

This Instrument Prepared By:
Patricia Lakhia, Esquire
Florida Power & Light Company
700 Universe Boulevard, LAW/JB
Juno Beach, FL 33408



and Return Following Recording to:

reserved for
recording information

Property Appraiser's Parcel Identification (Folio Number):
Consideration:
Doc. Stamps:

SPECIAL WARRANTY DEED OF DONATION

THIS SPECIAL WARRANTY DEED OF DONATION, made this 14th day of NOVEMBER, 2017/8 by **FLORIDA POWER AND LIGHT COMPANY**, a Florida corporation, whose mailing address is 700 Universe Boulevard, TAX/JB, Juno Beach, Florida 33408, hereinafter called "**Grantor**", to **INDIAN RIVER COUNTY**, a political subdivision of the State of Florida, whose mailing address is 1801 27th Street, Vero Beach, Florida 32960, hereinafter called "**Grantee**". Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH:

That Grantor, for and in consideration of the sum of \$1.00, donative and other consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, donates, aliens, remises, releases, conveys, and confirms unto Grantee all that certain parcel of land, situate in Indian River County, Florida, as more particularly described on the attached Exhibit "A", which exhibit is incorporated and made a part hereof (the "**Property**").

GRANTOR HEREBY RESERVES, to itself its successors and assigns, an easement forever on, over, under across and through the Property at the locations shown on the attached Exhibit "A" for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, anchors, 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 such easements, together with the right to permit any other person, firm or corporation to attach wires to any of Grantor's facilities hereunder and to lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said easement areas at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within such easement areas; to trim and cut and keep trimmed and cut all dead, weak, leaning or

dangerous trees or limbs outside of the easement areas which might interfere with or fall upon the lines or systems of communications or power transmission or distribution.

SUBJECT TO reservations, restrictions, rights-of-way and easements of public record, all applicable governmental zoning and land use ordinances, restrictions and prohibitions and other requirements imposed by governmental authority; and taxes and assessments for all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances there to belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to donate and convey said land, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but against no others.

(Signature page follows)

IN WITNESS WHEREOF, the Board has accepted this Special Warranty Deed for right-of-way as of the Effective Date.

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

BY: _____
Bob Solari, Chairman

BCC Approved: _____

Attest: Jeffrey R. Smith, Clerk of Court and
Comptroller

By: _____
Deputy Clerk

Approved as to form and legal sufficiency



William K. DeBaal
Deputy County Attorney

Approved:

By _____
Jason E. Brown
County Administrator

"EXHIBIT A" LEGAL DESCRIPTION

BEING A PORTION OF TRACT 12, SECTION 15, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER FARMS CO. SUBDIVISION PLAT BOOK 2, PAGE 25, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE SOUTH 89°38'29" EAST, ALONG THE 1/4 SECTION LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°09'35" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY OF 4th STREET (A 100.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 89°38'29" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF 4th STREET, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE SOUTH 89°38'29" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF 4th STREET, A DISTANCE OF 586.00 FEET; THENCE SOUTH 00°09'35" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°38'29" WEST, A DISTANCE OF 586.00 FEET; THENCE NORTH 00°09'35" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTH RIGHT-OF-WAY OF 4th STREET AND THE POINT OF BEGINNING.

CONTAINING 0.807 ACRES, MORE OR LESS.

RESERVING UNTO THE GRANTOR THE FOLLOWING DESCRIBED EASEMENT No. 1 FOR ELECTRIC UTILITY IMPROVEMENTS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE ALONG THE NORTH LINE OF SAID PARCEL SOUTH 89°38'29" EAST, A DISTANCE OF 59.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°38'29" EAST, A DISTANCE OF 10.00 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID PARCEL SOUTH 00°09'35" WEST, TO THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 60.00 FEET; THENCE ALONG SAID SOUTH LINE, NORTH 89°38'29" WEST, A DISTANCE OF 10.00 FEET; THENCE PARALLEL WITH SAID WEST LINE NORTH 00°09'35" EAST, TO SAID NORTH LINE, A DISTANCE OF 60.00 FEET TO THE PLACE AND POINT OF BEGINNING.

