INDIAN RIVER COUNTY, FLORIDA.

5. THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HERON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SKETCH AND DESCRIPTION APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SKETCH AND DESCRIPTION MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SKETCH AND DESCRIPTION IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

6. THE DESCRIPTION OF THE SKETCH AND DESCRIPTION IS BASED UPON THAT CERTAIN "COUNTY DEED INDIAN RIVER COUNTY, FLORIDA" ACCORDING TO OFFICIAL RECORDS BOOK 3002, PAGE 187 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THE TEN FEET WIDE STRIP PARCEL PORTION OF THE DESCRIPTION WAS DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER. REFERENCE MATERIAL WAS OBTAINED FROM A PREVIOUS BOUNDARY SURVEY PERFORMED BY CARTER ASSOCIATES, INC. FOR THE CITY OF VERO BEACH, DATED MARCH 2013, PROJECT NO 13-273S2, AND PROJECT 16-498S. THE PAST SURVEYS OF THE TOWER UTILITY PARCEL IS DELINEATED BY THE EXISTING ENCLOSURE FENCE AS MENTIONED IN THE RECORD LEGAL DESCRIPTION.

7. THE HEREON DESCRIBED PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0244, PANEL 0244, SUFFIX 'H' MAP EFFECTIVE DATE DECEMBER 4, 2012.

8. THIS MAP IS A SKETCH OF DESCRIPTION ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED TO DELINEATE AID PARCELS.

LEGEND

	WATER METER	LI	LINE TABLE TAG NUMBER
	ANCHOR & GUY WIRE SIGN	FDRC	FOUND 1/2" DIAMETER REBAR/CAP STAMPED "CARTER ASSOC" 9-2-2016
	DRAINAGE CATCH BASIN		
	SANITARY SEWER MANHOLE		
	OVERHEAD ELECTRIC	ESD	EMERGENCY SERVICES DISTRICT
	TOP OF BANK	IRC	INDIAN RIVER COUNTY DATA OBTAINED FROM FURNISHED DOCUMENTS BY THE CLIENT OF THE PROPOSED INGRESS / EGRESS AND UTILITY EASEMENT SKETCH AND DESCRIPTION PREPARED BY DAVID SILON, PSM OF THE INDIAN RIVER COUNTY, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION
	TOE OF SLOPE		
	WATER VALVE		
	FIRE HYDRANT		
	UTILITY POLE		
	OBSERVED DATA		
	PLAT DATA		
	CALCULATED DATA		
	DEED DESCRIPTION CALL		
	EXISTING WELL		ALL FOUND 1/2" DIAMETER REBAR/CAP STAMPED "CARTER ASSOC." WERE PREVIOUSLY OBSERVED AND VERIFIED BY CAI DATED MARCH 2013, PROJECT 13-273S, UNLESS OTHERWISE NOTED.
	TELEPHONE\CATV RISER		
	SANITARY CLEAN-OUT		
	YARD LIGHT		
	ELECTRICAL RISER		
	MAIL RECEPTACLE		
	ELECTRICAL METER		
	TELEPHONE OR CABLE RISER DIA.		
	R.O.W.		
	N.G.V.D.		
	C.B.S.		
	CONC.		
	L.P.		
	CMP		
	P.O.B.		
	P.O.C.		
	O.R.B. PG.		

THIS SKETCH IS NOT A BOUNDARY SURVEY

THIS SKETCH AND DESCRIPTION IS COMPRISED OF THREE PAGES. ONE IS NOT VALID WITHOUT THE OTHER.

REFERENCE MATERIAL:

