

This instrument Prepared;
Patricia Lakhia, Esquire
Florida Power & Light Company
700 Universe Blvd, LA W/JB
Juno Beach, FL 33408

And Return Following Recording to;

Parcel ID# 3338150001012000001.0

EASEMENT
(Corporate)

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, a Florida corporation, whose address is P.O. Box 14000, Juno Beach, Florida 33408-0420 and to its affiliates, licensees, agents, successors, and assigns, an easement forever 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 an easement varying in width described as follows:

See Exhibit "A" attached hereto and made a part hereof ("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 the right of ingress and egress at all times for personnel and equipment of Grantee, its contractors, agents, successors or assigns over the adjoining lands of the Grantor, for the purpose of exercising and enjoying the rights granted by this easement; 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.

(Signature and acknowledgment on next page.)

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this
____ day of _____, 2018.

INDIAN RIVER COUNTY, FLORIDA
through its Board of County
Commissioners


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

By: _____
Bob Solari, Chairman

By: _____
Deputy Clerk

BCC approved: _____

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY **WILLIAM K. DEBRAAL**
DEPUTY COUNTY ATTORNEY

The foregoing instrument was acknowledged before me this ____ day of
_____, 2018 by Bob Solari, Chairman of the Board of
County Commissioners of Indian River County, Florida, a political subdivision of the State
of Florida, who is personally known to me.

NOTARY PUBLIC

printed name:
Commission No.:
Commission Expiration:

"EXHIBIT A" LEGAL DESCRIPTION

EASEMENT No. 1 FOR ELECTRIC UTILITY IMPROVEMENTS:

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 119.25 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 89°38'29" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°09'35" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°38'29" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°09'35" EAST, A DISTANCE OF 60.00 FEET TO THE PLACE AND POINT OF BEGINNING.

EASEMENT No. 2 FOR ELECTRIC UTILITY IMPROVEMENTS:

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 439.25 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, A DISTANCE OF 67.44 FEET; THENCE NORTH 89°38'29" WEST, A DISTANCE OF 11.24 FEET; THENCE NORTH 27°31'01" EAST, 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.



DATE

10/16/18

Page 1 of 2



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

Easements 4th Street DESCRIPTION

JOB NO: 16-189s&d 4th st esmts SCALE: N/A

DRAWN BY: JDJ

DATE: 9/17/18

"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

EAST RIGHT-OF-WAY

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

S00°09'35"W
50.00'

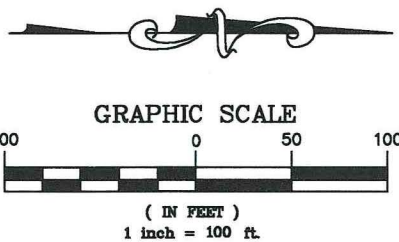
16

POC

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

PROPOSED 98th AVENUE
60' RIGHT-OF-WAY

S89°38'29"E
119.25'



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

10' EASEMENT
RESERVATION No. 1

N89°38'29"W
10.00'

N00°09'35"E
60.00'

POB(1)

S89°38'29"E
10.00'

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

PROPOSED
60' RIGHT-OF-WAY

S89°38'29"E
439.25'

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

N89°38'29"W
11.24'

N27°31'01"E
67.44'

POB(2)

S89°38'29"E
11.24'

10' EASEMENT
RESERVATION No. 2

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

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

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

Page 2 of 2



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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

Easements
4th Street

SKETCH OF DESCRIPTION

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

DRAWN BY: JDJ DATE: 9/7/18

"EXHIBIT A" LEGAL DESCRIPTION

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EASEMENT No. 2 FOR ELECTRIC UTILITY IMPROVEMENTS:

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STATE OF FLORIDA CERTIFICATION No. LB 4286

