

Indian River County Attorney's Office
1801 27th Street
Vero Beach, FL 32960

SPECIAL WARRANTY DEED

THIS DEED, made on the 30 day of October, 2018 between DATAPATH TOWER, LLC, a Florida limited liability company, whose mailing address is 200 Central Avenue, St. Petersburg, Florida 323701, and **INDIAN RIVER COUNTY, a political subdivision of the State of Florida** (GRANTEE), whose mailing address is 1801 27th Street, Vero Beach, Florida 32960,

WITNESSETH, that GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is acknowledged, conveys to GRANTEE and GRANTEE'S administrators and assigns forever the following described land situated in Indian River County, Florida, more particularly described as:


See Exhibit "A" attached and incorporated herein by reference.

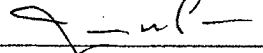
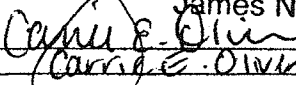
And GRANTOR covenants with GRANTEE that, except as noted, at the time of the delivery of this deed:

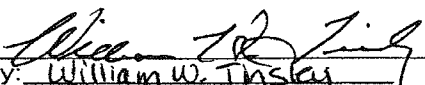
1. The premises are free from all encumbrances made by GRANTOR, except as follows: NONE
2. GRANTOR will warrant and defend against the lawful claims and demands of all persons claiming by, through, or under GRANTOR, but against none other.

Signed in the presence of the following witnesses:

DATAPATH TOWER, LLC

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY 
WILLIAM W. INSLEY
DEPUTY COUNTY ATTORNEY

sign: 
 print: James N. Powell
 sign: 
 print: Carrie E. Oliver

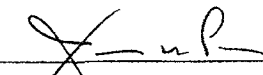

 By: William W. Insley
 Title: Manager

STATE OF FLORIDA
COUNTY OF Putnam

Acknowledged before me this 30th day of October, 2018 by William W. Insley, as Manager of Datapath Tower LLC, a Florida Limited Liability Company, with full authorization from its

board, who is either personally known to me or has produced _____ (driver's license/passport) as identification.

NOTARY PUBLIC:

sign: 
print: _____ James N. Powell
Commission No.: _____
Commission Expiration: _____

SEAL:

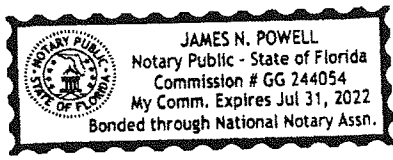


EXHIBIT "A"

DESCRIPTION OF GUY WIRE AND ANCHOR PARCELS

THE FIVE FEET WIDE, THREE STRIP PARCELS FOR THE "GUY WIRE AND ANCHORS" OF THAT CERTAIN "TOWER UTILITY PARCEL" DESCRIBED IN THE "COUNTY DEED INDIAN RIVER COUNTY, FLORIDA", ACCORDING TO OFFICIAL RECORDS BOOK 3002, PAGE 187, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA (PARCEL ID. NO. 333902000070000001.6), SAID FIVE FEET WIDE STRIP PARCELS BEING DESCRIBED AS FOLLOWS:

