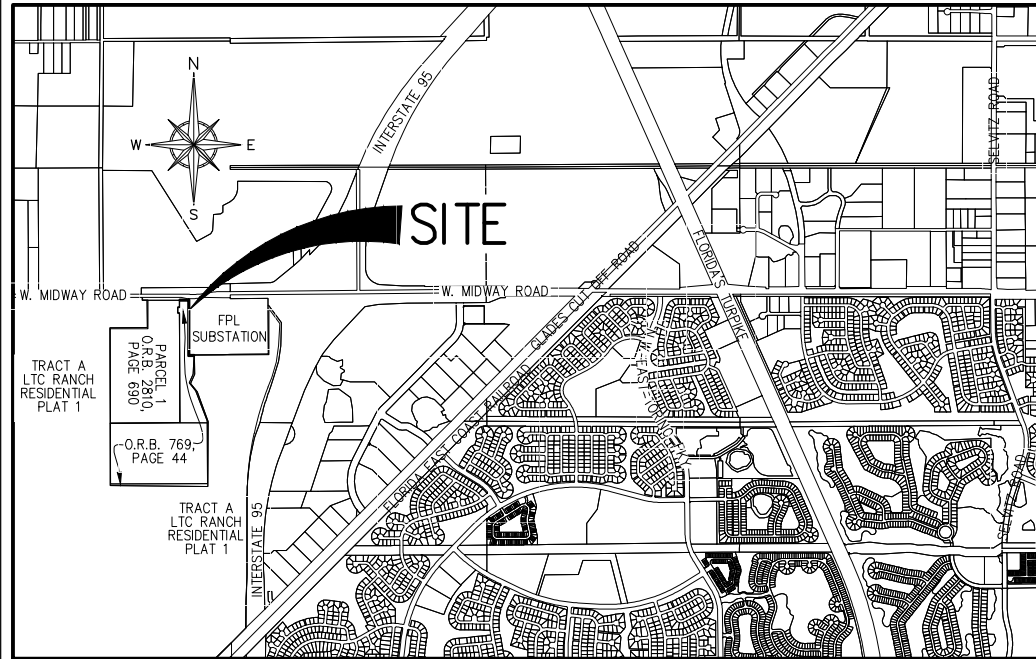


S:\16-83 MIDWAY ROAD\SL-FPL\SL-FPL-MIDWAY_V18.dwg, SL-UTL1 2 (1), 7/14/2020 7:40:36 AM, DWG To PDF.pc3, 1:1, DB-2019VS



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTED (N.A.D. 83/07), FLORIDA EAST ZONE, REFERENCE A BEARING OF S00°06'59"E ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST, 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.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON MARCH 30, 2020, 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 FOR "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" 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, INC.
SURVEYORS AND MAPPERS

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF FLORIDA
LICENSED SURVEYOR AND MAPPER
UNLESS DIGITALLY SIGNED

SHEET NO. <u>1</u>
OF <u>3</u> SHEETS
PROJECT NO. <u>16-83</u>

DATE	REVISIONS
<u>7/14/20</u>	REVISE SKETCH

A PORTION OF O.R.B. 769, PG. 44
ST. LUCIE COUNTY, FL

SKETCH AND LEGAL DESCRIPTION
UTILITY EASEMENT OVER FPL LANDS

DATE <u>03/30/2020</u>
SCALE <u>NOT TO SCALE</u>
FIELD BK. _____
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

7907 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)288-5753 (772)288-5933 FAX
LICENSED BUSINESS NO. 6952

