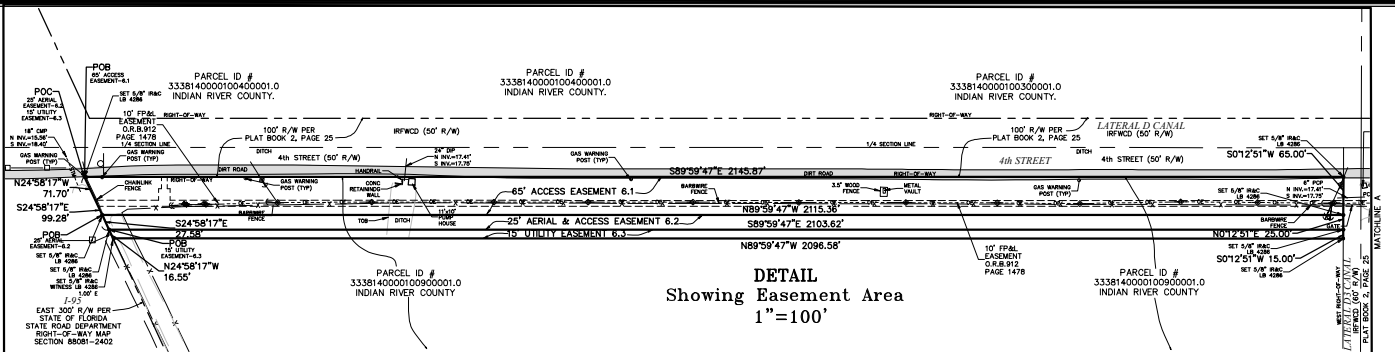


ENCUMBRANCE TABLE

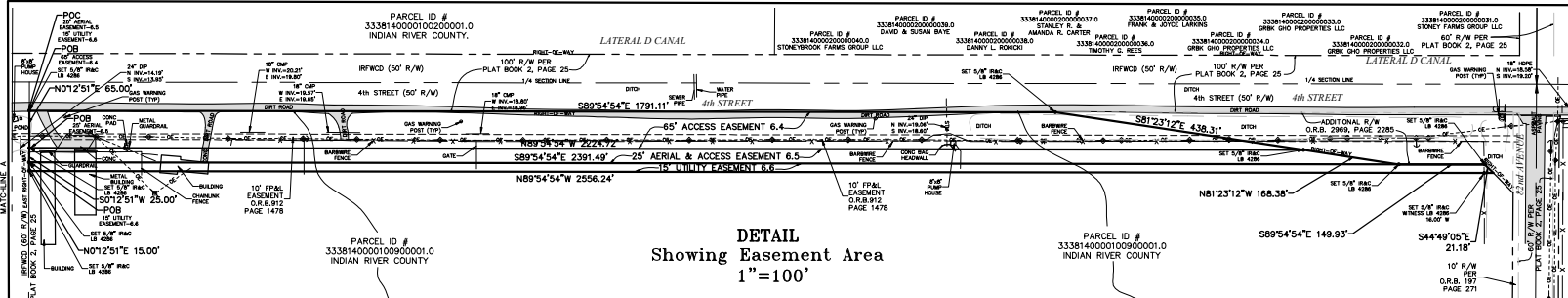
ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	INDIAN RIVER FARMS CO. PLAT	PLAT	AFFECTS	PLOTTED HEREON
2	O.R.B. 197, PG. 271	RIGHT-OF-WAY DEED	DOES NOT AFFECT	SHOWN HEREON
3	O.R.B. 292, PG. 289	WARRANTY DEED	N/A	NOT PLOTTABLE
4	O.R.B. 912, PG. 1478	EASEMENT	AFFECTS	PLOTTED HEREON
5	O.R.B. 1338, PG. 1100	ORDER OF TAKING	DOES NOT AFFECT	SHOWN HEREON
6	O.R.B. 2065, PG. 185	EASEMENT	AFFECTS	NOT PLOTTABLE
7	O.R.B. 2070, PG. 1557	AGREEMENT	AFFECTS	NOT PLOTTABLE
8	O.R.B. 2167, PG. 1349	CONCURRENCE AGREEMENT	AFFECTS	NOT PLOTTABLE
9	O.R.B. 2655, PG. 2466	EASEMENT	DOES NOT AFFECT	NOT SHOWN HEREON
10	O.R.B. 2969, PG. 2281	QUIT CLAIM DEED	DOES NOT AFFECT	SHOWN HEREON
11	O.R.B. 3217, PG. 329	SECURITY AGREEMENT	AFFECTS	NOT PLOTTABLE
12	O.R.B. 3217, PG. 356	ASSIGNMENT OF RENTS	AFFECTS	NOT PLOTTABLE

