

R E S O L U T I O N
NUMBER 2025-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA APPROVING AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR HIS DESIGNEE, TO EXECUTE UTILITY EASEMENTS TO FLORIDA POWER AND LIGHT COMPANY ON CERTAIN REAL PROPERTIES OWNED BY CHARLOTTE COUNTY.

RECITALS

WHEREAS, Florida Power and Light Company (FPL) has requested the utility easements described in "Exhibit 'A' to Agreement" attached hereto and by this reference incorporated herein (the "Property"); and

WHEREAS, the purpose of the easements is to allow for the construction, operation and maintenance of electric facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) from time to time; and

WHEREAS, FPL has appraised and determined the value of the easements to be \$347,900; and

WHEREAS, the appraisals have been reviewed by Real Estate Services and are deemed suitable for determining the value of the easements to be conveyed; and

WHEREAS, FPL has the right to permit any other person, firm, or corporation to clear the land and keep it cleared within the easement areas.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Charlotte County, Florida, that:

1. The recitals above are incorporated into this resolution by this reference.
2. The County Administrator, or his or her designees, in consultation with the County Attorney, is authorized and directed, with full force and complete authority, to

execute and transmit to FPL the easements described above and to authorize FPL to record the easements after confirmation of receipt of payment.

3. If any provision of this Resolution is invalidated by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Resolution, which shall have the full force and effect of law.

4. This Resolution shall take effect immediately upon signing.

PASSED AND DULY ADOPTED this 22nd day of July, 2025.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Joseph M. Tiseo, Chairman

ATTEST:
Roger D. Eaton, Clerk of Circuit Court and
Ex-officio Clerk of the Board of County
Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

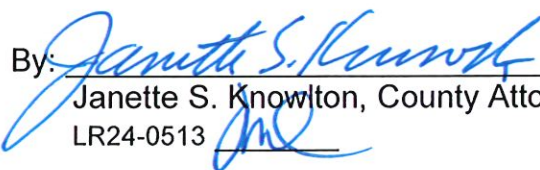
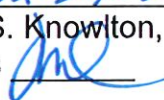
By:  _____
Janette S. Knowlton, County Attorney
LR24-0513 

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 1 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 08, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 08, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°04'57"E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1,547.59 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS RECORDED IN OFFICIAL RECORDS BOOK 995, PAGE 644 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N69°11'16"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 107.80 FEET TO THE POINT OF BEGINNING; THENCE N00°04'43"E, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, A DISTANCE OF 56.25 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,031.39 FEET; THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 01°04'50", AN ARC LENGTH OF 57.17 FEET AND A CHORD BEARING AND DISTANCE OF N66°17'35"E, 57.17 FEET; THENCE S21°56'48"W, A DISTANCE OF 89.35 FEET; THENCE N20°49'24"W, A DISTANCE OF 10.16 FEET; THENCE S69°11'16"W, A DISTANCE OF 16.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,232 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N00°04'57"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 08, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA..
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 2 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

1			
2			
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NO.	DATE	DESCRIPTION	BY CHK

REVISIONS

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

10-30-2024
DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF TIMOTHY W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



ESP Associates FL, Inc.
518 13th Street West
Bradenton, FL 34205
Phone: 813-314-2666
www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION OF

VARIABLE WIDTH UTILITY EASEMENT
PROJECT PARCEL # CH-003.000
PARCEL ID: 402208151001
SECTION 08, TOWNSHIP 40 SOUTH, RANGE 22 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

