Sec. <u>3</u>, Twp <u>40</u> S, Rge <u>39</u> E Sec <u>34</u>, Twp <u>39</u> S, Rge <u>39</u> E

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

EASEMENT

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

pg <u>1</u> of <u>4</u>.

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			

TCH AND DES(

EXHIBII

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

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LOCATION MAP NOT TO SCALE

ADA STATEMENT:

BY COMPLETING OUR ACCESSIBILITY FEEDBACK REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR OFFICE (772)288-5400, FLORIDA RELAY 711, THIS DOCUMENT MAY BE REPRODUCED UPON (772)320-3131, THE COUNTY ADMINISTRATION

WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK

SIE \overline{S} NOT A BOUNDARY SURVEY

SHEET 1 OF 3 NOT COMPLETE WITHOUT ALL SHEETS

HEREON WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS OUTLINED IN CHAPTER 5J-17, F.A.C.

<u>CERTIFICATION</u>; I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN

CHRISTIAN FENEX AND ASSOCIATES, PROFESSIONAL SURVEYING AND MAPPING

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

FLORIDA REGISTRATION #5102

AREA NOTE:

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

EGEND:

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

SURVEYOR'S NOTES:

THIS SKETCH AND DESCRIPTION PREPARED WITHOUT BENEFIT OF TITLE.

THIS SKETCH AND DESCRIPTION IS PREPARED FOR UTILITY PURPOSES.

3. NO FIELD WORK PERFORMED

BEARING AND COORDINATE NOTE:

AMERICAN DATUM OF 1983(1999), FLORIDA EAST ZONE 901. BEARING REFERENCE CAN BE MADE ALONG THE NORTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 39 EAST. ARE REFERENCED TO STATE PLANE NORTH THE BEARINGS AND COORDINATES SHOWN HEREON

DocuSigned by: 5A727C4C27C741F..

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER CHRISTIANSFENEX

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

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

EXHIBIT

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 IDENTIFICATION NUMBER OF 03-40-39-000-00011-0 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:

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 90'00'00" WEST, A DISTANCE OF 16.17 FEET; THENCE NORTH 90'00'00" WEST, A DISTANCE OF 16.86 FEET; THENCE NORTH 90'00'00" EAST, A DISTANCE OF 16.17 FEET; THENCE SOUTH 90'00'00" WEST, A DISTANCE OF 3.43 FEET; THENCE NORTH 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 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 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 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 IDENTIFICATION NUMBER OF 03-40-39-000-00011-0 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 DISTANCE OF 379.29 FEET; THENCE 89°59'06" EAST, A DISTANCE OF 849.71 FEET; THENCE SOUTH 12°36'11" EAST, OF BEGINNING OF HEREIN DESCRIBED LESS AND EXCEPT PORTION. 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 58.61 FEET TO THE POINT

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

CHRISTIAN FENEX AND ASSOCIATES, PROFESSIONAL SURVEYING AND MAPPING

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

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

SHEET 2 OF 3

SIE NOT A BOUNDARY SURVEY PB=PLAT BOOK; PG=PAGE; ORB/PG=OFFICIAL RECORDS BOOK & PAGE; R/W=RIGHT OF WAY; GENTERLINE; SQ.FT.=SQUARE FEET; ± = PLUS OR MINUS

NOT COMPLETE WITHOUT ALL SHEETS

