

Work Request No. 8506199

Sec. 21, Twp 32 S, Rge 39 E

Parcel I.D. 3239210001009000001.1

(Maintained by County Appraiser)

# EASEMENT (BUSINESS)

This Instrument Prepared By

Name: \_\_\_\_\_  
Co. Name: Indian River County  
Address: 1801 27th Street  
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 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:

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_  
(Witness)

Indian River County, a political subdivision of the State of Florida

By: \_\_\_\_\_

Print Name: Bob Solari, Chairman

Print Address: 1801 27th Street

Vero Beach, FL 32960

STATE OF Florida AND COUNTY OF Indian River. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Bob Solari, the Chairman of the Board of County Commissioners of Indian River County a Political Subdivision, 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 \_\_\_\_\_

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

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

Approved as to form and legal sufficiency:

By: \_\_\_\_\_  
William K. DeBaal  
Deputy County Attorney

SEC. 21, TWP. 32 S., RNG. 39 E.

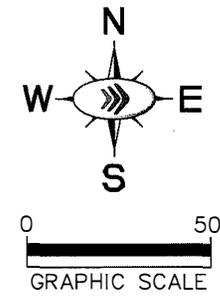
SHEET NUMBER  
1 of 2

FPL EASEMENT  
43rd AVENUE

DATE  
4/10/19  
PROJECT NO.  
04-7897035

**Kimley-Horn**  
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
415 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100 FAX: 772-794-4130  
WWW.KIMLEY-HORN.COM

SCALE AS NOTED  
DESIGNED BY  
DRAWN BY DFD  
CHECKED BY ECO



**SURVEYOR'S NOTES**

1. THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
2. THE BEARING BASE FOR THIS SKETCH REFERENCES THE EAST LINE OF THE SE 1/4 OF SECTION 21-32-39. SAID LINE BEARS SOUTH 00°11'02" WEST.
3. THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.

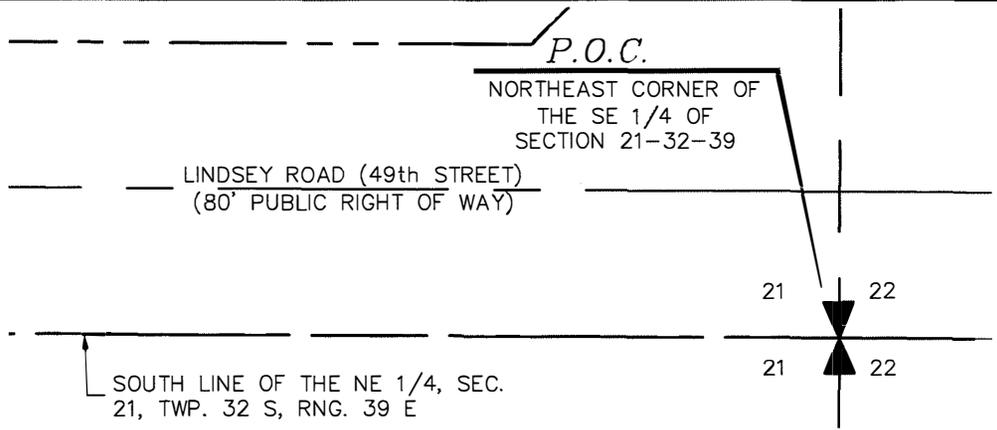
**LEGEND**

- RIGHT OF WAY LINE
- ==== PROPERTY LINE
- - - - EASEMENT LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SECTION
- ▭ TOWNSHIP
- ▭ RANGE
- ▭ OFFICIAL RECORDS BOOK
- ▭ PROFESSIONAL SURVEYOR AND MAPPER
- ▭ P.S.M.

This certifies that a legal description and sketch of the property shown hereon was made under my supervision and that this legal description and sketch meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that this drawing is a true and accurate representation thereof to the best of my knowledge and belief. Subject to notes and notations shown hereon.

