

Work Request No. 8438058  
Sec. 24, Twp 33 S, Rge 39 E

Parcel I.D. 33-39-24-00000-5000-00001.0  
(Maintained by County Appraiser)

**EASEMENT \*  
(BUSINESS)**

This Instrument Prepared By  
Office of County Attorney  
Indian River County  
1801 27<sup>th</sup> Street  
Vero Beach, FL 32960  
(772) 226-1425

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 \_\_\_\_\_, 2019.

INDIAN RIVER COUNTY, FLORIDA  
By its Board of County Commissioners

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


By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Bob Solari, Chairman

BCC approved: \_\_\_\_\_

(Official Seal)

Approved as to form and  
legal sufficiency:

By:   
William K. DeBraal  
Deputy County Attorney

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by Bob Solari, Chairman of the Board of County Commissioners of Indian River County, a political subdivision of the State of Florida, who is personally known to me and who did not take an oath.

NOTARY PUBLIC:

signature: \_\_\_\_\_

printed name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_

SEAL:

\*This Easement replaces that certain Easement for underground electric utility facilities recorded on January 16, 2019 in Book 3177, Page 1949 of the Public Records of Indian River County, Florida.

# Sketch and Description for: INDIAN RIVER COUNTY

## Legal Description (Utility Easement)

Being a Strip of land lying in Section 24, Township 33 South, Range 39 East, said Strip also being a portion of Tract 12, as shown on 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 (now Indian River) County, Florida, and a portion of Parcel 3, as recorded in Official Record Book 2663, Page 838, of the Public Records of Indian River County, Florida, said Strip being 10.00 feet in width and lying 5.0 feet Each side of the following described centerline.

**Commence** at the Northwest corner of the Southwest One-Quarter of said Section 24; Thence South 89°26'11" East, along the North line of said Southwest One Quarter, a distance of 344.21 feet; Thence departing said North line, South 00°33'49" West, perpendicular to the last described line, a distance of 30.00 feet to the South Right of Way line of the Indian River farms Water Control District (I.R.F.W.C.D.) Sub-Lateral J-1 Canal and the **Point of Beginning** of said centerline; Thence continue along said Centerline the following Courses and Distances:

- South 03°39'41" East, a distance of 18.73 feet;
- South 01°23'24" West, a distance of 69.60 feet;
- South 03°26'34" East, a distance of 81.35 feet;
- South 04°08'58" East, a distance of 85.48 feet;
- South 01°28'12" West, a distance of 122.44 feet;
- South 15°21'48" West, a distance of 21.03 feet;
- South 38°33'08" West, a distance of 23.69 feet;
- South 44°20'39" West, a distance of 26.28 feet;
- South 34°53'39" West, a distance of 27.32 feet;
- South 67°42'41" West, a distance of 14.57 feet;
- South 61°48'34" West, a distance of 9.53 feet;
- South 43°43'31" West, a distance of 7.03 feet;
- South 34°41'30" West, a distance of 12.86 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 Boundary Survey prepared by Indian River County Survey Section, Job No. 1601, Dated June 23, 2016
- 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 legal description.
  - (B) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.
- 3) The Bearings shown hereon are based on the 1983 North American Datum, 2011 adjustment, and projected in the Florida DState Plane Coordinate System, East Zone. and was tied to the Florida Permanent Reference Network, deriving a Grid bearing of North 00°17'13" East along the West line of the Northwest Quarter, of the Southwest Quarter of Section 24, Township 33 South, Range 39 East.
- 4) Containing 5240 Square Feet.± (0.12 Acres±)

### 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.

1-25-2019

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: **12/14/18** DRAWN BY: **R. INGLETT**

