

EASEMENT

THIS GRANT OF EASEMENT, made and executed this 14 day of July, 2017, by **RIVER CLUB AT CARLTON COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation**, whose mailing address is 3055 Cardinal Drive, Suite 200, Vero Beach, Florida 32963, hereinafter called GRANTOR, to **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 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, non-exclusive 20-foot drainage and maintenance easement over, across, and beneath the following described land, situate in Indian River County, Florida, to-wit:

See Exhibit "A" attached hereto.

GRANTOR conveys this easement with the understanding that GRANTEE intends to construct the drainage facility within three years from the date of acceptance of this easement.

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 GRANTOR'S hand and seal the day and year first above written.

Signed, sealed and delivered in
the presence of:

signature: Cheryl J. Hill

printed name: Cheryl J. Hill

signature: [Signature]

printed name: [Name]

**RIVER CLUB AT CARLTON
COMMUNITY ASSOCIATION, INC.**

By: April Culver, President

April Culver, President

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 14 day of July, 2017, by **April Culver**, the **President of River Club At Carlton Community Association, Inc., a Florida not for profit corporation**, who executed on behalf of and with the authority of its Board of Directors. She is either personally known to me or produced N/A as identification.

NOTARY PUBLIC

(SEAL):  BARBARA J PELTIER
MY COMMISSION # GG 065238
EXPIRES: May 23, 2021
Bonded Thru Budget Notary Services

Barbara J Peltier
printed name: BARBARA J PELTIER
Commission No.: GG 065238
Commission Expiration: 5/23/21

ACCEPTANCE OF EASEMENT

GRANTEE hereby accepts the granting of the 20-foot perpetual, nonexclusive drainage and maintenance easement as described and depicted on the attached Exhibit "A" for the construction of a drainage facility and maintenance thereof, and it is GRANTEE'S intent to commence construction of the drainage facility within three years from the date of acceptance of this easement.

DATED this ____ day of _____, 2017.

INDIAN RIVER COUNTY

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

By: _____
Joseph E. Flescher, Chairman
Board of County Commissioners

By: _____
Deputy Clerk

BCC approved: _____

Approved as to form and legal sufficiency:

By: Dylan Reingold
Dylan Reingold, County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION: 20 FOOT DRAINAGE & MAINTENANCE EASEMENT

A PORTION OF THOSE LANDS LYING UPON TRACT 'A', TRACT 'B' AND THE RIGHT OF WAY OF RIVER CLUB DRIVE (PRIVATE) PER THE PLAT OF RIVER CLUB AT CARLTON P.R.D. PLAT 1, AS RECORDED IN PLAT BOOK 16, PAGE 33, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID LANDS ALSO LYING IN SECTION 1, TOWNSHIP 32 SOUTH, RANGE 39 EAST, TOWN OF INDIAN RIVER SHORES, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 'B' OF SAID PLAT; THENCE RUN N89°51'55"W, ALONG THE SOUTH LINE OF SAID PLAT, SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF OLD WINTER BEACH ROAD, A DISTANCE OF 146.94 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID RIVER CLUB DRIVE; THENCE CONTINUE N89°51'55"W, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID RIVER CLUB DRIVE; THENCE CONTINUE N89°51'55"W, A DISTANCE OF 214.46 FEET TO THE MOST SOUTHERLY CORNER OF THE UTILITY EASEMENT LYING UPON SAID TRACT 'A'; THENCE DEPARTING SAID SOUTH PLAT LINE AND SAID NORTH RIGHT OF WAY LINE RUN N53°53'12"W, ALONG THE WESTERLY LINE OF SAID PLAT, SAID LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF JUNGLE TRAIL, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID WESTERLY PLAT LINE AND SAID EASTERLY RIGHT TO WAY LINE RUN N36°06'48"E, A DISTANCE OF 20.00 FEET; THENCE RUN S53°53'12"E, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 13.52 FEET; THENCE RUN S89°51'55"E, 20 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF OLD WINTER BEACH ROAD, A DISTANCE OF 208.10 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID RIVER CLUB DRIVE; THENCE CONTINUE S89°51'55"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID RIVER CLUB DRIVE; THENCE CONTINUE S89°51'55"E, A DISTANCE OF 146.80 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 'B'; THENCE RUN S00°08'05"W, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.22 ACRES, (9,498 SQUARE FEET), MORE OR LESS.

