

**EASEMENT**

Sec. 16, Twp 38 S, Rge 41 E

PCN:16384100000000509  
(Maintained by County Appraiser)

This Instrument Prepared By:  
Real Property Division  
for: Martin County  
2401 SE Monterey Road  
Stuart, FL 34996  
Real Property Project #3314  
pg 1 of 4.

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 licensees, agents, successors, and assigns, a nonexclusive easement forever for the construction, operation and maintenance of electric utility facilities (including wires, 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 10 feet in width described as follows:

Reserved for Circuit Court

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with the right of ingress and egress to said premises at all times; and the right to clear the land and keep it cleared of all obstructions within the easement area. Grantee hereby expressly agrees the in the event Grantee abandons the use of the easement premises described herein for the purpose herein expressed, the Easement granted hereby shall become null and void, and all rights in and to the said easement premises shall revert to the Grantor.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 2019.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS:

\_\_\_\_\_  
CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPROLLER

\_\_\_\_\_  
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

\_\_\_\_\_  
KRISTA A. STOREY, ACTING COUNTY ATTORNEY

# SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2011 (N.A.D. 83/11), FLORIDA EAST ZONE, REFERENCE A BEARING OF S89°38'02"E ALONG THE NORTH LINE OF SECTION 16, TOWNSHIP 38 S. RANGE 41 E., MARTIN COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3.

## ABBREVIATIONS

CONC.	CONCRETE
EASE	EASEMENT
FPL	FLORIDA POWER AND LIGHT
GOV	GOVERNMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
TWP.	TOWNSHIP
RGE.	RANGE

## SURVEYOR'S CERTIFICATION

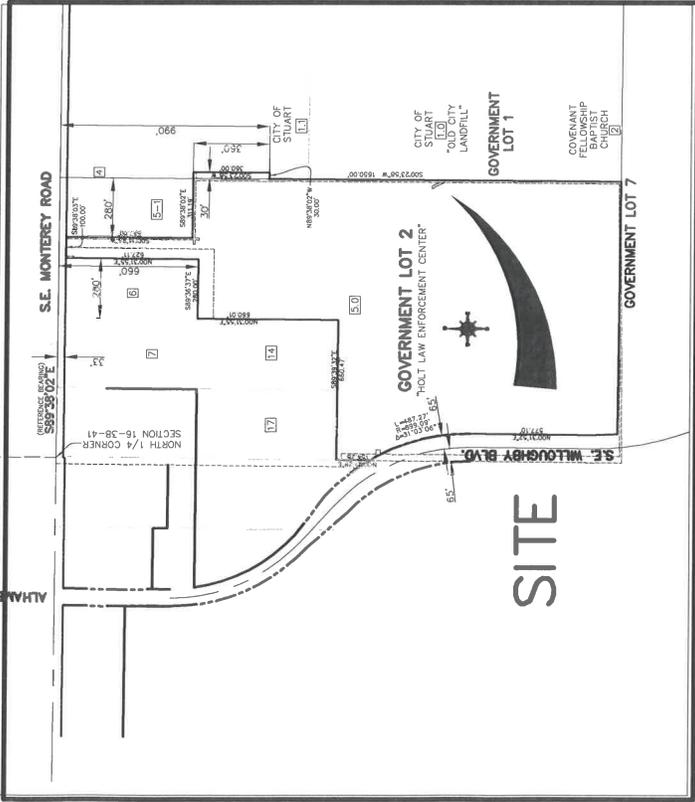
I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JANUARY 22, 2019, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY, INC.  
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.  
FLORIDA REGISTRATION NO. 4724

NOT VALID, WITHOUT THE SIGNATURE  
AND ORIGINAL RAISED SEAL OF FLORIDA  
LICENSED SURVEYOR AND MAPPER

EXHIBIT "A"



LOCATION MAP  
(SCALE 1"=900')

DATE	REVISIONS

SHEET NO. 1
OF 3 SHEETS
PROJECT NO.
03-112F

A PORTION OF THE GOV LOT 2 SEC. 16, TWP. 38 S., RNG. 41 E. - MARTIN COUNTY, FLORIDA
SKETCH AND LEGAL DESCRIPTION FPL EASEMENT

DATE 1/22/2019
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7987 SW JACK JAMES DRIVE STUART, FLORIDA 34987  
(772) 286-9735 (772) 286-8833 FAX  
LICENSED BUSINESS NO. 6882

**LEGAL DESCRIPTION**  
FPL EASEMENT

A TEN FOOT WIDE STRIP OF LAND LYING IN GOVERNMENT LOT 2, SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 0°23'58"EAST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 FOR 835.15 FEET; THENCE NORTH 89°36'02"WEST FOR 10.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED FLORIDA POWER AND LIGHT EASEMENT; THENCE NORTH 25°20'54"WEST FOR 53.71 FEET; THENCE NORTH 89°34'03"WEST FOR 5.36 FEET; THENCE NORTH 0°25'57"WEST FOR 10.00 FEET; THENCE SOUTH 89°34'03"EAST FOR 11.64 FEET; THENCE SOUTH 25°20'54"EAST FOR 39.25 FEET; THENCE SOUTH 0°23'38"WEST FOR 23.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 550 SQUARE FEET OR 0.01 ACRES MORE LESS.

EXHIBIT "A"

SHEET NO. <u>2</u>
OF <u>3</u> SHEETS
PROJECT NO. <u>03-112F</u>

DATE	REVISIONS

A PORTION OF THE GOV LOT 2 SEC. 16, TWP. 38 S., RNG. 41 E. - MARTIN COUNTY, FLORIDA

**SKETCH AND LEGAL DESCRIPTION**  
FPL EASEMENT

DATE <u>1/22/2019</u>
SCALE <u>NOT TO SCALE</u>
FIELD BK. <u> </u>
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

**B** BETSY LINDSAY, INC.  
SURVEYING AND MAPPING  
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34987  
(772)286-5753 (772)286-5833FAX  
LICENSED BUSINESS NO. 6852