LEGEND

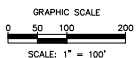
- (BB) = BASIS OF BEARINGS
- (C) = CALCULATED DATA
- CONC. = CONCRETE
- COR. = CORNER
- COR. = CERTIFIED CORNER RECORDS
- FND. = FOUND
- I.E. = INGRESS/EGRESS EASEMENT
- IP/C = IRON PIPE AND CAP
- IP = IRON PIPE
- L.B. = LICENSED BUSINESS
- (M) = MEASURED DATA
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORDS BOOKS
- OHU = OVERHEAD UTILITIES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PP = POWER POLE
- R/W. = RIGHT-OF-WAY
- RLS = REGISTERED LAND SURVEYOR
- U/E = UTILITY EASEMENT
- ⊕ = MONUMENT AS NOTED
- ⊕ = SECTION CORNER



DETAIL
Showing Easement Area
1"=100'



DETAIL
Showing Easement Area
1"=100'

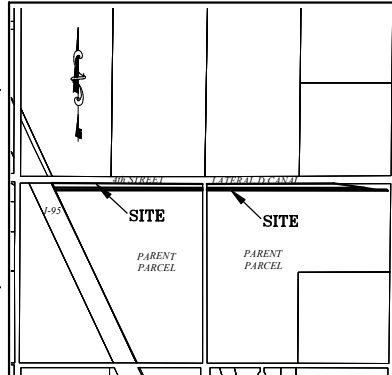


LEGAL DESCRIPTIONS

65.00' ACCESS EASEMENT-PARCEL 6.1
 BEING AN ACCESS EASEMENT LYING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF INTERSTATE 95 (A 300.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF 4th STREET (A 50.00 FOOT WIDE RIGHT-OF-WAY), ACCORDING TO THE PLAT OF INDIAN RIVER FARMS SUBDIVISION, PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY NOW INDIAN RIVER COUNTY, FLORIDA, THENCE SOUTH 89°54' EAST, A DISTANCE OF 27,148.87 FEET TO THE WEST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 65.00 FEET; THENCE NORTH 89°59'47' WEST, A DISTANCE OF 2,115.36 FEET TO THE EAST RIGHT-OF-WAY OF INTERSTATE 95; THENCE NORTH 24°58'17' WEST, ALONG SAID EAST RIGHT-OF-WAY OF INTERSTATE 95, A DISTANCE OF 317.8 ACRES, 138,490 SQUARE FEET, MORE OR LESS.
 25.00 FOOT AERIAL & ACCESS EASEMENT-PARCEL 6.2
 BEING AN AERIAL AND ACCESS EASEMENT LYING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF INTERSTATE 95 (A 300.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF 4th STREET (A 50.00 FOOT WIDE RIGHT-OF-WAY), ACCORDING TO THE PLAT OF INDIAN RIVER FARMS SUBDIVISION, PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY NOW INDIAN RIVER COUNTY, FLORIDA, THENCE SOUTH 24°58'17' EAST, ALONG SAID EAST RIGHT-OF-WAY OF INTERSTATE 95, A DISTANCE OF 71.70 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:
 THENCE CONTINUE SOUTH 24°58'17' EAST, ALONG SAID EAST RIGHT-OF-WAY OF INTERSTATE 95, A DISTANCE OF 27.08 FEET; THENCE SOUTH 89°59'47' EAST, A DISTANCE OF 2,103.62 FEET TO THE WEST RIGHT-OF-WAY OF LATERAL D-3 CANAL (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 02°12'51" EAST, ALONG THE WEST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°59'47' WEST, A DISTANCE OF 2,115.36 FEET TO THE EAST RIGHT-OF-WAY OF INTERSTATE 95 TO THE POINT OF BEGINNING.
 CONTAINING 1,211 ACRES, 52,737 SQUARE FEET, MORE OR LESS.
 65.00 FOOT UTILITY EASEMENT-PARCEL 6.3
 BEING AN UTILITY EASEMENT LYING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF INTERSTATE 95 (A 300.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF 4th STREET (A 50.00 FOOT WIDE RIGHT-OF-WAY), ACCORDING TO THE PLAT OF INDIAN RIVER FARMS SUBDIVISION, PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY NOW INDIAN RIVER COUNTY, FLORIDA, THENCE SOUTH 24°58'17' EAST, ALONG SAID EAST RIGHT-OF-WAY OF INTERSTATE 95, A DISTANCE OF 99.28 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:
 THENCE SOUTH 89°59'47' EAST, A DISTANCE OF 2,103.62 FEET TO THE WEST RIGHT-OF-WAY OF LATERAL D-3 CANAL (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 02°12'51" EAST, ALONG THE WEST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°59'47' WEST, A DISTANCE OF 2,006.58 FEET TO THE EAST RIGHT-OF-WAY OF INTERSTATE 95; THENCE NORTH 24°58'17' WEST, ALONG SAID EAST RIGHT-OF-WAY OF INTERSTATE 95 A DISTANCE OF 16.55 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.723 ACRES, 31,501 SQUARE FEET, MORE OR LESS.
