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DEED OF EASEMENT AND BILL OF SALE OF UTILITY FACILITIES
TO INDIAN RIVER COUNTY, FLORIDA

This Deed of Easement and Bill of Sale, made this 27th day of
November, 1985, by Vero Grove Development Corporation
500 N.W. 165th Street Road, Miami, Florida 33169 (address),
Grantor, to Indian River County, a political subdivision under the State of
Florida, 1840 - 25th Street, Vero Beach, Florida 32960.

WITNESSETH: That for and in consideration of the value received, the
receipt of which is hereby acknowledged, the said Grantor grants to the
said Grantee a permanent and perpetual easement and right-of-way on, over,
under, and across the real property hereinafter described for the purpose
of installing, replacing, repairing, and maintaining the hereinafter
described public utility, and further sells, assigns or conveys title to
all utility facilities now installed by or on behalf of Grantor as follows:

(HERE DESCRIBE REAL PROPERTY)

See Attachment A

(HERE DESCRIBE UTILITY FACILITIES)

The interior water distribution system of the Grove Isle condominium
development. See Attachment B.

DOC. ST. - AMT. \$ 500
FREDA WRIGHT, Clerk of Circuit Court
Indian River County - *Wingate*

Grantor hereby warrants to the Grantee that the Grantor has free and
unencumbered title to the above-described real estate and facilities
conveyed hereby, that all persons or entities which have supplied labor or
materials with respect to these facilities have been paid in full, that
none of them has any claim whatsoever with respect thereto, and that the
Grantor has full authority to make this conveyance and will warrant and
defend the granting and sale of said property and utility facilities hereby
made unto Grantee, against the lawful claims and demands of all persons
whomsoever.

Grantor hereby further warrants that, should the above described
utility facilities fail or otherwise become defective during a period of
one year from the date of acceptance of same by Grantee, due to defective
materials or workmanship, Grantee shall upon each occasion be responsible
in all respects for such failure or defect and shall correct same at
Grantor's sole cost and without expense to Grantee upon reasonable notice
by Grantee. Grantor shall be solely liable and shall save Grantee harmless
from any direct or consequential damage attributable to such failure or
defect. Grantor hereby also assigns all its right, title and interest in
and to manufacturer's or supplier's warranties with respect to the
described facilities.

RETURN TO -
COUNTY ATTORNEY'S OFFICE
INDIAN RIVER COUNTY
1840 25th Street
Vero Beach, Florida 32960

1985 DEC -5 PM 12:03
CLERK OF CIRCUIT COURT
INDIAN RIVER COUNTY
VERO BEACH, FLORIDA
Wingate

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IN WITNESS WHEREOF, the Grantor has signed these presents on the date first above written.

Signed, sealed and delivered
in the presence of:

Deborah L. Coleman
Witness

Jorge Dorta-Duque
Grantor
Jorge Dorta-Duque
Senior Executive, Vice President
Vero Grove Development Corporation

Deborah L. Coleman
Witness

Jorge Dorta-Duque
Grantor

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jorge Dorta-Duque, to me known to be the person(s) described in and who executed the foregoing instrument and he acknowledged before me that he executed same.

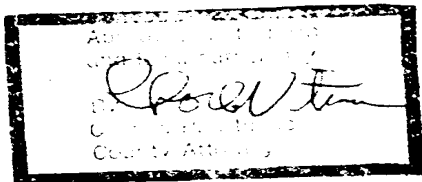
WITNESS my hand and official seal in the State and County last aforesaid this 27th day of November, 1985.

(NOTARIAL SEAL)

Deborah L. Coleman
Notary Public State of Florida at
Large.

My Commission Expires:

Notary Public, State of Florida
At Large. My Commission
Expires June 18, 1988.
Bonded Through Lawyers Surety



Approved for Utility matters:

Ronald R. Brooks
Ronald R. Brooks,
Environmental Engineer
Div. of Utility Services

ATTACHMENT A

GROVE ISLE AT VERO BEACH, CONDOMINIUM

Roadway Parcel

Legal Description

This portion of the herein described Roadway Parcel is 120.00 feet wide, the limits of which lie 60.00 feet each side of the following described centerline:

COMMENCING at a point (P.O.C.) being the Southeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 33 South, Range 40 East, run thence along a calculated reference line, North $72^{\circ}59'11''$ West, a distance of 1845.79 feet, to the **POINT OF BEGINNING** (P.O.B.); thence run North $71^{\circ}18'19''$ East, a distance of 260.00 feet, to the end of this portion of the herein described centerline; thence continue North $71^{\circ}18'19''$ East, a distance of 30.00 feet, to a point herein referred to as Point "A".

The following portion of the herein described Roadway Parcel is 60.00 feet wide, the limits of which lie 30.00 feet each side of the following described centerline:

BEGINNING at the aforementioned "Point A"; thence run North $18^{\circ}41'41''$ West, a distance of 290.95 feet, to a Point of Curvature of a curve concave to the Northeast having a radius of 125.00 feet; thence run Northwesterly along said curve through a central angle of $16^{\circ}41'41''$, an arc distance of 36.42 feet, to a Point of Tangency; thence run North $02^{\circ}00'00''$ West, a distance of 231.21 feet to a point herein referred to as "Point B"; thence return to "Point A" and run South $18^{\circ}41'41''$ East, a distance of 230.32 feet to a Point of Curvature of a curve concave to the Northeast, having a radius of 125.00 feet; thence run Southeasterly along said curve through a central angle of $69^{\circ}46'14''$, an arc distance of 152.22 feet, to a Point of Tangency; thence run South $88^{\circ}27'56''$ East, a distance of 406.18 feet, to a Point of Curvature of a curve concave to the Northwest, having a radius of 125.00 feet; thence run Southeasterly, East and Northeasterly along said curve through a central angle of $59^{\circ}56'09''$, an arc distance of 130.76 feet, to a Point of Tangency; thence run North $31^{\circ}35'55''$ East, a distance of 197.92 feet to a point herein referred to as "Point C"; thence continue North $31^{\circ}35'55''$ East, a distance of 605.02 feet to a point herein referred to as "Point D"; thence continue North $31^{\circ}35'55''$ East, a distance of 18.48 feet, to a Point of Curvature of a curve concave to the Southeast, having a radius of 125.00 feet; thence run Northeasterly, East and Southeasterly along said curve through a central angle of $60^{\circ}00'00''$, an arc distance of 130.90 feet, to a Point of Tangency; thence run South $88^{\circ}24'05''$ East, a distance of 126.06 feet, to a Point of Curvature of a curve concave to the Southwest, having a radius of 125.00 feet; thence run Southeasterly along said curve through a central angle of $45^{\circ}00'00''$, an arc distance of 98.18 feet, to a Point of Tangency; thence run South $43^{\circ}24'05''$ East, a distance of 134.03 feet, to a Point of Curvature of a curve concave to the Southwest, having a radius of 125.00 feet; thence run Southeasterly, South and Southwesterly along said curve through a central angle of $45^{\circ}00'00''$, an arc distance of 98.18 feet to a Point of Tangency; thence run South $01^{\circ}35'55''$ West, a distance of 448.47 feet, to a Point of Curvature of a curve concave to the Northwest, having a radius of 125.00 feet; thence run Southwesterly along said curve through a central angle of $47^{\circ}18'45''$, an arc distance of 103.22 feet, to a Point of Tangency; thence run South $48^{\circ}54'40''$ West, a distance of 62.28 feet, to a Point of Curvature of a curve concave to the Northwest,

continued...

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GRIVE ISLE AT VERO BEACH, CONDOMINIUM

Roadway Parcel

continued

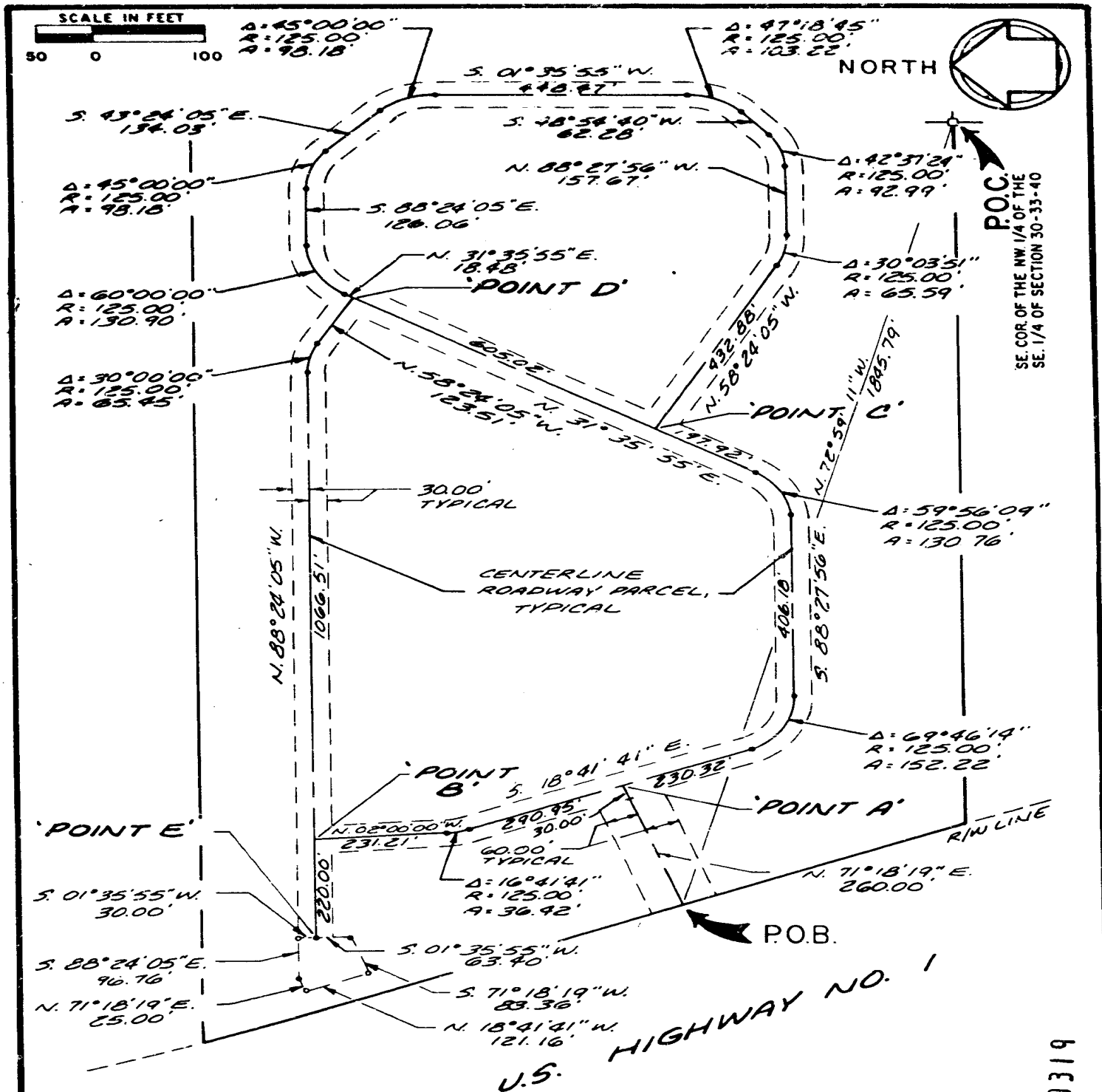
having a radius of 125.00 feet; thence run Southwesterly, West and Northwesterly along said curve through a central angle of $42^{\circ}37'24''$, an arc distance of 92.99 feet, to a Point of Tangency; thence run North $88^{\circ}27'56''$ West, a distance of 157.67 feet, to a Point of Curvature of a curve concave to the Northeast having a radius of 125.00 feet; thence run Northwesterly along said curve through a central angle of $30^{\circ}03'51''$, an arc distance of 65.59 feet, to the Point of Tangency; thence run North $58^{\circ}24'05''$ West, a distance of 432.88 feet to the aforementioned "Point C"; thence return to "Point D" and run North $58^{\circ}24'05''$ West, a distance of 123.51 feet, to a Point of Curvature of a curve concave to the Southwest, having a radius of 125.00 feet; thence run Northwesterly along said curve through a central angle of $30^{\circ}00'00''$, an arc distance of 65.45 feet, to a Point of Tangency; thence run North $88^{\circ}24'05''$ West, a distance of 1066.51 feet to the aforementioned "Point B"; thence continue North $88^{\circ}24'05''$ West, a distance of 220.00 feet to a point herein referred to as "Point E" and the end of this described centerline.

