

Parcel #31-39-32-00000-3000-00010.0

E A S E M E N T

This Grant of Easement, made and executed this 26 day of July, A.D., 2006, by **RYALL ACQUISITION GROUP, LLC, a Florida limited liability company, f/k/a RYALL DEVELOPMENT GROUP, LLC**, whose address is 1974 14th Avenue, Vero Beach, FL 32960, hereinafter called GRANTOR*, to **INDIAN RIVER COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 1840 25th Street, Vero Beach, FL 32960, hereinafter called GRANTEE*,

*Whenever used herein the term GRANTOR and GRANTEE include all parties to this instrument and their heirs, legal representatives, successors, and assigns.

W I T N E S S E T H :

That GRANTOR for and in consideration of the sum of One Dollar and other consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE an easement for **UTILITIES PURPOSES** on, over, across, and beneath the following described land, situate in Indian River County, Florida, to-wit:

See Exhibits "A" and "B" Attached Hereto and Made a Part Hereof (Sketch and Description of Real Property)

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

Signed, sealed, and delivered
in the presence of:

sign Chad A. Kelly
Witness

printed name: Blair Hinkle

sign Stephanie Farquer
Witness

printed name: Stephanie Farquer

RYALL ACQUISITION GROUP, LLC
f/k/a **RYALL DEVELOPMENT GROUP, LLC**
By Chad A. Kelly
Chad A. Kelly, Managing Member

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was sworn to and subscribed before me this 26 day of July, 2006, by **Chad A. Kelly, Managing Member of Ryall Acquisition Group, LLC, a Florida limited liability company, who is personally known to me** or produced as identification.

* f/k/a **RYALL DEVELOPMENT GROUP, LLC**
Stamped Seal with Commission
Name, Number & Expiration Date

sign Lauren F. Hamilton
Notary Public

Attachments:

- (1) Exhibit "A" – Sketch of Easement Description (DWG# 18101C)
- (2) Exhibit "B" – Legal Description of Utility Easement (15 feet in width)

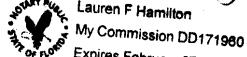
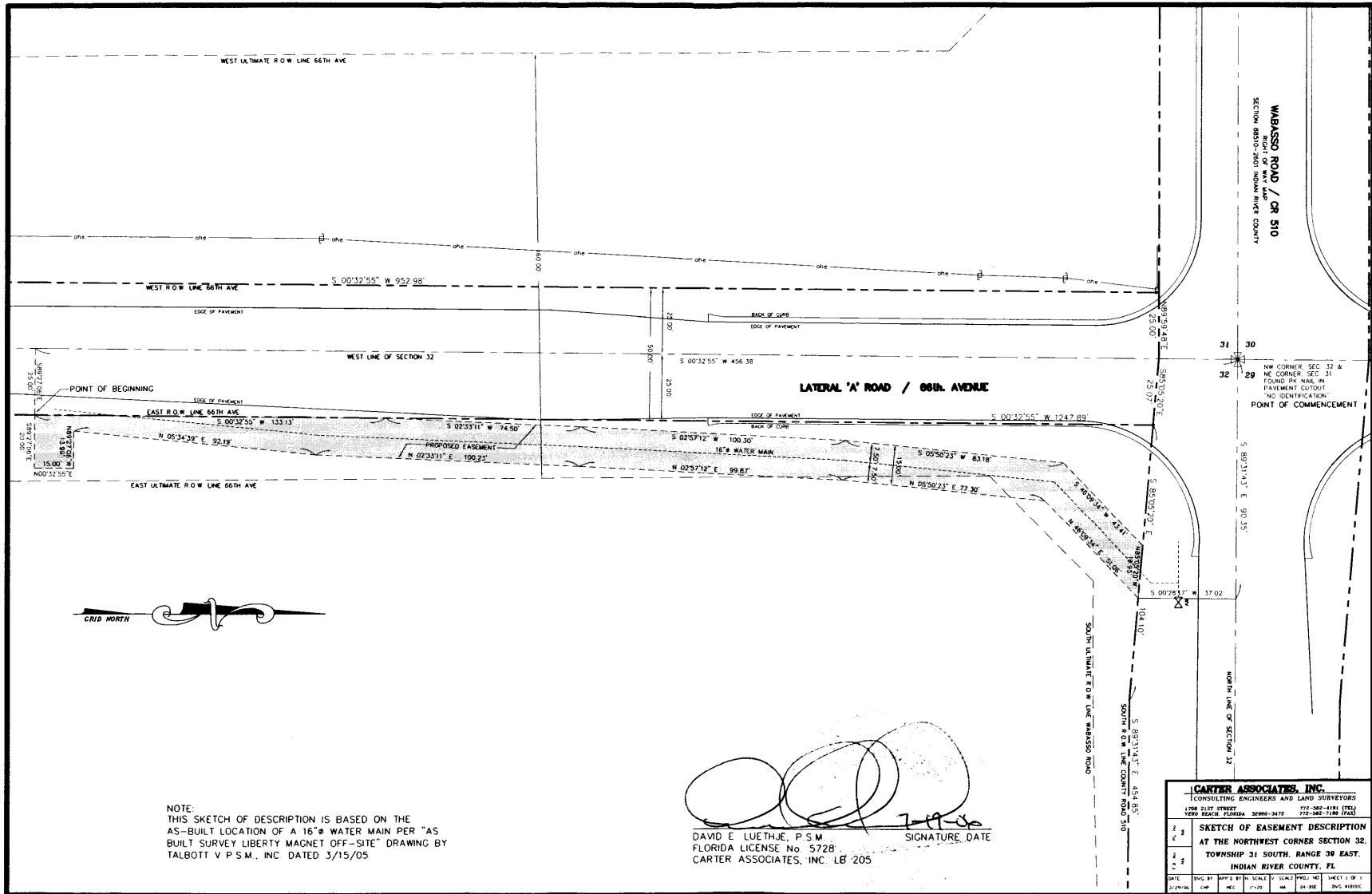


