

Work Request No. 12847628

Sec. 9, Twp 37 S, Rge 40 E

Parcel I.D. 3420-585-0005-000-2
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Bria Suraton
Co. Name: FPL
Address: 1050 SE Brandon Circle
Port Saint Lucie, FL 34952

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 affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground 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 as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; 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 the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20____.

Signed, sealed and delivered in the presence of:

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____
(Witness)

City of Port St. Lucie

By: _____

Print Name: _____

Print Address: _____

STATE OF _____ AND COUNTY OF _____.

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization,

this ____ day of _____, 20____, by _____

and _____ who is (are) personally known to me or has (have)

produced _____ as identification.

[Notary Seal]

Notary Public, Signature

Print Name: _____

Title or Rank

Serial Number, if any

THIS IS NOT A FIELD SURVEY

DESCRIPTION:

A 10.00-FOOT-WIDE STRIP OF LAND LYING IN TRACT "F" AND LOT 7 OF THE PLAT OF PORT ST. LUCIE SECTION 18, AS RECORDED IN PLAT BOOK 13, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF LOT 1, BLOCK 689, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY LINE OF AIROSO BOULEVARD (A 100-FOOT-WIDE RIGHT-OF-WAY PER PLAT BOOK 13, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA); THENCE SOUTH 00°17'13" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF AIROSO BOULEVARD, A DISTANCE OF 109.68 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 89°42'47" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°17'13" EAST, ALONG A LINE PARALLEL WITH AND 10.00 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF AIROSO BOULEVARD, A DISTANCE OF 16.68 FEET TO REFERENCE POINT "A"; THENCE NORTH 00°17'13" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 44.02 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 487.40 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 168.87 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGINNING AT REFERENCE POINT "A", THENCE NORTH 90°00'00" WEST, A DISTANCE OF 194.74 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.72 FEET TO THE POINT OF TERMINUS.

OUTSIDE LINES TO BE TRIMMED AND/OR EXTENDED TO THE PROPERTY LINES TO ENSURE A CLOSED GEOMETRIC FIGURE.


CONTAINING 9,324.32 SQUARE FEET, MORE OR LESS.

NOTE:

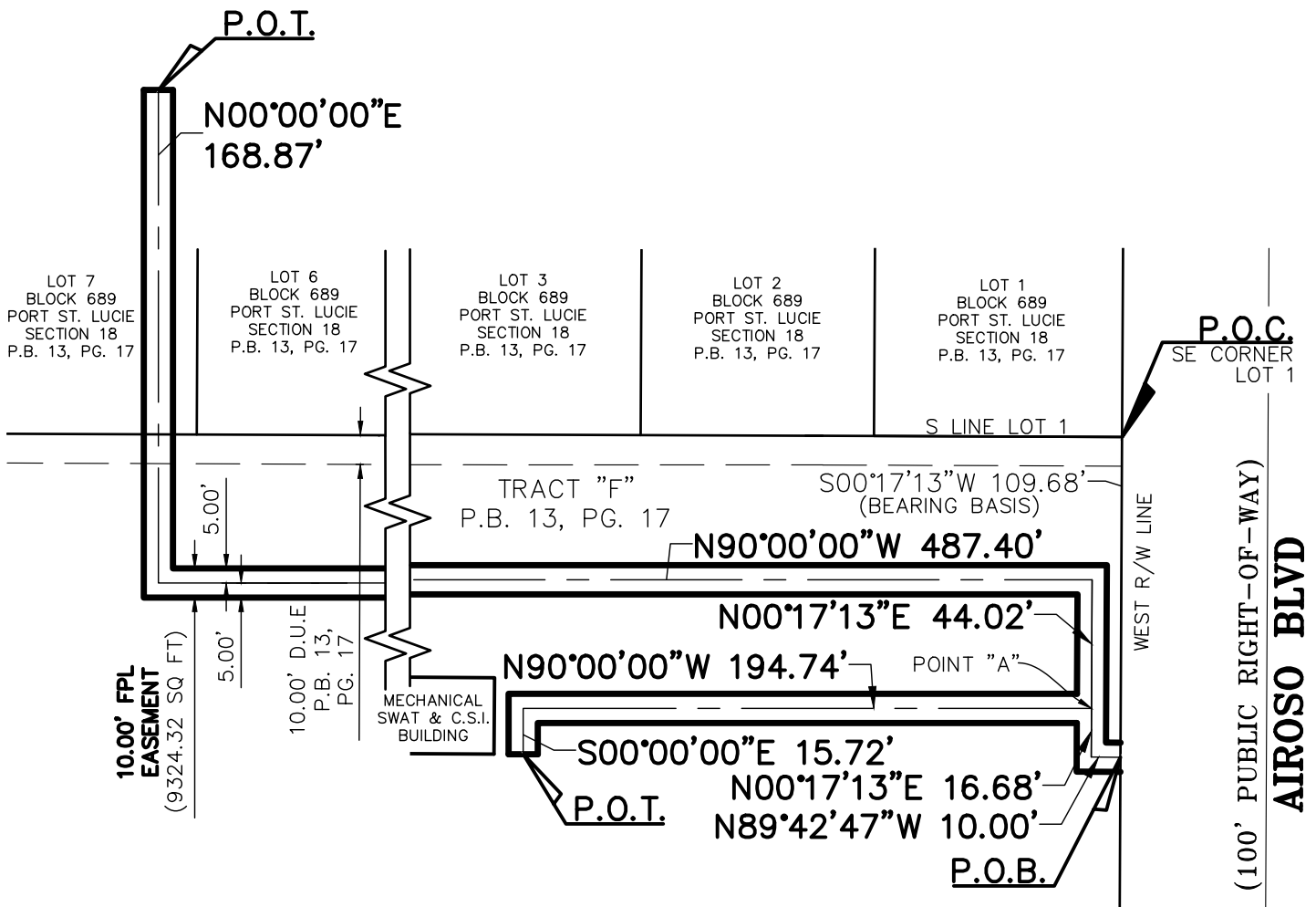
DESCRIPTION NOT VALID WITHOUT SKETCH.

MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE

PROJECT	SKETCH AND DESCRIPTION FPL UTILITY EASMENT	JOB NO.	24-106	BY	CPS	 A DIVISION OF HALEY WARD, INC.
				DATE	2025.04.29	
TITLE	PSL POLICE DEPARTMENT	REV. DATE	---	REV.	---	
		SCALE	1:60	SHEET	1 OF 2	

THIS IS NOT A FIELD SURVEY



ABBREVIATION LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINUS
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
PG. PAGE
D.U.E. DRAINAGE & UTILITY EASEMENT
(P) PLAT RECORDED IN
PLAT BOOK 13, PAGE 17
(R/W) RIGHT OF WAY


NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF LOT 1, BLOCK 689, AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

INTENDED DISPLAY SCALE

0 60
Scale in feet
1 Inch = 60 Feet



PROJECT SKETCH AND DESCRIPTION FPL UTILITY EASEMENT	JOB NO. 24-106	BY CPS	 A DIVISION OF HALEY WARD, INC.
		DATE 2025.05.02	
TITLE PSL POLICE DEPARTMENT	REV. DATE ---	REV. ---	
	SCALE 1:60	SHEET 2 OF 2	