

Work Request No. 14707903

Sec 12, Twp 34 S, Rge 17 E

Parcel I.D. 2519600007  
(Maintained by County Appraiser)

### EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Ian Aklarondo Hernandez  
Co. Name: Florida Power & Light  
Address: 1253 12th Ave E  
Palmetto, FL 34221



Reserved by Circuit Court

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 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:

See Exhibit "A" ("Easement Area")

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; 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 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 5th day of May, 2026, 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: T. Hall  
Chairperson 5/5/26

ATTEST: ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Robin Poth OC  
Deputy Clerk

EXHIBIT "A"

Sketch and Description for 15' x 15' Florida Power & Light Transformer Easement

Description:

A 15' x 15' Florida Power and Light Transformer easement over, under and across the following described property:

A portion of Lot 50, Plat of Palmetto Grove and Garden Company, as recorded in Plat Book 1, Page 317, in the public records of Manatee County, State of Florida, and being more particularly described as follows:

Commence at the southeast corner of said Lot 50; thence N 00°08'58" E along the east line of said Lot 50 for a distance of 250.18 feet to the Point of Beginning; thence N 89°51'02" W for a distance of 15.00 feet; thence N 00°08'58" E parallel with said east line of Lot 50 for a distance of 15.00 feet; thence S 89°51'02" E for a distance of 15.00 feet to said east line of Lot 50; thence S 00°08'58" W along said east line of Lot 50 for a distance of 15.00 feet to the Point of Beginning.

Containing 225 square feet, more or less.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

- 1) Measurements were made in accordance with the United States Standard Foot
a. U.S. Survey Foot definition.
2) Basis of Bearings Reference: North and the bearings shown hereon are based on the east line of Lot 50, Plat of Palmetto Grove and Garden Company, as recorded in Plat Book 1, Page 317, in the public records of Manatee County, State of Florida, as having a grid bearing of N 00°08'58"E.
a. Bearings and coordinates have the following metadata:
i. Horizontal Datum:
1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
a. NAD83 (2011)
ii. Grid Mapping Projection:
1. Florida State Plane, West Zone.
2. Transverse Mercator
3) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey.
4) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
5) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
6) Easements are per the recorded plat/deed, if any.
7) This sketch and description does not reflect, determine, or guarantee ownership.
8) Existing improvements are not shown, if any.
9) Underground utilities were not located, if any.
10) Overhead utilities were not located, if any.
11) No attempt was made to locate any underground foundations.

- 12) Septic/Drain field not located, if any.
13) No attempt was made to locate written or unwritten easements or rights-of-way other than those shown hereon.
14) Additions or deletions to sketch(es), description(s) or report(s) by other than the signing party or parties is prohibited without written consent of the signing parties.
15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida Professional licensed Surveyor and Mapper
16) The description and sketch are not full and complete without the other
17) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
18) Documents used in the preparation of this sketch and description:
a. Plat of Palmetto Grove and Garden Company, as recorded in Plat Book 1, Page 317, in the public records of Manatee County, State of Florida
b. General Land Office (G.L.O.) plat and field notes for Township 34 South, Range 17 East
c. Florida Department of Environmental Protection Certified Corner Records for Sections 1 and 12, Township 34 South, Range 17 East.
d. Manatee County Property Appraiser Maps.
e. Draft Boundary Survey completed by Hyatt Survey Services, Inc., Project Number 18-2246, with a field date of June 2018.
19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid
20) The parcel lines for adjoining landowners and/or parent tract(s) are from the Manatee County Property Appraiser and are for illustrative purposes only
21) The description shown hereon was geospatially positioned by locating the onsite electrical conduit that appears to be for the transformer.

Survey Date: N/A

Date of Creation: March 30, 2026



Signature of Danny R. Swain, P.S.M. with date 04/06/26 and Florida Professional Surveyor and Mapper seal.