"A PARCEL OF LAND LYING UPON THE FOLLOWING THREE PARCELS, THE INDIAN RIVER COUNTY EMERGENCY SERVICES DISTRICT PARCEL 'B', AS DESCRIBED IN OFFICIAL RECORDS BOOK 806, PAGE 2259, ST. FRANCIS MANOR AS DESCRIBED IN OFFICIAL RECORDS BOOK 518, PAGE 305 AND A PARCEL OWNED BY INDIAN RIVER COUNTY, AS DESCRIBED IN OFFICIAL RECORDS 2651, PAGE 1029. ALL PARCELS LYING IN SECTION 2, TOWNSHIP 33 SOUTH, RANGE 39 EAST AND RECORDED IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-WEST CORNER OF THE SE 1/4 OF SAID SECTION 2; THENCE RUN NORTH 00 DEGREES 02 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 2, A DISTANCE OF 730.75 FEET TO THE INTERSECTION OF SAID LINE AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE AFORESAID ST. FRANCIS MANOR PARCEL; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF SAID ST. FRANCIS MANOR PARCEL, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF 20TH AVENUE; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 35 SECONDS EAST, ALONG SAID SOUTH LINE A DISTANCE OF 373.62 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID ST. FRANCIS MANOR PARCEL; THENCE RUN NORTH 00 DEGREES 10 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID ST. FRANCIS MANOR, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID INDIAN RIVER COUNTY EMERGENCY SERVICES DISTRICT PARCEL 'B'; THENCE RUN NORTH 00 DEGREES 02 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID PARCEL 'B', A DISTANCE OF 174.29 FEET TO A POINT 2.5 FEET SOUTHERLY OF AN EXISTING GUY WIRE FOR A POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN NORTH 53 DEGREES 35 MINUTES 25 SECONDS WEST, 2.5 FEET SOUTHERLY OF AND PARALLEL WITH AN EXISTING WIRE, A DISTANCE OF 28.37 FEET; THENCE RUN NORTH 36 DEGREES 24 MINUTES 35 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 53 DEGREES 35 MINUTES 25 SECONDS EAST, 2.5 FEET NORTHEASTERLY OF AND PARALLEL WITH AN EXISTING GUY WIRE, A DISTANCE OF 24.69 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'B'; THENCE CONTINUE SOUTH 53 DEGREES 35 MINUTES 25 SECONDS EAST, A DISTANCE OF 37.26 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 'B'; THENCE CONTINUE SOUTH 53 DEGREES 35 MINUTES 25 SECONDS EAST, A DISTANCE OF 26.10 FEET TO A POINT 1 FOOT WEST OF AN EXISTING 8 FOOT CHAIN LINK FENCE; THENCE RUN NORTH 00 DEGREES 22 MINUTES 23 SECONDS EAST, 1 FOOT WEST OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 1.56 FEET; THENCE RUN SOUTH 89 DEGREES 31 MINUTES 58 SECONDS EAST, 1 FOOT NORTH OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 22.96 FEET NORTHWESTERLY OF AN EXISTING GUY WIRE; THENCE RUN NORTH 64 DEGREES 39 MINUTES 05 SECONDS EAST, 2.5 FEET NORTHWESTERLY OF AND PARALLEL WITH AN EXISTING GUY WIRE, A DISTANCE OF 82.74 FEET; THENCE RUN SOUTH 26 DEGREES 20 MINUTES 55 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 64 DEGREES 39 MINUTES 05 SECONDS WEST, 2.5 FEET SOUTHEASTERLY OF AND PARALLEL WITH AN EXISTING GUY WIRE, A DISTANCE OF 74.39 FEET TO A POINT 1 FOOT EAST OF AND PARALLEL WITH SAID CHAIN LINK FENCE; THENCE RUN SOUTH 00 DEGREES 56 MINUTES 58 SECONDS WEST, 1 FOOT EAST OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 26.74 FEET; THENCE RUN NORTH 89 DEGREES 12 MINUTES 30 SECONDS WEST, 1 FOOT SOUTH OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 25.33 FEET TO A POINT 2.5 FEET EASTERLY OF AN EXISTING GUY WIRE; THENCE RUN SOUTH 11 DEGREES 04 MINUTES 34 SECONDS WEST, 2.5 FEET EASTERLY OF AND PARALLEL WITH AN EXISTING GUY WIRE, A DISTANCE OF 82.87 FEET; THENCE RUN NORTH 78 DEGREES 55 MINUTES 26 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 11 DEGREES 04 MINUTES 34 SECONDS EAST, 2.5 FEET WESTERLY OF AND PARALLEL WITH AN EXISTING GUY WIRE, A DISTANCE OF 81.96 FEET TO A POINT 1 FOOT SOUTH OF SAID CHAIN LINK FENCE; THENCE RUN NORTH 89 DEGREES 12 MINUTES 30 SECONDS WEST, 1 FOOT SOUTH OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 1.99 FEET; THENCE RUN NORTH 00 DEGREES 22 MINUTES 23 SECONDS EAST, 1 FOOT WEST OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 18.82 FEET TO A POINT 2.5 FEET SOUTHWESTERLY OF AN EXISTING GUY WIRE; THENCE RUN NORTH 53 DEGREES 35 MINUTES 25 SECONDS WEST, 2.5 FEET SOUTHWESTERLY OF AND PARALLEL WITH AN EXISTING GUY WIRE, A DISTANCE OF 26.06 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID INDIAN RIVER COUNTY EMERGENCY SERVICES DISTRICT PARCEL 'B'; THENCE CONTINUE NORTH 53 DEGREES 35 MINUTES 25 SECONDS WEST, A DISTANCE OF 37.26 FEET TO THE POINT OF BEGINNING."

