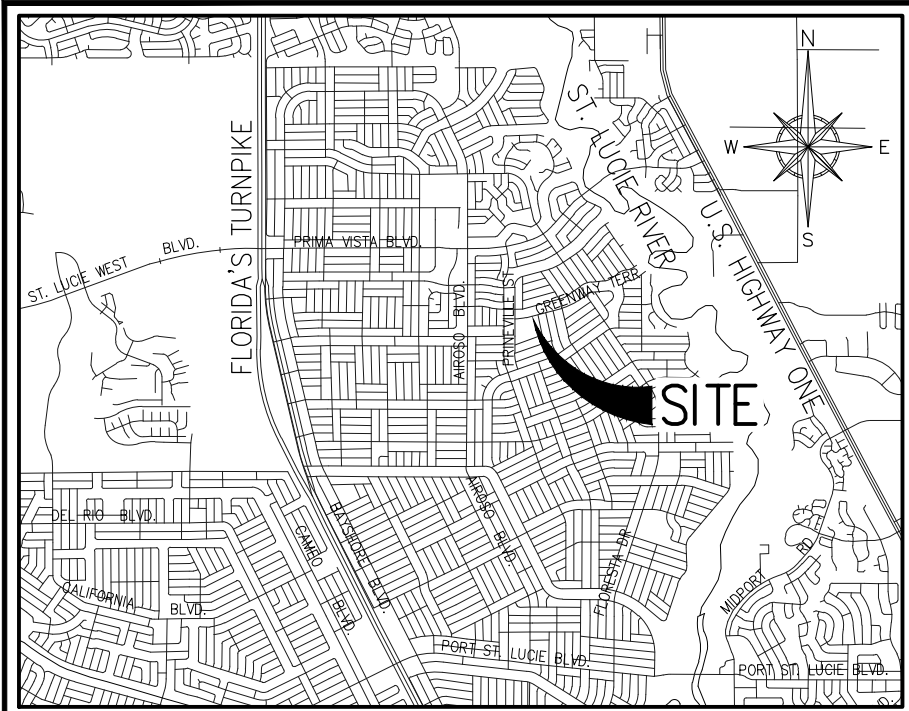


P:\FL\2012139-YOUNGQUEST_BROS\002 PRINEVILLE WTP PSL\02-CAD_Files\Survey\2012139_SL-FPL.dwg, Layout1, 4/11/2025 10:16:00 AM, D.B.



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

- 1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO RECORD PLAT DATA, REFERENCE A BEARING OF SOUTH 74°51'03" WEST ALONG THE NORTHERLY LINE OF PRINEVILLE-OGDEN PLAT, PLAT BOOK 63, PAGE 14, ST. LUCIE COUNTY, FLORIDA.
- 2. THIS IS NOT A BOUNDARY SURVEY.
- 3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3 AND WITH THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON APRIL 10, 2025, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE 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.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

[Handwritten Signature]

ROBERT J. MELLIS, P.L.S.
FLORIDA REGISTRATION NO. 5214



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT J. MELLIS, P.L.S. 5214 ON April 11, 2025

SHEET NO. <u>1</u>
OF <u>3</u> SHEETS
PROJECT NO.
<u>2012139.002</u>
(25-49)

DATE	REVISIONS

A PORTION OF PRINEVILLE-OGDEN PLAT
ST. LUCIE COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
FLORIDA POWER & LIGHT EASEMENT

DATE <u>04/10/2025</u>
SCALE <u>NOT TO SCALE</u>
FIELD BK. _____
DRAWING BY <u>D.B.</u>
CHECKED BY <u>R.J.M.</u>

B BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

LEGAL DESCRIPTION

FLORIDA POWER & LIGHT EASEMENT

A 10.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF PRINEVILLE-OGDEN PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 14, ST. LUCIE COUNTY, FLORIDA. THE CENTERLINE OF SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PLAT OF PRINEVILLE-OGDEN PLAT; THENCE SOUTH 74°51'03" WEST ALONG THE NORTHERLY LINE OF SAID PLAT OF PRINEVILLE-OGDEN PLAT (ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF S.E. GREENWAY TERRACE), 557.36 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 15°03'16" EAST, 25.40 FEET TO THE POINT OF TERMINUS.

