

Work Request Number: 7083321

**EASEMENT
(BUSINESS)**

This Instrument Prepared on behalf of

Name: Greg Coker

Sections: 5 and 8 Township: 35 South Range: 18 East

Company Name: Florida Power and Light

Address: 1253 12th Avenue East
Palmetto, Florida 34221

Parcel I.D. 1683912559, 1683910366, 1683915159 (Maintained by Property Appraiser)

Form 3722 (stocked) Rev. 7/94



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 overhead and underground electric utility facilities (including cables, conduits and 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 as follows:

**See Composite Exhibit "A" (Easement Area),
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 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; 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 executed and sealed this instrument on the 24th day of January, 2017, in its name by its Board of County Commissioners, acting by the Chairperson or Vice Chairperson of said Board.



**MANATEE COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS**

By: [Signature]
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: [Signature]
Deputy Clerk

APPROVED IN OPEN SESSION 1/24/2017
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Composite Exhibit "A" Description and Sketch

(NOT A SURVEY)

Easement 1

A portion of Lot 1, Green Subdivision recorded in Plat Book 37 Page 15 of the Public Records of Manatee County, Florida. being in Section 5, Township 35 South, Range 18 East and more specifically described as follows:

COMMENCE at the Northeast corner of Lot 1 of said subdivision; thence S00°07'13"E, 33.95 feet to the POINT OF BEGINNING; thence S00°07'13"E, 10.00 feet; thence S89°52'47"W, 17.98 feet; thence N00°07'13"W, 10.00 feet; thence N89°52'47"E, 17.98 feet to said easterly boundary line of said subdivision to the POINT OF BEGINNING.

Area contains 180 square feet, more or less.

NOTES:

1. This Description and Sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
4. The basis of bearings is the north line of of the northeast quarter of Section 8, Township 35 South, Range 18 East which bears N88°48'32"W.
5. The Description on pages 1, 3 & 5 is incomplete without the Sketch on pages 2, 4 & 6.



TODD E. BOYD
No. 6047
STATE OF
Todd E. Boyd, RSM
Florida Registered Surveyor & Mapper, 6047
Date 12/7/2016

Drawing Path:
S:\SURVEY\2016 Jobs\
11_Nov 2016\20161103_
44th Ave E_37th St E
FPLeasements\CAD_DWG's

