

Work Request No. _____

Sec. __, Twp __, Rge __

Parcel I.D. _____
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: _____

Co. Name: _____

Address: _____

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 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 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 wires to 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 heretofore described, 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:

Entity name

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: _____

By: _____

Print Name: _____

Print Title: _____

Print Address: _____

(Witness' Signature)

Print Name: _____

(Witness)

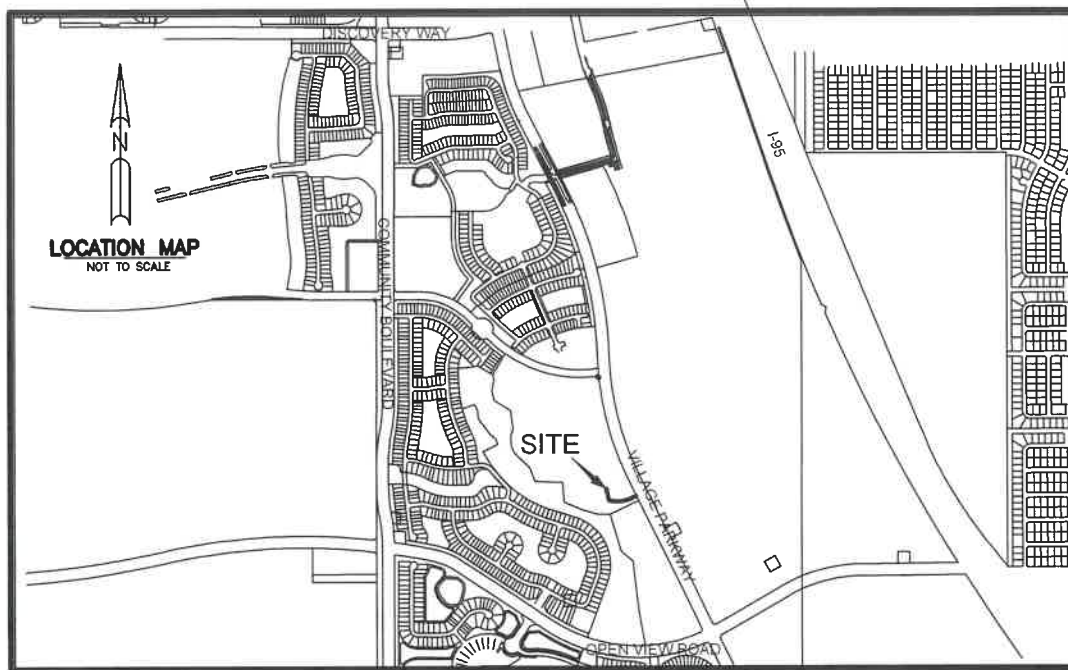
Print Address: _____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____



NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF SOUTH 25°57'22" EAST, ALONG THE EAST LINE OF PARCEL 3, STARS AND STRIPES IN THE PARK, AS RECORDED IN PLAT BOOK 120, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



Digitally signed by
David Lindley
Date: 2025.02.19
09:50:27 -05'00'
Adobe Acrobat
version:
2024.005.20399

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

**SKETCH OF DESCRIPTION
FLORIDA POWER & LIGHT EASEMENT**

DATE 02/18/2025

DRAWN BY BP

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9936

LEGAL DESCRIPTION:

A PORTION OF PARCEL 3, STARS AND STRIPES IN THE PARK, AS RECORDED IN PLAT BOOK 120, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL 3, STARS AND STRIPES IN THE PARK, AS RECORDED IN PLAT BOOK 120, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 25°57'22" WEST ALONG THE EAST LINE OF SAID 'PARCEL 3', A DISTANCE OF 64.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, SOUTH 64°02'38" WEST, A DISTANCE OF 67.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE 38°11'25", HAVING A RADIUS OF 491.33 FEET, HAVING AN ARC DISTANCE OF 327.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 83°08'20" WEST FOR A DISTANCE OF 321.47 FEET; THENCE NORTH 13°35'32" WEST, A DISTANCE OF 140.24 FEET; THENCE SOUTH 76°24'28" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 13°35'32" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 76°24'28" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 13°35'32" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 76°24'28" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 13°35'32" EAST, A DISTANCE OF 133.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 37°26'46", HAVING A RADIUS OF 481.33 FEET, HAVING AN ARC DISTANCE OF 314.58 FEET, AND WHOSE LONG CHORD BEARS NORTH 82°46'01" EAST, FOR A DISTANCE OF 309.01 FEET; THENCE NORTH 64°02'38" EAST, A DISTANCE OF 66.82 FEET TO THE EAST LINE OF SAID PARCEL '3'; THENCE SOUTH 25°57'22" EAST, ALONG THE EAST LINE OF SAID 'PARCEL 3', A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.130 ACRES OF LAND, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 2 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**DESCRIPTION OF SKETCH
FLORIDA POWER & LIGHT EASEMENT**