LEGAL DESCRIPTION

UTILITY EASEMENT OVER FPL LANDS

A 20.00 FOOT WIDE STRIP OF BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 769, PAGE 44, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 39 EAST WITH THE NORTHERLY LIMITS OF TRACT A OF THE PLAT OF LTC RESIDENTIAL PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE SOUTH 89°42'47" WEST ALONG SAID NORTHERLY LIMITS, 760.78 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT A ALSO BEING THE EASTERLY LIMITS OF SAID OFFICIAL RECORDS BOOK 769, PAGE 44 AND THE POINT OF BEGINNING; THENCE SOUTH 02°54'32" WEST ALONG SAID EASTERLY LIMITS, 20.03 FEET TO AN INTERSECTION WITH A LINE BEING 20.00 FEET SOUTHERLY OF, AND PARALLEL WITH THE NORTHERLY LIMITS OF SAID OFFICIAL RECORDS BOOK 769, PAGE 44; THENCE SOUTH 89°42'48" WEST, 118.16 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH A LINE BEING 20.00 FEET WESTERLY OF, AND PARALLEL WITH THE EASTERLY LIMITS OF SAID OFFICIAL RECORDS BOOK 769, PAGE 44; THENCE NORTH 00°06'55" WEST ALONG SAID PARALLEL LINE, 1,157.51 FEET TO AN INTERSECTION WITH A LINE BEING 20.00 FEET SOUTHERLY OF, AND PARALLEL WITH THE SOUTHERLY RIGHT OF WAY LINE OF MIDWAY ROAD (STATE ROAD 712) PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94001-2414; THENCE SOUTH 89°39'49" WEST ALONG SAID PARALLEL LINE, 180.00 FEET TO AN INTERSECTION WITH THE WESTERLY LIMITS OF SAID OFFICIAL RECORDS BOOK 769, PAGE 44; THENCE NORTH 00°06'55" WEST ALONG SAID WESTERLY LIMITS, 20.00 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF MIDWAY ROAD (STATE ROAD 712); THENCE NORTH 89°39'52" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 200.00 FEET TO AN INTERSECTION WITH THE EASTERLY LIMITS OF SAID OFFICIAL RECORDS BOOK 769, PAGE 44; THENCE SOUTH 00°06'55" EAST ALONG SAID EASTERLY LIMITS, 1,157.53 FEET TO AN INTERSECTION WITH THE NORTHERLY LIMITS OF SAID OFFICIAL RECORDS BOOK 769, PAGE 44; THENCE NORTH 89°42'48" EAST ALONG SAID NORTHERLY LIMITS, 99.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 29,124 SQUARE FEET OR 0.67 ACRES, MORE OR LESS.

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

ABBREVIATIONS

FPL	FLORIDA POWER & LIGHT	P.O.B.	POINT OF BEGINNING
NO.	NUMBER	P.O.C.	POINT OF COMMENCEMENT
O.R.B.	OFFICIAL RECORDS BOOK	RNG.	RANGE
P.B.	PLAT BOOK	R/W	RIGHT OF WAY
PG.	PAGE	SEC.	SECTION
P.L.S.	PROFESSIONAL LAND SURVEYOR	TWP.	TOWNSHIP

