

Work Request No. 9440165

Sec. 19, Twp 24 S, Rge 36 E

Parcel I.D. 24-36-19-00-752

(Maintained by County Appraiser)

# UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Michael S. Allen

Co. Name: Allen Engineering, Inc.

Address: 106 Dixie Lane  
Cocoa Beach, FL 32931

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)

Entity Name: School Board of Brevard County

By: \_\_\_\_\_

Print Name: Mark D. Mullins, Ed. D, Superintendent

By: \_\_\_\_\_

Print Name: Misty Belford, Chairperson

Print Address: 2700 Judge Fran Jamieson Way

Viera, FL 32940

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

# DESCRIPTION

NOT A BOUNDARY SURVEY

## FP&L EASEMENT

### DESCRIPTION OF EASEMENT:

An easement for utility purposes lying in Section 19, Township 24 South, Range 36 East, Brevard County, Florida:

Commencing at the Southeast corner of said Section; thence North 89°51'00" West to the West Right-of-Way line of Clearlake Road a distance of 40.00 feet; thence North 00°48'39" East along said Right-of-Way line a distance of 104.26 feet to the Point of Beginning; thence South 43°58'22" West a distance of 44.63 feet; thence North 89°16'06" West a distance of 333.68 feet; thence South 84°47'57" West a distance of 136.60 feet; thence North 29°52'26" West a distance of 7.10 feet; thence North 72°49'25" West a distance of 204.75 feet; thence North 75°04'27" West a distance of 99.97 feet; thence North 70°00'27" West a distance of 50.26 feet; thence North 61°38'47" West a distance of 63.82 feet; thence South 00°40'12" West a distance of 1.67 feet; thence North 88°16'24" West a distance of 12.55 feet; thence North 00°35'26" West a distance of 15.87 feet; thence South 89°26'49" East a distance of 12.90 feet; thence South 00°40'12" West a distance of 3.16 feet; thence South 61°38'47" East a distance of 68.34 feet; thence South 70°00'27" East a distance of 49.08 feet; thence South 75°04'27" East a distance of 99.72 feet; thence South 72°49'25" East a distance of 208.88 feet; thence South 29°52'26" East a distance of 4.62 feet; thence North 84°47'57" East a distance of 130.71 feet; thence South 89°16'06" East a distance of 329.88 feet; thence North 43°58'22" East a distance of 50.97 feet to said Right-of-Way line; thence South 00°48'39" West along said Right-of-Way line a distance of 14.62 feet to the Point of Beginning.

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. The bearings shown hereon are based on a bearing of N00°48'39"E, along the West right-of-way line of Clearlake Road (AKA State Road 501).
3. ○ = Denotes change in direction (no corner found or set).

SEE SHEET 2 FOR THE SKETCH TO ACCOMPANY THIS DESCRIPTION

### SURVEYOR'S CERTIFICATION:

I hereby certify that the attached Property Description was prepared under my direction, in accordance with all applicable requirements of the "Standards of Practice for Land Surveys in Florida" as described in Chapter 5J-17 Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

### EXHIBIT "A" SHEET 1 OF 2

**ALLEN**  
**Engineering, Inc.**

SURVEYORS - ENGINEERS  
106 DIXIE LANE  
COCOA BEACH, FLORIDA 32931  
TELEPHONE: (321)783-7443 - FAX: (321)783-5902  
WEBSITE: www.alleneng.net

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

BY: \_\_\_\_\_  
DAVID J. IRWIN  
Professional Surveyor & Mapper  
Florida Registration No. 6672  
ALLEN ENGINEERING, INC.

PREPARED AND CERTIFIED FOR:

