

NON-EXCLUSIVE UTILITY EASEMENT – HERON CREEK MIDDLE SCHOOL PORTABLES

KNOW ALL MEN BY THESE PRESENTS that The School Board of Sarasota County, Florida, a body corporate existing under the laws of the State of Florida, whose address is 1960 Landings Boulevard, Sarasota, FL 34231, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, do hereby grant to the Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida, whose address is 5657 South McIntosh Road, Sarasota, Florida 34233, its licensees, agents, successors and assigns, an easement 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 10 feet in width described as follows:

See Exhibit "A" attached hereto and made a part hereof

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 and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; 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 herein above granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name by its Board acting by the Chairman of said Board, on this ____ day of _____, 2006.

Witness:

THE SCHOOL BOARD OF SARASOTA
COUNTY, FLORIDA

Print Name: _____

BY: _____

Carol Todd, Chair

Print Name: _____

Prepared By:
Martin Garcia, Esq.
Matthews, Eastmoore, Hardy, Crauwels & Garcia, P. A
1777 Main Street, 5th Floor
Sarasota, FL 34236

State of Florida (Notary Seal)
County of Sarasota

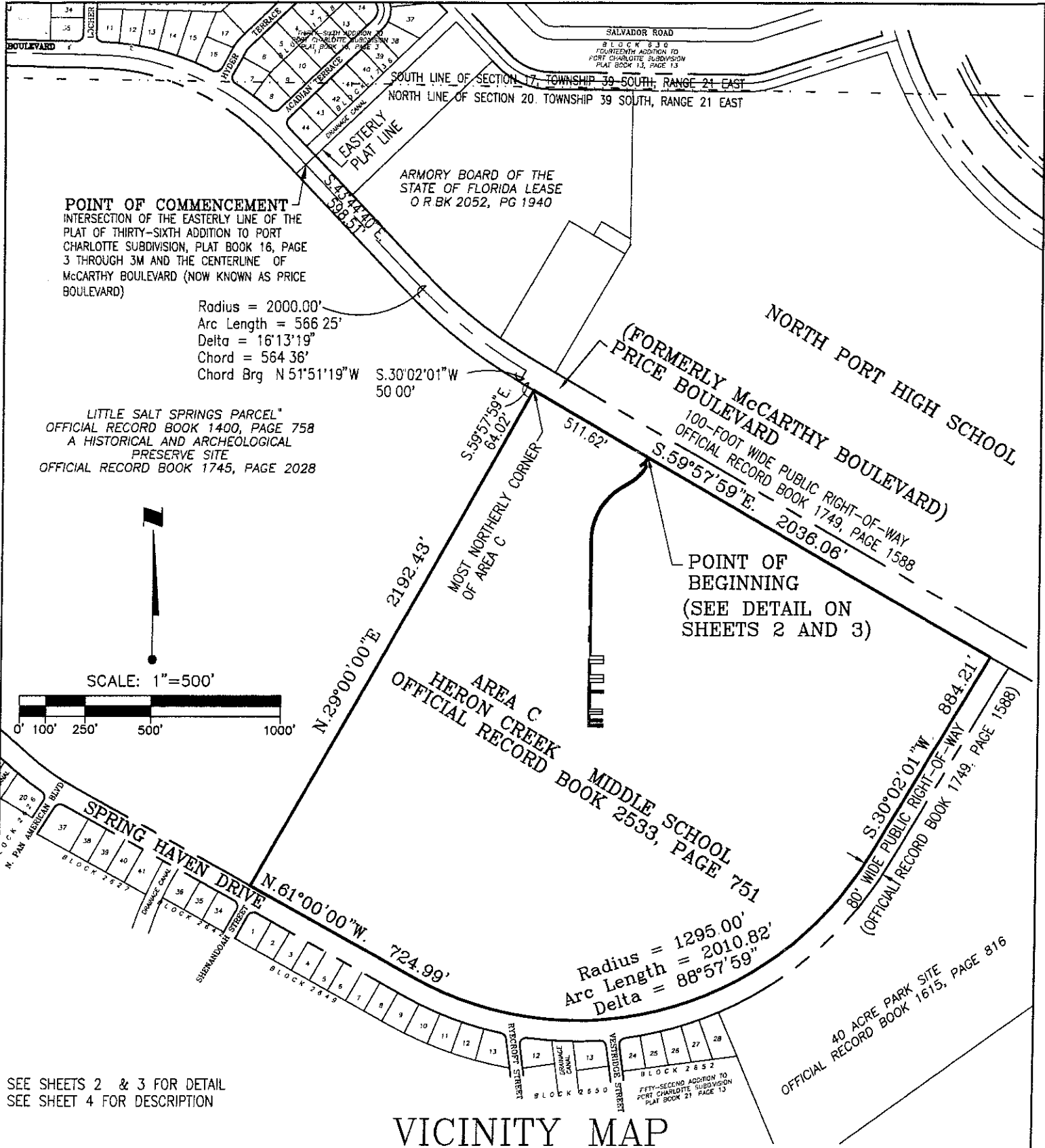
The foregoing instrument was acknowledged before me this _____ day of _____, 2006 by Carol Todd, Chair of The School Board of Sarasota County, Florida, who s personally known to me.