Table with drawing metadata: Drawing Path, Sheet: 1 OF 2, Section 12 Township 34 South, Range 17 East, Drawing Date: 04/06/26

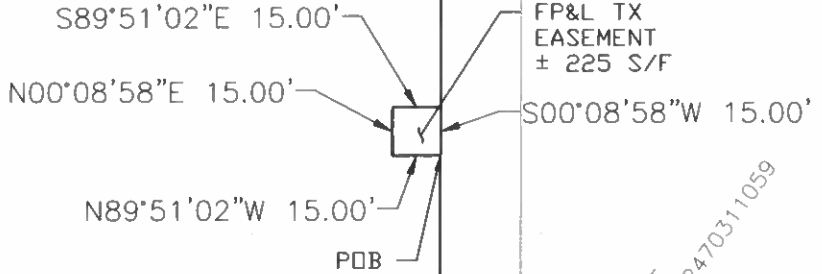
**EXHIBIT "A"**

**Sketch and Description for 15' x 15' Florida Power & Light Transformer Easement**

N/F PID 2519600007  
 LOT 51  
 PLAT OF PALMETTO  
 GROVE AND GARDEN CO  
 PB 1, PG 317

N/F PID 2475800005  
 LOTS 8 & 9, BLOCK 1,  
 LAKE PARK, UNIT 2  
 PB 13, PG 70

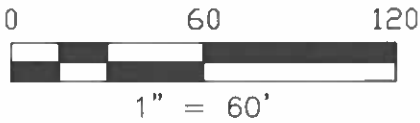
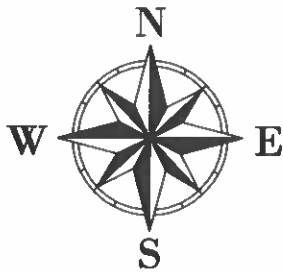
N/F PID 2519600007  
 LOT 50  
 PLAT OF PALMETTO  
 GROVE AND GARDEN CO  
 PB 1, PG 317



FP&L TX  
 EASEMENT  
 ± 225 S/F

N/F  
 PID 2470311059

N00°08'58"E 250.18'



EAST BOUNDARY  
 LOT 50

POC  
 SE CORNER  
 LOT 50

25'

N/F  
 PID 2470310109

8TH AVE E

N/F  
 PID 2520300001

N/F  
 PID 2520100203

N/F  
 PID 2520100153

N/F  
 PID 2520100005

N/F  
 PID 2470300100

**LEGEND**

- |                               |                              |
|-------------------------------|------------------------------|
| SEC = SECTION                 | FP&L = FLORIDA POWER & LIGHT |
| TWP = TOWNSHIP                | TX = TRANSFORMER             |
| O.R.B = OFFICIAL RECORDS BOOK | S/F = SQUARE FEET            |
| PID = PARCEL IDENTIFICATION   | --- = RIGHT-OF-WAY           |
| PB = PLAT BOOK                | — = EASEMENT LINE            |
| POC = POINT OF COMMENCEMENT   |                              |
| POB = POINT OF BEGINNING      |                              |
| PG = PAGE(S)                  |                              |
| N/F = NOW OR FORMERLY         |                              |

Drawing Path:  
 S:\SURVEY\2026  
 Jobs\20260330\_15' X15'  
 Florida\_Power\_&\_Light  
 \_Transformer\_Easement\CAD  
 \_DWG's\FPL\_Easement.dwg

Sheet: 2 OF 2

Sections 12 Township 34  
 South, Range 17 East

Drawing Date: 04/06/26

Manatee County Property  
 Management Department  
 Survey Division

Manatee  
 County  
 FLORIDA

9000 Towncenter Parkway  
 Lakewood Ranch, Florida,  
 34202, (941)748-4501

Angelina "Angel" Colonnese  
Clerk of the Circuit Court of Manatee County Florida  
1115 Manatee Avenue West, Bradenton, Florida 34205  
P.O. Box 25400, Bradenton, Florida 34206  
Phone (941) 749-1800 - Fax (941) 741-4082  
[www.manateeclerk.com](http://www.manateeclerk.com)

