

Work Request No. 9395645

Sec. __, Twp __ S, Rge __ E

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

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: _____
Co. Name: _____
Address: _____

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:

Entity name

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

(Witness' Signature)

Print Address: _____

Print Name: _____
(Witness)

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, 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 _____

EXHIBIT 'A'

DESCRIPTION OF FLORIDA POWER AND LIGHT UTILITY EASEMENT:

A 10.00 FOOT WIDE FLORIDA POWER AND LIGHT UTILITY EASEMENT LYING AND BEING IN A PORTION OF THE NORTH 16.5 ACRES OF GOVERNMENT LOT 8, SECTION 36, TOWNSHIP 31 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, SAID EASEMENT LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8, SECTION 36, TOWNSHIP 31 SOUTH, RANGE 39 EAST AND THE EAST RIGHT OF WAY LINE OF JUNGLE TRAIL PER MAINTENANCE MAP RECORDED IN PLAT BOOK 9, PAGE 40, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 89°56'25" EAST ALONG SAID NORTH LINE (ALSO BEING THE SOUTH LINE OF PLAT OF "PALM ISLAND PLANTATION P.R.D. - PLAT 1", RECORDED IN PLAT BOOK 16, PAGE 72 PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA), A DISTANCE OF 205.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF THE 10.00 FOOT WIDE EASEMENT:

FROM SAID POINT OF BEGINNING RUN SOUTH 08°47'21" WEST, A DISTANCE OF 330.50 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED NORTH 16.5 ACRES OF GOVERNMENT LOT 8 (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF RIVERSIDE ESTATES SUBDIVISION, RECORDED IN PLAT BOOK 5, PAGE 50, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA) AND THE POINT OF TERMINUS. SAID POINT OF TERMINUS BEING SOUTH 89°54'19" EAST A DISTANCE OF 158.51 FEET FROM THE INTERSECTION OF THE AFORESAID EAST RIGHT OF WAY LINE OF JUNGLE TRAIL AND AFORESAID SOUTH LINE OF THE NORTH 16.5 ACRES OF GOVERNMENT LOT 8.



THE SIDE LINES OF SAID UTILITY EASEMENT TO BE SHORTENED OR PROLONGED TO MEET AT ANGLE POINTS AND LOT LINES.

THE ABOVE DESCRIBED EASEMENT CONTAINING 3,262.27 SQUARE FEET OR 0.075 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. NO SEARCH WAS MADE OF THE PUBLIC RECORDS BY THIS FIRM OR SURVEYOR FOR RIGHTS-OF-WAY, RESERVATIONS, EASEMENTS AND RESTRICTIONS OF RECORDS.
3. ANY EXISTING IMPROVEMENTS, FOUNDATIONS AND UNDERGROUND UTILITIES WERE NOT OBSERVED OR RECORDED FOR THIS SKETCH AND DESCRIPTION.
4. BEARINGS AND OR COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, AND ARE PROJECTED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901). THE BEARING S 89°56'25" E, ALONG THE NORTH LINE OF GOVERNMENT LOT 8 AND THE SOUTH LINE OF PALM ISLAND PLANTATION P.R.D. - PLAT 1 AS BASED ON PAST BOUNDARY SURVEY BY CARTER ASSOCIATES, INC.
5. THIS MAP IS A SKETCH AND DESCRIPTION ONLY. A BOUNDARY SURVEY WAS NOT PERFORMED TO DELINEATE THE LIMITS OF THE DESCRIBED UTILITY EASEMENT.
6. THE DESCRIPTION SHOWN HEREON WAS DEVELOPED BY THE PROFESSIONAL SURVEYOR AND MAPPER WITH THE AID OF THE PROPOSED ENGINEERS SITE PLAN.

LEGEND

| | |
|---|---------------------------------|
| P.R.D. | PLANNED RESIDENTIAL DEVELOPMENT |
| F.P.L. | FLORIDA POWER AND LIGHT |
| DB | DEED BOOK |
| PB | PLAT BOOK |
| PG | PAGE |
| R.O.W. | RIGHT OF WAY |
| I.R.CO., FL. | INDIAN RIVER COUNTY, FLORIDA |
|  | EXISTING UTILITY POLE |
|  | EXISTING ANCHOR & GUY WIRE |

CERTIFIED TO:
FLORIDA POWER AND LIGHT
INDIAN RIVER COUNTY

SIGNATURE _____ DATE _____
FRANK S. CUCCURESE, PSM
FLORIDA REGISTRATION NO. 4765
CARTER ASSOCIATES, INC. LB205

THIS MAP IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION IS COMPRISED OF TWO PAGES, ONE IS NOT VALID WITHOUT THE OTHER.