Return to:
Mark D. Smith, Project Manager
The School Board of Sarasota County, Florida
Construction Services Dept
7895 Fruitville Road
Sarasota, FL 34240

Signature of Notary Public

Print Name of Notary Public

(SEAL)



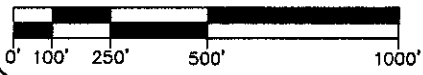
POINT OF COMMENCEMENT
 INTERSECTION OF THE EASTERLY LINE OF THE PLAT OF THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION, PLAT BOOK 16, PAGE 3 THROUGH 3M AND THE CENTERLINE OF MCCARTHY BOULEVARD (NOW KNOWN AS PRICE BOULEVARD)

Radius = 2000.00'
 Arc Length = 566.25'
 Delta = 16°13'19"
 Chord = 564.36'
 Chord Brg N 51°51'19"W

LITTLE SALT SPRINGS PARCEL
 OFFICIAL RECORD BOOK 1400, PAGE 758
 A HISTORICAL AND ARCHEOLOGICAL PRESERVE SITE
 OFFICIAL RECORD BOOK 1745, PAGE 2028



SCALE: 1"=500'



SEE SHEETS 2 & 3 FOR DETAIL
 SEE SHEET 4 FOR DESCRIPTION

VICINITY MAP

Sep 28, 2005 - C9:47:24 MPOPHAMIX:\SUR\02711\032\001\S2711-118-K01.dwg

SARASOTA COUNTY SCHOOL BOARD

This is NOT a Survey.

SKETCH & DESCRIPTION OF
 FPL EASEMENT AT HERON CREEK MIDDLE SCHOOL
 SECTION 20, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 SARASOTA COUNTY, FLORIDA

