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Manatee County Florida Clerk
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www.ManateeClerk.com

FLORIDA POWER & LIGHT COMPANY
UTILITY EASEMENT (BUSINESS)

Prepared by:
Name: Archer Western Construction
Street Address: 3331 Lena Rd
City, State, Zip Code: Bradenton Fl 34211
Sec. 01, Twp 35, Rge 18
Parcel ID# 567110051

Return to:
Florida Power & Light Company
5657 McIntosh Rd
Sarasota Fl 34233

[Reserved for Circuit Court]

The undersigned ("Grantor"), in consideration of the payment of $10.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants and gives to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), with a mailing address of 700 Universe Blvd., Juno Beach, Florida 33408 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 on Exhibit "A" attached hereto and made a part hereof ("Easement Area").

Together with the right for FPL to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for FPL's communications purposes in connection with utility service; 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 Grantor has the power to grant, if at all, the rights of ingress and egress over, along, and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, Grantor has signed and sealed this easement on 20th day of October, 2026, in its name by its Board of County Commissioners, acting by the Chairperson or Vice Chairperson of said Board.

Attest:

ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Robin Tith de
Deputy Clerk

Grantor:

MANATEE COUNTY, FLORIDA BOARD OF
COUNTY COMMISIONERS

By: _____
Chairperson

MANATEE COUNTY FLORIDA

EXHIBIT A

" EXHIBIT"

LEGAL DESCRIPTION FOR FPL UTILITY EASEMENT

A TEN FOOT FLORIDA POWER AND LIGHT EASEMENT BEING WITHIN THE LANDS DESCRIBED IN OFFICIAL RECORDS FOR PARCEL N/F #567110051 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 18 EAST AND BEING 5 FEET EITHER SIDE OF THE BURIED UTILITY LINE BEGINNING AT AN EXISTING POWER POLE AND TERMINATING AT THE SOUTHWESTERLY SIDE OF THE TRANSFORMER PAD, SAID LINE BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PID# 567110051 IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL, S89°15'41"E, A DISTANCE OF 1,860.72 FEET TO A POINT ON THE AFOREMENTIONED NORTH BOUNDARY LINE AND THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 E; THENCE DEPARTING SAID NORTH BOUNDARY LINE, S13°38'26"E, A DISTANCE OF 2,742.48 FEET TO A WOOD POWER POLE AND THE POINT OF BEGINNING; THENCE S71°33'59"W, A DISTANCE OF 22.00 FEET TO THE POINT OF TERMINUS.

SAID DESCRIBED FPL EASEMENT CONTAINS AN AREA OF 220 SQUARE FEET MORE OR LESS.

SURVEY NOTES

1. THIS EXHIBIT IS FOR DESCRIPTIVE AND GRAPHIC PURPOSES ONLY; IT IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF SECTION 01, TOWNSHIP (TWNSP.) 35 SOUTH, RANGE 18 EAST, HAVING A BEARING OF S89°15'41"E.
3. THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES NAMED IN THE CONTRACT FOR THIS PROJECT FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE SAID CONTRACT BETWEEN PARK COASTAL SURVEYING, LLC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING, AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM PARK COASTAL SURVEYING, LLC. (PCS) IS STRICTLY PROHIBITED, AND RENDERS THE SURVEYORS CERTIFICATION, SIGNATURE, AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO PARK COASTAL SURVEYING, LLC.

TRAVIS D. PARK License Number 6731 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Travis D Park
Date: 2026.08.26 11:23:33 -04'00'

TRAVIS D. PARK, P.S.M.
Florida Registration No. LS 6731
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