REVISED: 05/14/2020 PROP. EASE. ALIGNMENT, FSC.

P:\18_39 Jones Pk\dwg\Survey\18_39S.dwg, Legal Port

May 14, 2020 2:49 PM

CAI Serving Florida Since 1911 **CARTER ASSOCIATES, INC.**
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21st STREET, VERO BEACH, FL 32960
TEL: (772) 562-4191 FAX: (772) 562-7180

DATE : 03/02/2020
PROJ. # : 18-39S
DRAWN BY: DJM
APPD. BY : DEL
PLOT BY : Frank Cuccurese
REF. # : 20585-C
F.B. & PG. : 729/21+-850/56+

SKETCH AND DESCRIPTION
PART OF GOVERNMENT LOT 8
SECTION 36, TOWNSHIP 31 SOUTH, RANGE 39 EAST
INDIAN RIVER COUNTY, FLORIDA

SHEET

1 of 2

Dwg. #: 21591-A

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EXHIBIT 'A'

POINT OF COMMENCEMENT INTERSECTION OF:
 NORTH LINE GOVERNMENT LOT 8/SOUTH LINE OF
 PL-T OF "P-LM ISL-ND PL-NT-TION P.R.D. - PL-T 1"
 PL-T BOOK 16, P-GE 72 I.R.CO., FL. -ND THE
 E-ST R.O.W. LINE JUNGLE TR-IL
 PER M-INTEN-NCE M-P, PL-T BOOK 9, P-GE 40
 I.R.CO., FL.

PLAT OF "PALM ISLAND
 PLANTATION P.R.D. - PLAT 1"
 P.B. 16, PG 72
 I.R.CO., FL.

BLOCK C
 LOT 1

NORTH LINE OF GOVERNMENT LOT 8, SECTION 36,
 TOWNSHIP 31 SOUTH, R-NGE 39 E-ST
 SOUTH LINE OF PL-T OF "P-LM ISL-ND
 PL-NT-TION P.R.D. - PL-T 1"

S 89°56'25" E 205.19'

EXISTING UTILITY POLE

POINT OF BEGINNING
 CENTERLINE OF 10' WIDE
 UTILITY E-SEMENT

25' WIDE
 DR-IN-GE & PRD BUFFER E-SEMENT
 PER PL-T OF "P-LM ISL-ND PL-NT-TION P.R.D. - PL-T 1"
 PB 16, PG 72, I.R.CO., FL.

75'x100' P-RCEL
 DB 44, PG 469
 I.R.CO., FL.

EXISTING UTILITY POLE
 TO BE REMOVED

PROPOSED 10'
 WIDE F.P.L.
 E-SEMENT

E-ST R.O.W. LINE PER M-INTEN-NCE M-P
 PB 9 PG 40, I.R.CO., FL.

LESS -ND EXCEPT
 JUNGLE TR-IL SURVEY B-SELNE
 PER M-INTEN-NCE M-P,
 PB 9, PG 40, I.R.CO., FL.

NORTH 16.5
 -CRES
 GOVERNMENT LOT 8

CENTERLINE OF PROPOSED
 10' WIDE UTILITY E-SEMENT
 -ND EXISTING OVERHE-D
 UTILITY LINE

GOVERNMENT LOT 8

EXISTING UTILITY POLE

POINT OF TERMINUS

10' WIDE DR-IN-GE & UTILITY E-SEMENT
 PER PL-T OF "RIVERSIDE EST-TES"
 PB 5, PG 50, I.R.CO., FL.

SOUTH LINE OF THE
 NORTH 16.5 -CRES OF
 GOVERNMENT LOT 8

S 89°54'19" E 158.51'

RIVERSIDE ESTATES SUBDIVISION
 P.B. 5, PG 50
 I.R.CO., FL.

NORTH LINE OF
 RIVERSIDE EST-TES SUBDIVISION

LOT 1

LOT 3

LOT 5

LOT 7



SC-LE: (1 Inch = 50 Feet)

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SKETCH AND DESCRIPTION
 PART OF GOVERNMENT LOT 8
 SECTION 36, TOWNSHIP 31 SOUTH, RANGE 39 EAST
 INDIAN RIVER COUNTY, FLORIDA

SHEET
2 of 2
 Dwg. # 21591-A