

**EXHIBIT "C"**

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

**ACCESS AND PARKING/TURNAROUND 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 27<sup>th</sup> 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 ingress, egress and parking/turnaround 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

# EXHIBIT "A"

**DESCRIPTION OF NEW ACCESS AND PARKING / TURN AROUND EASEMENT FOR CELL TOWER SITE**

A 20.00 FEET WIDE INGRESS AND EGRESS ACCESS EASEMENT WITH A 15.00 FEET WIDE PARKING / TURN AROUND EASEMENT FOR THE EXISTING CELL TOWER SITE (PARCEL ID. NO. 33390200000700000001.6), LYING IN PART OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 2, RUN NORTH 00°05'14" EAST ALONG THE WEST LINE OF SAID SE 1/4, A DISTANCE OF 730.75 FEET TO THE INTERSECTION OF SAID LINE AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE ST. FRANCIS MANOR FACILITY, INDIAN RIVER COUNTY ( PARCEL ID 33390200000700000001.1) AND THE NORTH LINE OF THE INDIAN RIVER COUNTY EMERGENCY DISTRICT (PARCEL ID 33390200000700000001.0); THENCE RUN SOUTH 89°25'49" EAST ALONG SAID EXTENSION LINE, A DISTANCE OF 80.00 FEET TO THE EAST RIGHT OF WAY LINE OF 20TH AVENUE; THENCE CONTINUE SOUTH 89°25'49" EAST ALONG SAID NORTH LINE AND INTO THAT CERTAIN PARCEL OF THE INDIAN RIVER COUNTY, HAVING A PARCEL ID NUMBER OF 33390200000700000001.7, A DISTANCE OF 389.81 FEET; THENCE RUN NORTH 34°02'02" EAST A DISTANCE OF 46.03 FEET; THENCE RUN NORTH 00°00'00" EAST INTO THAT CERTAIN PARCEL OF THE INDIAN RIVER COUNTY, HAVING A PARCEL ID NUMBER OF 33390200000700000001.4, A DISTANCE OF 129.77 FEET TO THE SOUTH LINE OF THE NEW UTILITY EQUIPMENT PARCEL OF THE EXISTING CELL TOWER SITE, SAID SOUTH LINE BEING APPROXIMATELY 11.5 FEET SOUTH OF THE EXISTING 8 FEET HIGH CHAIN-LINK FENCE SURROUNDING THE EXISTING UTILITY EQUIPMENT; THENCE RUN SOUTH 89°12'30" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 52.30 FEET; THENCE RUN SOUTH 00°56'58" WEST A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 89°12'30" WEST A DISTANCE OF 32.05 FEET; THENCE RUN THROUGH SAID INDIAN RIVER COUNTY PARCELS, SOUTH 00°00'00" EAST A DISTANCE OF 120.62 FEET; THENCE RUN SOUTH 34°02'02" WEST A DISTANCE OF 62.90 FEET; THENCE RUN NORTH 89°25'49" WEST A DISTANCE OF 400.39 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF 20TH AVENUE; THENCE RUN NORTH 00°02'25" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ACCESS AND PARKING EASEMENT CONTAINING 12,125.97 S.F.

