

**NON-EXCLUSIVE UTILITY EASEMENT –
North County Technical Center – Phase III**

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 consideration, receipt of which is hereby acknowledged, does 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 ten (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 2nd day of October, 2012.

Witness:

THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA

Print Name: _____

BY: _____
Caroline G. Zucker, Chair

Print Name: _____

Approved By:
Martin Garcia, Esq.
Matthews, Eastmoore, Hardy, Crauwels & Garcia, P. A.
1777 Main Street, 5th Floor
Sarasota, Florida 34236
941.366.8888

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this _____ day of _____, 2012 by Caroline G. Zucker, Chair of The School Board of Sarasota County, Florida, who is personally known to me.

Return to:
Paul J. Pitcher, Project Manager
The School Board of Sarasota County, Florida
Construction Services Department
7895 Fruitville Road
Sarasota, Florida 34240
941.361.6680

Signature of Notary Public

Print Name of Notary Public

(SEAL)

DESCRIPTION

10' WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT

A 10' WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT LYING IN SECTION 04, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 04, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE N.89°37'02"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 04, A DISTANCE OF 988.46 FEET; THENCE N.00°22'58"E., A DISTANCE OF 95.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PROCTOR ROAD AS DESCRIBED IN ROAD PLAT BOOK 2, PAGE 30 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE N.89°37'02"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.52 FEET; THENCE N.33°11'28"W., A DISTANCE OF 1.42 FEET; THENCE N.56°48'32"E., A DISTANCE OF 59.83 FEET; THENCE N.41°19'49"E., A DISTANCE OF 17.27 FEET; THENCE N.32°13'38"E., A DISTANCE OF 62.64 FEET; THENCE N.27°16'33"E., A DISTANCE OF 68.07 FEET; THENCE N.06°49'23"E., A DISTANCE OF 11.17 FEET; THENCE N.06°44'47"W., A DISTANCE OF 71.60 FEET; THENCE N.03°09'32"W., A DISTANCE OF 69.02 FEET; THENCE N.10°24'30"W., A DISTANCE OF 49.18 FEET; THENCE N.44°05'45"W., A DISTANCE OF 198.75 FEET; THENCE S.89°59'57"W., A DISTANCE OF 5.38 FEET; THENCE N.02°56'50"W., A DISTANCE OF 55.15 FEET; THENCE N.00°00'03"W., A DISTANCE OF 40.58 FEET; THENCE N.90°00'00"W., A DISTANCE OF 281.38 FEET; THENCE N.88°17'55"W., A DISTANCE