

# UTILITY EASEMENT (BUSINESS)

Sec. 31 Twp 39, Rge 42

Parcel ID:

31-39-42-000-001-00060-0

(Maintained by County Appraiser)

This Instrument Prepared By  
Kristen Lynch, Real Property Division  
for: Martin County  
2401 SE Monterey Road  
Stuart, FL 34996  
Real Property Project No. 4321

Reserved for Circuit Court

The undersigned ("Grantor"), in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants and gives 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 overhead and underground electric utility facilities (including wires, poles, guys, 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 described on Exhibit "A" attached hereto and made a part hereof:

## **See attached Exhibit "A" ("Easement Area")**

Together with the right for FPL to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for FPL's communications purposes in connection with utility service; 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 Grantor has the power to grant if at all, the right of ingress and egress over, along, and across the roads, streets or highways adjoining or through said Easement Area. Upon written notice from the Grantor, FPL agrees to relocate the Easement Area at the Grantors cost and expense.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on June 9, 2026.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

\_\_\_\_\_  
CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

\_\_\_\_\_  
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY:

\_\_\_\_\_  
SEBASTIAN FOX, SENIOR ASSISTANT  
COUNTY ATTORNEY

## DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 42 EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF BRIDGE ROAD (A 100 FOOT RIGHT-OF-WAY); THENCE NORTH 89°47'06" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 2770.63 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1827.63 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE SOUTH 36°06'50" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 53°53'10" WEST, A DISTANCE OF 172.45 FEET; THENCE SOUTH 86°18'22" WEST, A DISTANCE OF 99.63 FEET; THENCE NORTH 79°54'13" WEST, A DISTANCE OF 144.19 FEET; THENCE NORTH 68°28'55" WEST, A DISTANCE OF 128.86 FEET; THENCE NORTH 09°45'55" WEST, A DISTANCE OF 246.81 FEET; THENCE SOUTH 80°14'05" WEST, A DISTANCE OF 2.50 FEET; THENCE NORTH 09°45'55" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 80°14'05" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 09°45'55" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°14'05" WEST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 09°45'55" EAST, A DISTANCE OF 241.19 FEET; THENCE SOUTH 68°28'55" EAST, A DISTANCE OF 122.24 FEET; THENCE SOUTH 79°54'13" EAST, A DISTANCE OF 141.98 FEET; THENCE NORTH 86°18'22" EAST, A DISTANCE OF 95.52 FEET; THENCE NORTH 53°53'10" EAST, A DISTANCE OF 169.55 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 8,112 SQUARE FEET (0.19 ACRES), MORE OR LESS.

## SURVEY NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH R/W LINE OF BRIDGE ROAD, BEARING N89°47'06"W. ALL BEARINGS ARE RELATIVE THERETO.
2. THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS AND COVENANTS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. NO TITLE WORK WAS PROVIDED OR REVIEWED AS PART OF THE PREPARATION OF THIS SKETCH.

## PREPARED BY:

  
 RICHARD C. LAVENTURE  
 FLORIDA PROFESSIONAL LAND SURVEYOR # 5209

5/14/26  
 DATE

**WR # 14655890**  
**THIS IS NOT A SURVEY.**

REVISION	DESCRIPTION	DATE
1	REVISE PER MARTIN COUNTY COMMENTS	4/22/26
2	STOP SILLY COMMENTS	5/14/26

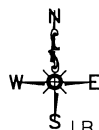
REF. JOB NO.	DRAWN BY	DATE	SURVEY NO.
26.0980-1962	MWH	4/02/26	26.0980-1962
F.B.,PG.	CALCULATED BY	SCALE	SHEET NO.
N/A	RCL	1"=200'	1 OF 2

## SKETCH OF DESCRIPTION

FPL EASEMENT (5400 SE BRIDGE ROAD)

