

EASEMENT

Sec. 3, Twp 40 S, Rge 39 E
Sec 34, Twp 39 S, Rge 39 E

PCN: 03-40-39-000-000-00011-0
34-39-39-000-000-00021-0
(Maintained by County Appraiser)

This Instrument Prepared By:
Trish Allen, Real Property Division
for: Martin County
2401 SE Monterey Road
Stuart, FL 34996
Real Property Project #3803

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 ("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 10 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 _____, 2023.

ATTEST:

MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS:

CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

CHRISTIAN FENEX

SKETCH AND DESCRIPTION

EXHIBIT

A

FPL UTILITY EASEMENT IN SECTION 3, TOWNSHIP 40 SOUTH,
RANGE 39 EAST AND IN SECTION 34, TOWNSHIP 39 SOUTH,
RANGE 39 EAST, MARTIN COUNTY, FLORIDA

LEGAL DESCRIPTION:

AN EASEMENT FOR UTILITY PURPOSES LYING AND BEING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST AND IN SECTION 34, TOWNSHIP 39 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 01°09'37" WEST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 202.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 726, ALSO KNOWN AS SW CITRUS BOULEVARD; THENCE SOUTH 68°08'43" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1284.13 FEET TO THE SOUTHEAST CORNER OF MARTIN COUNTY PARCEL HAVING A PARCEL IDENTIFICATION NUMBER OF 03-40-39-000-000-00011-0 AND IS DESCRIBED IN O.R. BOOK 2254, PAGE 2195, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 12°36'11" WEST ALONG THE EAST LINE OF SAID MARTIN COUNTY PARCEL, A DISTANCE OF 15.20 FEET TO THE POINT OF BEGINNING OF SAID UTILITY EASEMENT, SAID UTILITY EASEMENT BEING DESCRIBED BY THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 68°08'43" WEST, A DISTANCE OF 926.81 FEET; THENCE NORTH 55°44'33" WEST, A DISTANCE OF 35.85 FEET; THENCE NORTH 00°32'56" WEST, A DISTANCE OF 389.61 FEET; THENCE NORTH 00°32'46" WEST, A DISTANCE OF 472.87 FEET; THENCE SOUTH 89°28'31" WEST, A DISTANCE OF 85.00 FEET; THENCE SOUTH 00°31'09" EAST, A DISTANCE OF 6.44 FEET; THENCE SOUTH 89°31'32" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°29'10" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 89°28'31" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°26'30" EAST, A DISTANCE OF 18.57 FEET; THENCE NORTH 89°28'39" EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 00°32'46" WEST, A DISTANCE OF 131.62 FEET; THENCE SOUTH 89°38'08" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°32'46" EAST, A DISTANCE OF 609.42 FEET; THENCE SOUTH 89°59'06" EAST, A DISTANCE OF 857.81 FEET; THENCE NORTH 12°36'11" WEST, A DISTANCE OF 360.35 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 309.93 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 3.43 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 16.17 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 16.86 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 16.17 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 3.43 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 317.94 FEET; THENCE SOUTH 12°36'11" EAST, A DISTANCE OF 441.86 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT HOWEVER THAT PORTION OF THE ABOVE DESCRIBED LYING AND BEING IN SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 01°09'37" WEST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 202.38 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 726, ALSO KNOWN AS SW CITRUS BOULEVARD; THENCE SOUTH 68°08'43" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1284.13 FEET TO THE SOUTHEAST CORNER OF MARTIN COUNTY PARCEL HAVING A PARCEL IDENTIFICATION NUMBER OF 03-40-39-000-000-00011-0 AND IS DESCRIBED IN O.R. BOOK 2254, PAGE 2195, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 68°08'43" WEST, A DISTANCE OF 20.26 FEET; THENCE NORTH 12°36'11" WEST, A DISTANCE OF 25.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LESSE AND EXCEPT PORTION; THENCE SOUTH 68°08'43" WEST, A DISTANCE OF 902.84 FEET; THENCE NORTH 55°44'33" WEST, A DISTANCE OF 25.29 FEET; THENCE NORTH 00°32'56" WEST, A DISTANCE OF 379.29 FEET; THENCE 89°59'06" EAST, A DISTANCE OF 849.71 FEET; THENCE SOUTH 12°36'11" EAST, DISTANCE OF 58.61 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LESS AND EXCEPT PORTION.

