

Work Request No. 7056528

Sec. 12, Twp 39 S, Rge 21 E

Parcel I.D. 0980-01-0006  
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

# EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Juan Cruz  
Co. Name: Florida Power & Light Co.  
Address: 2245 Murphy Court  
North Port, FL 34289

pg 1 of \_\_\_\_.

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 licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever 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 described as follows:

Reserved for Circuit Court

See Attached Exhibit ("Easement Area") - Reference attached legal sketch and legal description of easement

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's 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; 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 heretofore described, 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 MARCH 27, 2017

Signed, sealed and delivered in the presence of:

Marilyn Blanton  
(Witness' Signature)

Print Name: Marilyn Blanton  
(Witness)

Linda Termine  
(Witness' Signature)

Print Name: Linda Termine  
(Witness)

School Board of Sarasota County

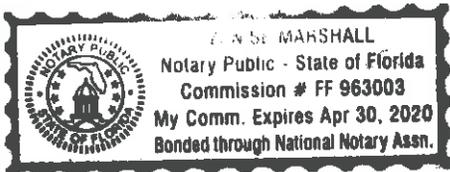
By: Mark D. Smith

Print Name: MARK D. SMITH

Print Address: 7895 FAIRVILLE ROAD  
SARASOTA, FL 34240

STATE OF Florida AND COUNTY OF Sarasota. The foregoing instrument was acknowledged before me this 27th day of March, 2017 by Mark Smith, 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:



Zonise Marshall  
Notary Public, Signature  
Print Name Zonise Marshall



DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A 10.00-foot wide strip of land lying within Tracts 101 and 301, Suncoast Technical College Commercial Subdivision, as recorded in Plat Book 49, Page 42, Public Records of Sarasota County, Florida, in Section 12, Township 39 South, Range 21 East, City of North Port, Sarasota County, Florida, the center line of which is more particularly described as follows:

COMMENCE at the southwest corner of said Tract 101; thence N.01°49'17"W., along the west line of said Tract 101, a distance of 5.00 feet to the POINT OF BEGINNING; thence N.88°10'43"E., parallel with and 5.00 feet north of the south line of said Tract 101, a distance of 45.00 feet to a point hereinafter referred to as "POINT A"; thence continue N.88°10'43"E., parallel with and 5.00 feet north of said south line of Tract 101, a distance of 654.50 feet to the point of curvature of a non-tangent curve to the left, having a radius of 35.00 feet and a central angle of 21°48'13"; thence northerly along the arc of said curve, being parallel with and 5.00 feet west of the east line of said Tract 101, a distance of 13.32 feet, said curve having a chord bearing and distance of N.09°04'50"E., 13.24 feet, to the point of tangency of said curve; thence continue parallel with and 5.00 feet west of said east tract line for the following three (3) calls; (1) thence N.01°49'17"W., a distance of 210.78 feet; (2) thence N.11°40'28"E., a distance of 51.42 feet; (3) thence N.01°49'17"W., a distance of 373.43 feet; thence N.00°31'18"W., leaving said parallel line, a distance of 220.42 feet; thence N.01°49'17"W., a distance of 102.99 feet; thence N.33°43'52"W., a distance of 48.02 feet; thence N.19°12'53"E., a distance of 55.79 feet to the point of curvature of a non-tangent curve to the left, having a radius of 95.00 feet and a central angle of 11°39'53" said point being 5.00 feet south of the north line of Tract 301, as shown on said plat; thence westerly along the arc of said curve, being 5.00 feet south of and parallel with said north line of Tract 301, a distance of 19.34 feet, said curve having a chord bearing and distance of N.73°38'58"W., 19.31 feet, to the point of tangency of said curve; thence N.79°28'54"W., parallel with and 5.00 feet south of the southerly line of Tract 501, of said plat and the westerly extension thereof, a distance of 272.48 feet to the POINT OF TERMINATION.

Return to POINT A, as described above, said point being 5.00 feet east of and parallel with the east line of an existing 40.00-foot wide Florida Power & Light Company easement as recorded in Official Records Instrument Number 2005086772 and 2006189859, said Public Records; thence N.01°49'17"W., parallel with and 5.00 feet east of said east easement line, a distance of 255.46 feet to a point hereinafter referred to as POINT B; thence continue N.01°49'17"W., parallel with and 5.00 feet east of said east easement line, a distance of 402.33 feet; thence N.86°33'24"E., a distance of 193.09 feet to the POINT OF TERMINATION.

Return to POINT B, as described above, said point being 5.00 feet east of and parallel with the east line of an existing 40.00-foot wide Florida Power & Light Company easement as recorded in Official Records Instrument Number 2005086772 and 2006189859, said Public Records; thence N.88°39'49"E., a distance of 91.91 feet to the POINT OF TERMINATION.

The above described limits of said strip of land are to be extended or shortened as necessary to maintain a continuous 10.00-foot wide strip along the route described.

The seal appearing on this document was authorized by Robert R. Cunningham, LS3924 on 3/21/2017.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°10'43"E	45.00'
L2	N11°40'28"E	51.42'
L3	N33°43'52"W	48.02'
L4	N19°12'53"E	55.79'
L5	N88°39'49"E	91.91'
L6	N01°49'17"W	5.00'

NOTES:

- 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE TRACT 101, BEING N.88°10'43"E.
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
- THE BOUNDARY SHOWN WAS TAKEN FROM A SURVEY DONE BY DARRELL E. GERKEN PSM, INC., DATED 12/14/2015, PROJECT #14-10-01S



Robert R. Cunningham, P.S.M.  
Florida Registration No. 3924

3/21/2017  
Date of Signature

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	35.00'	13.32'	21°48'13"	13.24'	N09°04'50"E
C2	95.00'	19.34'	11°39'53"	19.31'	N73°38'58"W

This is NOT a Survey and Not valid without all sheets.

Mar 13, 2017 jbrannon\...2156\active\215613789\survey\drawing\215613789v-sk0001.dwg

FOR: SARASOTA COUNTY SCHOOL BOARD

SKETCH & DESCRIPTION OF A 10' WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



**Stantec**

6900 Professional Parkway East, Sarasota, FL 34240-8414  
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Certificate of Authorization #27013 • www.stantec.com  
Licensed Business Number 7886

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