

Work Request No. 11007830

UNDERGROUND EASEMENT (BUSINESS)

Sec. 17, Twp 32 S, Rge 39 E

This Instrument Prepared By

Parcel I.D. 32391700001013000002.1
(Maintained by County Appraiser)

Name: _____
Co. Name: Indian River County
Address: 6520 53RD ST
VERO BEACH, 32967

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 underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground 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 or place wires to or within 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, 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:

(Witness' Signature)
Print Name: _____
(Witness)

(Witness' Signature)
Print Name: _____
(Witness)

Entity Name
By: _____
Print Name: _____
Print Address: _____

STATE OF _____ AND COUNTY OF _____.

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 20____, by _____ and _____ who is (are) personally known to me or has (have) produced _____ as identification.

[Notary Seal]

Notary Public, Signature
Print Name: _____

Title or Rank

Serial Number, if any

LEGAL DESCRIPTION

A 10 FOOT WIDE STRIP OF LAND FOR THE PURPOSE OF CREATING AN EASEMENT; SAID STRIP BEING A PORTION OF THOSE LANDS LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 2176; SAID LANDS (THE PARENT TRACT) ALSO KNOWN AS THE MOORHEN MARSH STORM WATER FACILITY; SAID STRIP LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AS THE NORTHWEST CORNER OF SAID PARENT TRACT; THENCE RUN S00°12'26"W, ALONG THE WEST PROPERTY LINE OF SAID PARENT TRACT, SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF THE INDIAN RIVER FARMS WATER CONTROL DISTRICT'S LATERAL 'A' CANAL, AS RECORDED IN DEED BOOK 48, PAGE 24, OF THE PUBLIC RECORDS IN St. LUCIE COUNTY, FLORIDA (SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY), A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE RUN N89°47'29"E, ALONG SAID CENTERLINE AND BEING PARALLEL WITH AND 5.00 FEET SOUTH OF THE NORTH PROPERTY LINE OF SAID PARENT TRACT, A DISTANCE OF 34.00 FEET TO THE POINT OF TERMINATION.

CONTAINING: 340 SQUARE FEET, MORE OR LESS.

NOTES

1. THIS SKETCH AND 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 MEETS OR EXCEEDS ALL APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THEREFORE, THE SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.
4. THIS SKETCH AND DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A BOUNDARY SURVEY ENTITLED '53rd STREET - GREENE BOUNDARY SURVEY' (PROJECT No. 1714), PREPARED BY INDIAN RIVER COUNTY PERSONNEL ON THE DATE OF APRIL 4, 2017.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO CREATE A 10 FOOT WIDE UTILITY EASEMENT FOR THE FLORIDA POWER AND LIGHT CORPORATION.
6. THE POSITION OF THE PROPOSED BURIED ELECTRIC LINE SHOWN HEREON IS APPROXIMATE AND MAY BE SUBJECT TO CHANGE. THE WEST END OF THE LINE IS CONNECTED TO A CONCRETE POWER POLE LOCATED JUST NORTH OF THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF 66th AVENUE AND THE NORTH RELIEF CANAL AS SURVEYED BY INDIAN RIVER COUNTY PERSONNEL ON THE DATE OF MARCH 9, 2022. THE EAST END OF THE LINE IS TO BE CONNECTED TO A PROPOSED TRANSFORMER AS SHOWN ON AN EXHIBIT ENTITLED 'CAP-NEW SERVICE-COMMERCIAL LATERAL-UNDERGROUND, OVERHEAD FEEDER-325 FT', PREPARED BY THE FLORIDA POWER AND LIGHT CORPORATION, ON THE DATE OF NOVEMBER 29, 2021. THE POSITION OF THE PROPOSED TRANSFORMER WAS REFERENCED INTO THIS DRAWING FROM AN AUTOCAD FILE PREPARED BY TREASURE COAST ENGINEERING, ON THE DATE OF JANUARY 12, 2021.
7. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS SURVEY WAS TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK (MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION'S SURVEY DEPARTMENT); DERIVING A GRID BEARING OF S00°12'26"W ALONG THE WEST PROPERTY LINE OF THE MOORHEN MARSH STORM WATER FACILITY, AS SHOWN ON THE BOUNDARY SURVEY REFERENCED IN NOTE 4, ABOVE.

LEGEND

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| D.B.S. = St. LUCIE COUNTY DEED BOOK | P.O.B = POINT OF BEGINNING |
| E = EASTING | P.O.C. = POINT OF COMMENCEMENT |
| I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT | P.O.T. = POINT OF TERMINATION |
| N = NORTHING | P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER |
| No = NUMBER | R/W = RIGHT OF WAY |
| O.R.B. = OFFICIAL RECORD BOOK | |
| P.I.D. = PARCEL IDENTIFICATION PER PROPERTY APPRAISER | —BE—BE—BE— = PROPOSED BURIED ELECTRIC LINE |

CERTIFICATION

SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE

David M. Silon 3-14-22

DAVID M. SILON, P.S.M. DATE

FLORIDA REGISTRATION No. LS 6139

INDIAN RIVER COUNTY SURVEYOR AND MAPPER

THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT BOTH SHEETS 1 AND 2 AS CREATED. THIS IS NOT A BOUNDARY SURVEY SKETCH TO ACCOMPANY LEGAL DESCRIPTION PREPARED FOR INDIAN RIVER COUNTY ENGINEERING DEPARTMENT