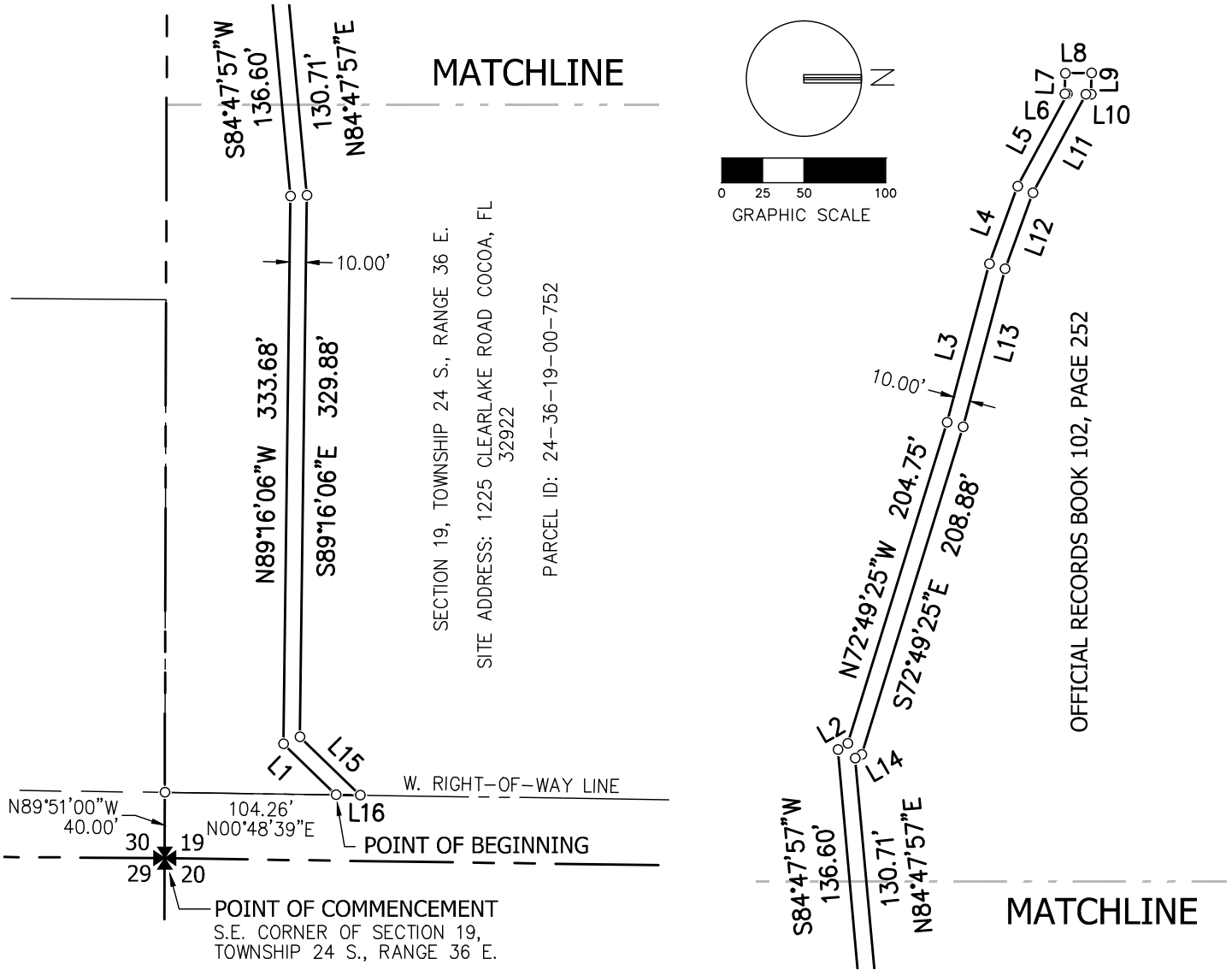
BREVARD PUBLIC SCHOOLS

3.	
2.	
1.	
JOB NO.	920025.1
DATE:	2-26-21

# SKETCH TO ACCOMPANY DESCRIPTION

NOT A BOUNDARY SURVEY

## FP&L EASEMENT



SECTION 19, TOWNSHIP 24 S., RANGE 36 E.  
 SITE ADDRESS: 1225 CLEARLAKE ROAD COCOA, FL 32922

PARCEL ID: 24-36-19-00-752

OFFICIAL RECORDS BOOK 102, PAGE 252

**CLEARLAKE ROAD**  
 (STATE ROAD 501)  
 (80' RIGHT OF WAY)

### LINE TABLE

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S43°58'22"W	44.63'	L9	S89°26'49"E	12.90'
L2	N29°52'26"W	7.10'	L10	S00°40'12"W	3.16'
L3	N75°04'27"W	99.97'	L11	S61°38'47"E	68.34'
L4	N70°00'27"W	50.26'	L12	S70°00'27"E	49.08'
L5	N61°38'47"W	63.82'	L13	S75°04'27"E	99.72'
L6	S00°40'12"W	1.67'	L14	S29°52'26"E	4.62'
L7	N88°16'24"W	12.55'	L15	N43°58'22"E	50.97'
L8	N00°35'26"W	15.87'	L16	S00°48'39"W	14.62'

**EXHIBIT "A"**  
**SHEET 2 OF 2**

**ALLEN**  
**Engineering, Inc.**

SURVEYORS - ENGINEERS  
 106 DIXIE LANE  
 COCOA BEACH, FLORIDA 32931  
 TELEPHONE: (321)783-7443 - FAX: (321)783-5902  
 WEBSITE: www.alleneng.net

**SEE SHEET 1 FOR DESCRIPTION,  
 SURVEYOR'S CERTIFICATION & NOTES**

PREPARED AND CERTIFIED FOR:

BREVARD PUBLIC SCHOOLS

3.	
2.	
1.	
DATE: 2-26-21	DRAWN BY: DJG
JOB NO. 920025.1	SCALE: 1"=100'