SHEET NO. <u>2</u>
OF <u>3</u> SHEETS
PROJECT NO.
<u>16-83</u>

DATE	REVISIONS
<u>7/14/20</u>	REVISE SKETCH

A PORTION OF O.R.B. 769, PG. 44
ST. LUCIE COUNTY, FL

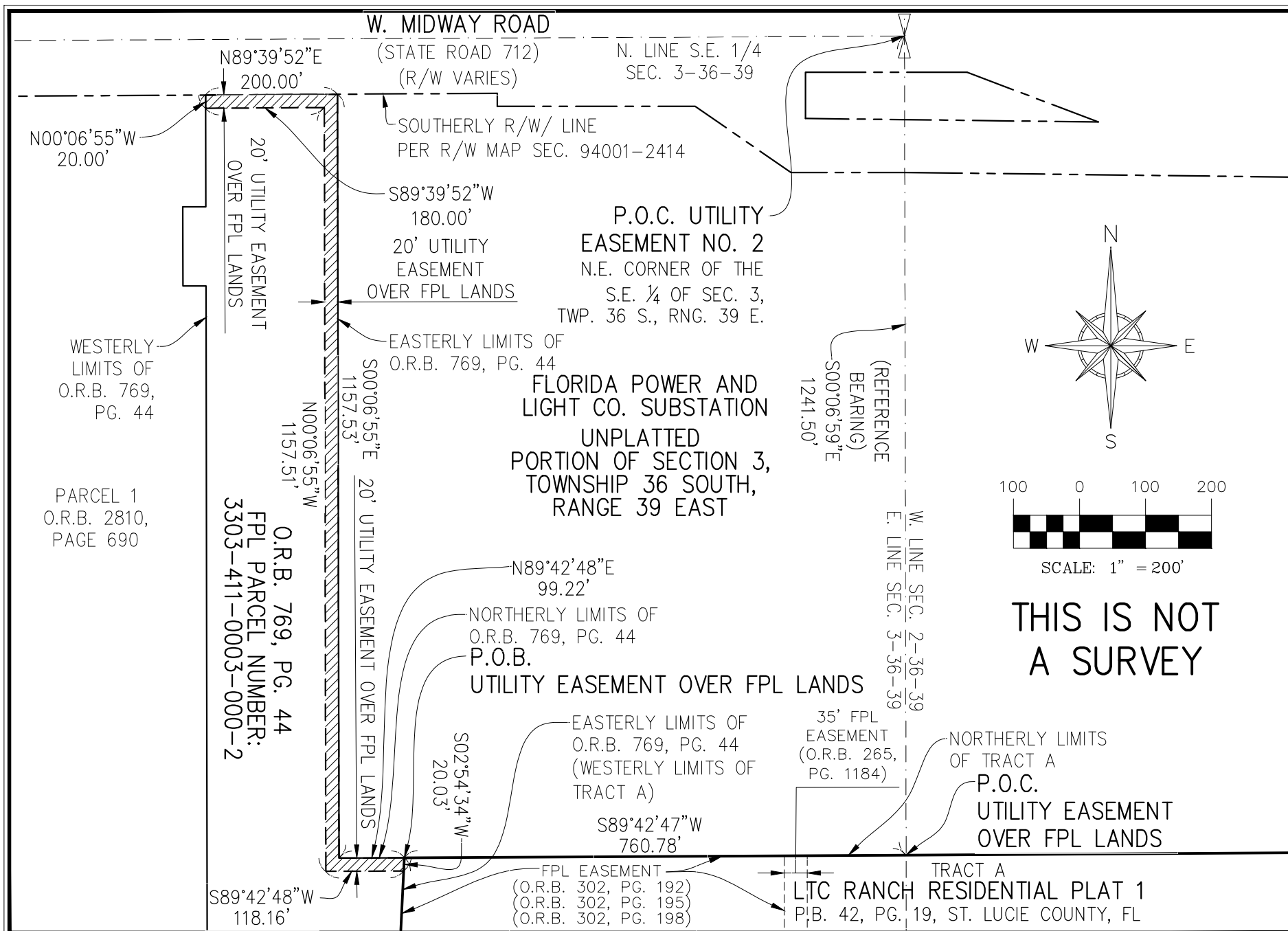
SKETCH AND LEGAL DESCRIPTION
UTILITY EASEMENT OVER FPL LANDS

DATE <u>03/30/2020</u>
SCALE <u>NOT TO SCALE</u>
FIELD BK. _____
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

B	BETSY LINDSAY, INC.
	SURVEYING AND MAPPING
7907 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)288-5753 (772)288-5933 FAX LICENSED BUSINESS NO. 6852	

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SHEET NO. <u>3</u>
OF <u>3</u> SHEETS
PROJECT NO. <u>16-83</u>

DATE	REVISIONS
7/14/20	REVISE SKETCH

A PORTION OF O.R.B. 769, PG. 44
ST. LUCIE COUNTY, FL

SKETCH AND LEGAL DESCRIPTION
UTILITY EASEMENT OVER FPL LANDS

DATE <u>03/30/2020</u>
SCALE <u>1" = 200'</u>
FIELD BK. _____
DRAWING BY <u>D.B.</u>
CHECKED BY <u>E.A.L.</u>

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING

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