

Work Request No. 14181426
Sec. 4 , Twp 32 S, Rge 39 E

Parcel 32390400000300000003.0
I.D. _____
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Name: David M. Silon, P.S.M.
Co. Name: Indian River County Public Works Department
Address: 1801 27th Street, Building A
Vero Beach, FL 32960

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 [] physical presence or [] on-line notarization, 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 _____

Legal Description (Underground Easement)

BEING A STRIP OF LAND LYING IN THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 32 SOUTH, RANGE 39 EAST, SAID STRIP BEING 20.00 FEET IN WIDTH AND LYING 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE WEST ONE QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 89°49'43" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 4, A DISTANCE OF 1346.85 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SAID SECTION 4; THENCE NORTH 00°18'21" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER (SAID LINE ALSO BEING THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 20, AS SHOWN ON THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW INDIAN RIVER) COUNTY, FLORIDA) A DISTANCE OF 47.05 TO THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED CENTERLINE; (SAID **POINT OF BEGINNING** BEING SOUTH 89°00'42" WEST, A DISTANCE OF 5.70 FEET FROM THE CENTER OF AN EXISTING WOOD UTILITY POLE):

THENCE RUNNING ALONG AN EXISTING BURIED CABLE LINE, CONTINUE ALONG SAID CENTERLINE THE FOLLOWING COURSES AND DISTANCES;
NORTH 89°00'42" EAST, A DISTANCE OF 58.46 FEET;
NORTH 79°45'23" EAST, A DISTANCE OF 90.42 FEET;
NORTH 73°58'16" EAST, A DISTANCE OF 162.32 FEET; THENCE DEPARTING SAID BURIED CABLE LINE, NORTH 00°40'16"EAST, A DISTANCE OF 227.15 FEET TO THE **POINT OF TERMINATION** OF SAID CENTERLINE.

THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OF SHORTENED TO MEET AT ANGLE BREAKS.

AREA = 10,767 SQUARE FEET, MORE OR LESS

Surveyor's Notes

- 1). THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED WITH THE BENEFIT OF A BOUNDARY SURVEY PREPARED BY THE INDIAN RIVER COUNTY PUBLIC WORKS DEPARTMENT - SURVEY SECTION, JOB NO. 2010, DATED JUNE 29, 2020.
- 2). THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS:
 - (A) PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS , WITH SHEET 2 SHOWING THE SKETCH OF THE DESCRIPTION.
 - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 3). BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 4, TOWNSHIP 32 SOUTH, RANGE 39 EAST, SAID LINE BEARS SOUTH 89°49'53" WEST, AND ALL OTHERS ARE RELATIVE THERETO.

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, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6139

This is not a Boundary Survey (Not complete without sheets 1 and 2, as created)

2025-011

INDIAN RIVER COUNTY ADMINISTRATION BUILDING 1801 27th STREET VERO BEACH, FL 32960 (772) 567-8000		INDIAN RIVER COUNTY Department of Public Works Engineering Division	DRAWN BY: R. INGLET APPROVED BY: D. SILON	SECTION 4 TOWNSHIP 32S RANGE 39E	EXHIBIT "A" SKETCH AND LEGAL DESCRIPTION FOR SANDRIDGE GOLF CLUB	SHEET 1 OF 2
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