

Work Request No. 11265212

Sec. __, Twp __ S, Rge __ E

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

EASEMENT (INDIVIDUAL)

This Instrument Prepared By

Name: _____
Co. Name: _____
Address: 6520 53RD ST
VERO BEACH

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:

By: _____

(Witness' Signature)

Print Name: _____

Print Name: _____
(Witness)

Print Address: _____

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

Print Address: _____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, and _____ who is (are) personally known to me or has (have) produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

Sketch and Legal Description for: INDIAN RIVER COUNTY

Legal Description (F.P.L. Easement)

BEING A STRIP OF LAND LYING IN TRACT 13, SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST, ACCORDING TO 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 COUNTY (NOW INDIAN RIVER COUNTY), FLORIDA. SAID STRIP ALSO LYING AND BEING IN A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 3025, PAGE 2176, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, SAID STRIP BEING 10.00 FEET IN WIDTH AND LYING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 89°45'18" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 17, A DISTANCE OF 637.90 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°14'42" WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 80.00 FEET TO A POINT IN THE NORTH RIGHT OF WAY LINE OF 53rd STREET (KINGSBERRY ROAD), AS RECORDED IN OFFICIAL RECORD BOOK 2377, PAGE 1522, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE CONTINUE ALONG SAID CENTERLINE; NORTH 15°11'57" WEST, A DISTANCE OF 110.49 FEET; THENCE NORTH 00°00'53" WEST, A DISTANCE OF 31.15 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE. SAID POINT LYING 5.0 FEET NORTH OF A PROPOSED TRANSFORMER.

THE SIDELINES OF SAID STRIP SHALL BE SHORTENED OR LENGTHENED TO INTERSECT AT ANGLE POINTS.

CONTAINING 0.10 ACRES, (4,249 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 INDIAN RIVER COUNTY, SURVEY SECTION, PROJECT NO. 1714, DATED APRIL 04, 2017.
- 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 DESCRIPTION.
 - (B) REPRODUCTIONS OF THE DESCRIPTION AND SKETCH ARE SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 3). THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AND PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DERIVING A GRID BEARING OF SOUTH 89°45'18" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 17, TOWNSHIP 32 SOUTH, RANGE 39 EAST. AND ALL OTHERS ARE RELATIVE THERETO.
4. THE PROPOSED UTILITY POLE, TRANSFORMER AND THE LOCATION OF THIS EASEMENT AS SHOWN ON SHEET 2, WAS REFERENCED INTO THE DRAWING FROM AN AUTOCAD FILE PREPARED BY TREASURE COAST ENGINEERING, ON THE DATE OF AUGUST 27, 2021.

Certification

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

Legend and Abbreviations

F.E.C.R.W. = FLORIDA EAST COAST RAIL WAY
F.P.L. = FLORIDA POWER & LIGHT
I.R.F.W.C.D.= INDIAN RIVER FARMS
WATER CONTROL DISTRICT
O.R.B.= OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.B.S.= PLAT BOOK ST. LUCIE
PG. = PAGE
R = RADIUS
P = PROPERTY LINE

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 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

4-22-2022
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: **04/22/2022** DRAWN BY: R. INGLETT

SCALE: N/A APPROVED BY: D. SILON

SHEET: 1 OF 2 JOB NO: IRC-2107

**Sketch and Legal Description
for:
INDIAN RIVER COUNTY
(F.P.L. Easement)**

12/22
ms

Sketch and Legal Description for: INDIAN RIVER COUNTY

32-39-17-00001-0130-00002.1
 INDIAN RIVER COUNTY
 SITE ADDRESS: 53rd STREET
 O.R.B. 3025, PG 2176



Section 17,
 Township 32 South,
 Range 39 East

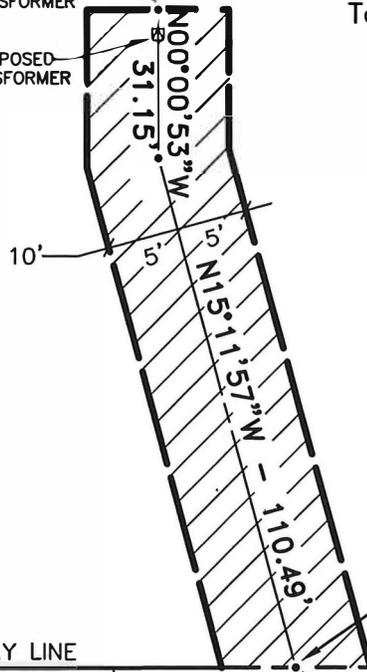
TRACT 13
 (PB 2, PGE 25)

Not to Scale

32-39-17-00001-0130-00002.0
 WILLIAM AND DIANE SUE EDELSTEIN
 SITE ADDRESS: 6430 53rd STREET
 O.R.B. 2719, PG 2324

Point of Termination
 10' WIDE EASEMENT
 LYING 5' NORTH OF
 PROPOSED TRANSFORMER

PROPOSED
 TRANSFORMER



Point of Beginning
 10' WIDE EASEMENT

NORTH RIGHT-OF-WAY LINE

66th Avenue

NORTH 50' OF
 THE SOUTH 80'
 (O.R.B. 2377, PGE. 1522)

PROPOSED
 UTILITY POLE

ROAD RIGHT OF WAY
 80'

30'
 I.R.F. CO. SD.
 PBS 2, PG 25
 SLC, FLA. ROAD R/W

53rd Street
 (Kingsberry Road)

S89°45'18\"/>

SOUTH LINE OF THE SOUTHWEST ONE QUARTER SECTION 17,
 TOWNSHIP 32 SOUTH, RANGE 39 EAST AND TRACT 13

RIGHT-OF-WAY LINE

30'
 I.R.F. CO. SD.
 PBS 2, PG 25
 SLC, FLA. ROAD R/W

Point of Commencement

SOUTHWEST CORNER SECTION 17,
 TOWNSHIP 32 SOUTH, RANGE 39 EAST

This is not a Boundary Survey

AGENCY: INDIAN RIVER COUNTY, FL PUBLIC WORKS DEPT./ENGINEERING DIV.	
DATE: 04/22/2022	DRAWN BY: R. INGLETT
SCALE: N/A	APPROVED BY: D. SILON
SHEET: 2 OF 2	JOB NO: IRC-2107

Sketch and Legal Description
 for:
INDIAN RIVER COUNTY
 (F.P.L. Easement)