LESS AND EXCEPT THAT PORTION OF THE ABOVE AFORESAID DESCRIPTION OF THE "COUNTY DEED INDIAN RIVER COUNTY, FLORIDA", OFFICIAL RECORDS BOOK 3002, PAGE 187, OF WHICH HOUSES THE EXISTING ANTENNA AND ASSOCIATED EQUIPMENT WITHIN THE EXISTING FENCED AREA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF BEGINNING OF SAID "COUNTY DEED INDIAN RIVER COUNTY, FLORIDA" PARCEL, HAVING STATE PLANE COORDINATES OF N:1199898.18 E:849082.74(C) BASED ON NAD83/2007 FLORIDA EAST ZONE 901, RUN NORTH 53°35'25" WEST A DISTANCE OF 28.37 FEET; THENCE RUN NORTH 36°24'35" EAST A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 53°35'25" EAST A DISTANCE OF 88.04 FEET TO A POINT 1 FOOT WEST OF AN EXISTING 8 FOOT HIGH CHAIN LINK FENCE AND POINT OF BEGINNING OF THE HEREIN LESS AND EXCEPT PARCEL;

FROM SAID POINT OF BEGINNING HAVING STATE PLANE COORDINATES OF N:1199867.78 E:849133.78(C), BASED ON NAD83/2007, FLORIDA EAST ZONE 901, RUN NORTH 00°22'23" EAST, 1 FOOT WEST OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 1.55 FEET; THENCE RUN SOUTH 89°31'58" EAST, 1 FOOT NORTH OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 32.66 FEET; THENCE RUN SOUTH 00°58'58" WEST, 1 FOOT EAST OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 26.74 FEET; THENCE RUN NORTH 89°12'30" WEST, 1 FOOT SOUTH OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 32.40 FEET; THENCE RUN NORTH 00°22'23" EAST, 1 FOOT WEST OF AND PARALLEL WITH SAID CHAIN LINK FENCE, A DISTANCE OF 25.01 FEET TO THE POINT OF POINT OF BEGINNING.

THE ABOVE DESCRIBED THREE STRIP PARCELS CONTAINING 1250.24 S.F.

CERTIFIED TO:
INDIAN RIVER COUNTY, FLORIDA
DATAPATH TOWER, LLC

Frank S. Cuccorese
FRANK S. CUCCORESE, PSM
FLORIDA REGISTRATION NO. 4765
CARTER ASSOCIATES, INC. LB205

SIGNATURE DATE: 6/13/2018

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

NO.	REVISION	BY	DATE

DATAPATH TOWER
200 CENTRAL AVENUE
ST. PETERSBURG, FLORIDA 33701

CAI Spring Florida
BOOK 1873
CARTER ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4181 FAX: (772) 562-7180

SKETCH AND DESCRIPTION
"GUY AND ANCHOR PARCELS"
SECTION 2, T.33S., R.39E.,
INDIAN RIVER COUNTY, CITY OF VERO BEACH, FL.
DESCRIPTION OF PARCELS

SHEET
1 of 3
Dwg. # 20956-A

CALCULATED LINE TABLE DATA

Line Table		
Line #	Length	Direction
L5	28.37	N 54° 42' 09" W
L6	5.00	N 35° 17' 51" E
L7	24.84	S 54° 42' 09" E
L8	36.71	S 54° 42' 09" E
L9	25.51	S 54° 42' 09" E
L10	1.19	N 00° 03' 14" E
L11	20.02	S 89° 20' 09" E
L12	82.74	N 65° 20' 01" E
L13	5.00	S 24° 39' 59" E
L14	71.06	S 65° 20' 01" W
L15	26.10	S 00° 27' 46" W
L16	26.31	N 88° 47' 24" W
L17	82.87	S 10° 30' 33" W
L18	5.00	N 79° 29' 27" W
L19	82.05	N 10° 30' 33" E
L20	1.16	N 88° 47' 24" W
L21	18.48	N 00° 03' 14" E
L22	25.51	N 54° 42' 09" W
L23	36.71	N 54° 42' 09" W