NOTES

1. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER NAMED HEREON.
2. THIS SKETCH AND DESCRIPTION AND ADJOINING PARCELS MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHT OF WAYS NOT SHOWN, BUT MAY BE FOUND IN THE PUBLIC RECORDS. ALL EXISTING EASEMENTS SHOWN HEREON WERE CREATED BY THE PLAT OF RIVER CLUB AT CARLTON P.R.D.-PLAT 1, PER PLAT BOOK 16, PAGE 33 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH RIGHT OF WAY LINE OF OLD WINTER BEACH ROAD, HAVING A BEARING OF N89°51'55"W, AS SHOWN ON THE AFORESAID PLAT.

LEGEND & ABBREVIATIONS

P.B. = PLAT BOOK

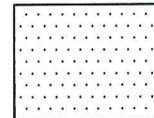
P.O.B. = POINT OF BEGINNING

P = PROPERTY LINE

P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

R.C.P. = REINFORCED CONCRETE PIPE

R/W = RIGHT OF WAY



= EXISTING UTILITY EASEMENT PER PLAT



= PROPOSED DRAINAGE EASEMENT

CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

David M. Silon 6-30-2017

DAVID M. SILON P.S.M.

DATE

FLORIDA REGISTRATION No. 6139

INDIAN RIVER ASSISTANT COUNTY SURVEYOR

THIS IS NOT A BOUNDARY SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PREPARED FOR INDIAN RIVER COUNTY ENGINEERING DEPARTMENT