CONTAINING 254 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

SAID EASEMENT BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

ABBREVIATIONS

FPL	FLORIDA POWER & LIGHT
NO.	NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.T.	POINT OF TERMINUS

SHEET NO. <u>2</u>
OF <u>3</u> SHEETS
PROJECT NO.
<u>2012139.002</u>
(25-49)

DATE	REVISIONS

A PORTION OF PRINEVILLE-OGDEN PLAT
ST. LUCIE COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
FLORIDA POWER & LIGHT EASEMENT

DATE	<u>04/10/2025</u>
SCALE	<u>NOT TO SCALE</u>
FIELD BK.	
DRAWING BY	<u>D.B.</u>
CHECKED BY	<u>R.J.M.</u>

B	BETSY LINDSAY
	A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997	
(772)286-5753 (772)286-5933 FAX	
LICENSED BUSINESS NO. 6852	

THIS IS NOT
A SURVEY

S.E. CALMOSO DRIVE

PROPERTY LINE PER ST.
LUCIE COUNTY PROPERTY
APPRAISER MAP (TYPICAL)

P.O.B.

S.E. GREENWAY
TERRACE

(REFERENCE BEARING)
S74°51'03"W
557.36'

P.O.C.

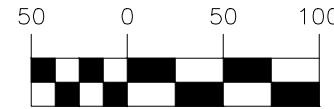
N.E. CORNER OF
PLAT BOOK 63, PAGE 14

S15°03'16"E
25.40'

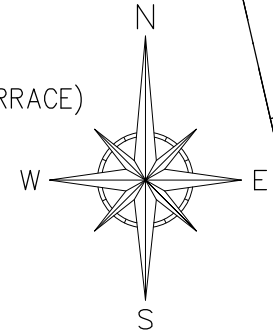
P.O.T.

CENTERLINE OF
10' FPL EASEMENT
±254 S.F. OR
0.006 ACRES
(SEE DETAIL
THIS SHEET)

NORTHERLY LINE OF
PLAT BOOK 63, PAGE 14
(SOUTHERLY RIGHT OF WAY
LINE OF S.E. GREENWAY TERRACE)



SCALE: 1" = 100'



PRINEVILLE-OGDEN PLAT
PLAT BOOK 63, PAGE 14
ST. LUCIE COUNTY, FLORIDA

NORTHERLY LINE OF
PLAT BOOK 63, PAGE 14
(SOUTHERLY RIGHT OF WAY
LINE OF S.E. GREENWAY TERRACE)

CONCRETE
POWER POLE

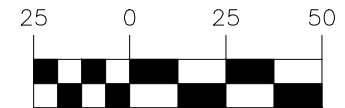
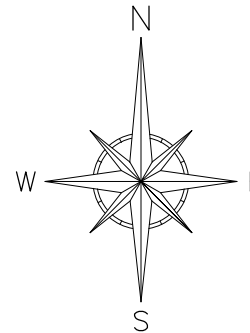
CENTERLINE OF
10' FPL EASEMENT

PB

PB

WIRING PULL BOX (TYPICAL)

SOUTHERLY
FACE OF WALL



SCALE: 1" = 50'

EASEMENT
DETAIL

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
2012139.002
(25-49)

DATE	REVISIONS

A PORTION OF PRINEVILLE-OGDEN PLAT
ST. LUCIE COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
FLORIDA POWER & LIGHT EASEMENT

DATE 04/10/2025
SCALE AS SHOWN
FIELD BK.
DRAWING BY D.B.
CHECKED BY R.J.M.

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