OF 357.54 FEET; THENCE S.00°30'23"W., A DISTANCE OF 163.21 FEET; THENCE S.00°44'07"E., A DISTANCE OF 80.05 FEET; THENCE S.02°41'10"E., A DISTANCE OF 122.23 FEET; THENCE S.00°17'23"W., A DISTANCE OF 179.74 FEET; THENCE S.08°52'08"W., A DISTANCE OF 59.95 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF PROCTOR ROAD; THENCE N.89°37'02"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 58.74 FEET; THENCE N.05°02'01"W., A DISTANCE OF 3.16 FEET; THENCE N.84°57'59"E., A DISTANCE OF 50.33 FEET; THENCE N.08°52'08"E., A DISTANCE OF 52.71 FEET; THENCE N.00°17'23"E., A DISTANCE OF 178.73 FEET; THENCE N.02°41'10"W., A DISTANCE OF 122.14 FEET; THENCE N.00°44'07"W., A DISTANCE OF 80.33 FEET; THENCE N.00°30'23"E., A DISTANCE OF 37.10 FEET; THENCE S.89°23'13"W., A DISTANCE OF 157.05 FEET; THENCE N.00°36'47"W., A DISTANCE OF 10.00 FEET; THENCE N.89°23'13"E., A DISTANCE OF 157.24 FEET; THENCE N.00°30'23"E., A DISTANCE OF 120.99 FEET; THENCE N.07°00'59"W., A DISTANCE OF 37.90 FEET; THENCE N.01°13'46"W., A DISTANCE OF 122.89 FEET; THENCE N.09°23'28"W., A DISTANCE OF 101.01 FEET; THENCE N.17°37'56"W., A DISTANCE OF 44.51 FEET; THENCE N.38°24'11"W., A DISTANCE OF 23.03 FEET; THENCE N.58°07'50"W., A DISTANCE OF 23.80 FEET; THENCE N.45°16'45"W., A DISTANCE OF 99.21 FEET; THENCE N.44°43'15"E., A DISTANCE OF 10.00 FEET; THENCE S.45°16'45"E., A DISTANCE OF 98.09 FEET; THENCE S.58°07'50"E., A DISTANCE OF 24.41 FEET; THENCE S.38°24'11"E., A DISTANCE OF 26.60 FEET; THENCE S.17°37'56"E., A DISTANCE OF 47.06 FEET; THENCE S.09°23'28"E., A DISTANCE OF 102.44 FEET; THENCE S.01°13'46"E., A DISTANCE OF 123.10 FEET; THENCE S.07°00'59"E., A DISTANCE OF 33.43 FEET; THENCE S.88°17'55"E., A DISTANCE OF 358.21 FEET; THENCE N.90°00'00"E., A DISTANCE OF 291.23 FEET; THENCE S.00°00'03"E., A DISTANCE OF 50.33 FEET; THENCE S.02°56'50"E., A DISTANCE OF 45.26 FEET; THENCE S.44°05'45"E., A DISTANCE OF 206.19 FEET; THENCE S.10°24'30"E., A DISTANCE OF 52.84 FEET; THENCE S.03°09'32"E., A DISTANCE OF 69.34 FEET; THENCE S.06°44'47"E., A DISTANCE OF 72.48 FEET; THENCE S.06°49'23"W., A DISTANCE OF 14.16 FEET; THENCE S.27°16'33"W., A DISTANCE OF 70.30 FEET; THENCE S.32°13'38"W., A DISTANCE OF 63.87 FEET; THENCE S.41°19'49"W., A DISTANCE OF 19.43 FEET; THENCE S.56°48'32"W., A DISTANCE OF 48.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,061.44 SQUARE FEET OR 0.60 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