RESERVING UNTO THE GRANTOR THE FOLLOWING DESCRIBED EASEMENT No. 2 FOR ELECTRIC UTILITY IMPROVEMENTS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE ALONG THE NORTH LINE OF SAID PARCEL SOUTH 89°38'29" EAST, A DISTANCE OF 379.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°38'29" EAST, A DISTANCE OF 11.24 FEET; THENCE SOUTH 27°31'01" WEST, TO THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 67.44 FEET; THENCE ALONG SAID SOUTH LINE, NORTH 89°38'29" WEST, A DISTANCE OF 11.24 FEET; THENCE NORTH 27°31'01" EAST, TO SAID NORTH LINE, A DISTANCE OF 67.44 FEET TO THE PLACE AND POINT OF BEGINNING.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.



10/16/18

DATE

REVISION: ADDED EASEMENT RESERVATION JDJ 9-17-2018
 REVISION: ADDED BURIED ELECTRIC LINE GLM 8-14-2017



CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

RIGHT-OF-WAY 4th Street DESCRIPTION

JOB NO: 16-189s&d rw 4th st	SCALE: N/A
DRAWN BY: GLM	DATE: 04-21-2017

WS
4/18

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A SURVEY

EAST LINE OF SECTION 16
WEST LINE OF SECTION 15

WEST DIKE
I.R.F.W.C.D.
150.00' RIGHT-OF-WAY

WEST 1/4 CORNER
SECTION 15,
TOWNSHIP 33 SOUTH,
RANGE 38 EAST

16

15

POC

(REFERENCE BEARING)
S89°38'29"E 150.00'

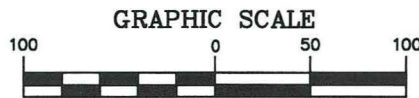
S00°09'35"W
50.00'

EAST RIGHT-OF-WAY

S89°38'29"E
60.00'

PROPOSED 98th AVENUE
60' RIGHT-OF-WAY

POB
POC (EASEMENT
RESERVATIONS)



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

N00°09'35"E
60.00'

POB(1)

10' EASEMENT
RESERVATION No. 1

1/4 SECTION LINE SECTION 15,
TOWNSHIP 33 SOUTH,
RANGE 38 EAST

PORTION OF TRACT 12,
INDIAN RIVER FARMS CO. SUBDIVISION
PLAT BOOK 2, PAGE 25
LYING IN ST. LUCIE COUNTY NOW
INDIAN RIVER COUNTY, FLORIDA
ABANDONED CITRUS GROVE

I.R.F.W.C.D.

100.00' RIGHT-OF-WAY
AKA (4th STREET)

TRACT 5,
INDIAN RIVER FARMS CO. SUBDIVISION
PLAT BOOK 2, PAGE 25

10' UE
O.R.B. 887, PAGE 2723
PUBLIC RECORDS OF
INDIAN RIVER COUNTY

N89°38'29"W 586.00'

60' RIGHT-OF-WAY

S89°38'29"E 586.00'

SOUTH
RIGHT-OF-WAY

- BE = BURIED ELECTRIC
- TOB = TOP OF BANK
- O.R.B. = OFFICIAL RECORDS BOOK
- I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
- UE = UTILITY EASEMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PLS = PROFESSIONAL LAND SURVEYOR

BEARINGS SHOWN HEREON ARE RELATIVE TO
THE NORTH LINE OF THE SOUTHWEST 1/4 OF
SECTION 15, TOWNSHIP 33 SOUTH, RANGE 38
EAST HAVING A BEARING OF S89°38'29"W

10' EASEMENT
RESERVATION No. 2

10' UE
O.R.B. 887, PAGE 2720
PUBLIC RECORDS OF
INDIAN RIVER COUNTY

S00°09'35"W
60.00'

TRACT 11,
INDIAN RIVER FARMS CO. SUBDIVISION
PLAT BOOK 2, PAGE 25



CULPEPPER & TERPENING, INC

CONSULTING ENGINEERS | LAND SURVEYORS

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STATE OF FLORIDA CERTIFICATION No. LB 4286

RIGHT-OF-WAY
4th Street

SKETCH OF DESCRIPTION

JOB NO: 16-189s&d rw 4th st SCALE: 1"=100'

DRAWN BY: GLM DATE: 04-21-2017

5/12/18

"EXHIBIT A" LEGAL DESCRIPTION

BEING A PORTION OF TRACT 12, SECTION 15, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER FARMS CO. SUBDIVISION PLAT BOOK 2, PAGE 25, AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, NOW INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE SOUTH 89°38'29" EAST, ALONG THE 1/4 SECTION LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°09'35" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY OF 4th STREET (A 100.00 FOOT WIDE RIGHT-OF-WAY) AND TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE SOUTH 89°38'29" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF 4th STREET, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°09'35" WEST, A DISTANCE OF 783.30 FEET; THENCE NORTH 89°38'29" WEST, A DISTANCE OF 60.00 FEET TO THE EAST RIGHT-OF-WAY OF INDIAN RIVER FARMS WATER CONTROL DISTRICT (I.R.F.W.C.D.) (A 150.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 00°09'35" EAST, ALONG THE EAST RIGHT-OF-WAY OF INDIAN RIVER FARMS WATER CONTROL DISTRICT, A DISTANCE OF 783.30 FEET TO THE SOUTH RIGHT-OF-WAY OF 4th STREET AND THE POINT OF BEGINNING.