 65.00' ACCESS EASEMENT-PARCEL 6.4
 BEING AN ACCESS EASEMENT LYING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL (A 60.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF 4th STREET (A 50.00 FOOT WIDE RIGHT-OF-WAY), ACCORDING TO THE PLAT OF INDIAN RIVER FARMS SUBDIVISION, PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY NOW INDIAN RIVER COUNTY, FLORIDA, THENCE SOUTH 89°54' EAST, A DISTANCE OF 1,791.11 FEET TO A POINT ON THE SOUTHERLY LINE OF ADDITIONAL RIGHT-OF-WAY AS REFERENCED IN OFFICIAL RECORDS BOOK 2969, PAGE 2285, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE SOUTH 89°54' EAST, A DISTANCE OF 438.31 FEET; THENCE NORTH 89°54' WEST, A DISTANCE OF 2,224.72 FEET TO THE EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL; THENCE NORTH 02°12'51" EAST, ALONG SAID EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 2,996 ACRES, 130,515 SQUARE FEET, MORE OR LESS.
 25.00 FOOT AERIAL & ACCESS EASEMENT-PARCEL 6.5
 BEING AN AERIAL AND ACCESS EASEMENT LYING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF INTERSTATE 95 (A 300.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF 4th STREET (A 50.00 FOOT WIDE RIGHT-OF-WAY), ACCORDING TO THE PLAT OF INDIAN RIVER FARMS SUBDIVISION, PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY NOW INDIAN RIVER COUNTY, FLORIDA, THENCE SOUTH 02°12'51" WEST, ALONG SAID EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:
 THENCE CONTINUE SOUTH 02°12'51" WEST, ALONG SAID EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 23.00 FEET; THENCE SOUTH 89°54' EAST, A DISTANCE OF 3,391.49 FEET TO A POINT ON THE SOUTHERLY LINE OF ADDITIONAL RIGHT-OF-WAY AS REFERENCED IN OFFICIAL RECORDS BOOK 2969, PAGE 2285, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE NORTH 81°23'12" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 168.38 FEET; THENCE NORTH 89°54' WEST, A DISTANCE OF 2,224.72 FEET TO THE EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL AND THE POINT OF BEGINNING. CONTAINING 1,325 ACRES, 57,703 SQUARE FEET, MORE OR LESS.
 65.00 FOOT UTILITY EASEMENT-PARCEL 6.6
 BEING AN UTILITY EASEMENT LYING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL (A 60.00 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF 4th STREET (A 50.00 FOOT WIDE RIGHT-OF-WAY), ACCORDING TO THE PLAT OF INDIAN RIVER FARMS SUBDIVISION, PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY NOW INDIAN RIVER COUNTY, FLORIDA, THENCE SOUTH 02°12'51" WEST, ALONG SAID EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT:
 THENCE SOUTH 89°54' EAST, A DISTANCE OF 2,381.49 FEET TO A POINT ON THE SOUTHERLY LINE OF ADDITIONAL RIGHT-OF-WAY AS REFERENCED IN OFFICIAL RECORDS BOOK 2969, PAGE 2285, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, THENCE CONTINUE SOUTH 89°54' EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 149.83 FEET; THENCE SOUTH 44°49'05" EAST, A DISTANCE OF 21.18 FEET; THENCE NORTH 89°54' WEST, A DISTANCE OF 2,556.24 FEET TO THE EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL; THENCE NORTH 02°12'51" EAST, ALONG SAID EAST RIGHT-OF-WAY OF LATERAL D-3 CANAL, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.878 ACRES, 38,231 SQUARE FEET, MORE OR LESS.

