

Work Request No. 13067826

A portion of Lot 23 of the Miles or
Hanson Grant, as recorded in Plat
Book B, Page 59, Public Records of
Dade (now Martin) County, Florida.

Parcel ID:

55-38-41-000-061-00011-0

55-38-41-000-062-00010-0

(Maintained by County Appraiser)

EASEMENT

This Instrument Prepared By:
Kristen Lynch, Real Property Division
for: Martin County
2401 SE Monterey Road
Stuart, FL 34996
Real Property Project #4130

Page 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 ("FPL"), 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 12 feet in width described as follows:

Reserved for Clerk of the Circuit Court

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

Together with the right to lay cable and conduit within the easement and to operate the same for utility purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all obstructions within the easement area. Grantee hereby expressly agrees that 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. Grantee has agreed to cooperate in moving the easement if the Grantor should require.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on September 23, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

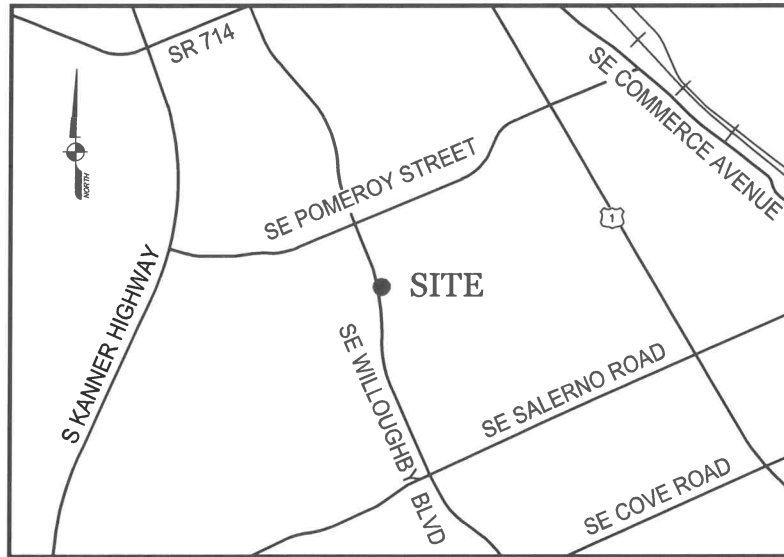
CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BY: _____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
ELYSSE A. ELDER, ACTING COUNTY
ATTORNEY

EXHIBIT "A"
12' FLORIDA POWER & LIGHT EASEMENT
TRACT 8, BLOCK 61 & TRACT 1, BLOCK 62
SAINT LUCIE INLET FARMS
(PLAT BOOK 1, PAGE 98, M.C.R.)
CITY OF STUART, FLORIDA



LOCATION MAP
NOT TO SCALE

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor and based on a Boundary, Topographic and Tree Survey for Coral Gardens Vacuum Sewer Project, performed by Avirom & Associates, Inc. dated 05/09/2022.
4. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Bearings shown hereon are referenced to the south line of Tract 8, Block 61, ST. LUCIE INLET FARMS, as recorded in Plat Book 1, Page 98 of the Public Records of Martin County, Florida, having a bearing of South 66°16'04" West.
6. Abbreviation Legend: Δ = Central Angle; L = Arc Length; CB = Chord Bearing and Distance; FPL = Florida Power & Light; L.B. = Licensed Business; M.C.R. = Martin County Records; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R = Radius; R/W = Right of Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

ADA Statement: This document may be reproduced in an alternate format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing the accessibility feedback form at www.Martin.FL.US/accessibility-feedback

Michael D. Avirom, P.L.S.
Digitally signed by Michael D. Avirom, P.L.S.
Date: 2025.08.26 09:22:31 -04'00'

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS

1. ADDRESS COUNTY COMMENTS JAS 8/13/25



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

2506 SE WILLOUGHBY BOULEVARD
STUART, FLORIDA 34994
(772) 781-6266 / www.AVIROMSURVEYING.com

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JOB #: **12477-1**

SCALE: N/A

DATE: 08/07/2025

BY: J.A.S.

CHECKED: D.A.H.

F.B. — PG. —

SHEET: **1 OF 3**

12' FLORIDA POWER & LIGHT EASEMENT
TRACT 8, BLOCK 61 & TRACT 1, BLOCK 62
SAINT LUCIE INLET FARMS
(PLAT BOOK 1, PAGE 98, M.C.R.)
CITY OF STUART, FLORIDA

LEGAL DESCRIPTION

A 12-foot-wide strip of land lying in Tract 8, Block 61 and Tract 1, Block 62, SAINT LUCIE INLET FARMS, according to the plat thereof, as recorded in Plat Book 1, Page 98 of the Public Records of Martin County, Florida. Said strip being described as follows:

BEGIN at the intersection of the easterly right-of-way line of SE Willoughby Boulevard, as recorded in Martin County Right-of-Way Map 7343.00.07, and the southerly line of aforesaid Tract 8, Block 61; said point lying on a curve concave to the west, having a radius of 2430.86 feet and a chord bearing of North 11°46'50" West, 75.71 feet; thence northerly along the arc of said curve through a central angle of 01°47'05", a distance of 75.72 feet; thence North 77°19'38" East, radial to aforesaid curve, 12.00 feet to the beginning of a non-tangent curve concave to the west, having a radius of 2442.86 feet and a chord bearing of South 11°48'45" East, 73.35 feet; thence southerly along the arc of said curve through a central angle of 01°43'14", a distance of 73.35 feet to the southerly line of aforesaid Tract 8, Block 61; thence South 66°16'04" West along said southerly line, 12.31 feet to the POINT OF BEGINNING.

Containing 894 square feet, more or less.