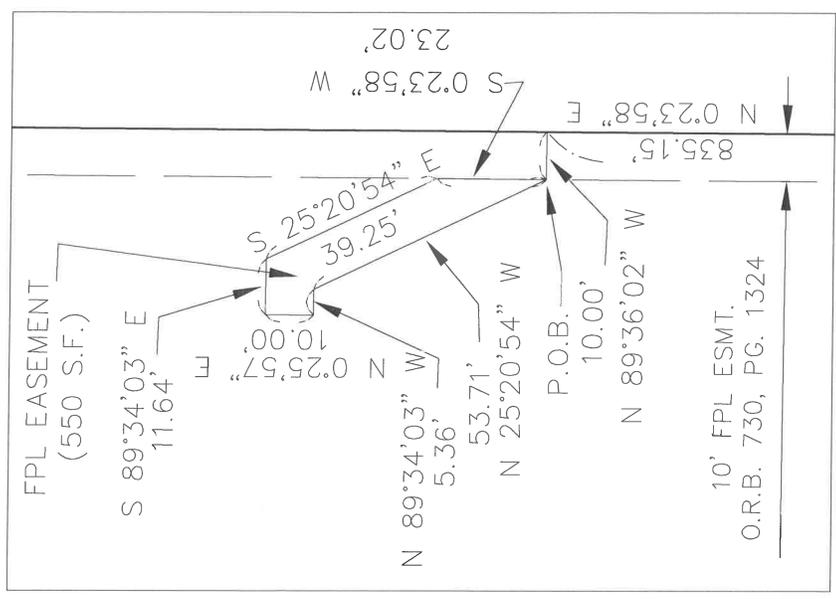
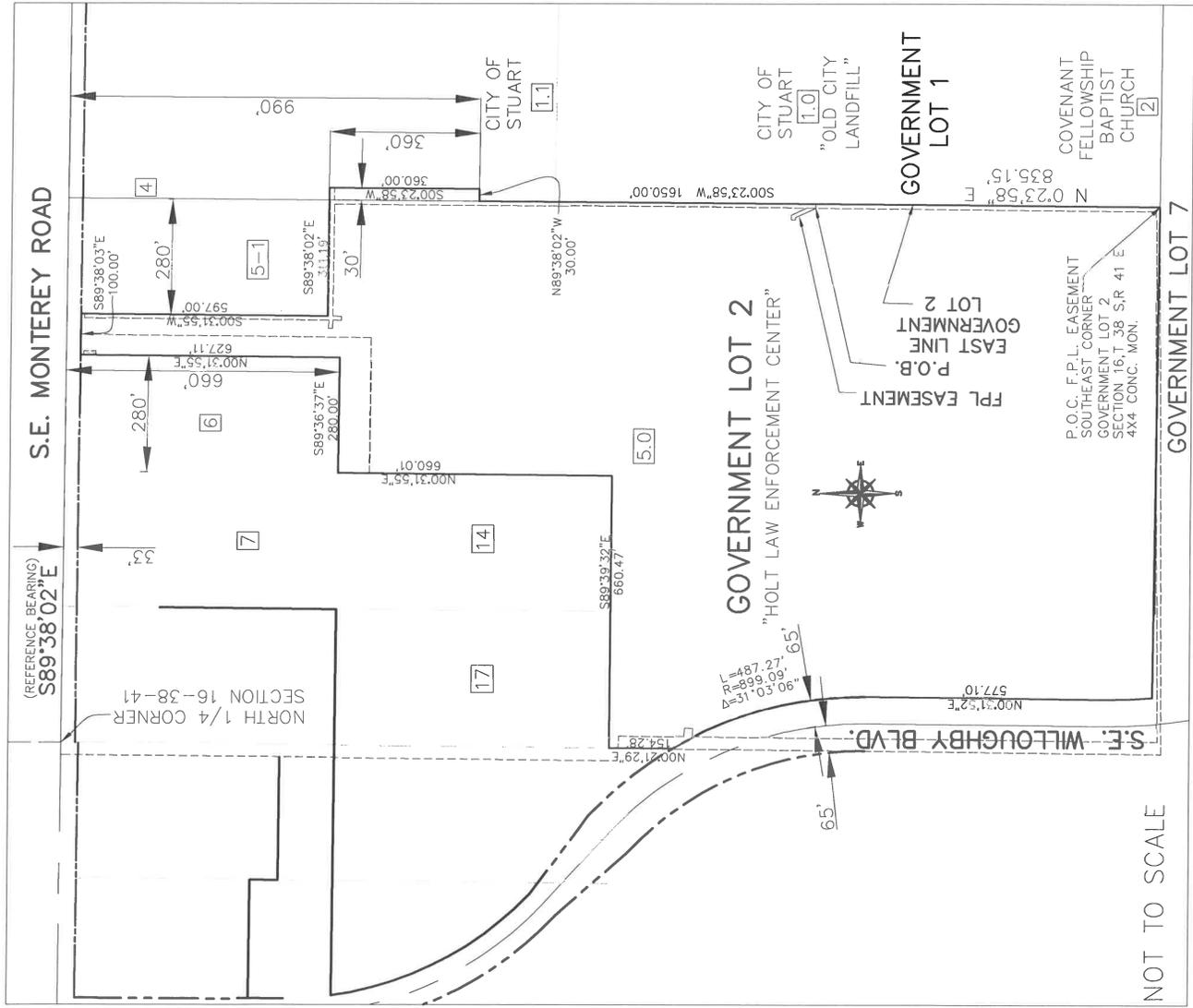


EXHIBIT "A"

SHEET NO. 3
OF 3 SHEETS
PROJECT NO. 03-112F

DATE	REVISIONS

A PORTION OF THE GOV LOT 2 SEC. 16, TWP. 38 S., RNG. 41 E. - MARTIN COUNTY, FLORIDA

**SKETCH AND LEGAL DESCRIPTION**  
 FPL EASEMENT

DATE 1/22/2019  
 SCALE NOT TO SCALE  
 FIELD BK.  
 DRAWING BY D.B.  
 CHECKED BY E.A.L.

**B** BETSY LINDSAY, INC.  
 SURVEYING AND MAPPING

797 SW JACK JAMES DRIVE STUART, FLORIDA 34997  
 (772) 286-5783 (772) 286-5833 FAX  
 LICENSED BUSINESS NO. 6852