

Work Request No. 12736014

Sec. 23 Twp 38S, Rge 40E

Parcel ID:

23-38-40-000-030-00000-5

(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Susie Kenerson, Real Property Division
for: Martin County
2401 SE Monterey Road
Stuart, FL 34996
Real Property Project#: 4104

Page 1 of 3

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 underground electric utility facilities (including cables, conduits, appurtenant equipment and appurtenant above-ground 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:

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. Upon written notice from the County, FPL agrees to relocate the Easement Premises at the County's cost and expense.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on November 19, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

CAROLYN TIMMANN, CLERK
OF THE CIRCUIT COURT AND COMPTROLLER

BY: _____
_____, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
SARAH W. WOODS, COUNTY ATTORNEY

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**

LEGAL DESCRIPTION:

A PORTION OF THE PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2652, PAGE 116 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A 10.00 FOOT WIDE EASEMENT, 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID PARCEL;

THENCE NORTH 00°07'31" WEST, ALONG THE EASTERLY PROPERTY LINE OF SAID PARCEL, A DISTANCE OF 315.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°52'29" WEST, A DISTANCE OF 5.00 FEET, TO A LINE 5 FEET WESTERLY OF, PARALLEL WITH AND PERPENDICULAR TO SAID EASTERLY PROPERTY LINE BY RIGHT ANGLES;

THENCE NORTH 00°07'31" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 250.00 FEET;

THENCE NORTH 86°00'00" WEST, A DISTANCE OF 72.00 FEET;

THENCE NORTH 63°00'00" WEST, A DISTANCE OF 165.00 FEET;

THENCE NORTH 86°00'00" WEST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 34°00'00" WEST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 77°00'00" WEST, A DISTANCE OF 140.00 FEET TO THE **POINT OF TERMINUS** AND THE END OF THIS CENTERLINE DESCRIPTION, THE SIDE LINES BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES AND THE SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINE.

TOTAL EASEMENT AREA: 0.19 ± ACRES
(8319.7± SQFT)

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK

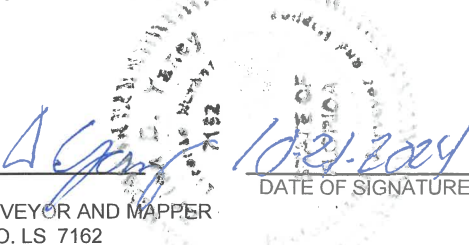
SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE SOUTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF N 89°28'03" W.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.
6. BEARINGS AND DISTANCES REFERENCED FROM THE BOUNDARY SURVEY FOR MARTIN COUNTY BOCC, BY GCY, INC., DATED AUGUST, 2010.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS 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.


BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162
DATE OF SIGNATURE 10-21-2024

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucie, FL 34987 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