EXHIBIT A



NOTE:
THIS SKETCH OF DESCRIPTION IS BASED ON THE
AS-BUILT LOCATION OF A 16"Ø WATER MAIN PER "AS
BUILT SURVEY LIBERTY MAGNET OFF-SITE" DRAWING BY
TALBOTT V PSM, INC DATED 3/15/05

DAVID E LUETHJE, P.S.M. SIGNATURE DATE
FLORIDA LICENSE No. 5728
CARTER ASSOCIATES, INC. LB 205

CARTER ASSOCIATES, INC.							
CONSULTING ENGINEERS AND LAND SURVEYORS							
1700 21ST STREET				772-582-4181 (TEL)			
VEO BAY, FLORIDA 32990-3472				772-582-7196 (FAX)			
SKETCH OF EASEMENT DESCRIPTION							
AT THE NORTHWEST CORNER SECTION 32,							
TOWNSHIP 31 SOUTH, RANGE 30 EAST,							
INDIAN RIVER COUNTY, FL							
DATE	DRAWN BY	REDUCED BY	IN H SCALE	SCALES	SCOPE	MAP NO.	sheet 1 of 1
2/29/94	APP	CHE	1:25	1:25	1:25	DA-BK	DRAWN BY

**LEGAL DESCRIPTION FOR 16" DIAMETER
WATER MAIN EASEMENT (15 FEET IN WIDTH) ALONG
THE EAST SIDE OF 66TH AVENUE, SOUTH OF
COUNTY ROAD 510 (WEST WABASSO ROAD)**

FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, RUN SOUTH 00°32'55" WEST ALONG THE WEST LINE OF SAID SECTION 32 (AND ALONG THE APPROXIMATE CENTERLINE OF 66TH AVENUE), A DISTANCE OF 456.38 FEET; THENCE, RUN SOUTH 89°27'06" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY OF 66TH AVENUE AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT: FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89°27'06" EAST, A DISTANCE OF 20.00 FEET; THENCE, NORTH 00°32'55" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°27'06" WEST, A DISTANCE OF 13.99 FEET; THENCE NORTH 05°34'39" EAST, A DISTANCE OF 92.19 FEET; THENCE NORTH 02°33'11" EAST, A DISTANCE OF 100.23 FEET; THENCE NORTH 02°57'12" EAST, A DISTANCE OF 99.87 FEET; THENCE NORTH 05°50'23" EAST, A DISTANCE OF 77.30 FEET; THENCE NORTH 46°09'34" EAST, A DISTANCE OF 51.06 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY OF COUNTY ROAD 510 (SAID POINT LYING SOUTH 89°31'43" EAST, A DISTANCE OF 90.35 FEET, AND SOUTH 00°28'17" WEST, A DISTANCE OF 37.02 FEET OF THE NORTHWEST CORNER OF SAID SECTION 32); THENCE RUN NORTH 85°05'20" WEST, ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF COUNTY ROAD 510, A DISTANCE OF 19.95 FEET; THENCE RUN SOUTH 46°09'34" WEST, A DISTANCE OF 43.41 FEET; THENCE SOUTH 05°50'23" WEST, A DISTANCE OF 83.18 FEET; THENCE SOUTH 02°57'12" WEST, A DISTANCE OF 100.30 FEET; THENCE SOUTH 02°33'11" WEST, A DISTANCE OF 74.50 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY OF 66TH AVENUE; THENCE RUN SOUTH 00°32'55" WEST ALONG SAID EAST RIGHT-OF-WAY OF 66TH AVENUE, A DISTANCE OF 133.13 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT LYING AND BEING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA.