

Work Request No. _____

Sec. __, Twp __ S, Rge __ E

Parcel I.D. _____
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: _____
Co. Name: _____
Address: _____

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

Entity name

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

(Witness' Signature)

Print Address: _____

Print Name: _____
(Witness)

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

Sketch and Legal Description for: INDIAN RIVER COUNTY

Legal Description

BEING A STRIP OF LAND LYING IN TRACT 9, ACCORDING TO THE LAST GENERAL PLAT OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY (NOW INDIAN RIVER) COUNTY, FLORIDA. SAID STRIP ALSO LYING AND BEING IN SECTION 25 TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID STRIP BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 25; THENCE SOUTH 00°15'03" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER, A DISTANCE OF 435.10 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°44'57" WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 130.00 FEET TO THE WEST RIGHT OF WAY LINE OF 74th AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 1310, PAGE 1368, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, CONTINUE NORTH 89°44'57" WEST, A DISTANCE OF 289.94 FEET TO THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE CONTINUE ALONG SAID CENTERLINE; NORTH 85°54'16" WEST, A DISTANCE OF 102.24 FEET; THENCE NORTH 06°25'37" EAST, A DISTANCE OF 209.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°53'32", A DISTANCE OF 62.86 FEET; THENCE SOUTH 83°31'45" WEST, A DISTANCE OF 82.10 FEET; THENCE NORTH 88°12'36" WEST, A DISTANCE OF 120.99 FEET; THENCE SOUTH 01°47'24" WEST, A DISTANCE OF 28.77 FEET TO THE **POINT OF TERMINATION** OF SAID CENTERLINE.

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO INTERSECT AT ANGLE POINTS.

Surveyor's Notes

- 1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A RIGHT OF WAY EXHIBIT FOR 74th AVENUE PREPARED BY INDIAN RIVER COUNTY, SURVEY SECTION, PROJECT NO. 1417, DATED AUGUST 22, 2018. TOGETHER WITH A TOPOGRAPHIC ROUTE SURVEY FOR 74th AVENUE, PREPARED BY CARTER ASSOCIATES, INC., INDIAN RIVER COUNTY PROJECT NO. 1417, DATED JUNE 2015.
- 2). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
 - (A) PROVIDED IN ITS ENTIRETY CONSISTING OF 3 SHEETS, WITH SHEETS 2 AND 3 SHOWING THE SKETCH OF DESCRIPTION.
 - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 3). THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DERIVING A GRID BEARING OF SOUTH 00°15'03" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 SECTION 25, TOWNSHIP 33 SOUTH, RANGE 38 EAST. AND ALL OTHERS ARE RELATIVE THERETO.

Legend and Abbreviations

C.B. = CHORD BEARING
 I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
 L = LENGTH OF ARC
 O.R.B. = OFFICIAL RECORD BOOK
 (P) = PLAT
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 PGE = PAGE
 PBS = PLAT BOOK ST. LUCIE
 P.T. = POINT OF TANGENCY
 Δ = DELTA ANGLE
 SQ. FT. = SQUARE FEET
 R = RADIUS
 R/W = RIGHT-OF-WAY
 T = TOWNSHIP

Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SKETCH AND LEGAL IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA PROFESSIONAL BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

DATE OF SIGNATURE

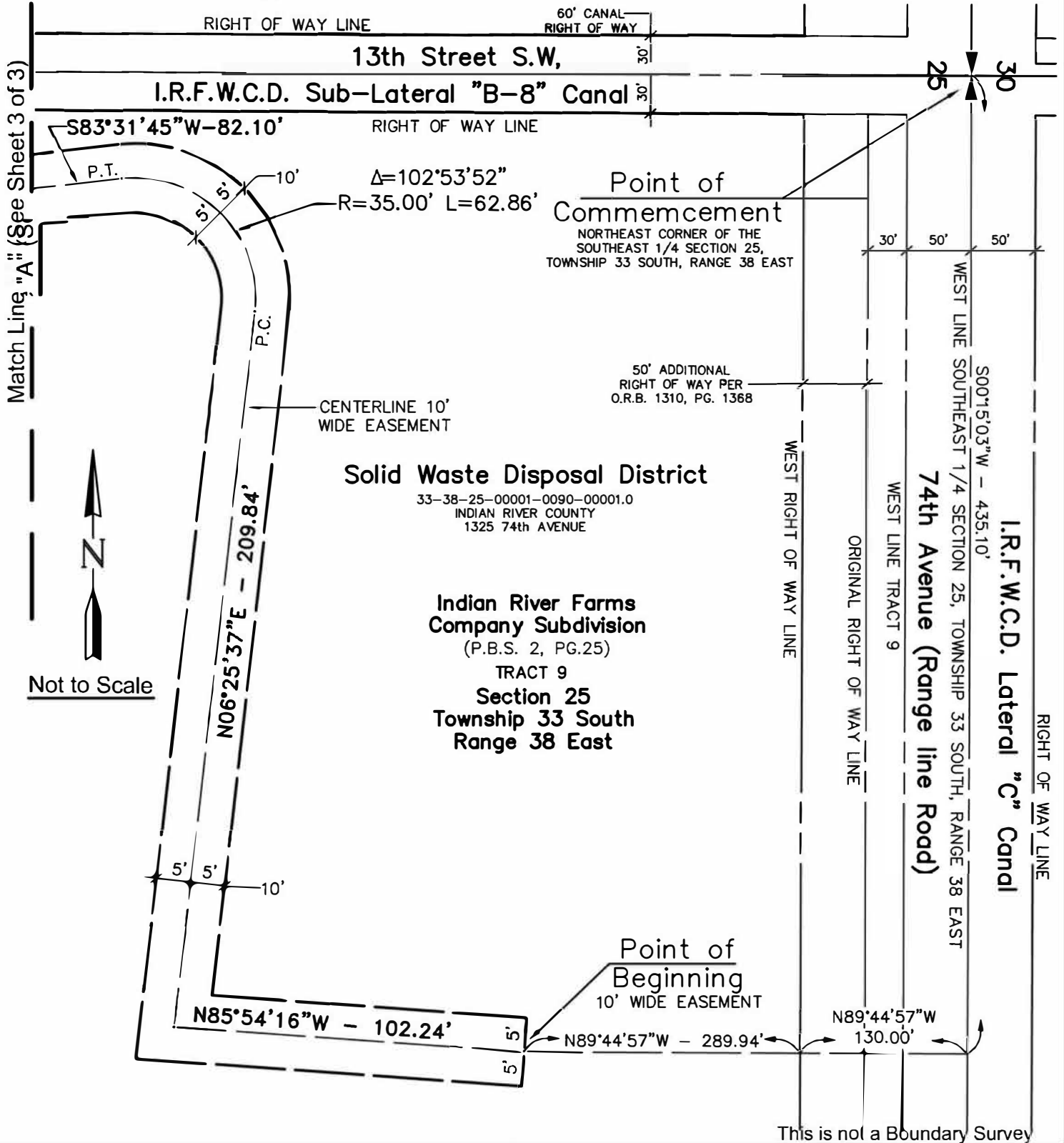
DAVID M. SILON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 6139

This is not a Boundary Survey

AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 2/23/2022	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 1 OF 3	JOB NO: 2022-003

Sketch and Legal Description
 for:
INDIAN RIVER COUNTY

Sketch and Legal Description for: INDIAN RIVER COUNTY



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AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 2/23/2022	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 2 OF 3	JOB NO: 2022-003

Sketch and Legal Description
for:
INDIAN RIVER COUNTY

Sketch and Legal Description for: INDIAN RIVER COUNTY

RIGHT OF WAY LINE

13th Street S.W,

NORTH LINE SOUTHEAST 1/4 SECTION 25

I.R.F.W.C.D. Sub-Lateral "B-8" Canal

SOUTH RIGHT OF WAY LINE

Solid Waste Disposal District

33-38-25-00001-0090-00001.0
INDIAN RIVER COUNTY
1325 74th AVENUE

**Indian River Farms
Company Subdivision**

(P.B.S. 2, PG.25)

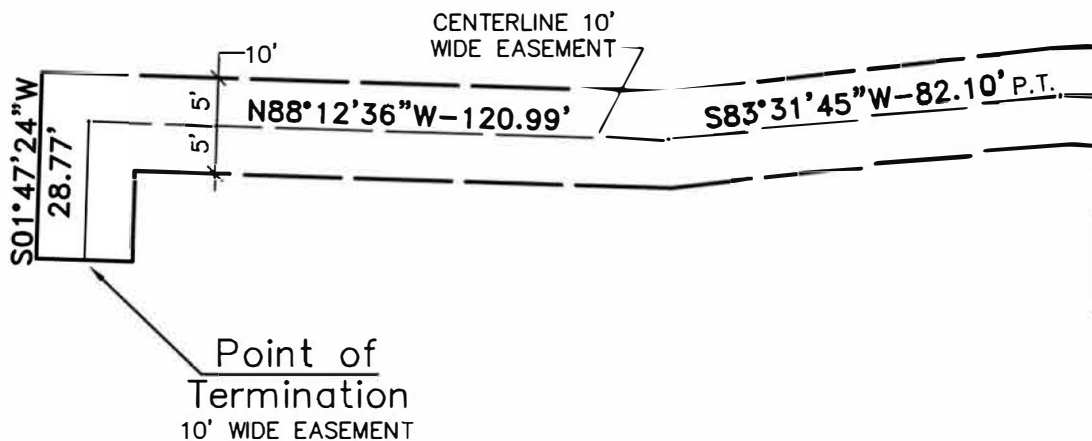
TRACT 9

**Section 25
Township 33 South
Range 38 East**



Not to Scale

Match Line "A" (See Sheet 2 of 3)



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DATE: 2/23/2022	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SCHRYVER
SHEET: 3 OF 3	JOB NO: 2022-003

Sketch and Legal Description
for:
INDIAN RIVER COUNTY