CONTAINING 1.079 ACRES, MORE OR LESS.

RESERVING UNTO THE GRANTOR THE FOLLOWING DESCRIBED EASEMENT No. 1 FOR ELECTRIC UTILITY IMPROVEMENTS:

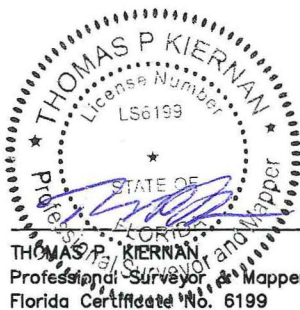
COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL SOUTH 00°09'35" WEST, A DISTANCE OF 153.50 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL TO THE NORTH LINE OF SAID PARCEL, SOUTH 89°38'29" EAST, TO THE EAST LINE OF SAID PARCEL, A DISTANCE OF 60.00 FEET; THENCE ALONG SAID EAST LINE, SOUTH 00°09'35" WEST, A DISTANCE OF 10.00 FEET; THENCE PARALLEL SAID NORTH LINE, NORTH 89°38'29" WEST, TO SAID WEST LINE, A DISTANCE OF 60.00 FEET; THENCE ALONG SAID WEST LINE, NORTH 00°09'35" EAST, A DISTANCE OF 10.00 FEET TO THE PLACE AND POINT OF BEGINNING.

ALSO,
RESERVING UNTO THE GRANTOR THE FOLLOWING DESCRIBED EASEMENT No. 2 FOR ELECTRIC UTILITY IMPROVEMENTS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL SOUTH 00°09'35" WEST, A DISTANCE OF 440.70 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL TO THE NORTH LINE OF SAID PARCEL, SOUTH 89°38'29" EAST, TO THE EAST LINE OF SAID PARCEL, A DISTANCE OF 60.00 FEET; THENCE ALONG SAID EAST LINE, SOUTH 00°09'35" WEST, A DISTANCE OF 150.00 FEET; THENCE PARALLEL SAID NORTH LINE, NORTH 89°38'29" WEST, TO SAID WEST LINE, A DISTANCE OF 60.00 FEET; THENCE ALONG SAID WEST LINE, NORTH 00°09'35" EAST, A DISTANCE OF 150.00 FEET TO THE PLACE AND POINT OF BEGINNING.

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10/16/18

DATE

REVISION: ADDED EASEMENT RESERVATIONS JDJ 9-17-2018
REVISION: ADDED BURIED ELECTRIC LINE GLM 8-14-2017



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STATE OF FLORIDA CERTIFICATION No. 1B-4286

