



OWNER: FP&L
O.R.B. 769,
PAGE 0044
UNPLATTED

APPROXIMATE
SECTION LINE

N00°14'00"W-30.00'

PROPOSED EASEMENT
BY SEPARATE
INSTRUMENT

OWNER: FP&L
O.R.B. 769,
PAGE 44
UNPLATTED

E. LINE
FP&L
PARCEL

SE CORNER
FP&L PARCEL

P.O.C.

P.O.B.

S00°14'00"E-40.79'

TRACT "D", L.T.C. RANCH WEST
P.B.S. 83, PAGE 17

N89°00'06"E

S89°00'06"W

W. LINE
TRACT "D"

FP&L EASEMENT
(ORB 302, PG 192)
(ORB 302, PG 195)
(ORB 302, PG 198)

35' FP&L EASEMENT
(ORB 265, PG 1184)

150' FP&L EASEMENT
(ORB 206, PG 1573)
(ORB 206, PG 2302)

NO INFORMATION FOUND

OWNER: MIDWAY GLADES
DEVELOPERS LLC

TRACT "D", L.T.C.
RANCH WEST
P.B.S. 83, PAGE 17

TRACT "D", L.T.C. RANCH WEST
P.B.S. 83, PAGE 17

814.60'

814.45'

60' FP&L EASEMENT
(ORB 99, PG 413)

E. LINE
110' FP&L
EASEMENT

110' FP&L
EASEMENT
(ORB 234, PG 5)
(DB 254, PG 370)

N89°00'06"E 221.45'

S00°02'26"W-30.00'

S89°00'06"W 214.05'

PROPOSED EASEMENT
BY SEPARATE
INSTRUMENT

R=5938.76'
Δ=2°07'55"
L=220.99'
CHD=220.98'
CB=S12°37'23"W

R/W LINE

INTERSTATE 95

P.C.C.

GRAPHIC SCALE



(IN FEET)

1 inch=100 feet

8.5"x14" SHEET SIZE

LEGEND

P.C.C.=POINT OF CONCENTRIC
CURVATURE
P.B.S.=PLAT BOOK ST. LUCIE
COUNTY RECORDS
O.R.B.=OFFICIAL RECORDS BOOK
R/W=RIGHT OF WAY
P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
(P)=PLAT

TOWNSHIP 36 SOUTH,
RANGE 39 EAST

DESCRIPTION OF PROPOSED 30' FPL CONSENT AGREEMENT

A strip of land 30 feet wide being a portion of Tract "D", L.T.C. RANCH WEST, according to the plat thereof, as recorded in Plat Book 83, page 17, public records of St. Lucie County Florida, lying in the Northeast 1/4 of Section 10 and the Northwest 1/4 of Section 11, in Township 36 South, Range 39 East, St. Lucie County Florida, said strip more particularly described as follows:

Commencing at a bend point in the West line of said Tract "D" said point being distant North 00°14'00" West, 1306.73 feet from a bend point in said Tract "D" which is also the Southeast corner of of lands owned by Florida Power & Light (FP&L) per Official Records Book 769, page 44, public records of St. Lucie County Florida, proceed thence South 00°14'00" East along the West line of said Tract "D" and East line of said FP&L parcel a distance of 40.79 feet to the POINT OF BEGINNING; thence North 89°00'06" East a distance of 814.60 feet to a point on the East line of a 110 foot wide FP&L easement recorded in Official Records Book 234, page 5 and Deed Book 254, page 370, public records of St. Lucie County Florida; thence South 00°02'26" West along said East line a distance of 30.00 feet; thence South 89°00'06" West a distance of 814.45 feet to a point on aforementioned West line of said Tract "D"; thence North 00°14'00" West along said West line a distance of 30.00 feet to the POINT OF BEGINNING.

NOTES:

1. This sketch is not a survey.
2. Lands shown hereon were not abstracted for rights-of-way or easements of record.

Reproductions of this drawing are not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.

4. Description shown is originated hereon.
5. Owners shown are per current St. Lucie County property appraisers information.

WILLIAM B. ZENTZ, PLS
REGISTERED LAND SURVEYOR No. 5276
STATE OF FLORIDA

William B. Zentz & Associates, Inc.



Professional Surveying & Mapping

CERTIFICATE OF AUTHORIZATION (LB) No. 6840
684 Old Dixie Highway
Vero Beach, FL 32962
Phone: (772) 567-7552

SKETCH
OF
DESCRIPTION

JOB No.
119-046

DATE
9/27/22

SHEET OF
1 1