NOT COMPLETE WITHOUT SHEET 2 OF 2

INDIAN RIVER COUNTY ADMINISTRATION BUILDING
1801 27th STREET
VERO BEACH, FL 32960
(772) 567-8000



INDIAN RIVER COUNTY
Department of Public Works
Engineering Division

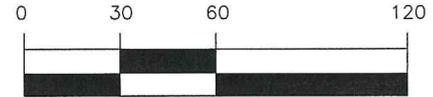
DRAWN BY:
D.SILON
APPROVED BY:
D.SILON

SECTION **1**
TOWNSHIP **32S.**
RANGE **39E.**

**SKETCH OF DESCRIPTION
FOR DRAINAGE &
MAINTENANCE EASEMENT**

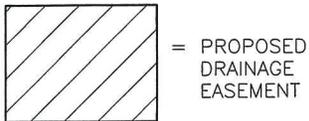
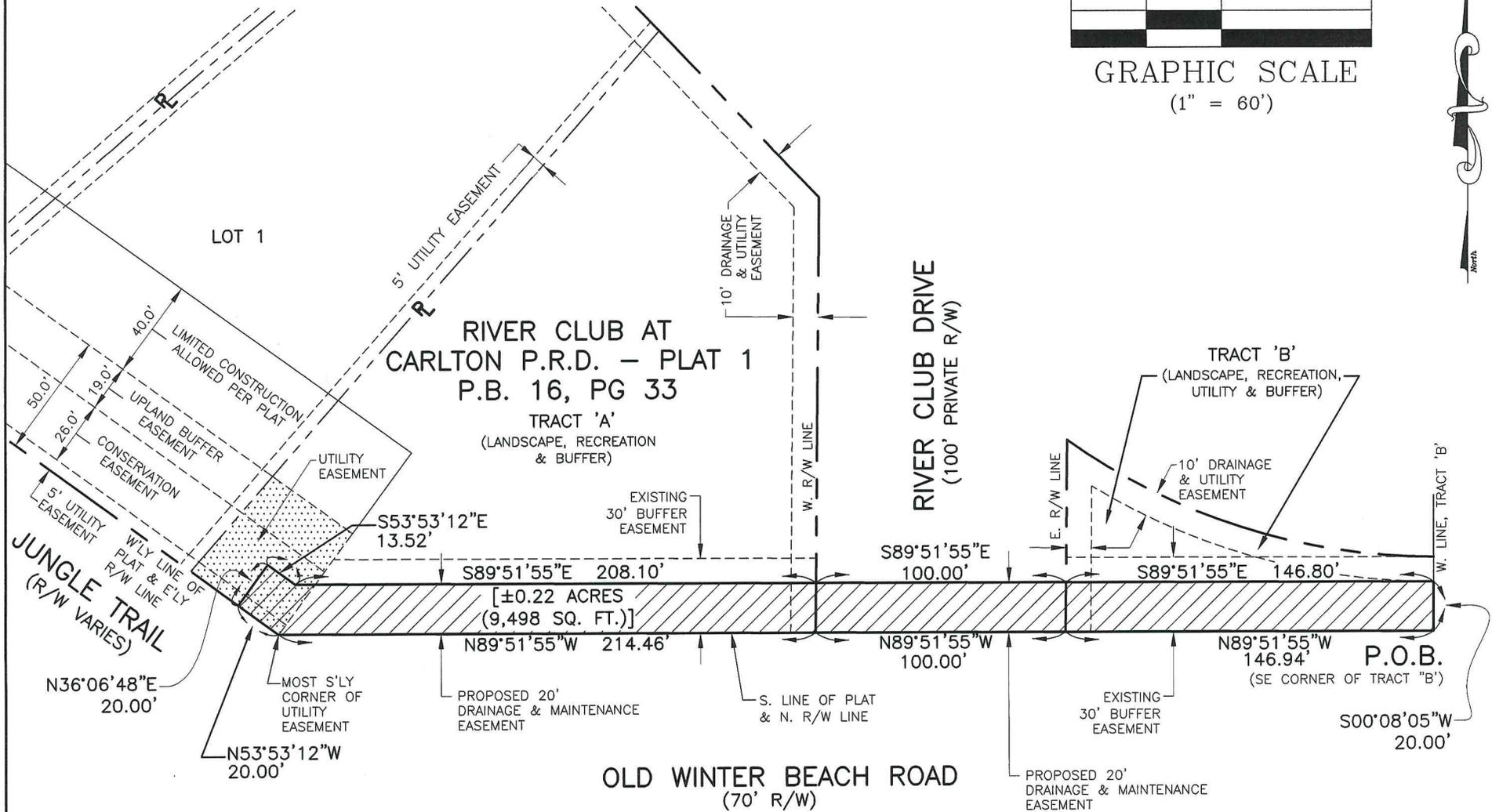
SHEET
1
OF **2**

SKETCH OF DESCRIPTION: 20 FOOT DRAINAGE & MAINTENANCE EASEMENT)



GRAPHIC SCALE

(1" = 60')



THIS IS NOT A BOUNDARY SURVEY
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 PREPARED FOR INDIAN RIVER COUNTY ENGINEERING DEPARTMENT NOT COMPLETE WITHOUT SHEET 1 OF 2

INDIAN RIVER COUNTY ADMINISTRATION BUILDING
 1801 27th STREET
 VERO BEACH, FL 32960
 (772) 567-8000



INDIAN RIVER COUNTY
 Department of Public Works
 Engineering Division

DRAWN BY:
D.SILON
 APPROVED BY:
D.SILON

SECTION **1**
 TOWNSHIP **32S.**
 RANGE **39E.**

SKETCH OF DESCRIPTION
 FOR DRAINAGE &
 MAINTENANCE EASEMENT

SHEET
2
 OF **2**