Together with

BEGIN at the intersection of the easterly right-of-way line of SE Willoughby Boulevard, as recorded in Martin County Right-of-Way Map 7343.00.07, and the northerly line of aforesaid Tract 1, Block 62; thence North 66°16'04" East along said northerly line, 12.34 feet to the beginning of a non-tangent curve concave to the west, having a radius of 2442.86 feet and a chord bearing of South 08°53'06" East, 114.65 feet; thence southerly along the arc of said curve through a central angle of 02°41'21", a distance of 114.66 feet; thence South 82°27'34" West, radial to aforesaid curve, 12.00 feet to the aforesaid easterly right-of-way line of SE Willoughby Boulevard and a point lying on a curve concave to the west, having a radius of 2430.86 feet and a chord bearing of North 08°51'04" West, 111.20 feet; thence northerly along the arc of said curve through a central angle of 02°37'17", a distance of 111.21 feet to the POINT OF BEGINNING.

Containing 1,355 square feet, more or less.

Total easement containing 2,249 square feet, more or less.

REVISIONS

1. ADDRESS COUNTY COMMENTS JAS 8/13/25



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JOB #: **12477-1**

SCALE: N/A

DATE: 08/07/2025

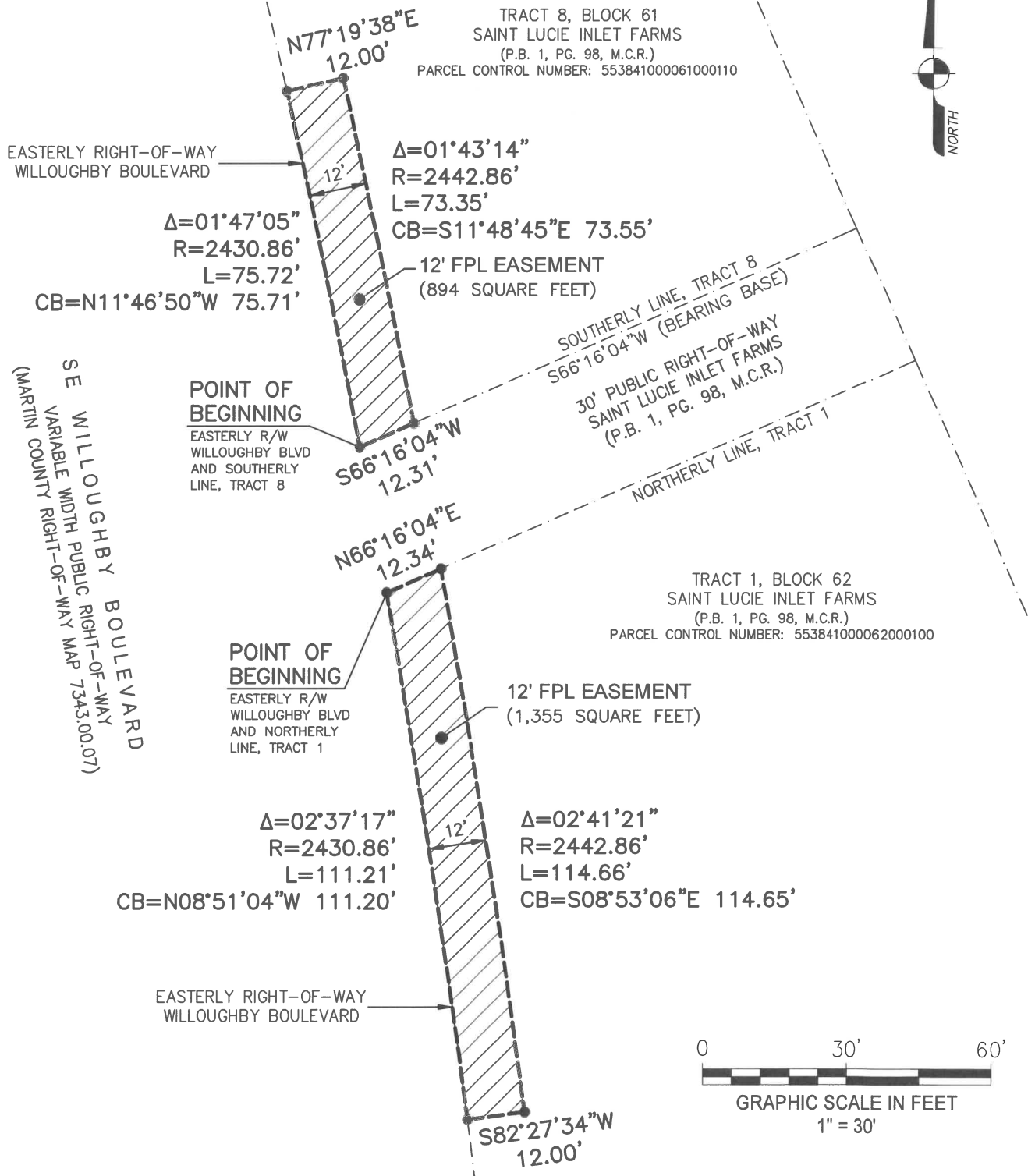
BY: J.A.S.

CHECKED: D.A.H.

F.B. — PG. —

SHEET: **2 OF 3**

**12' FLORIDA POWER & LIGHT EASEMENT
TRACT 8, BLOCK 61 & TRACT 1, BLOCK 62**
SAINT LUCIE INLET FARMS
(PLAT BOOK 1, PAGE 98, M.C.R.)
CITY OF STUART, FLORIDA



REVISIONS

1. ADDRESS COUNTY COMMENTS JAS 8/13/25



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JOB #: **12477-1**

SCALE: 1" = 30'

DATE: 08/07/2025

BY: J.A.S.

CHECKED: D.A.H.

F.B. — PG. —

SHEET: **3 OF 3**