Line Table (Deed Call)			Line Table (Deed Call)		
Line #	Length	Direction	Line #	Length	Direction
L5	28.37	N 53° 35' 25" W	L15	26.74	S 00° 56' 58" W
L6	5.00	N 36° 24' 35" E	L16	25.33	N 89° 12' 30" W
L7	24.69	S 53° 35' 25" E	L17	82.87	S 11° 04' 34" W
L8	37.26	S 53° 35' 25" E	L18	5.00	N 78° 55' 26" W
L9	26.10	S 53° 35' 25" E	L19	81.96	N 11° 04' 34" E
L10	1.56	N 00° 22' 23" E	L20	1.99	N 89° 12' 30" W
L11	22.96	S 89° 31' 58" E	L21	18.82	N 00° 22' 23" E
L12	82.74	N 64° 39' 05" E	L22	26.36	N 53° 35' 25" W
L13	5.00	S 25° 20' 55" E	L23	37.26	N 53° 35' 25" W
L14	74.39	S 64° 39' 05" W			

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, PLAN 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 THREE, FIVE FEET WIDE STRIP PARCELS OF THE "UTILITY TOWER PARCEL" IS DELINEATED BY EXISTING WITNESS IMPROVEMENTS, BEING THE EXISTING TOWER ANTENNA, GUY WIRES AND 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 167, INDIAN RIVER COUNTY, FLORIDA.
- THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON 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 54-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, 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.
 - THE DESCRIPTION OF THE SKETCH AND DESCRIPTION IN QUOTES WAS OBTAINED FROM OFFICIAL RECORDS BOOK 3002, PAGE 187 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA. THE LESS AND EXCEPT 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 13-27352, AND PROJECT 16-4995. THE PAST SURVEYS OF THE TOWER UTILITY PARCEL IS DELINEATED BY THE EXISTING TOWER ANTENNA, GUY WIRES AND ENCLOSURE FENCE AS MENTIONED IN THE RECORD LEGAL DESCRIPTION.
 - 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 1206100244, PANEL 0244, SURFEX 11 MAP EFFECTIVE DATE DECEMBER 4, 2012.
 - THIS MAP IS A SKETCH OF DESCRIPTION ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED TO DELINEATE SAID PARCELS.

LEGEND

	WATER METER	L1	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
	TOE OF SLOPE		
	WATER VALVE		
	FIRE HYDRANT		
	UTILITY POLE		
	OBSERVED DATA		
	PLAT DATA		
	CALCULATED DATA		
	DEED DESCRIPTION CALL		
	EXISTING WELL		
	TELEPHONE/CATV RISER		
	SANITARY CLEAN-OUT		
	YARD LIGHT		
	ELECTRICAL RISER		
	MAIL RECEPTACLE		
	ELECTRICAL METER		
	TELEPHONE OR CABLE RISER		
	DIAMETER		
	RIGHT OF WAY		
	NATIONAL GEODETIC VERTICAL DATUM		
	CONCRETE BLOCK STRUCTURE		
	CONCRETE		
	LIQUID PROPANE		
	CORRUGATED METAL PIPE		
	POINT OF BEGINNING		
	POINT OF COMMENCEMENT		
	OFFICIAL RECORD BOOK PAGE		

