

This instrument prepared by:

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

And after recording should be returned to:

Indian River County
1801 27th Street
Vero Beach, Florida 32960

Parcel I.D. Nos.: a part of # 33380900001001000001.0

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED OF DONATION

THIS SPECIAL WARRANTY DEED OF DONATION, is made effective as of this _____ day of _____, 2020 by **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation (“**Grantor**”), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, to **INDIAN RIVER COUNTY**, a political subdivision of the State of Florida (“**Grantee**”), whose mailing address is 1801 27th Street, Vero Beach, Florida 32960. Whenever used herein the terms “Grantor” and “Grantee” include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of \$1.00, donative and other consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, donates, aliens, remises, releases, conveys, and confirms and forever specially warrants to Grantee all its right, title, and interest in and to those certain parcels of land, situate in Indian River County, Florida, as more particularly described on attached Exhibit “A”, which exhibit is incorporated herein and by this reference made a part hereof (the “**Property**”).

TOGETHER with all the tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining.

THIS CONVEYANCE IS SUBJECT TO real property taxes for the current year and all subsequent years, comprehensive land use plans, zoning restrictions, prohibitions and other requirements imposed by governmental authority, conditions, restrictions, covenants, reservations and easements of record, if any, but without intent to re-impose same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to donate and convey the Property, and hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor, but against no others.

(Signature pages follow)

IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed of Donation to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

FLORIDA POWER & LIGHT COMPANY,
a Florida Corporation

[Signature]
Witness Signature

Amy Wilkes
Printed Name

[Signature]
Witness Signature

Jon M. Rosenthal
Printed Name

By: [Signature]

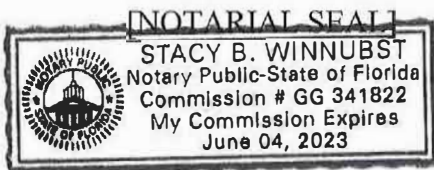
Print Name: Matthew Barrows

Title: Sr. Director of Corporate Real Estate

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence
or ☐ online notarization, this 29th day of June, 2020, by Matthew Barrows as
Sr. Director of Corp. Real Estate of FLORIDA POWER & LIGHT COMPANY, a Florida corporation,
on behalf of the corporation.



Notary: [Signature]
Print Name: Stacy B. Winnubst
Notary Public, State of Florida
My commission expires: June 4, 2023

☐ Personally Known OR ☐ Produced Identification
Type of Identification Produced _____

IN WITNESS WHEREOF, INDIAN RIVER COUNTY, through its Board of County Commissioners, has accepted this Special Warranty Deed of Donation for right-of-way on the day and year first below written.

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

By: _____
Susan Adams, Chairman

Date BCC approved: _____

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

By: _____
Deputy Clerk

Approved as to form and legal sufficiency:

By: _____
William K. DeBraal
Deputy County Attorney

Approved:

By: _____
Jason E. Brown
County Administrator

EXHIBIT "A"

Legal Description and Sketch of the Property

Parcel One:

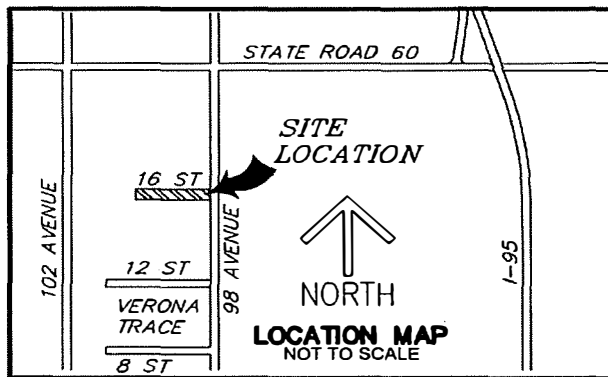
EXHIBIT "A"

DESCRIPTION:

THE SOUTH 20 FEET OF THE NORTH 50 FEET, LESS THE EAST 30 FEET THEREOF, TRACT 1, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS CANALS, DITCHES AND RIGHTS-OF-WAY.

CONTAINING 26,173 SQUARE FEET, 0.601 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

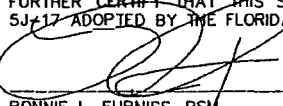


NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS ARE RELATIVE TO A GRID BEARING OF N.00°20'22"E. ALONG THE EAST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY FLORIDA. BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 24, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

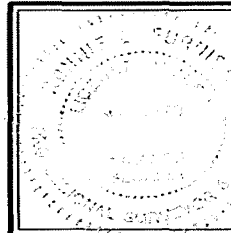

RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR AND
MAPPER #6272
STATE OF FLORIDA - LB #3591

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	09/24/19
DRAWN BY	RLF
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	8484

FPL RIGHT-OF-WAY DEDICATION
SKETCH OF DESCRIPTION

Legal Description and Sketch of the Property

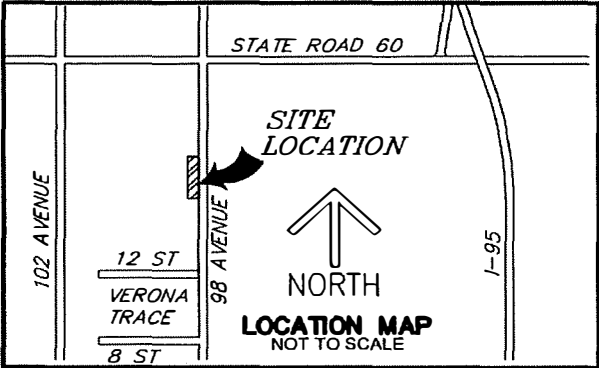





**FPL RIGHT-OF-WAY DEDICATION
SKETCH OF DESCRIPTION**

EXHIBIT "A" (continued)

Legal Description and Sketch of the Property

Parcel Two:

EXHIBIT "A"		
DESCRIPTION:		
THE WEST 60 FEET OF THE EAST 90 FEET, LESS THE NORTH 50 FEET THEREOF, TRACT 1, SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, ACCORDING TO LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY RECORDED IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA, LESS CANALS, DITCHES AND RIGHTS-OF-WAY.		
CONTAINING 76,838 SQUARE FEET, 1.764 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.		
		
NOTES:		
<ol style="list-style-type: none">1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.3. BEARINGS ARE RELATIVE TO A GRID BEARING OF N.00°20'22"E. ALONG THE EAST LINE OF SECTION 9, TOWNSHIP 33 SOUTH, RANGE 38 EAST, INDIAN RIVER COUNTY FLORIDA. BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.		
CERTIFICATE:		
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 5, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.		
 RONNIE L. FURNISS, PSM PROFESSIONAL SURVEYOR AND MAPPER #6272 STATE OF FLORIDA - LB #3591		
SHEET 1 OF 2		
 CAULFIELD & WHEELER, INC. CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452		DATE 08/05/19 DRAWN BY RLF F.B. / PG. N/A SCALE AS SHOWN JOB NO. 8484
FPL RIGHT-OF-WAY DEDICATION SKETCH OF DESCRIPTION		

Legal Description and Sketch of the Property