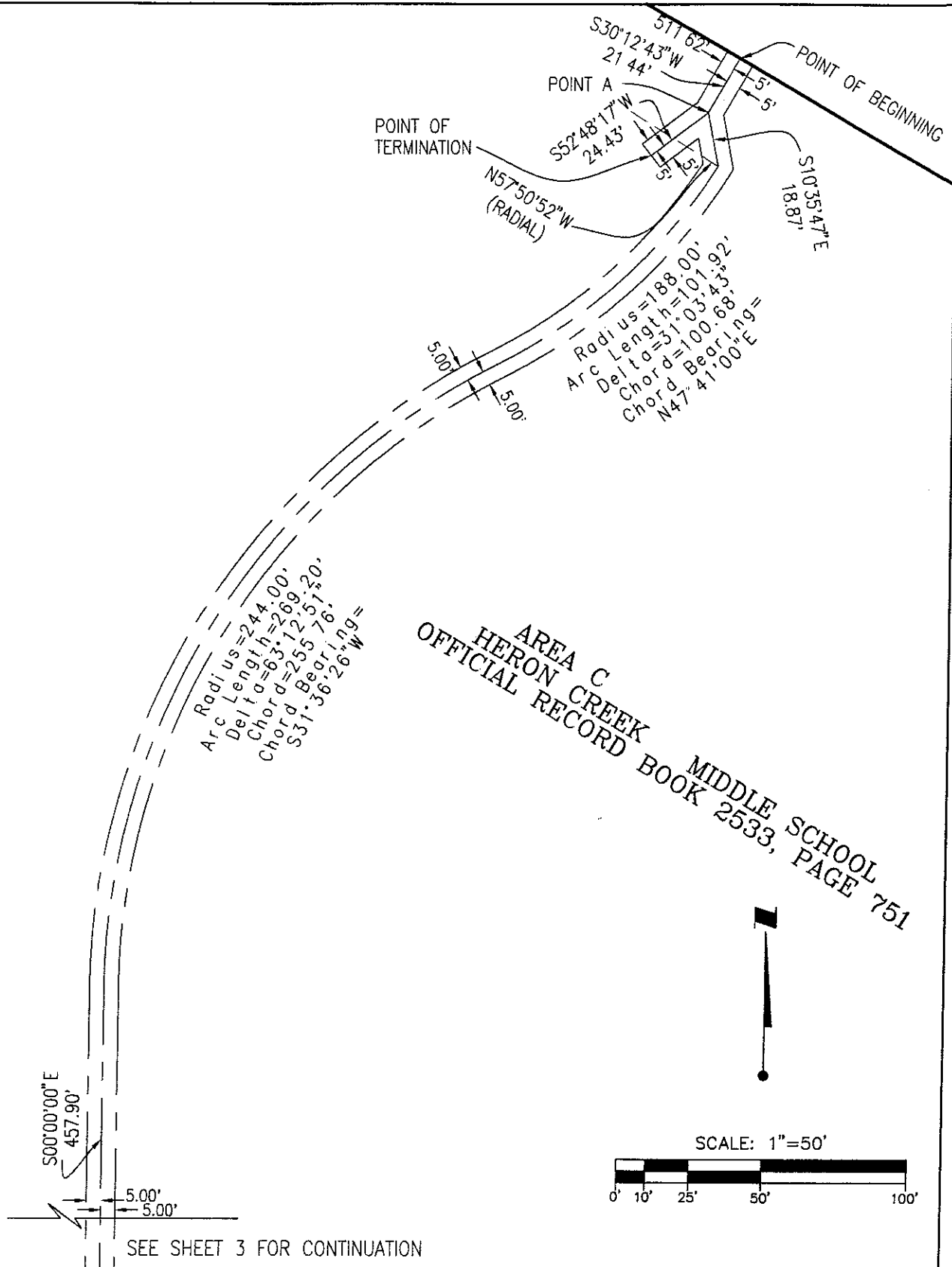


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 8800 Professional Parkway East, Suite 100, Sarasota, Florida 34240-8414 · Phone 941-907-6800 · Fax 941-907-6890 · Web Site www.wilsonmiller.com