REFERENCE MATERIAL:
19455-C, 13-2735, 20339-C, 837/115+, 776/29+

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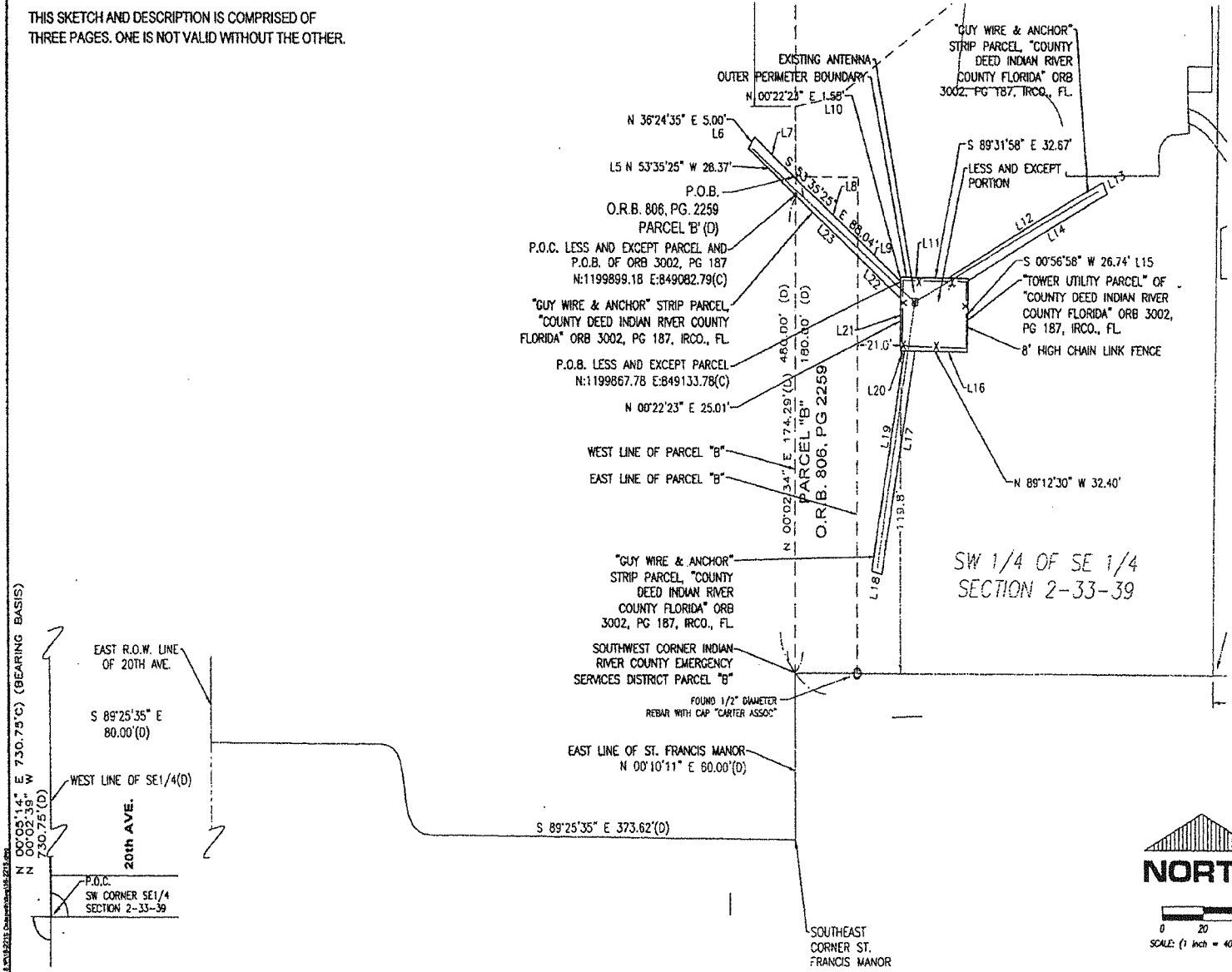
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NOTES, LINE TABLE & LEGEND

SHEET
2 of 3
Dwg. # 20956-A

DATE PLOTTED: 11/18/2014 11:52:15 AM

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00°05'14" E 730.75' (D)
 00°02'39" E 730.75' (D)
 730.75' (D)
 N N

NO.	REVISION	BY	DATE

DATAPATH TOWER
 200 CENTRAL AVENUE
 ST. PETERSBURG, FLORIDA 33701

CAI Survey Florida
 Since 1911
CARTER ASSOCIATES, INC.
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SKETCH AND DESCRIPTION
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 INDIAN RIVER COUNTY, CITY OF VERO BEACH, FL.
SKETCH OF PARCELS

SHEET
3 of 3
 Dwg. #. 20956-A