

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. 11, Twp. 18S, Rge. 34E

Parcel I.D. '841108000150
(Maintained by County Appraiser)

This Instrument Prepared By

Name: Katie Hudson, Project Manager
Co. Name: Bowman Consulting Group
Address: 4450 W. Eau Gallie Blvd Ste 232
Melbourne, FL 32934

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 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, 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)Print Address: 4450 W Eau Gallie Boulevard, Suite 232
Melbourne, Florida 32934_____
(Witness' Signature)Print Name: _____
(Witness)Print Address: 4450 W Eau Gallie Boulevard, Suite 232
Melbourne, Florida 32934**CITY OF EDGEWATER, FLORIDA, A FLORIDA
MUNICIPAL CORPORATION**

By: _____

Print Name: DIEZEL DEPEW, MAYORPrint Address: PO BOX 100
EDGEWATER FL 32132

By: _____

Print Name: _____

Print Address: _____

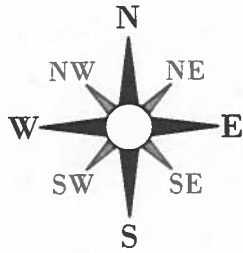
STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not)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

My Commission Expires:

Notary Public, Signature

Print Name _____

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**

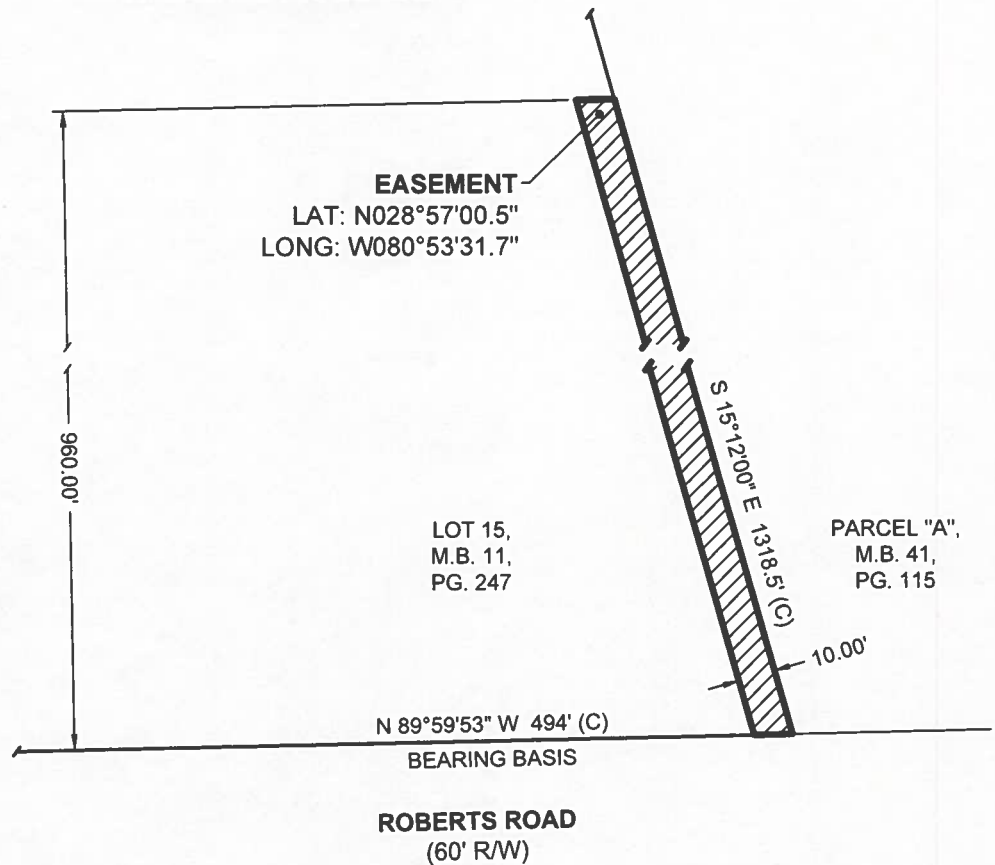


1 INCH = 50 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 50'

LEGEND

- (C) = CALCULATED
- LAT: = LATITUDE
- LB = SURVEYOR BUSINESS
- LONG: = LONGITUDE
- LS = SURVEYOR AND MAPPER
- LTD. = LIMITED
- M.B. = MAP BOOK
- NO. = NUMBER
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- = EASEMENT



SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE SOUTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF N 89°59'53" W.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

LEGAL DESCRIPTION:

THE EASTERLY 10.00' OF THE SOUTHERLY 960.00' OF LOT 15, EDGEWATER COUNTRY ESTATES, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 11, PAGE 247 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

ADDRESS:

651 ROBERTS ROAD

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS 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.

Brion D Yancy

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

1/22/2025

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

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Port St. Lucie, FL 34987 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

**EXHIBIT "A"
FLORIDA POWER AND LIGHT
EASEMENT**

VOLUSIA COUNTY

FLORIDA

PROJECT NO. 100207-01-081	EXISTING EASEMENTS: NONE	DATE: Jan. 21, 2025
CADD FILE: EXHIBIT 2	WR NO. 13573409	SCALE: 1" = 50'
		SHEET: 1 OF 1

FILE: V:\100207 - PIKE-FPL\100207-01-081 (SUR) - PIKE FPL NORTH 2025 - EDGEWATER 37\SURVEY\TASK 1 EDGEWATER 37-1 #409\SURVEY\GIS\EXHIBIT 2



Typical Low Style Pad-Mount Transformer
Typical Size: 40"L x 36"W

Project Name	EDGEWATER 37 - 1
WR#	13573409
BCG ID	P2
Property Address	651 ROBERTS RD



SKETCH EXHIBIT A



ACKNOWLEDGEMENT FOR ACCEPTANCE OF TRANSFORMER

Owner accepts Transformer? **Y or N** Owner Initials: _____

Equipment Location/Easement Size: **10' Strip** _____

Does the Esmt Area Flood? **Y or N** Ave Flood depth: _____

Owner accepts Regular-Style Transformer? **Y or N**

Ave Flood depth greater than 12", Owner accepts 16"h TX Pad? **Y or N**

Owner Approved Vegetation Removal? **Y or N** Type of Plants: _____

Notch Fence for TX Placement? **Y or N** Fencing Material: _____

Additional Notes/Comments: _____

Owner Signature: _____

Date: _____