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

FRANK S. CUCCURESE, PSM      SIGNATURE DATE:  
 FLORIDA REGISTRATION NO. 4765  
 CARTER ASSOCIATES, INC. LB205

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

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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  
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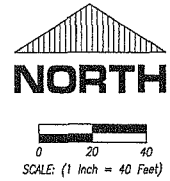
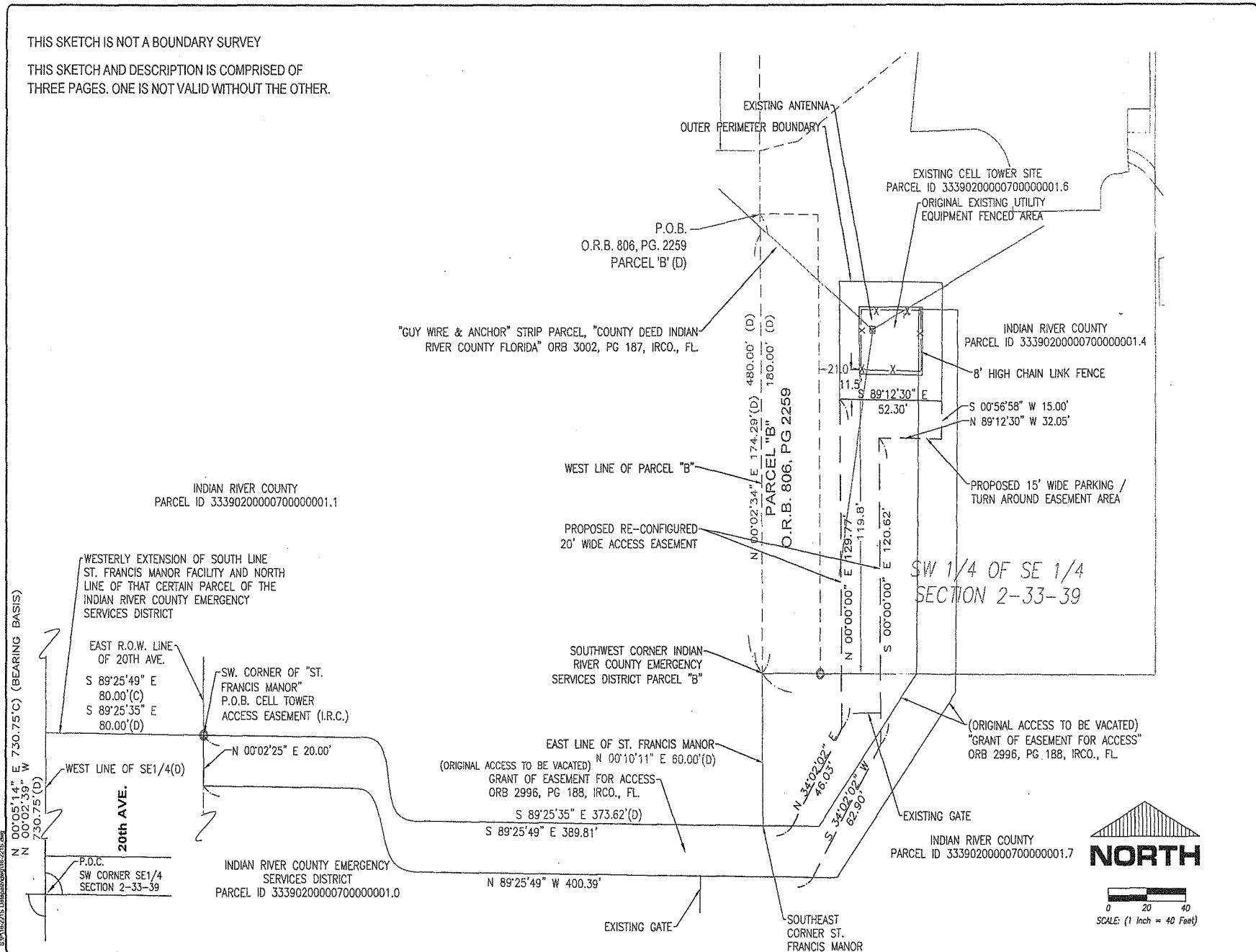
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**SKETCH AND DESCRIPTION**  
 ACCESS AND PARKING TURN AROUND EASEMENT  
 SECTION 2, T.33S., R.39E.,  
 INDIAN RIVER COUNTY, CITY OF VERO BEACH, FL.  
**DESCRIPTION OF EASEMENT**

SHEET  
**1 of 3**  
 Dwg. # 20058-A



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**SKETCH OF EASEMENT**

SHEET  
**3 of 3**  
 Dwg. #. 20958-A

APR 4 10 34 AM '18  
 SURVEYOR'S COMMENTS 5/3/2018