

EASEMENT

Sec. 13 & 24, Twp 40 S, Rge 37 E

PCN:13-40-37-000-000-00050-0
(Maintained by County Appraiser)

This Instrument Prepared By:

Real Property Division
for: Martin County
2401 SE Monterey Road
Stuart, FL 34996
Real Property Project #3365
pg 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 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 to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications 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.

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 COMPTROLLER

EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927


DWG. NAME : 19-066.DWG | M.C. PROJ. NO. 19-066 | SHEET NO. 1 OF 4

EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON A BOUNDARY SURVEY PERFORMED BY BETSY LINDSAY, INC., PROJECT NUMBER 04-86G, DATED 01/11/2018.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEETS 3 AND 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
3. BEARING AND REFERENCE: BEARING IS NORTH 89°38'51" EAST ALONG THE SOUTHERLY LINE OF SECTION 13 AND ALL OTHERS ARE RELATIVE TO SAID BEARING.
4. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A UTILITY EASEMENT.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
7. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LEGEND: CCR=CERTIFIED CORNER RECORD, DB=DEED BOOK, PID=PARCEL IDENTIFICATION NUMBER, POB=POINT OF BEGINNING, PB=PLAT BOOK, PG=PAGE, POC=POINT OF COMMENCEMENT, POT=POINT OF TERMINUS, R/W=RIGHT-OF-WAY, SR=STATE ROAD
10. 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 AND MAPPER IN RESPONSIBLE CHARGE


THOMAS M. WALKER, JR., P.S.M.
MARTIN COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. P.S.M. 6875

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2, 3, AND 4.

DATE: 08/05/2019

UTILITY EASEMENT

**SECTIONS 13 & 24, TOWNSHIP 40 SOUTH,
RANGE 37 EAST, MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : BDY | SCALE : N/A

DATE : 08/05/2019

DRAWING # 19-066

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-066.DWG | M.C. PROJ. NO. 19-066 | SHEET NO. 2 OF 4

EXHIBIT A

DESCRIPTION

A UTILITY EASEMENT LOCATED IN SECTIONS 13 AND 24, TOWNSHIP 40 SOUTH, RANGE 37 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

A 20 FOOT STRIP OF LAND, 10 FEET ON BOTH SIDES, THE CENTERLINE OF WHICH BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 89°38'51" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 13, A DISTANCE OF 1407.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY LINE NORTH 29°24'19" WEST, A DISTANCE OF 159.27 FEET; THENCE NORTH 15°06'31" WEST, A DISTANCE OF 217.57 FEET; THENCE NORTH 07°33'16" EAST, A DISTANCE OF 391.13 FEET; THENCE NORTH 33°16'18" EAST, A DISTANCE OF 169.94 FEET; THENCE NORTH 23°35'23" WEST, A DISTANCE OF 172.50 FEET TO A LINE 10 FEET SOUTHERLY OF AND PARALLEL BY RIGHT ANGLES TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 76; THENCE ALONG SAID PARALLEL LINE NORTH 60° 38'13" EAST, A DISTANCE OF 19.71 FEET AND THE POINT OF TERMINUS; THE SIDELINES OF SAID 20 FOOT STRIP OF LAND, 10 FEET ON BOTH SIDES, TO BE EXTENDED OR PROTRACTED TO INTERSECT WITH ANGLE POINTS OF THE SOUTHERLY LINE OF SECTION 13.

TOGETHER WITH:

PARCEL II

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 89°38'51" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 24, A DISTANCE OF 1411.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID SECTION 24 NORTH 89°38'51" EAST, A DISTANCE OF 7.38 FEET; THENCE DEPARTING SAID NORTHERLY LINE SOUTH 29°24'19" EAST, A DISTANCE OF 58.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 52°16'47" WEST, A RADIUS OF 750.00 FEET, A CHORD BEARING OF NORTH 35°20'05" WEST, AND A CHORD DISTANCE OF 62.44 FEET; THENCE ALONG SAID CURVE, AN ARC LENGTH OF 62.45 FEET, THROUGH A CENTRAL ANGLE OF 4°46'16" TO SAID NORTHERLY LINE OF SECTION 24 AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 22,819 SQUARE FEET, (0.52 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 3, AND 4.