Sheet: 1 OF 6

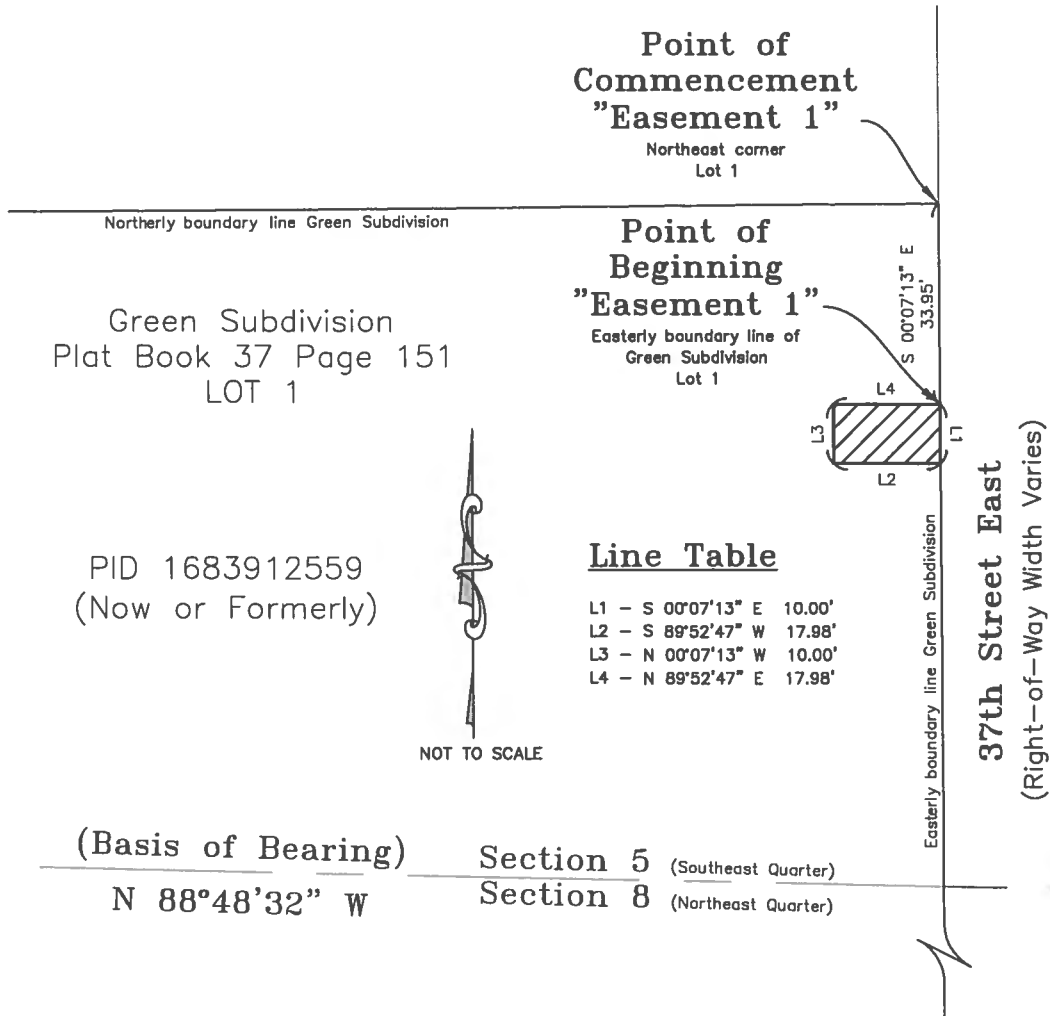
Sections 5 & 8, Township
35 South, Range 18 East

Drawing Date: 12/02/16

"Easement 1" Description and Sketch

(NOT A SURVEY)

Composite Exhibit "A"



Line Table

L1	- S 00°07'13" E	10.00'
L2	- S 89°52'47" W	17.98'
L3	- N 00°07'13" W	10.00'
L4	- N 89°52'47" E	17.98'

Composite Exhibit "A" Description and Sketch

(NOT A SURVEY)

Easement 2

A portion of Lazy "B" Ranches Tract 3, recorded in Official Records Book 2481 Page 1029 of the Public Records of Manatee County, Florida, being in Sections 5 and 8, Township 35 South, Range 18 East and more specifically described as follows:

BEGINNING at the northwest corner of said Parcel; thence S89°32'58"E, 6.70 feet along the northerly boundary line of said parcel; thence S06°59'16"E, 170.89 feet to the northerly boundary line of a proposed Right-of-Way for 44th Avenue East per Manatee County Public Works Project 6071160; thence S05°13'10"E, 24.01 feet; thence N88°48'04"W, 10.06 feet; thence N05°13'10"W, 22.73 feet; thence N06°59'16"W, 143.64 feet to the westerly boundary line of said parcel; thence N00°08'08"W, 28.16 feet along the westerly boundary line of said parcel to the POINT OF BEGINNING.

Area contains 1901 square feet, more or less.

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3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
4. The basis of bearings is the north line of of the northeast quarter of Section 8, Township 35 South, Range 18 East which bears N88°48'32"W.
5. The Description on pages 1, 3 & 5 is incomplete without the Sketch on pages 2, 4 & 6.