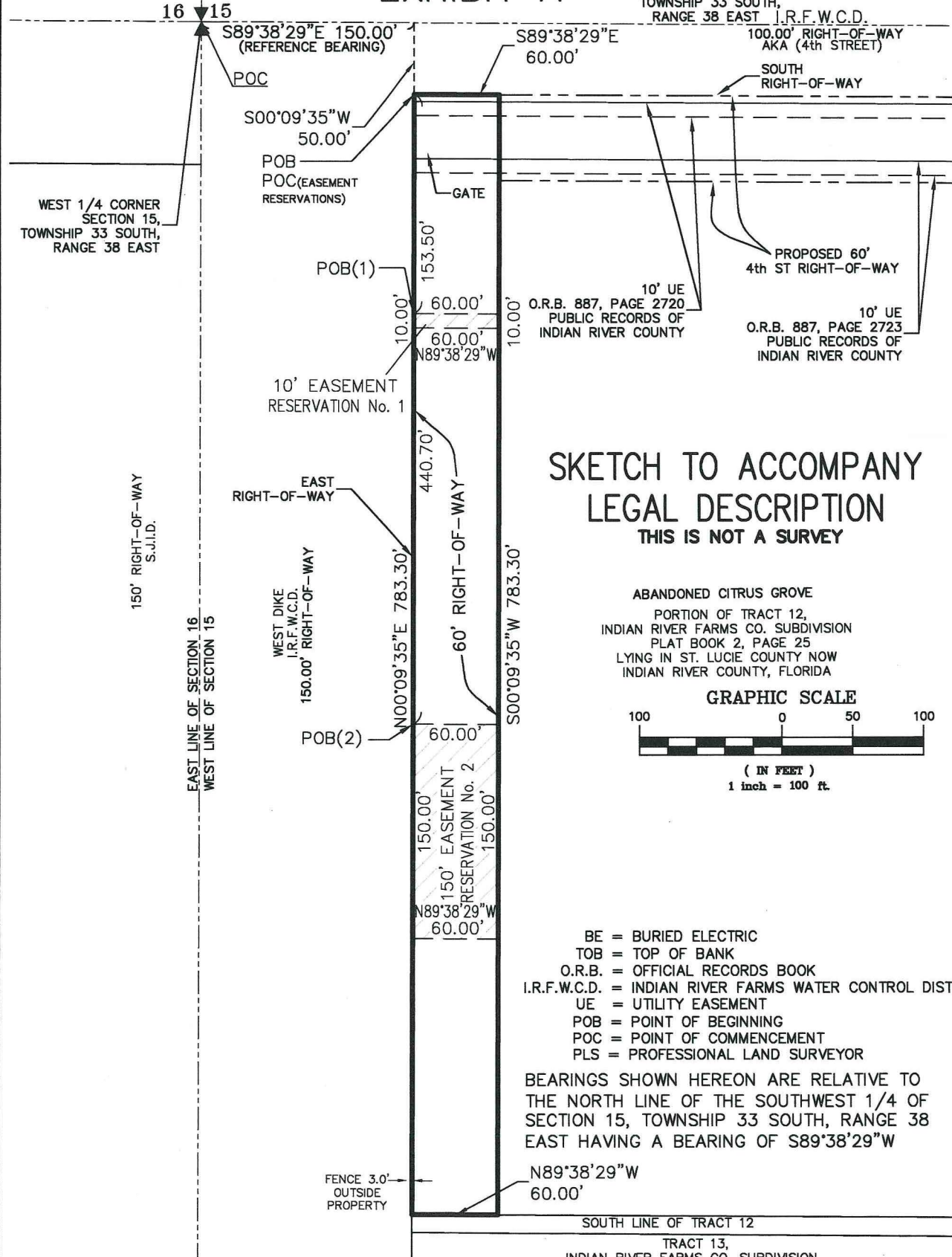
RIGHT-OF-WAY 98th Avenue DESCRIPTION

JOB NO: 16-189s&d rw 98th ave	SCALE: N/A
DRAWN BY: GLM	DATE: 04-21-2017

WS
12/3/18

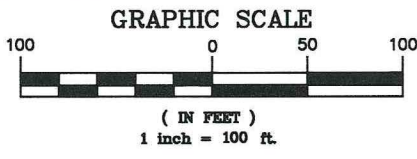
"EXHIBIT A"

1/4 SECTION LINE SECTION 15,
TOWNSHIP 33 SOUTH,
RANGE 38 EAST I.R.F.W.C.D.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION THIS IS NOT A SURVEY

ABANDONED CITRUS GROVE
PORTION OF TRACT 12,
INDIAN RIVER FARMS CO. SUBDIVISION
PLAT BOOK 2, PAGE 25
LYING IN ST. LUCIE COUNTY NOW
INDIAN RIVER COUNTY, FLORIDA

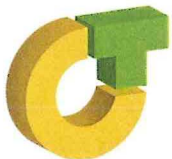


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- TOB = TOP OF BANK
- O.R.B. = OFFICIAL RECORDS BOOK
- I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
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- PLS = PROFESSIONAL LAND SURVEYOR

BEARINGS SHOWN HEREON ARE RELATIVE TO
THE NORTH LINE OF THE SOUTHWEST 1/4 OF
SECTION 15, TOWNSHIP 33 SOUTH, RANGE 38
EAST HAVING A BEARING OF S89°38'29\"W

N89°38'29\"W
60.00'

SOUTH LINE OF TRACT 12
TRACT 13,
INDIAN RIVER FARMS CO. SUBDIVISION



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STATE OF FLORIDA CERTIFICATION No. LB 4286

RIGHT-OF-WAY 98th Avenue SKETCH OF DESCRIPTION

JOB NO: 16-189s&d rw 98th ave SCALE: 1"=100'
DRAWN BY: GLM DATE: 04-21-2017

15
2017