UTILITY EASEMENT

**SECTIONS 13 & 24, TOWNSHIP 40 SOUTH,
RANGE 37 EAST, MARTIN COUNTY, FLORIDA**

SUPERVISED BY : TMW

DRAWN BY : BDY | SCALE : N/A

DATE : 08/05/2019

DRAWING # 19-066

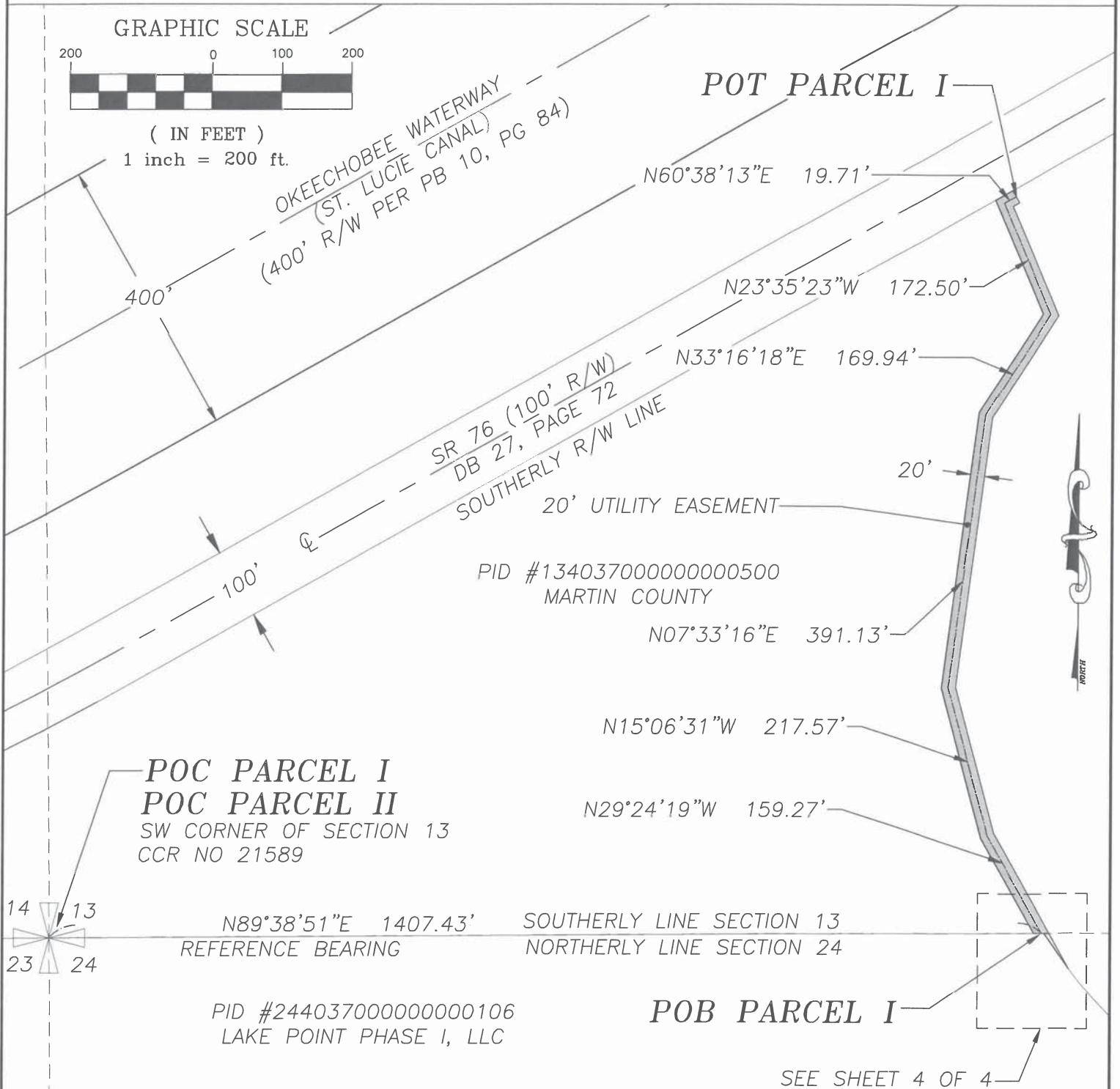
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-066.DWG M.C. PROJ. NO. 19-066

SHEET NO. 3 OF 4

EXHIBIT A



NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 4.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=200' OR SMALLER.