Easements 98th Avenue DESCRIPTION

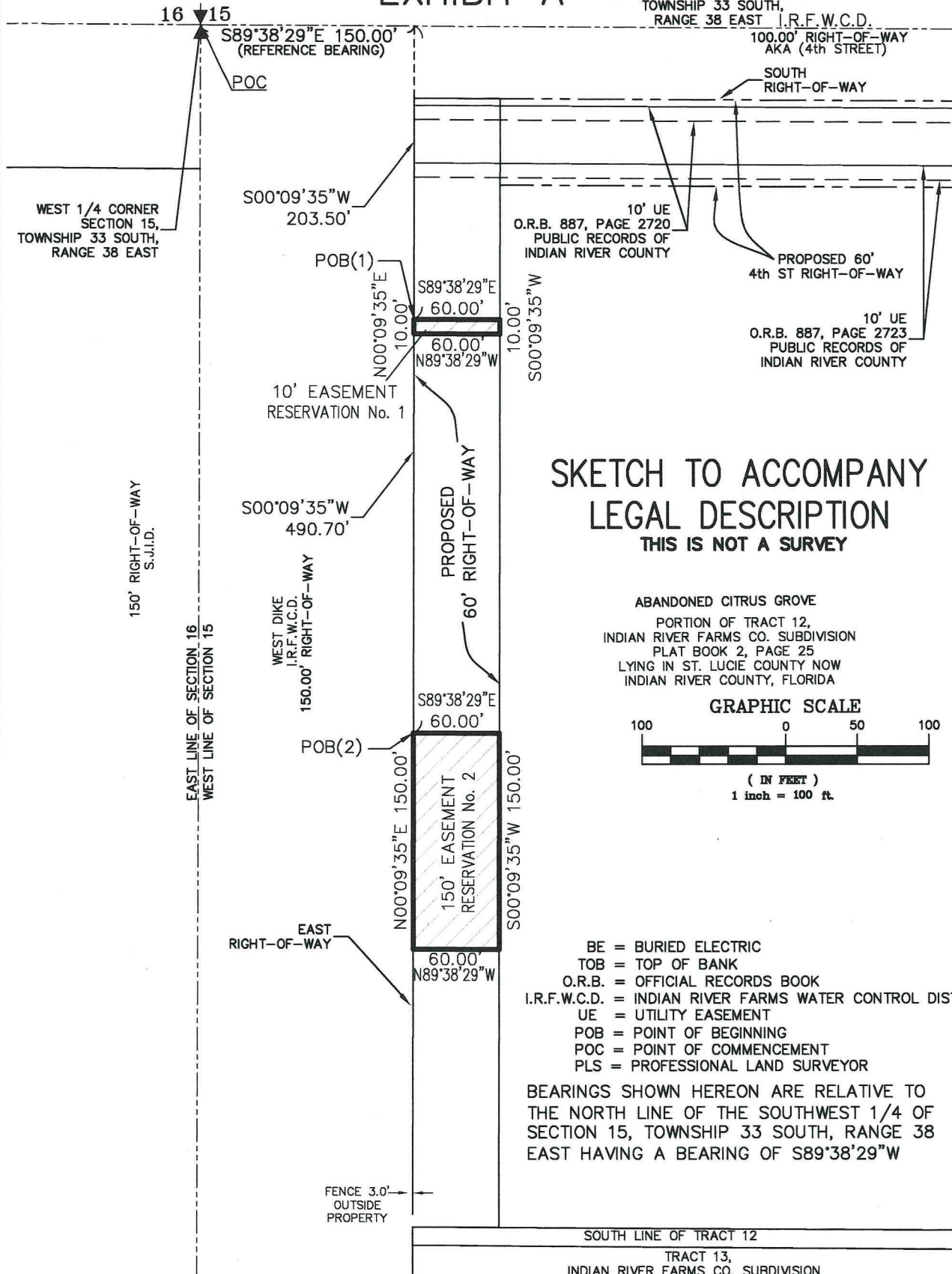
JOB NO: 16-189s&d 98th ave esmts SCALE: N/A

DRAWN BY: JDJ

DATE: 7/17/18

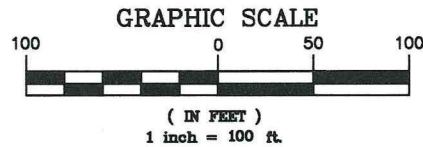
"EXHIBIT A"

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



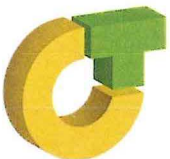
SKETCH TO ACCOMPANY LEGAL DESCRIPTION THIS IS NOT A SURVEY

ABANDONED CITRUS GROVE
PORTION OF TRACT 12,
INDIAN RIVER FARMS CO. SUBDIVISION
PLAT BOOK 2, PAGE 25
LYING IN ST. LUCIE COUNTY NOW
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SECTION 15, TOWNSHIP 33 SOUTH, RANGE 38
EAST HAVING A BEARING OF S89°38'29"W



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**Easements
98th Avenue**

SKETCH OF DESCRIPTION

JOB NO: 16-189a&d 98th ave esmts SCALE: 1"=100'

DRAWN BY: JDJ DATE: 7/17/18