PREPARED FOR  
 FLORIDA POWER AND LIGHT

## LAVENTURE & ASSOCIATES, INC.



PROFESSIONAL SURVEYING AND MAPPING  
 2552 PETERS ROAD, SUITE D  
 FORT PIERCE, FLORIDA 34945  
 LB 7056 (772) 398-6430 PHONE (772) 398-6426 FAX

**BRIDGE ROAD**

(100' R/W)

(PER FDOT R/W MAP SECTION 89510-2250)

SOUTH R/W LINE

N89°47'06"W  
(BEARING BASIS)  
2770.63'

NORTH LINE OF  
SECTION 31-39-42

13.76'

28.52'

SOUTH R/W LINE

**POC**

(FOUND 5" SQUARE CONCRETE  
MONUMENT "STATE  
ROAD DEPARTMENT")

REFERENCES (AS PROVIDED BY MARTIN COUNTY)

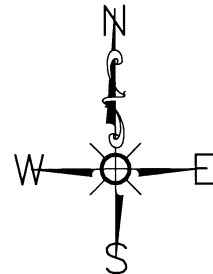
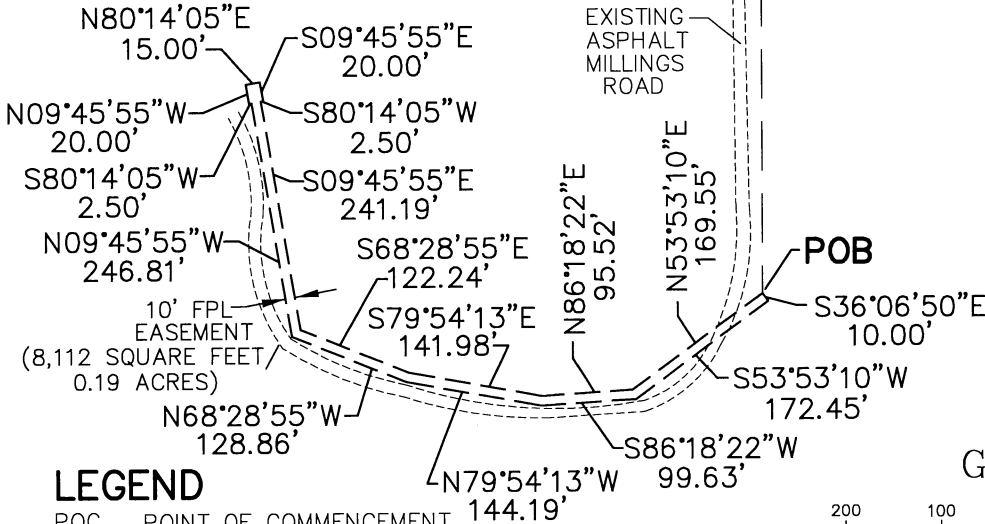
- P.B. 4, PAGE 73 STATE ROAD 708 BASELINE
- P.B. 4, PAGE 73 STATE ROAD 100' R/W
- P.B. 2, PAGE 82 STATE ROAD 708 BASELINE
- P.B. 2, PAGE 87 STATE ROAD 708 BASELINE
- P.B. 8, PAGE 94 STATE ROAD 708 BASELINE & R/W'S
- ORB 2563, PAGE 1836 FDOT TO MARTIN COUNTY
- DEED BOOK 47, PAGE 524 50' R/W DEDICATION
- \* P.B. 8, PAGE 95 STATE ROAD 708 BASELINE & R/W'S
- (\* ) HELD/CONTROLLING

EAST LINE OF  
SECTION 31-39-42  
(AS MONUMENTED)

**5400 SE BRIDGE ROAD**

PARCEL CONTROL NUMBER  
31-39-42-000-001-00060-0

S00°00'00"E  
1827.63'



GRAPHIC SCALE



( IN FEET )

1 inch = 200 ft.

**LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- FPL FLORIDA POWER AND LIGHT
- P.B. (ROAD) PLAT BOOK
- ORB OFFICAL RECORD BOOK
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- 31-39-42 SECTION-TOWNSHIP-RANGE

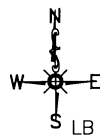
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