UTILITY EASEMENT

SECTIONS 13 & 24, TOWNSHIP 40 SOUTH,
RANGE 37 EAST, MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : 1"=200'

DATE : 08/05/2019

DRAWING # 19-066

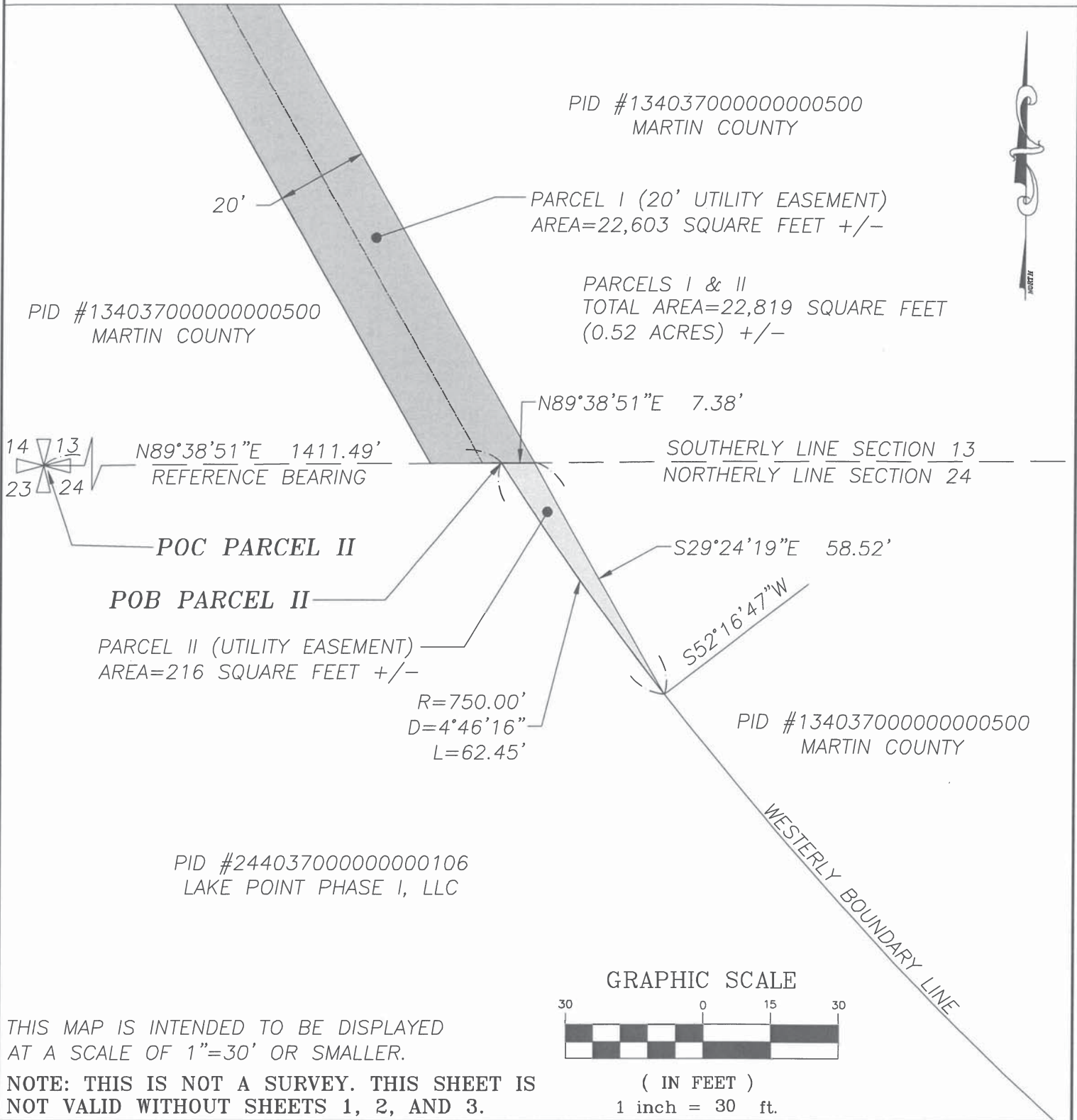
MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 19-066.DWG M.C. PROJ. NO. 19-066

SHEET NO. 4 OF 4

EXHIBIT A



UTILITY EASEMENT

SECTIONS 13 & 24, TOWNSHIP 40 SOUTH,
RANGE 37 EAST, MARTIN COUNTY, FLORIDA

SUPERVISED BY : TMW

DRAWN BY : BDY SCALE : 1"=30'

DATE : 08/05/2019

DRAWING # 19-066