JEFFERY B. MORROW (FOR THE FIRM LB 7384)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6296

DATE SIGNED: _____
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:

1. THIS DESCRIPTION DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SECTION 04, TOWNSHIP 37 SOUTH, RANGE 18 EAST, ASSUMED TO BE N.89°37'02"W.
3. SKETCH IS NOT VALID WITHOUT ACCOMPANYING SHEETS 2 & 3 OF 3.

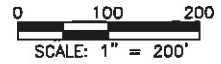
POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

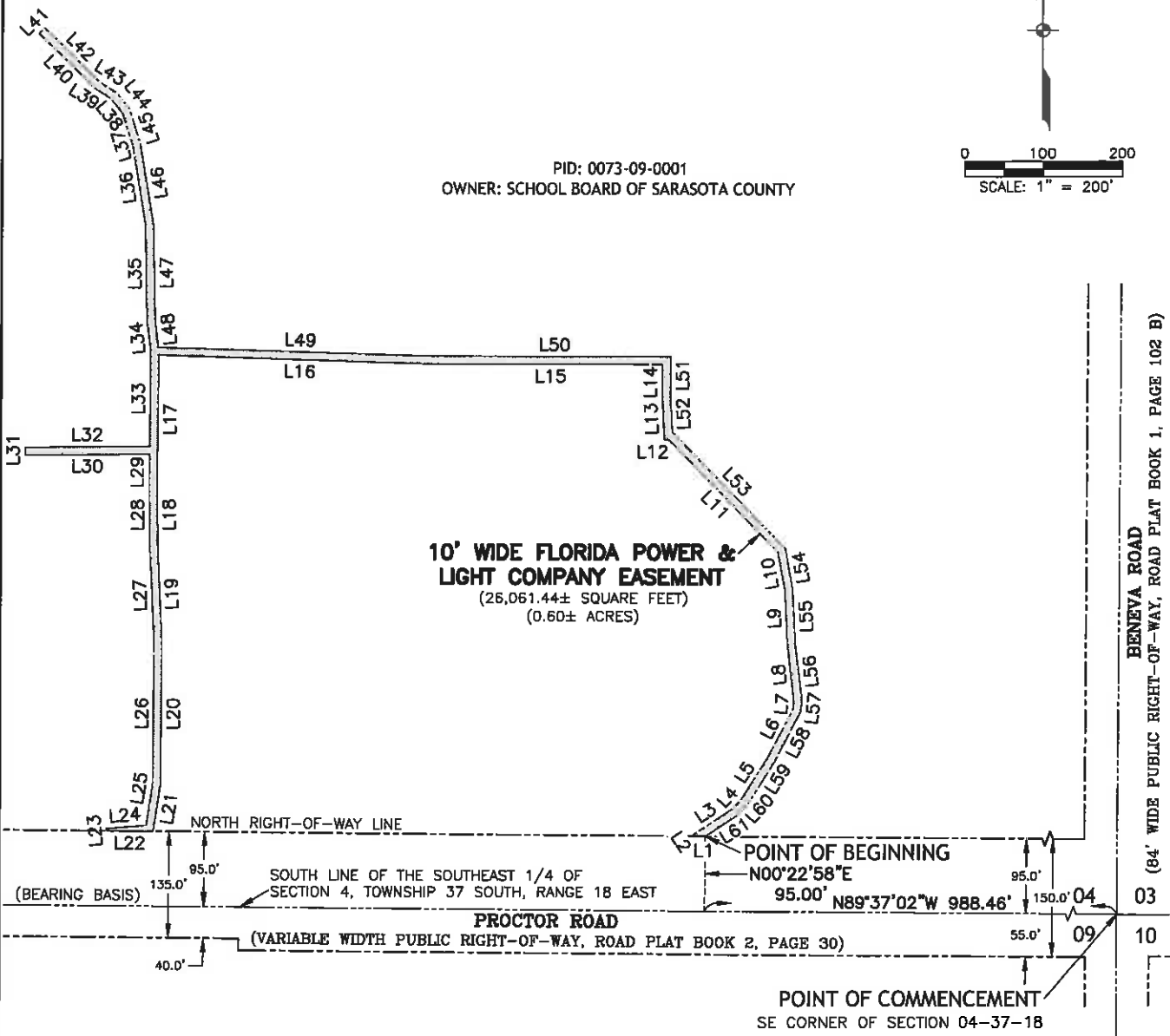
7327 38th Court East
Sarasota, FL 34243
Phone: (941) 378-4797
Fax: (941) 378-0058

DESCRIPTION TO ACCOMPANY SKETCH

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07/25/12	11072	04-37-18	N/A	1 OF 3



PID: 0073-09-0001
 OWNER: SCHOOL BOARD OF SARASOTA COUNTY



**10' WIDE FLORIDA POWER &
 LIGHT COMPANY EASEMENT**
 (26,061.44± SQUARE FEET)
 (0.60± ACRES)

BENEVA ROAD
 (84' WIDE PUBLIC RIGHT-OF-WAY, ROAD PLAT BOOK 1, PAGE 102 B)

NORTH RIGHT-OF-WAY LINE
 SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 18 EAST
 PROCTOR ROAD
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, ROAD PLAT BOOK 2, PAGE 30)
 POINT OF BEGINNING
 N00°22'58"E 95.00'
 N89°37'02"W 988.46'
 POINT OF COMMENCEMENT
 SE CORNER OF SECTION 04-37-18

- NOTES:**
1. THIS SKETCH DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
 2. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SECTION 04, TOWNSHIP 37 SOUTH, RANGE 18 EAST, ASSUMED TO BE N.89°37'02"W.
 3. SKETCH IS NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 3 OF 3.