E.C. DEMETER, P.S.M. NO. 5179

DATE: \_\_\_\_\_



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00° 11' 02"W	10.00'
L2	N89° 48' 58"W	22.00'
L3	N00° 11' 02"E	10.00'
L4	S89° 48' 58"E	22.00'
L5	S00° 11' 02"W	10.00'
L6	N89° 48' 58"W	13.00'
L7	N00° 11' 02"E	10.00'
L8	S89° 48' 58"E	13.00'

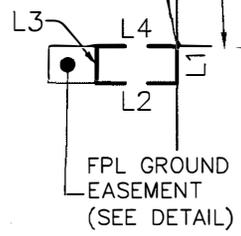
WEST RIGHT OF WAY LINE OF 43rd AVENUE

EAST LINE OF SECTION 21

N89°48'58"W  
25.00'

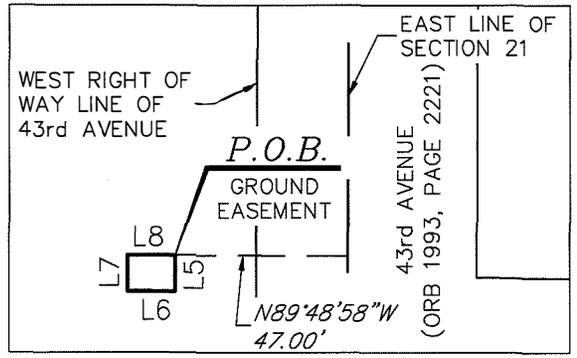
P.O.B.

AERIAL EASEMENT



S00°11'02"W 207.46'  
BASIS OF BEARINGS

43rd AVENUE  
(ORB 1993, PAGE 2221)



FPL GROUND EASEMENT DETAIL

**LEGAL DESCRIPTION AERIAL EASEMENT:**

A PORTION OF TRACT 9, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA PUBLIC RECORDS, NOW LYING WITHIN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 21. THENCE, ALONG THE EAST LINE OF SAID SECTION 21, BEARING SOUTH 00°11'02" WEST, A DISTANCE OF 207.46 FEET TO A POINT. THENCE, LEAVING SAID EAST LINE OF SECTION 21, BEARING NORTH 89°48'58" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING ON THE WEST RIGHT OF WAY LINE OF 43rd AVENUE;

THENCE, ALONG SAID WEST RIGHT OF WAY LINE, BEARING SOUTH 00°11'02" WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, BEARING NORTH 89°48'58" WEST, A DISTANCE OF 22.00 FEET TO A POINT; THENCE, BEARING NORTH 00°11'02" EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE, BEARING SOUTH 89°48'58" EAST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 220 SQUARE FEET, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

**LEGAL DESCRIPTION GROUND EASEMENT:**

A PORTION OF TRACT 9, SECTION 21, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER FARMS COMPANY SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 25, ST. LUCIE COUNTY, FLORIDA PUBLIC RECORDS, NOW LYING WITHIN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 21. THENCE, ALONG THE EAST LINE OF SAID SECTION 21, BEARING SOUTH 00°11'02" WEST, A DISTANCE OF 207.46 FEET TO A POINT. THENCE, LEAVING SAID EAST LINE OF SECTION 21, BEARING NORTH 89°48'58" WEST, A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING;

THENCE, BEARING SOUTH 00°11'02" WEST, A DISTANCE OF 10.00 FEET TO A POINT;  
 THENCE, BEARING NORTH 89°48'58" WEST, A DISTANCE OF 13.00 FEET TO A POINT;  
 THENCE, BEARING NORTH 00°11'02" EAST, A DISTANCE OF 10.00 FEET TO A POINT;  
 THENCE, BEARING SOUTH 89°48'58" EAST, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 130 SQUARE FEET, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

SHEET NUMBER

2 of 2

FPL EASEMENT  
43rd AVENUE

DATE

4/10/19

PROJECT NO.  
047897035

**Kimley»Horn**

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
445 24TH STREET, SUITE 200, VERO BEACH, FL 32980  
PHONE: 772-794-4100 FAX: 772-794-4130  
WWW.KIMLEY-HORN.COM

SCALE AS NOTED

DESIGNED BY

DRAWN BY DFD

CHECKED BY ECD