The following portion of the herein described Roadway Parcel is irregular in shape, the limits of which are described as follows:

BEGINNING at the aforementioned "Point E"; thence run South $01^{\circ}35'55''$ West, a distance of 63.40 feet; thence run South $71^{\circ}18'19''$ West, a distance of 83.36 feet; thence run North $18^{\circ}41'41''$ West, a distance of 121.16 feet; thence run North $71^{\circ}18'19''$ East, a distance of 25.00 feet; thence run South $88^{\circ}24'05''$ East, a distance of 96.76 feet; thence run South $01^{\circ}35'55''$ West, a distance of 30.00 feet to the aforementioned "Point E" and the end of this portion of the Roadway Parcel description.

The limits of the herein described Roadway Parcel are to be the side lines or intersections thereof based upon the described widths of said parcels.

ATTACHMENT "A"



SKETCH OF DESCRIPTION OF
Roadway Parcel
Grove Isle at Vero Beach, Condominium
Indian River County, Florida

WEATHERINGTON LAND SURVEYORS
2809 ORANGE AVE. FT PIERCE, FL 33450 (305)461-8084

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ATTACHMENT B
GROVE ISLE ONSITE WATER DISTRIBUTION SYSTEM

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	MATERIAL COST	LABOR
3.00	ONSITE WATER DISTRIBUTION SYSTEM				
3.01	8" P.V.C. WATER MAIN	1,713	L.F.	8,136.75	6,423.25
3.02	6" P.V.C. WATER MAIN	575	L.F.	2,242.50	1,494.50
3.03	6" D.I.P. WATER MAIN	36	L.F.	360.00	360.00
3.04	3" P.V.C. WATER MAIN	35	L.F.	35.00	70.00
3.05	2" POLYBUTYLENE SERVICE W/METER BOX	8	EA.	1,600.00	1,870.00
3.06	1" POLYBUTYLENE SERVICE INCLUDING BACKFLOW PREVENTOR & METER BOX	2	EA.	400.00	350.00
3.07	3" P.V.C. CONDUIT	850	L.F.	850.00	1,700.00
3.08	8" GATE VALVE AND BOX	3	EA.	1,200.00	1,160.00
3.09	6" GATE VALVE AND BOX	2	EA.	500.00	600.00
3.10	2" BLOWOFF	3	EA.	165.00	285.00
3.11	FIRE HYDRANT ASSEMBLY	3	EA.	2,613.00	1,587.00
3.12	POLYETHYLENE ENCASEMENT		L.S.		
	TOTAL			18,102.25	15,899.75

TOTAL: MATERIALS & LABOR = \$18,120.25 + \$15,899.75

= \$34,002.00