- LEGEND**
- R.P.B. = ROAD PLAT BOOK
 - P.B. = PLAT BOOK
 - PG(S) = PAGES
 - PID = PARCEL IDENTIFICATION
 - O.R.I. = OFFICIAL RECORDS INSTRUMENT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - CL = CENTERLINE
 - PID: = PARCEL IDENTIFICATION NUMBER

THIS IS NOT A SURVEY

POINT BREAK SURVEYING, LLC
 CERTIFICATE OF AUTHORIZATION LB 0007384
 7327 38th Court East
 Sarasota, FL 34243
 Phone: (941) 378-4797
 Fax: (941) 378-0058

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07/25/12	11072	04-37-18	1" = 100'	2 OF 3

10' WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT

Exhibit "A" - Page 3 of 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°37'02"W	15.52'
L2	N33°11'28"W	1.42'
L3	N56°48'32"E	59.83'
L4	N41°19'49"E	17.27'
L5	N32°13'38"E	62.64'
L6	N27°16'33"E	68.07'
L7	N06°49'23"E	11.17'
L8	N06°44'47"W	71.60'
L9	N03°09'32"W	69.02'
L10	N10°24'30"W	49.18'
L11	N44°05'45"W	198.75'
L12	S89°59'57"W	5.38'
L13	N02°56'50"W	55.15'
L14	N00°00'03"W	40.58'
L15	N90°00'00"W	281.38'
L16	N88°17'55"W	357.54'
L17	S00°30'23"W	163.21'
L18	S00°44'07"E	80.05'
L19	S02°41'10"E	122.23'
L20	S00°17'23"W	179.74'
L21	S08°52'08"W	59.95'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	N89°37'02"W	58.74'
L23	N05°02'01"W	3.16'
L24	N84°57'59"E	50.33'
L25	N08°52'08"E	52.71'
L26	N00°17'23"E	178.73'
L27	N02°41'10"W	122.14'
L28	N00°44'07"W	80.33'
L29	N00°30'23"E	37.10'
L30	S89°23'13"W	157.05'
L31	N00°36'47"W	10.00'
L32	N89°23'13"E	157.24'
L33	N00°30'23"E	120.99'
L34	N07°00'59"W	37.90'
L35	N01°13'46"W	122.89'
L36	N09°23'28"W	101.01'
L37	N17°37'56"W	44.51'
L38	N38°24'11"W	23.03'
L39	N58°07'50"W	23.80'
L40	N45°16'45"W	99.21'
L41	N44°43'15"E	10.00'
L42	S45°16'45"E	98.09'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L43	S58°07'50"E	24.41'
L44	S38°24'11"E	26.60'
L45	S17°37'56"E	47.06'
L46	S09°23'28"E	102.44'
L47	S01°13'46"E	123.10'
L48	S07°00'59"E	33.43'
L49	S88°17'55"E	358.21'
L50	N90°00'00"E	291.23'
L51	S00°00'03"E	50.33'
L52	S02°56'50"E	45.26'
L53	S44°05'45"E	206.19'
L54	S10°24'30"E	52.84'
L55	S03°09'32"E	69.34'
L56	S06°44'47"E	72.48'
L57	S06°49'23"W	14.16'
L58	S27°16'33"W	70.30'
L59	S32°13'38"W	63.87'
L60	S41°19'49"W	19.43'
L61	S56°48'32"W	48.26'

NOTES:

1. THIS SKETCH DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
2. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SECTION 04, TOWNSHIP 37 SOUTH, RANGE 18 EAST, ASSUMED TO BE N.89°37'02"W.
3. SKETCH IS NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 2 OF 3.

THIS IS NOT A SURVEY

POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

7327 38th Court East
 Sarasota, FL 34243
 Phone: (941) 378-4797
 Fax: (941) 378-0058

LINE & CURVE TABLES

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
07/25/12	11072	04-37-18	N/A	3 OF 3