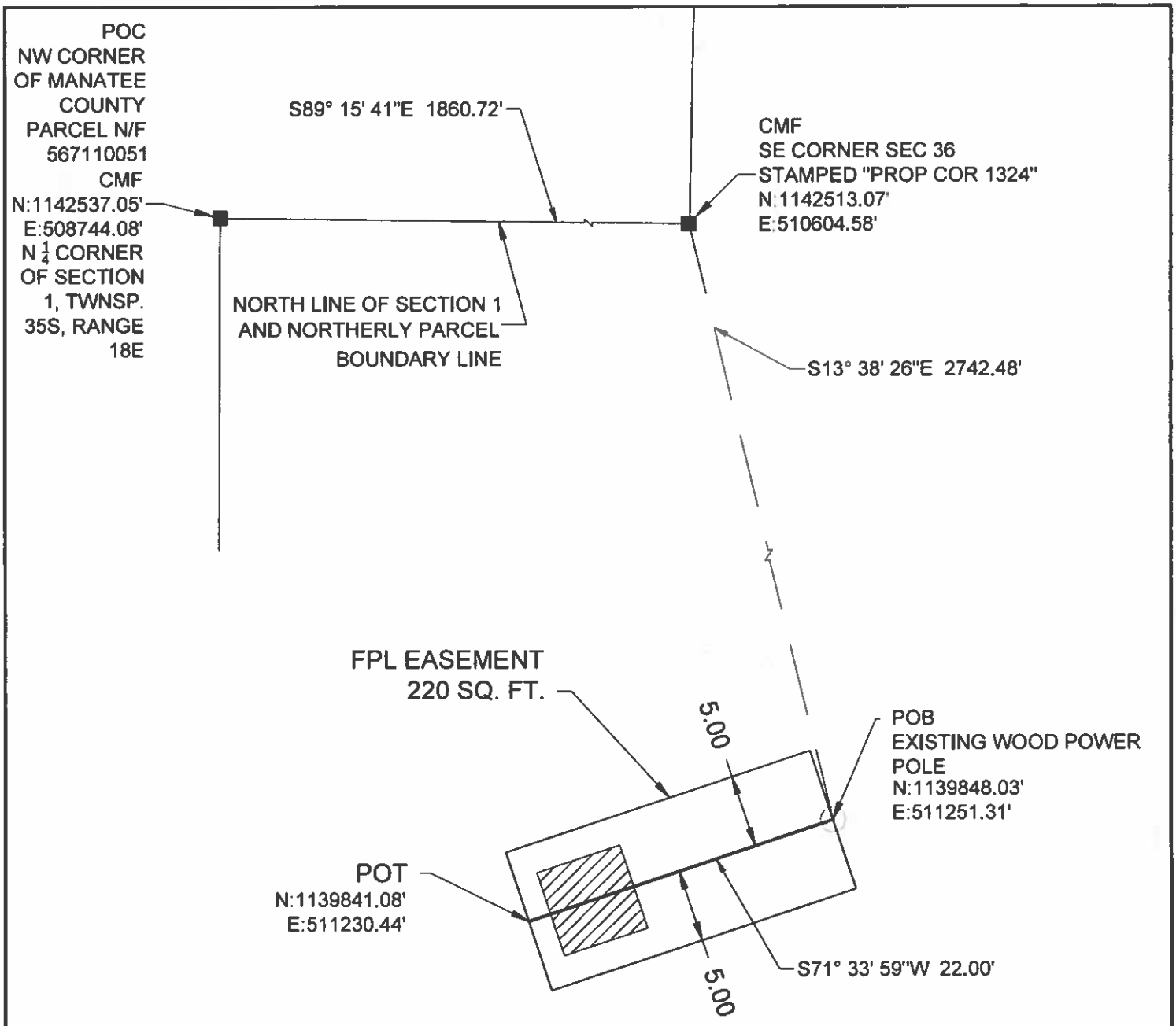
SKETCH FOR FPL UTILITY EASEMENT
IN
N/F PARCEL ID # 567110051
MANATEE COUNTY, FLORIDA

PARK COASTAL SURVEYING, LLC

Park Coastal Surveying, LLC.
LB No.: 7915
3820 36th Avenue East, Palmetto, Florida 34221
Phone (941) 416-1611 Fax (941) 375-0096

JOB NUMBER		SCALE	DATE	DRAWN BY	FILE NAME	SHEET
25-0497	SECTION 1, TOWNSHIP 35 SOUTH, RANGE 18 EAST	N/A	8/26/2026	TDP	LENA LANDFILL FPL EASEMENT	1 OF 2

EXHIBIT A



PROPOSED TRANSFORMER

LEGEND

O.R.B	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PID	PARCEL IDENTIFICATION
SF	SQUARE FEET
L	LENGTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NAD	NORTH AMERICAN DATUM
POT	POINT OF TERMINUS
CCR	CERTIFIED CORNER RECORD
FPL	FLORIDA POWER AND LIGHT
N/F	NOW OR FORMERLY KNOWN AS

HORIZONTAL SCALE
1" = 10'

0 10 20

TRAVIS D. PARK, P.S.M.
Florida Registration No. LS 6731
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH FOR FPL UTILITY EASEMENT
IN
N/F PARCEL ID # 567110051
MANATEE COUNTY, FLORIDA

Park Coastal Surveying, LLC.
LB No.: 7915
3820 36th Avenue East, Palmetto, Florida 34221
Phone (941) 416-1611 Fax (941) 375-0096

JOB NUMBER		SCALE	DATE	DRAWN BY	FILE NAME	SHEET
25-0497	SECTION 1, TOWNSHIP 35 SOUTH, RANGE 18 EAST	1"=10'	8/26/2026	TP	LENA LANDFILL FPL EASEMENT	2 OF 2

Angelina "Angel" Colonneso
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

Recorded By: esanchez
Cashiered By: esanchez

Receipt#: 900886137 **Payee Name:** MANATEE COUNTY UTILITIES AR700001

Receipt Date: 10/21/2026 1112 MANATEE AVE WEST ATTN STEPHANIE SWOPE
BRADENTON, FL 34205

Instrument(s): 202641121907-EASEMENT

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

Instrument: 202641121907 EASEMENT

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
	Instrument Total:	**$27.00**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature.
If requested, a receipt is available indicating specific fund account distribution.