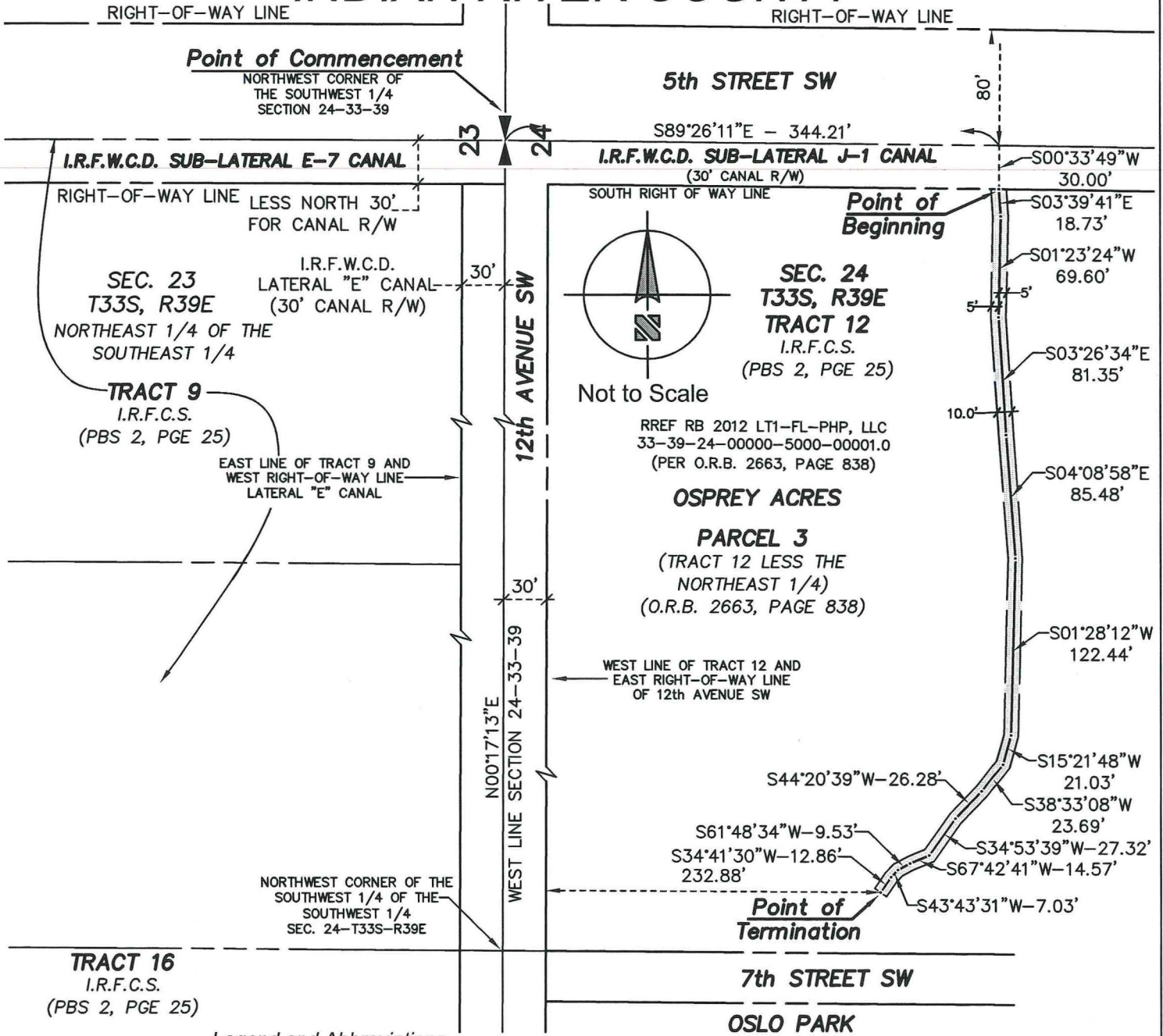
SCALE: **N/A** APPROVED BY: **D.SILON**

SHEET: **1 OF 2** JOB NO: **1611**

*Sketch and Legal Description  
for:  
INDIAN RIVER COUNTY*

F:\Public Works\ENGINEERING DIVISION PROJECTS\1611 Osprey Acres Storm Water Project\Survey\dwg\1611-Electrical Conduit Skt-Igl

# Sketch and Legal Description for: INDIAN RIVER COUNTY



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- Legend and Abbreviations**
- DB = DEED BOOK
  - I.R.F.W.C.D. = INDIAN RIVER FARMS WATER CONTROL DISTRICT
  - I.R.F.C.S. = INDIAN RIVER FARMS COMPANY SUBDIVISION
  - LLC = LIMITED LIABILITY COMPANY
  - O.R.B. = OFFICIAL RECORD BOOK
  - PB = PLAT BOOK
  - PBS = PLAT BOOK ST. LUCIE
  - PGE. = PAGE
  - R = RANGE
  - R/W = RIGHT-OF-WAY
  - SEC. = SECTION
  - SW = SOUTHWEST
  - T.I.I.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT FUND
  - T = TOWNSHIP

*This is not a Boundary Survey*

AGENCY: <b>INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.</b>	
DATE: <b>12/14/18</b>	DRAWN BY: <b>R. INGLETT</b>
SCALE: <b>N/A</b>	APPROVED BY: <b>D.SILON</b>
SHEET: <b>2 OF 2</b>	JOB NO: <b>1611</b>

*Sketch and Legal Description  
for:  
INDIAN RIVER COUNTY*