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(841)748-4501

See Page 1 of 6 for Signature & Seal

Drawing Path:
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11_Nov 2016\20161103_
44th Ave E_37th St E
FPLEasements\CAD_DWG's

Sheet: 3 OF 6

Sections 5 & 8, Township
35 South, Range 18 East

Drawing Date: 12/02/16

"Easement 2" Description and Sketch

(NOT A SURVEY) Composite Exhibit "A"

Line Table

L5 - N 00°08'08" W 28.16'

Point of Beginning
"Easement 2"

Northwest corner
Lazy "B" Ranches
Tract 3

S 89°32'58" E
6.70'

Northerly boundary line Tract 3

Lazy "B" Ranches
Tract 3
Official Records
Book 2481 Page 1029

PID 1683910366
(Now or Formerly)

Section 5 (Southeast Quarter) (Basis of Bearing)
Section 8 (Northeast Quarter) N 88°48'32" W

37th Street East
(Right-of-Way Width Varies)

Westerly boundary line Tract 3

N 06°59'16" W
143.64'

S 06°59'16" E
170.89'

Lazy "B" Ranches
Tract 3



NOT TO SCALE

Northerly boundary line of
proposed Right-of-Way

N 05°13'10" W
22.73'

S 05°13'10" E
24.01'

N 88°48'04" W
10.06'

44th Avenue East
(Proposed Right-of-Way per
Manatee County Public Works Project 6071160)

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(841)748-4501

See Page 1 of 6 for Signature & Seal

Drawing Path:
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44th Ave E_37th St E
FPLEasements\CAD_DWG's

Sheet: 4 OF 6

Sections 5 & 8, Township
35 South, Range 18 East

Drawing Date: 12/02/16

Composite Exhibit "A" Description and Sketch

(NOT A SURVEY)

Easement 3

A portion of Parcel 109 Part C recorded in Official Records Book 2525 Page 3269 of the Public Records of Manatee County, Florida, being in Section 8, Township 35 South, Range 18 East and more specifically described as follows:

COMMENCE at the Northwest corner of said parcel; thence S88°48'04"E, 18.66 feet along the northerly boundary line of said parcel; thence S01°11'56"W, 18.00 feet to the southerly boundary line of a 36 foot wide Florida Power & Light easement recorded in Official Records Book 907 Page 1476 of said Public Records of Manatee County, Florida, to the POINT OF BEGINNING; thence S88°04'04"E, 10.08 feet along the southerly boundary line of said easement; thence S08°37'57"W, 186.40 feet to a point along the westerly boundary line of said parcel; thence N00°06'32"W, 65.80 feet along said westerly boundary line; thence N08°37'57"E, 120.06 feet to the POINT OF BEGINNING.

Area contains 1532 square feet, more or less.

NOTES:

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3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
4. The basis of bearings is the north line of of the northeast quarter of Section 8, Township 35 South, Range 18 East which bears N88°48'32"W.
5. The Description on pages 1, 3 & 5 is incomplete without the Sketch on pages 2, 4 & 6.

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(841)748-4501

See Page 1 of 6 for Signature & Seal

Drawing Path:
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44th Ave E_37th St E
FPLEasements\CAD_DWG's

Sheet: 5 OF 6

Sections 5 & 8, Township
35 South, Range 18 East

Drawing Date: 12/02/16

"Easement 3"

Description and Sketch

(NOT A SURVEY) Composite Exhibit "A"

Section 5 (Southeast Quarter)
Section 8 (Northeast Quarter)

(Basis of Bearing)

N 88°48'32" W

POINT OF
COMMENCEMENT
"Easement 3"

Northwest corner Parcel 109 Part C

44th Avenue East

(Proposed Right-of-Way per
Manatee County Public Works Project 8071180)

Southerly boundary line of
proposed Right-of-Way

L6

Northerly boundary line Parcel 109 Part C

Existing 36' Florida Power & Light
Easement
Official Records Book 907 Page 1478

S 88°04'04" E
10.08'

Southerly boundary Florida Power & Light easement

Point of
Beginning
"Easement 3"

