

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

ACCESS AND PARKING/TUP	RNAROUND EASEMENT
THIS GRANT OF EASEMENT, made and exelindian River County, a political subdivision of the 1801 27th Street, Vero Beach, Florida, 32960, hereinal LLC, a Florida limited liability company, whose Petersburg, Florida 33701, hereinafter called GRANTE	fter called GRANTOR and <b>DATAPATH TOWER</b> , mailing address is 200 Central Avenue, St.
WITNESS	SETH:
That GRANTOR for and in consideration of valuable consideration, receipt of which is hereby bargain, sell, alien, remise, release, convey, and confor ingress, egress and parking/turnaround over, acresituate in Indian River County, Florida, with the main Grantee, to-wit:	firm unto the GRANTEE, a perpetual easement ross, and beneath the following described land,
See Exhibit "A" att	ached hereto.
And GRANTOR hereby covenants with said G said servient land in fee simple, and that the GRANTO the easement established hereby and will defend the whomsoever.	
<b>IN WITNESS WHEREOF</b> , the GRANTOR has first above written.	hereunto set its hand and seal the day and year
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



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. 333902000070000001.6), 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 333902000070000001.1) AND THE NORTH LINE OF THE INDIAN RIVER COUNTY EMERGENCY DISTRICT (PARCEL ID 3339020000070000001.0); 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 3339020000070000001.4, 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

THIS SKETCH IS NOT A BOUNDARY SURVEY

THIS SKETCH AND DESCRIPTION IS COMPRISED OF THREE PAGES. ONE IS NOT VALID WITHOUT THE OTHER. FRANK S. CUCCURESE, PSM FLORIDA REGISTRATION NO. 4765 CARTER ASSOCIATES, INC. LB205

SIGNATURE DATE:

ADDRESS IRC SURVEYOR'S COMMENTS 5/31/2018 FSC 06/04/01 REVISION BY DATE TEL:

### **DATAPATH TOWER**

200 CENTRAL AVENUE ST. PETERSBURG, FLORIDA 33701

# CAI Serving Florida CARTER ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS 1708 21st STREET, VERO BEACH, FL 32960 TEL: (772) 562-4191 FAX: (772) 562-7180

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

SKETCH AND DESCRIPTION

SHEET

of 3

Dwg. #: 20958-A

### SURVEYOR'S GENERAL NOTES AND REPORT:

- 1. 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.
- 2. 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.
- 3. 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".
- 4. 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 NEW ACCESS EASEMENT FOR THE "UTILITY TOWER PARCEL" IS BASED UPON THE RECONFIGURED DELINEATION OF THE "GRANT OF EASEMENT ACCESS" ACCORDING TO ORB 2996, PG 188, PUBLIC RECORDS OF 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 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 13-273S2, AND PROJECT 16-499S. 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.
- 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 SAID PARCELS.

THIS SKETCH IS NOT A BOUNDARY SURVEY

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

BY DATE

TEL:

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

DRAINAGE CATCH BASIN ASSOC" 9-2-2016 SANITARY SEWER MANHOLE ESD EMERGENCY SERVICES DISTRICT OVERHEAD ELECTRIC INDIAN RIVER COUNTY DATA TOP OF BANK OBTAINED FROM FURNISHED TOE OF SLOPE DOCUMENTS BY THE CLIENT OF THE PROPOSED INGRESS / WATER VALVE EGRESS AND UTILITY FIRE HYDRANT EASEMENT SKETCH AND DESCRIPTION PREPARED BY UTILITY POLE  $\sigma$ DAVID SILON, PSM OF THE (0) OBSERVED DATA INDIAN RIVER COUNTY. PLAT DATA DEPARTMENT OF PUBLIC (C) CALCULATED DATA WORKS, ENGINEERING DIVISION (D) DEED DESCRIPTION CALL ALL FOUND 3" DIAMETER REBAR/CAP 0 EXISTING WELL STAMPED "CARTER ASSOC." WERE PREVIOUSLY OBSERVED AND VERIFIED TELEPHONE\CATV RISER BY CAI DATED MARCH 2013, PROJECT SANITARY CLEAN-OUT 13-273S, UNLESS OTHERWISE NOTED. YARD LIGHT E ELECTRICAL RISER MAIL RECEPTACLE ELECTRICAL METER  $\Box$ TELEPHONE OR CABLE RISER DIAMETER DIA. R.O.W. RIGHT OF WAY N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM CONCRETE BLOCK STRUCTURE C.B.S. CONC. CONCRETE L.P. LIQUID PROPANE

L1

FDRC

LINE TABLE TAG NUMBER

FOUND 1/2" DIAMETER

STAMPED "CARTER

REBAR/CAP

LEGEND

WATER METER

ANCHOR & GUY WIRE

n A	TA	DA	TH	TOWER
1.164				I LIMBER

200 CENTRAL AVENUE ST. PETERSBURG, FLORIDA 33701

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## SKETCH AND DESCRIPTION

CORRUGATED METAL PIPE

POINT OF COMMENCEMENT

POINT OF BEGINNING

O.R.B. PG. OFFICIAL RECORD BOOK PAGE

CMP

P.O.B.

P.O.C.

ACCESS AND PARKING TURN AROUND EASEMENT SECTION 2, T.33S., R.39E., INDIAN RIVER COUNTY, CITY OF VERO BEACH, FL. NOTES. LINE TABLE & LEGEND

SHEET 2 of 3

Dwg.#: 20958-A

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REVISION