DATE 02/18/2025

DRAWN BY BP

F.B./ PG. N/A

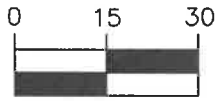
SCALE AS SHOWN

JOB NO. 9936

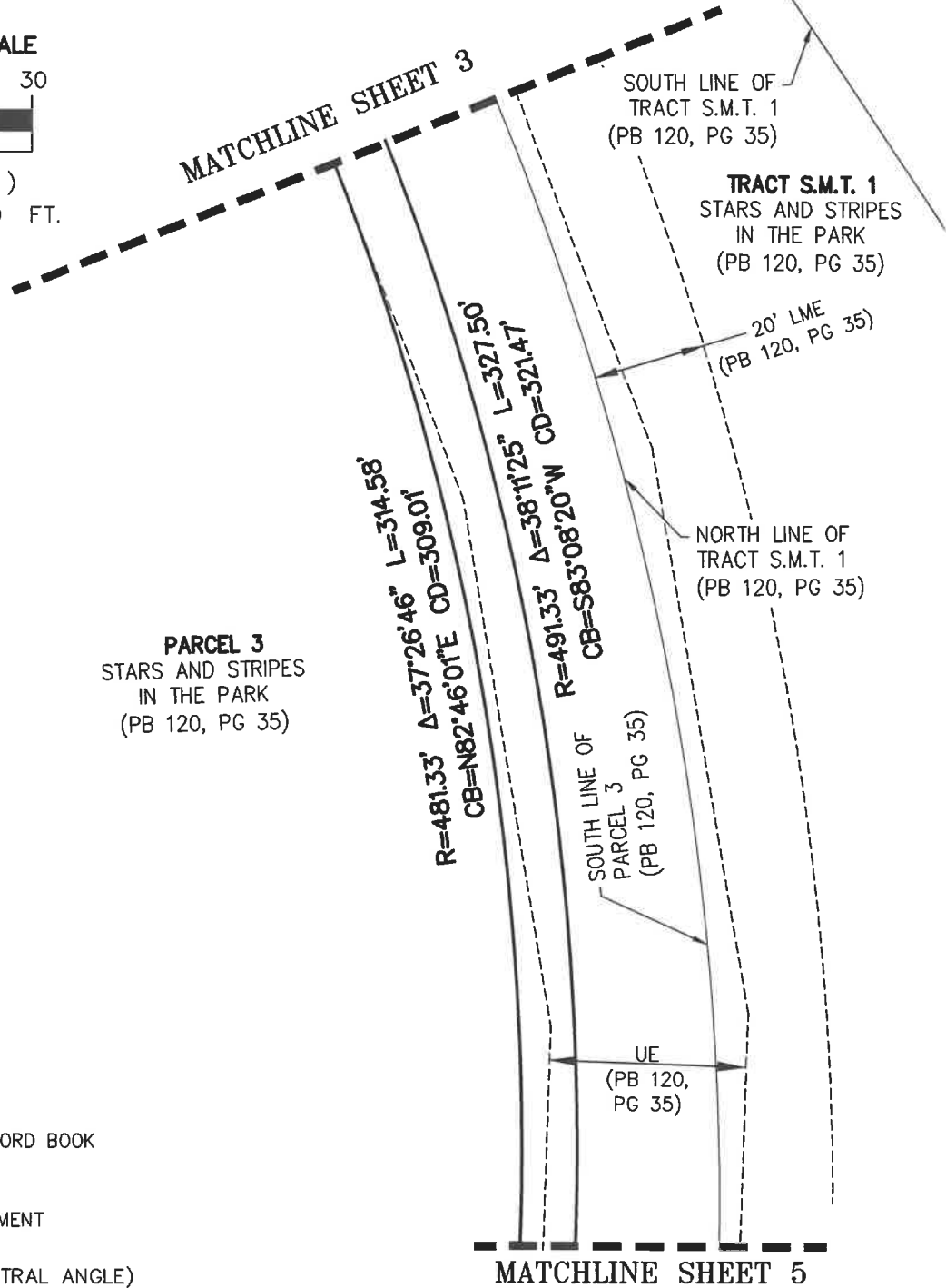
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GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.