PARCELS
6.1, 6.2, 6.3, 6.4, 6.5, 6.6
BOUNDARY SURVEY

OF PROPOSED UTILITY EASEMENT PARCELS
 PREPARED FOR
FLORIDA POWER & LIGHT COMPANY
 LYING IN
SECTION 14, TOWNSHIP 33 SOUTH, RANGE 38 EAST
INDIAN RIVER COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

CERTIFICATION
FLORIDA POWER & LIGHT COMPANY

- GENERAL NOTES:**
- 1) Not valid without the original signature and the raised seal of a Florida Licensed Surveyor and Mapper.
 - 2) The last date of field work was July 20, 2020.
 - 3) Underground Improvements, if any, were not located except as shown.
 - 4) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
 - 5) Project horizontal datum is relative to the North American Datum of 1983/2011 adjustment (NAD83 (2011) as established using Florida Department of Transportation FPRN, with coordinates shown hereon expressed in the Florida State Plane Coordinate System, East Zone (0901).
 - 6) No Jurisdictional or Wetlands were determined or located as part of this survey.
 - 7) Symbols shown hereon are not to scale.
 - 8) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for accuracy.
 - 9) The bearings shown hereon are based on grid north, and are referenced to the Florida State Plane Coordinate System, East Zone (901), North American Datum of 1983 (2011 adjustment). The basis of bearing for this survey is the South right-of-way of 4th Street having a bearing of South 89°59'47" East.
 - 10) Easement parcels described herein contain 10.456 acres, more or less.

Digitally signed by Thomas P. Kiernan
 Date: 2021.03.01 14:25:58 -0500

THOMAS P. KIERNAN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 0198

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
20-0969r061,6,2,6,3,6,4,6,5,6,6	

CULPEPPER & TERPENING, INC.
 CONSULTING ENGINEERS | LAND SURVEYORS

2890 SOUTH 25th STREET • SUITE 100 • PALM BEACH, FLORIDA 33480
 561-997-0428 • FAX: 561-997-0429 • www.ct-engineers.com
 PHONE: 772-466-1851 • FAX: 772-466-7607 • www.ct-engineers.com
 CEDA #163860 (REGISTRATION #163860)

- REVISIONS -

NO.	DATE	DESCRIPTION

FIELD	BY	DATE
CALCS	PK	08-25-17
DRAWN	GM	08-17-20
DETAILED		
CHECKED		
APPROVED		

BOUNDARY SURVEY
 OF PROPOSED UTILITY EASEMENT

PREPARED FOR
FLORIDA POWER & LIGHT COMPANY

DATE: 08-17-2020
 HORIZ. SCALE: 1"=100'
 VERT. SCALE: N/A

JOB No. 20-096
 SHEET 1 of 1