19455-C, 13-273S, 20339-C, 837/15+, 776/29+

5/21/18 10:27:18 AM 18-02718-001

	ADDRESS IRC SURVEYOR'S COMMENTS 5/21/2018	FSC	09/04/08
NO.	REVISION	BY	DATE

DATAPATH TOWER
 200 CENTRAL AVENUE
 ST. PETERSBURG, FLORIDA 33701

TEL: _____ FAX: _____

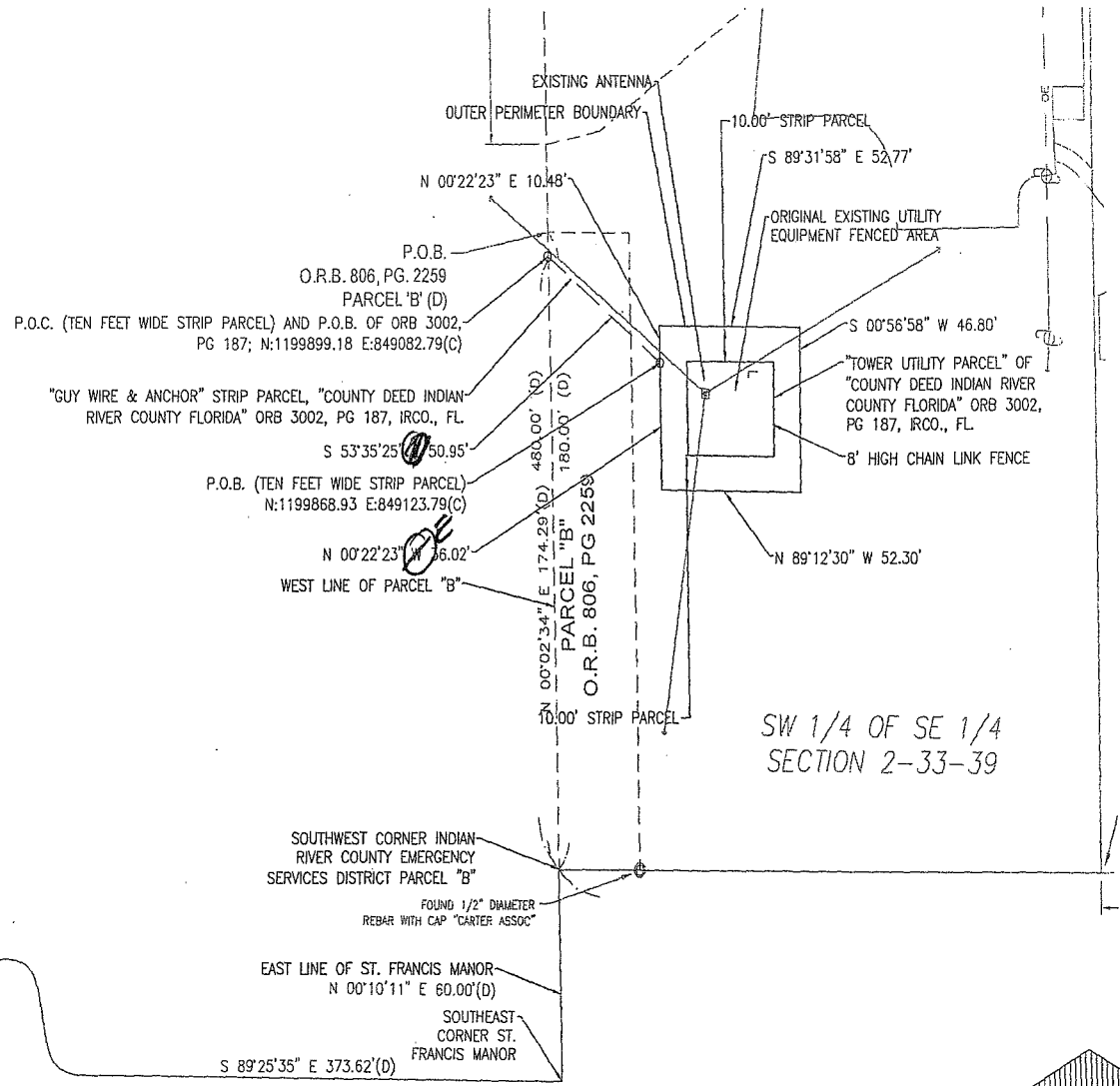
CAI Serving Florida Since 1911 **CARTER ASSOCIATES, INC.**
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1708 21st STREET, VERO BEACH, FL 32960
 TEL: (772) 562-4191 FAX: (772) 562-7180

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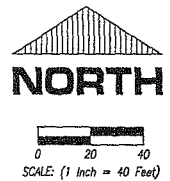
SKETCH AND DESCRIPTION
 UTILITY EQUIPMENT EASEMENT
 SECTION 2, T.33S., R.39E.,
 INDIAN RIVER COUNTY, CITY OF VERO BEACH, FL.
NOTES, LINE TABLE & LEGEND

SHEET
 2 of 3
 Dwg. #: 20957-A

THIS SKETCH IS NOT A BOUNDARY SURVEY
 THIS SKETCH AND DESCRIPTION IS COMPRISED OF
 THREE PAGES. ONE IS NOT VALID WITHOUT THE OTHER.



SW 1/4 OF SE 1/4
 SECTION 2-33-39



S 01°18'22\"/>

NO.	REVISION	BY	DATE

DATAPATH TOWER
 200 CENTRAL AVENUE
 ST. PETERSBURG, FLORIDA 33701

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CARTER ASSOCIATES, INC.
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SKETCH AND DESCRIPTION
 UTILITY EQUIPMENT EASEMENT
 SECTION 2, T.33S., R.39E.,
 INDIAN RIVER COUNTY, CITY OF VERO BEACH, FL.
SKETCH OF PARCEL

SHEET
3 of 3
 Dwg. #: 20957-A