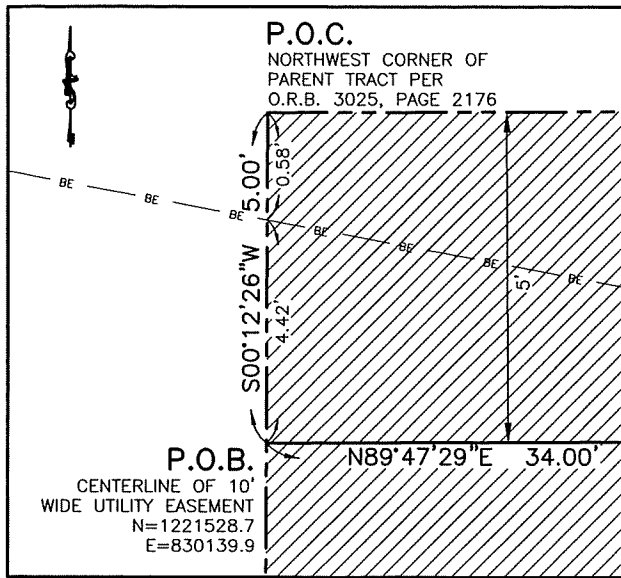
INDIAN RIVER COUNTY
Department of Public Works
Engineering Division
1801 27th ST, BUILDING A, VERO BEACH, FL 32960

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

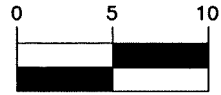
SECTION 17
TOWNSHIP 32S
RANGE 39E

SKETCH AND DESCRIPTION OF PROPOSED UTILITY EASEMENT AT MOORHEN MARSH STORM WATER FACILITY

SHEET 1 OF 2



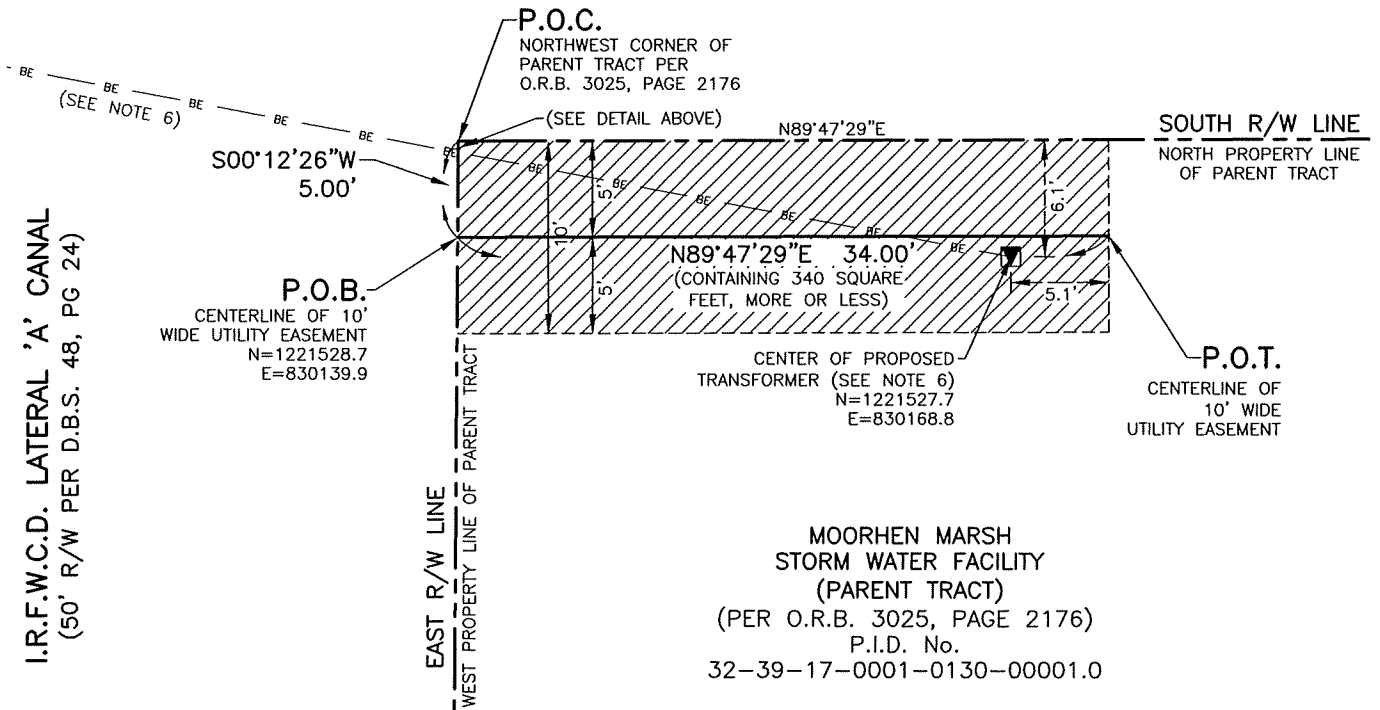
DETAIL
(NOT TO SCALE)



GRAPHIC SCALE
(IN FEET)

SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST

I.R.F.W.C.D. NORTH RELIEF CANAL
(250' R/W)



MOORHEN MARSH
STORM WATER FACILITY
(PARENT TRACT)
(PER O.R.B. 3025, PAGE 2176)
P.I.D. No.
32-39-17-0001-0130-00001.0

THIS SKETCH AND DESCRIPTION IS NOT COMPLETE WITHOUT BOTH SHEETS 1 AND 2 AS CREATED



INDIAN RIVER COUNTY
Department of Public Works
Engineering Division

1801 27th ST, BUILDING A, VERO BEACH, FL 32960

DRAWN BY:

D. SILON

APPROVED BY:

D. SCHRYVER

SECTION 17

TOWNSHIP 32S

RANGE 39E

SKETCH AND DESCRIPTION
OF PROPOSED UTILITY EASEMENT
AT MOORHEN MARSH
STORM WATER FACILITY

SHEET

2
OF 2