TASK CODE: MASLD	DRAWN BY: JWD	CHKD BY: RRC	CAD FILE: S2711-118-K01	PROJECT NO: S2711-032-001	SHEET 1 OF 4	DRAWING INDEX NO: A-2711-032-001*	REV:
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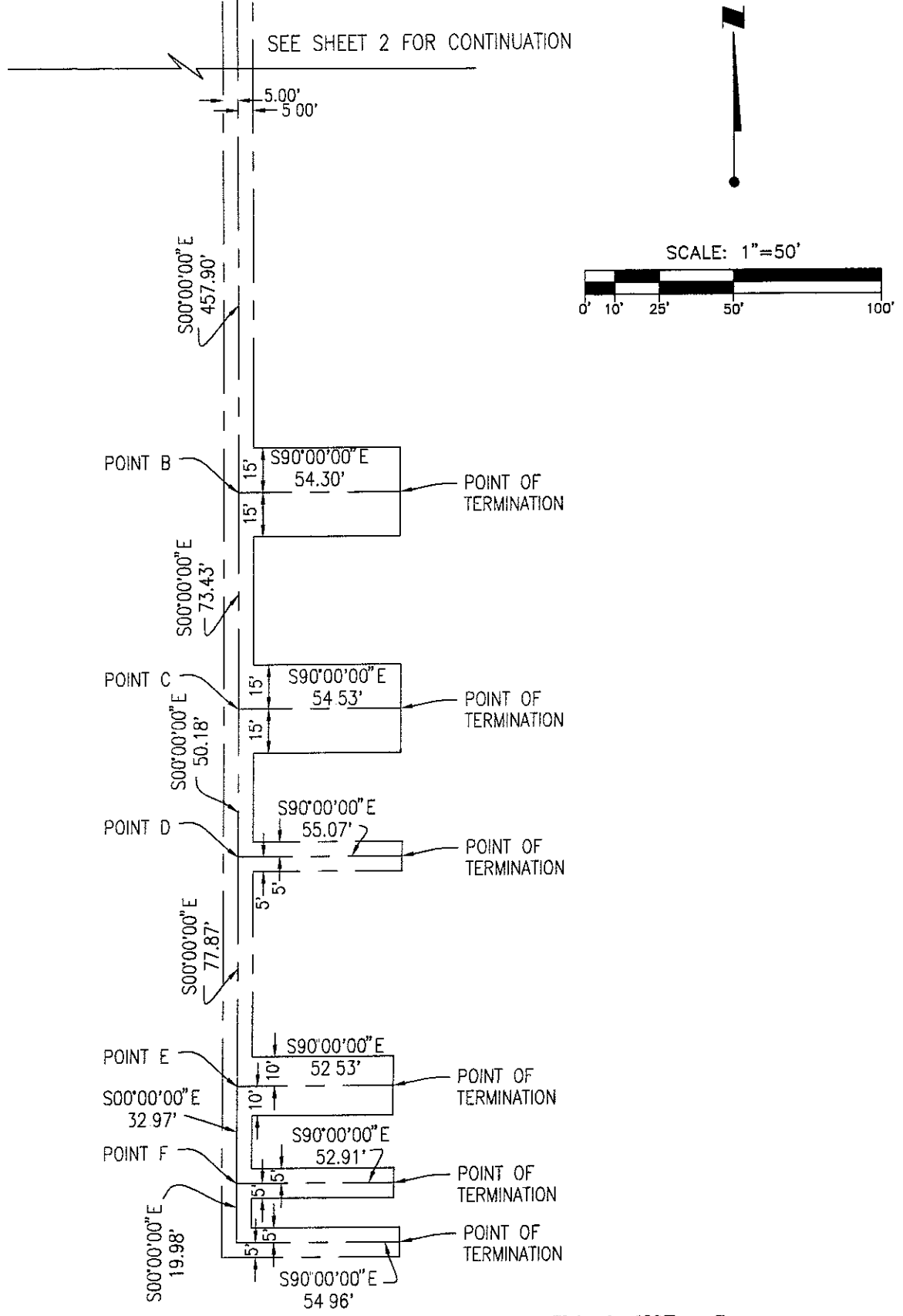
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EXHIBIT "A"

AREA C
HERON CREEK MIDDLE SCHOOL
OFFICIAL RECORD BOOK 2533, PAGE 751



SARASOTA COUNTY SCHOOL BOARD

SKETCH & DESCRIPTION OF
FPL EASEMENT AT HERON CREEK MIDDLE SCHOOL
SECTION 20, TOWNSHIP 39 SOUTH, RANGE 21 EAST,
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EXHIBIT "A"

A 10-foot wide strip of land being in Area C as recorded in Official Record Book 2533, Page 751 of the Public Records of Sarasota County, Florida being in Section 20, Township 39 South, Range 21 East, Sarasota County, Florida and lying 500 feet each side of the following described center lines:

Commence at the intersection of the easterly line of the Plat of the Thirty-Six Addition to Port Charlotte, as recorded in Plat Book 16, Page 3 through 3M, Public Records of Sarasota County, Florida and the center line of Price Boulevard (platted as McCarthy Boulevard, a 100-foot wide public right-of-way); thence along said center line for the following two calls; (1) thence S 43°44'40"E, a distance of 598.51 feet to the point of curvature of a curve to the left having a radius of 2,000.00 feet and a central angle of 16°13'19"; (2) thence southeasterly along the arc of said curve, an arc length of 564.36 feet to the point of tangency of said curve; thence S 30°02'01"W, a distance of 50.00 feet to the southwest right-of-way of the above mentioned Price Boulevard; thence S 59°57'59"E, along said southwest right-of-way, a distance of 64.02 feet to the most northerly corner of the above mentioned Area C; thence S 29°00'00"W, along the northeast line of said boundary, a distance of 511.62 feet to the POINT OF BEGINNING; thence S 30°12'43"W, a distance of 21.44 feet to a point hereinafter referred to as POINT A; thence S 10°35'47"E, a distance of 18.87 feet to the point of curvature of a non tangent curve to the right, of which the radius point lies N 57°50'52"W, a radial distance of 188.00 feet; thence southwesterly along the arc of said curve, through a central angle of 31°03'43", an arc length of 101.92 feet to a point of reverse curvature of a curve to the left having a radius of 244.00 feet and a central angle of 63°12'51"; thence southwesterly along the arc of said curve, a distance of 269.20 feet to the point of tangency of said curve; thence S 00°00'00"E, a distance of 457.90 feet to a point hereinafter referred to as POINT B; thence continue S 00°00'00"E, a distance of 73.43 feet to a point hereinafter referred to as POINT C; thence continue S 00°00'00"E, a distance of 50.18 feet to a point hereinafter referred to as POINT D; thence continue S 00°00'00"E, a distance of 77.87 feet to a point hereinafter referred to as POINT E; thence continue S 00°00'00"E, a distance of 32.97 feet to a point hereinafter referred to as POINT F; thence continue S 00°00'00"E, a distance of 19.98 feet; thence N 90°00'00"E, a distance of 54.96 feet to the POINT OF TERMINATION of said strip

BEGIN at POINT A, as described above; thence S 52°48'17"W, a distance of 24.43 feet to the Point of Termination of said strip.

BEGIN at POINT D, as described above; thence S 90°00'00"W, a distance of 55.07 feet to the Point of Termination of said strip

BEGIN at POINT F, as described above; thence S 90°00'00"W, a distance of 52.91 feet to the Point of Termination of said strip

A 30-foot wide strip of land being in Area C as recorded in Official Record Book 2533, Page 751 of the Public Records of Sarasota County, Florida being in Section 20, Township 39 South, Range 21 East, Sarasota County Florida and lying 1500 feet each side of the following described center lines:

BEGIN at POINT B, as described above; thence S 90°00'00"W, a distance of 54.30 feet to the Point of Termination of said strip

BEGIN at POINT C, as described above; thence S 90°00'00"W, a distance of 54.53 feet to the Point of Termination of said strip

A 20-foot wide strip of land being in Area C as recorded in Official Record Book 2533, Page 751 of the Public Records of Sarasota County, Florida being in Section 20, Township 39 South, Range 21 East, Sarasota County, Florida and lying 1000 feet each side of the following described center lines:

BEGIN at POINT E, as described above; thence S 90°00'00"W, a distance of 52.53 feet to the Point of Termination of said strip

The above described limits of said strips of land are to be extended or shortened as necessary to maintain a continuous width as described along the route stated

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHWEST RIGHT-OF-WAY LINE OF PRICE BOULEVARD BEING S 59°57'59"E
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.


 Jennie W. Brannon, P.S.M.
 Florida Registration No. 5041

9/28/05
 Date of Signature

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