Parcel 109
Part C

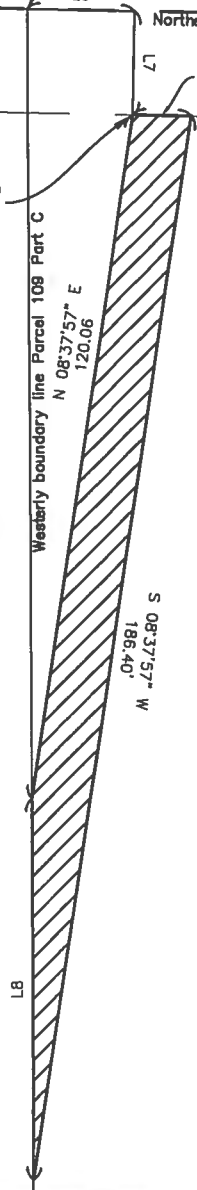
PARCEL 109 PART C

Official Records Book 2525 Page 3269

PID 1683915159

(Now or Formerly)

37th Street East
(Right-of-Way Width Varies)



Line Table

L6	- S 88°48'04" E	18.86'
L7	- S 01°11'58" W	18.00'
L8	- N 00°08'32" W	85.80'



NOT TO SCALE

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(941)748-4501

See Page 1 of 6 for Signature & Seal

Drawing Path:
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11_Nov 2016\20161103_
44th Ave E_37th St E
FPLEasements\CAD_DWG's

Sheet: 6 OF 6

Sections 5 & 8, Township
35 South, Range 18 East

Drawing Date: 12/02/16

Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400
Bradenton, FL 34206

Official Records Receipt Recording

Recorded By: hhoey
Cashiered By: hhoey

Receipt#: 900043225 **Payee Name:** MANATEE COUNTY PROJECT MANAGEMENT AR700013
Receipt Date: 01/25/2017 1112 MANATEE AVE WEST
BRADENTON, FL 34205
Escrow Balance:
Escrow Customer:

Instrument(s): 201741007178-BK2657/PG6134-EASEMENT

Details

DEED DOC STAMPS \$.70	\$0.00
INDEXING NAMES	\$0.00
PRMTF \$1/\$.50	\$4.00
PRMTF BCC \$2	\$14.00
PRMTF CLERK \$1.90	\$13.30
PRMTF FACC \$.10	\$0.70
RECORDING FEE \$5/\$4	\$29.00

Receipt Total: \$61.00

Amount Tendered: \$0.00

Overage: \$0.00

January 24, 2017 - Regular Meeting
Agenda Item #14

Approved in Open Session 1/24/17,
Manatee County
Board of County Commissioners

Subject

Florida Power and Light (FPL) Easement for the 44th Avenue East Road Improvement Project at the 37th Street East Intersection

Briefings

None

Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management Department, Extension 3439

Charles Meador, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6289

Action Requested

- Execution and Recording of Florida Power and Light Easement.

Enabling/Regulating Authority

Florida Statutes, Chapter 125, County Government.

Manatee County Comprehensive Plan Goal 5.1 addresses the safety and efficiency of forecasted vehicular demands.

Background Discussion

- The 44th Avenue East Road Improvement Project from 30th Street East to 45th Street East is currently under construction.
- Turn lanes and signalization at 37th Street East will be completed as part of the project.
- The relocation of FPL poles, guy anchors, and lines as part of the turn lane and signalization improvements will require an easement from Manatee County.
- FPL's current target date for completion of this relocation work is mid January 2017. This work includes installation of the FPL source transformer for the traffic signal at 37th Street East and the roadway lighting along 44th Avenue East.
- The underlying property is owned by Manatee County.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please provide a copy of the recording information to Charles Meador at Charles.meador@mymanatee.org, Greg Coker at Greg.Coker@fpl.com, and Will Lorenzo at William.Lorenzo@mymanatee.org **Distributed 1/25/17, RT**