LEGEND

- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
- UE - UTILITY EASEMENT
- R - RADIUS
- Δ - DELTA (CENTRAL ANGLE)

SHEET 4 OF 5



CAULFIELD & WHEELER, INC.

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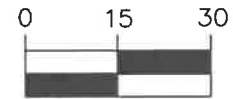
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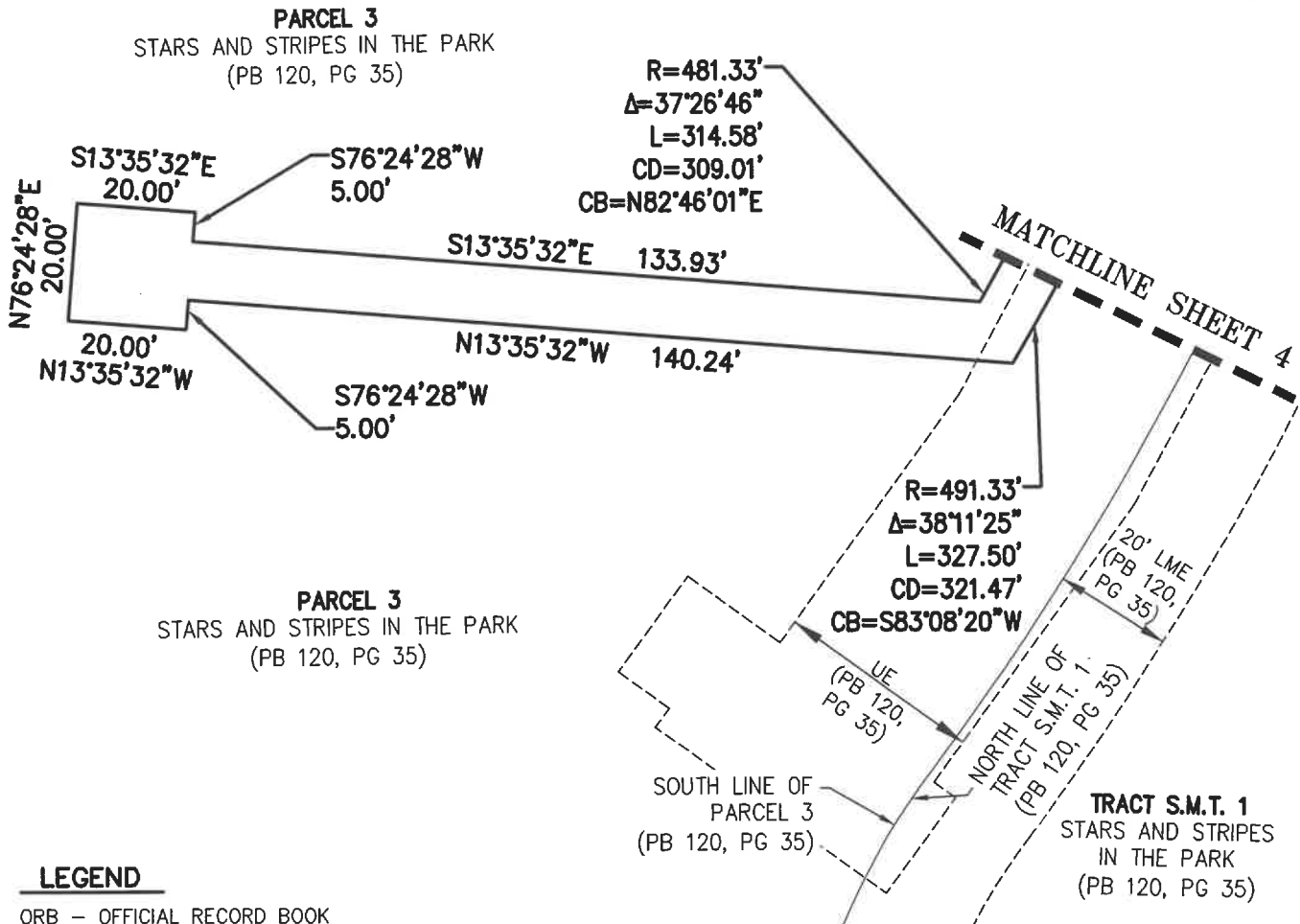


GRAPHIC SCALE



(IN FEET)

1 INCH = 30 FT.



SHEET 5 OF 5



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