Recorded By: TALLRED  
Cashiered By: TALLRED

**Receipt#:** 900844261      **Payee Name:** MANATEE COUNTY PROJECT MANAGEMENT AR700013  
**Receipt Date:** 05/06/2026      1112 MANATEE AVE WEST      MYA.HARDEN & MARY.MOELL  
BRADENTON, FL 34205

**Instrument(s):** 202641051966-EASEMENT

**Receipt Total:** \$27.00  
**Amount Tendered:** \$0.00  
**Overage:** \$0.00  
**Service Fee:** \$0.00  
**Total PAID:** \$0.00

<b>Instrument: 202641051966 EASEMENT</b>		
001000000341100	RECORDING FEE \$5/\$4	\$13.00
199000000341150	PRMTF \$1/\$.50	\$2.00
001000000208911	PRMTF FACC \$.10	\$0.30
199000000341160	PRMTF CLERK \$1.90	\$5.70
001000000208912	PRMTF BCC \$2	\$6.00
<b>Instrument Total:</b>		<b>\$27.00</b>



Approved in Open Session 5/5/26  
Manatee County  
Board of County Commissioners

May 5, 2026 - Regular Meeting

### **Subject**

Execution and Recording of Easement to Florida Power and Light for the Washington Park Preserve Project, for property located at 3011 8th Avenue East, Palmetto, Florida 34221, Peter Morrow, Property Acquisition Division Manager - District 2

### **Category**

CONSENT AGENDA

### **Briefings**

None

### **Contact and/or Presenter Information**

Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Shvonne Davis, Real Property Specialist, Property Management Department, Extension 3670

### **Action Requested**

- Execute and Record Easement to Florida Power and Light (FPL).

### **Enabling/Regulating Authority**

- Florida Statutes Chapter 125, County Government
- Manatee County Comprehensive Plan

### **Applicable Advisory Board**

N/A

### **Background Discussion**

- Manatee County owns the property located at 3011 8th Avenue East, Palmetto, Florida 34221, also known as the Washington Park Preserve.
- The easement is required by Florida Power and Light (FPL) for the installation of a 3-phase transformer for the Washington Park Preserve Project.
- The Washington Park Preserve Project is a future 88-acre park that will be located at the site of the borrow pit the Florida Department of Transportation created in 1957 when dirt was needed to build the U.S. 41 overpass near 29th Street East, North of Palmetto. This project aims to preserve the historical ratio of wetland and upland habitats and create a dedicated storm-water treatment pond area. The Southeast portion of Washington Park has 12-upland acres which will be home to the park's recreational amenities, such as a central pavilion, a children's play area, and a multi-use field. Manatee County Government

is moving forward with design and permitting for the first phase of the project. The project requires a single-phase FPL easement that runs through the project, calling for a 15x15 foot easement for a 3-phase transformer. The easement is required for the completion of the first phase of the project.

- The easement is approximately 225 square feet of land, located along 8th Avenue East.

### **Attorney Review**

Not Reviewed (No apparent legal issues)

### **Instructions to Board Records**

Please ensure that the Chairperson signs page 1 of 3 of the Easement.

Please return the original executed and recorded FPL easement to Shvonne Davis at 9000 Town Center Parkway, Lakewood Ranch, Florida 34202

Please also email a copy of the recorded document to:

Shvonne Davis at shvonne.davis@mymanatee.org

Debra Leavenworth at debra.leavenworth@mymanatee.org

Josh Santos at jsantos@creativecontractors.com

Scot Osborn at scot.osborn@fpl.com

David ArbelaezMontoya at david.arbelaezmontoya@mymanatee.org

**Distributed 5/6/26, RT**

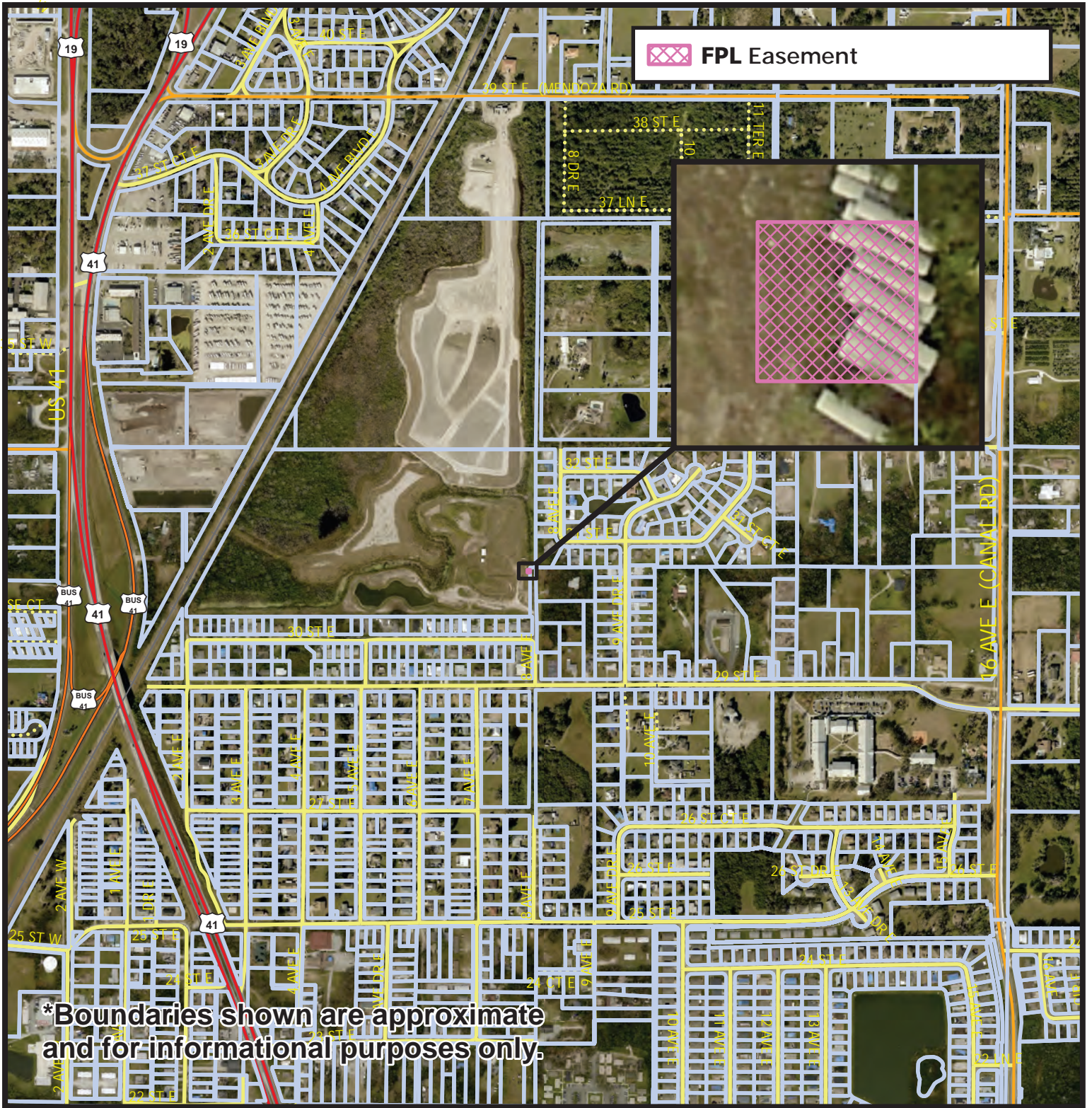
AR# to charge the recording fees- AR700013

### **Cost and Funds Source Account Number and Name**

\$27.00 recording fee-Account Number 853-6012611-531000/6012611-0004

### **Amount and Frequency of Recurring Costs**

N/A



**FPL EASEMENT**

**MANATEE COUNTY  
 3011 8TH AVENUE EAST  
 PALMETTO, FLORIDA 34221  
 PID: 251960007**



**DISTRICT 2 - BALLARD**