CCC: AR700013

Cost and Funds Source Account Number and Name

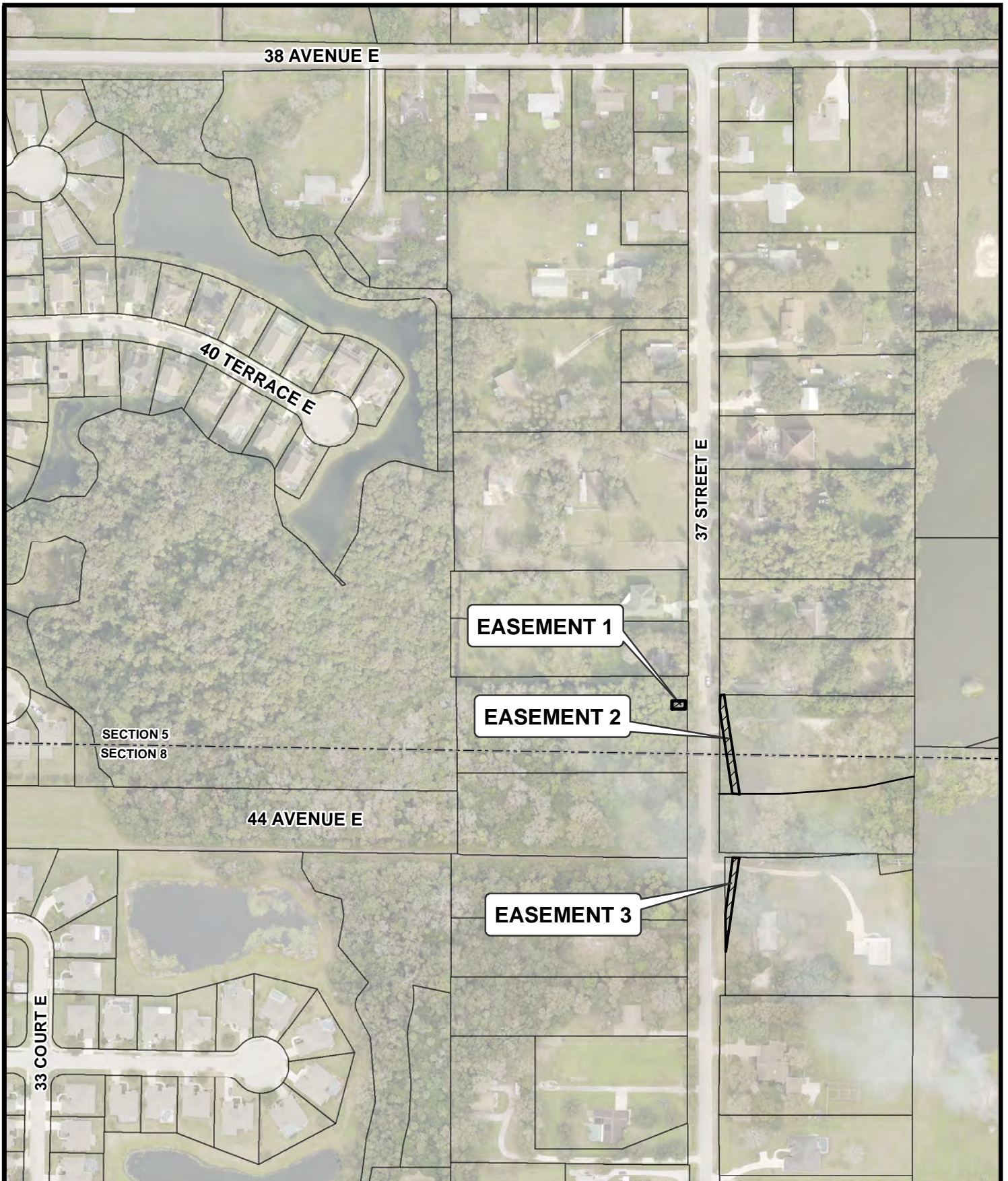
\$61.00 recording fee to Project Number 6071160: 44th Avenue East - 30th Street East to 45th Street East

Amount and Frequency of Recurring Costs

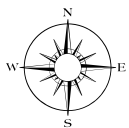
N/A

Attachment: [FPL Easement.pdf](#)

Attachment: [Location Map.pdf](#)



**44TH AVENUE EAST & 37TH STREET EAST
FLORIDA POWER & LIGHT EASEMENTS
(MANATEE COUNTY PROPERTY)**



1 inch equals 250 feet

District 4 - COMMISSIONER ROBIN DISABATINO