UTILITY EASEMENT CONTAINING 37,796 SQ.FT. (0.87 ACRES) MORE OR LESS

LEGEND:

PB=PLAT BOOK; PG=PAGE; ORB/PG=OFFICIAL RECORDS
BOOK & PAGE; R/W=RIGHT OF WAY;
C=CENTERLINE; SQ.FT.=SQUARE FEET; ± = PLUS OR MINUS

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING

3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEYSBTFENEX@GMAIL.COM
LICENSED BUSINESS # 6858

THIS IS NOT A BOUNDARY SURVEY

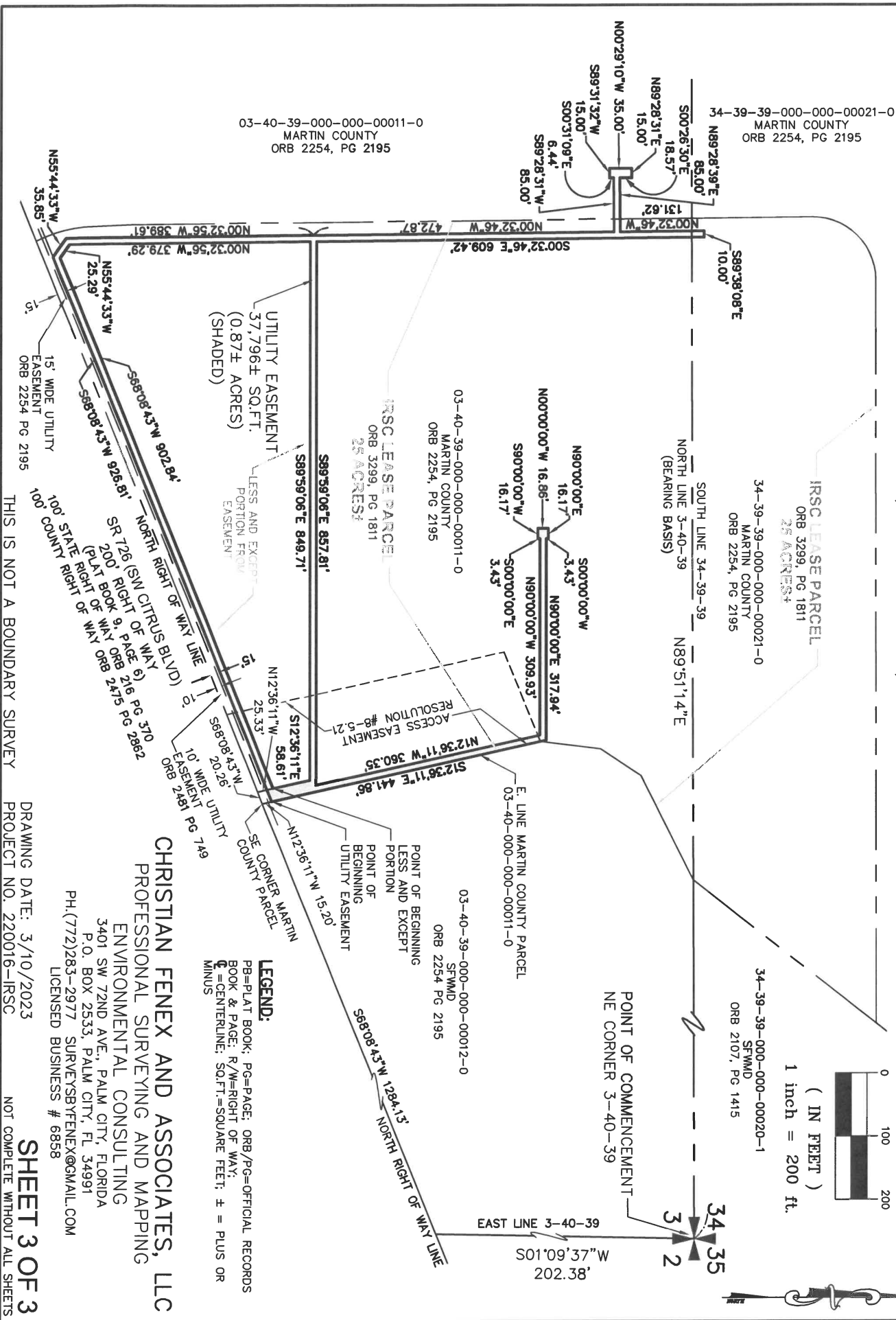
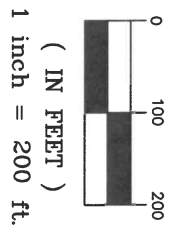
DRAWING DATE: 3/10/2023
PROJECT NO. 220016-IRSC

SHEET 2 OF 3
NOT COMPLETE WITHOUT ALL SHEETS

SKETCH AND DESCRIPTION

EXHIBIT
A

GRAPHIC SCALE



THIS IS NOT A BOUNDARY SURVEY

DRAWING DATE: 3/10/2023
PROJECT NO. 220016-IRSC

SHEET 3 OF 3

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING

3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH: (772) 283-2977 SURVEYS@FENEX.COM
LICENSED BUSINESS # 6858

LEGEND:
PB=PLAT BOOK; PG=PAGE; ORB=/PG=OFFICIAL RECORDS
BOOK & PAGE; R/W=RIGHT OF WAY;
E=CENTERLINE; SQ.FT.=SQUARE FEET; ± = PLUS OR MINUS