**EXHIBIT "A"
FLORIDA POWER AND LIGHT
EASEMENT**

MARTIN COUNTY

FLORIDA

PROJECT NO. 100207-01-050

EXISTING EASEMENTS: YES 1

DATE: Sep. 17, 2024

CADD FILE: EXHIBIT 47

WR NO. 12736014

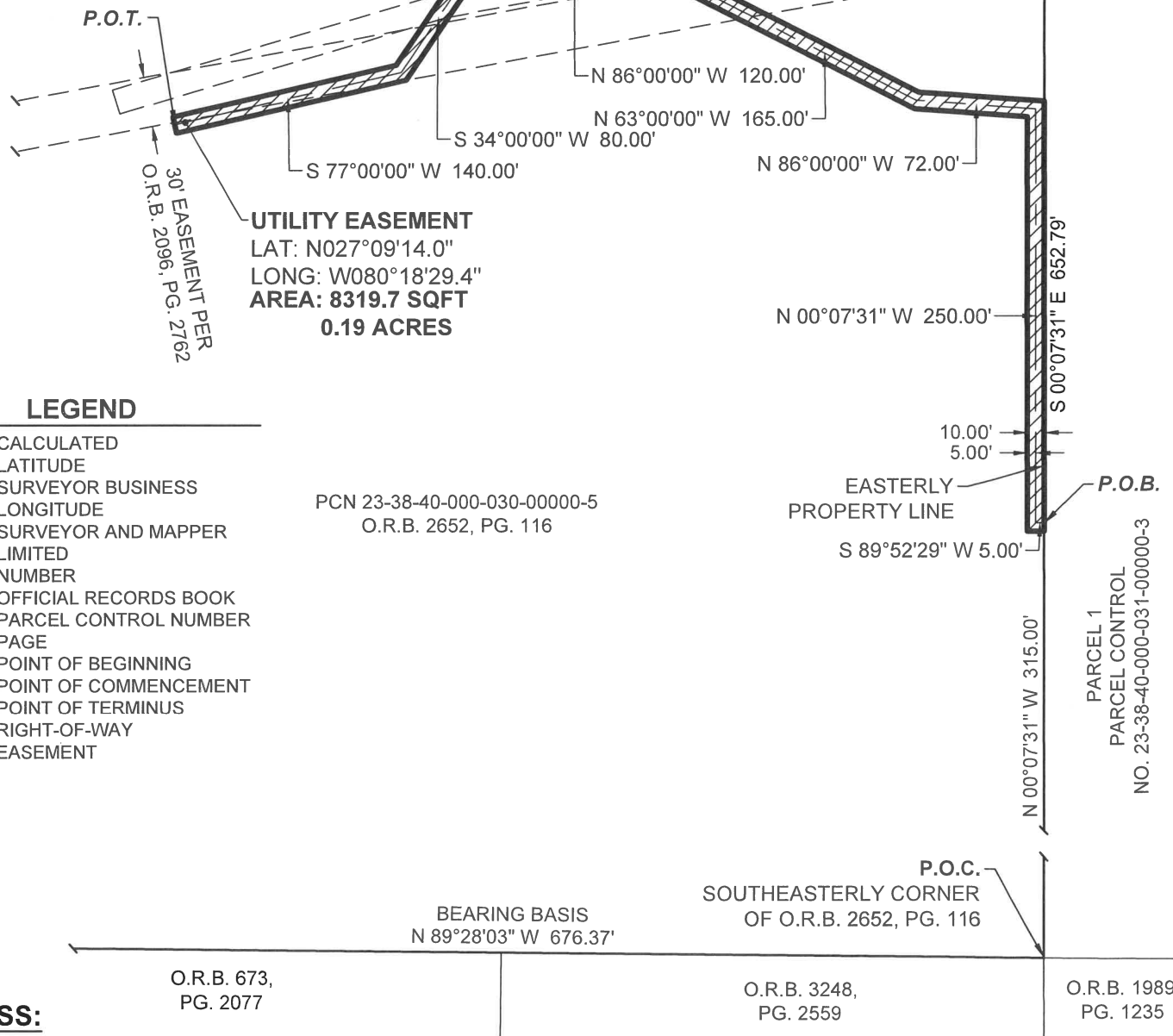
SCALE: N/A

SHEET: 1 OF 2


FILE: V:\100207 - PIKE-FPL\100207-01-050 (SUR) - PIKE FPL NORTH 2024 - CRANE\SURVEY\TASK 5 CRANE #5 014\SURVEY\GIS\EXHIBIT 47

1 INCH = 100 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 100'



LEGEND

- (C) = CALCULATED
LAT: = LATITUDE
LB = SURVEYOR BUSINESS
LONG: = LONGITUDE
LS = SURVEYOR AND MAPPER
LTD. = LIMITED
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PCN = PARCEL CONTROL NUMBER
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINUS
R/W = RIGHT-OF-WAY
 = EASEMENT

PCN 23-38-40-000-030-00000-5
O.R.B. 2652, PG. 116

ADDRESS:

4201 SOUTHWEST 42ND AVENUE

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES, AND CERTIFICATION.

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SCALE: 1" = 100'

SHEET: 2 OF 2

FILE: V:\100207 - PIKE-FPL\100207-01-050 (SUR) - PIKE FPL NORTH 2024 - CRANE\SURVEY\TASK 5 CRANE #5 014\SURVEY\GIS\EXHIBIT 47