Approved in Open Session 10/20/26
Manatee County
Board of County Commissioners

October 20, 2026 - Regular Meeting

Subject
Execution and Recording of Easement to Florida Power and Light (FPL) for property located at 3009 Lena Road Bradenton, Florida, 34211, Peter Morrow, Property Acquisition Division Manager - District 5

Category
CONSENT AGENDA

Briefings
None

Contact and/or Presenter Information
•Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913
•Eva Mejia, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6290

Action Requested
Execution and Recording of Easement to Florida Power and Light (FPL).

Enabling/Regulating Authority
•Florida Statutes, Chapter 125. County Government

Applicable Advisory Board
N/A

Background Discussion
•Manatee County (Grantor) owns the property located at 3009 Lena Road Bradenton, Florida 34211, also known as the Lena Road Landfill (Parcel Identification Number 56711005).
•The Stage II Gas Expansion Phase III project will expand and enhance the landfill gas collection system in Stage II, Phase III through installation of additional horizontal and vertical gas-collection infrastructure and extension of the primary header north within Stage II. The project also includes required maintenance and rehabilitation of the existing gas collection system in Stages I and III, including replacement of extraction wells and condensate-management components. In addition, the existing blower/flare station will be replaced with new controls, blowers, and a flare stack.
•This work is necessary to support the upcoming landfill gas to renewable natural gas (RNG) project. The requested FPL easement for a new transformer will allow FPL to provide electrical service to the new blower/flare station.

See attached Agenda Update Memo 10.15.26

•The Easement is approximately 375 Square Feet and is located between 41st Avenue East (Braden Drive) and 44th Avenue East.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
Please email a copy of the approved agenda item to:

•Eva Mejia at eva.mejia@mymanatee.org
•Jacolyn Abdala at jacolyn.abdala@mymanatee.org
Distributed 10/21/26, RT
AR700001

Cost and Funds Source Account Number and Name
$27.00 Recording Fee. Account Number 485-6008208-531000/6008208-0001

Amount and Frequency of Recurring Costs
N/A

October 20, 2026 - Regular Meeting

Subject
Updates to Agenda - October 15, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (dated 10/15/26) for the meeting of October 20, 2026:

GENERIC PUBLIC COMMENTS
- This agenda item was updated with additional comments.

CONSENT AGENDA
Community and Veterans Services
Item 20, Approval and Execution of Modification of Mortgage between Manatee County and Blue CASL 41, LLC., Tracie Adams, Community and Veterans Services Department - District 4
- This agenda item was updated with a minor revision to the Cover Sheet deleting [PD1.1] from the Background Discussion (in strikethrough/underline format).

Financial Management
Item 25, Execution of Agreement No. 26-R090658TC for Street Sweeping Services for Property Management Department, Carmine DeMilio, Property Management Deputy Director, and Jeff Bare, Property Management Contracts Manager - Countywide
- This agenda item was updated with a public comment.

Natural Resources

Item 30, Approval of Tree Trust Fund Application for Robinson Preserve NEST; and Adoption of Budget Amendment Resolution B-27-012, Michael Elswick, Resource Management Division Manager - District 3

- This agenda item was updated with Budget Amendment Resolution B-27-012.

Property Management

Item 39, Execution of Conveyance and Construction Agreement between North River Village GEC, LLC and Manatee County, for property located at 6100 US 301 North, Ellenton, Florida 34222 - Peter Morrow, Property Acquisition Division Manager - District 1

- This agenda item was updated to revise the title of an attachment from Partially Executed Agreement w New Exhibit F to Partially Executed Conveyance and Construction Agreement (the agreement was not revised).

Item 63, Execution and Recording of Easement to Florida Power and Light (FPL) for property located at 3009 Lena Road Bradenton, Florida, 34211, Peter Morrow, Property Acquisition Division Manager - District 5

- This agenda item was added to the Agenda.

Utilities

Item 50, Adoption of Resolution R-26-137, approving the Pipeline Resiliency Project Facilities Plan, Patrick Shea, Utilities Director, and Chad Butzow, Chief Utilities Engineer

- This agenda item was updated with a revision to the Cover Sheet correcting the acronym for SAHM (in strikethrough/underline format).

REGULAR

Property Management

Item 57, Execution of Contract for Sale and Purchase from the Shelley N. Chilton Trust for Bunker Hill Preserve (Environmental Lands Candidate Property previously referred to as Taylor Grade Road Property); Adoption of Budget Amendment Resolution B-27-016; and Adoption of Budget Amendment Resolution B-27-017, Kara Koenig, Environmental Lands Program Manager - District 1

- This agenda item was updated with the revised Contract for Sale and Purchase.

Item 58, License Agreement with SEMA Construction, Inc., concerning a portion of County Property located in Cortez, Florida 34215, Peter Morrow, Property Acquisition Division Manager - District 3

- This agenda item was updated with public comments and finalized attachments (Location Map, SEMA Anticipated Uses and SEMA License Agreement).

REPORTS

Development Services

Item 64, Public Comment and Workflow Modernization, David Morehead, Business Services Support Manager

- This agenda item was added to the Agenda.

COMMISSIONER AGENDA ITEMSI

Items for Discussion

Item 61, County Administrator Contract

- This agenda item was updated with a public comment.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A