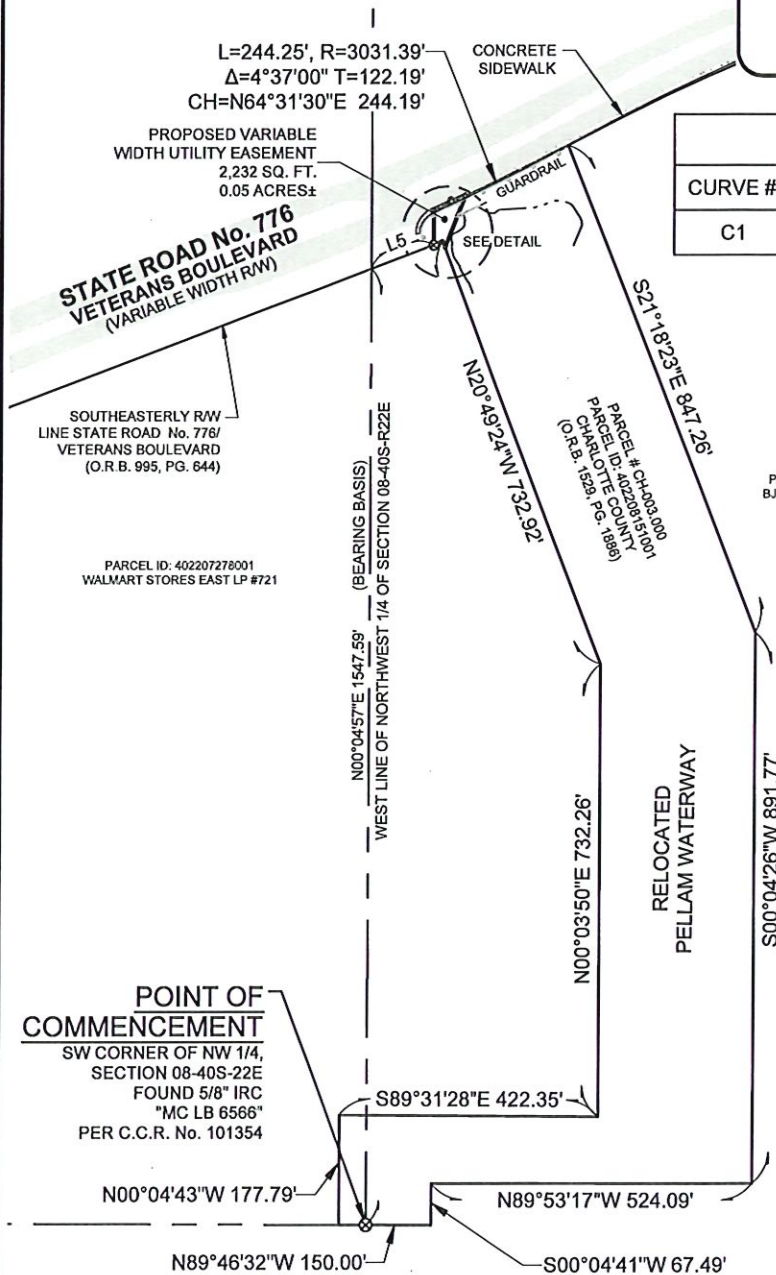
SHEET 1 OF 2

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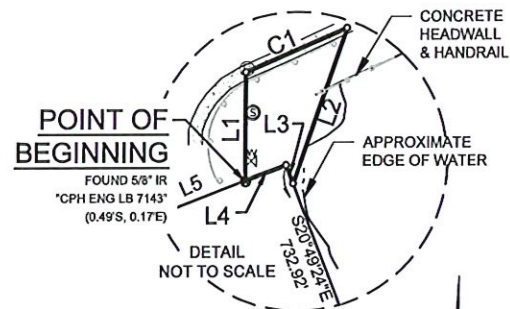
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 2 of 33



CURVE TABLE					
CURVE #	RADIUS	CENTRAL ANGLE	LENGTH	BEARING	CHORD
C1	3031.39'	001°04'50"	57.17'	N66°17'35"E	57.17'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°04'43"E	56.25'
L2	S21°56'48"W	89.35'
L3	N20°49'24"W	10.16'
L4	S69°11'16"W	16.49'
L5	N69°11'16"E	107.80'



LEGEND			
O	CALCULATED POINT	L1	LINE NUMBER - SEE TABLE DATA
C.C.R.	CERTIFIED CORNER RECORD	SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY	P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK	⊕	TRAFFIC SIGNAL HANDHOLE
PG.	PAGE	T	TELE-PEDESTAL
		⊖	GUY ANCHOR
		---	EASEMENT BOUNDARY
		---	PARENT TRACT BOUNDARY
		---	PLATTED LINE
		---	RIGHT-OF-WAY LINE
		---	SECTION LINE



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PROJECT NUMBER
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SHEET 2 OF 2

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Exhibit "A" to Agreement - Page 3 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST AND IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 22 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°29'36"W, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 62.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N69°09'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4,117.78 FEET; THENCE N69°11'42"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,572.49 FEET TO THE NORTHWEST CORNER OF AUBURN WATERWAY AS SHOWN ON PORT CHARLOTTE SECTION FORTY-ONE, AND RECORDED IN PLAT BOOK 5, PAGES 51A-51K OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N69°11'42"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.67 FEET, CROSSING FROM SAID SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST AND INTO SECTION 7, TOWNSHIP 40 SOUTH, RANGE 22 EAST TO THE EAST LINE OF SAID AUBURN WATERWAY; THENCE S00°15'52"W, ALONG SAID EAST LINE, A DISTANCE OF 16.07 FEET; THENCE S69°11'42"W, A DISTANCE OF 106.67 FEET TO THE WEST LINE OF SAID AUBURN WATERWAY; THENCE N00°15'48"E, ALONG SAID WEST LINE, A DISTANCE OF 16.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,600 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SHEET INDEX

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09-16-2024
DATE

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FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



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www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-017.100
PARCEL ID: 402113902001
SECTION 12, T-40-S, R-21-E & SECTION 7, T-40-S, R-22-E
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

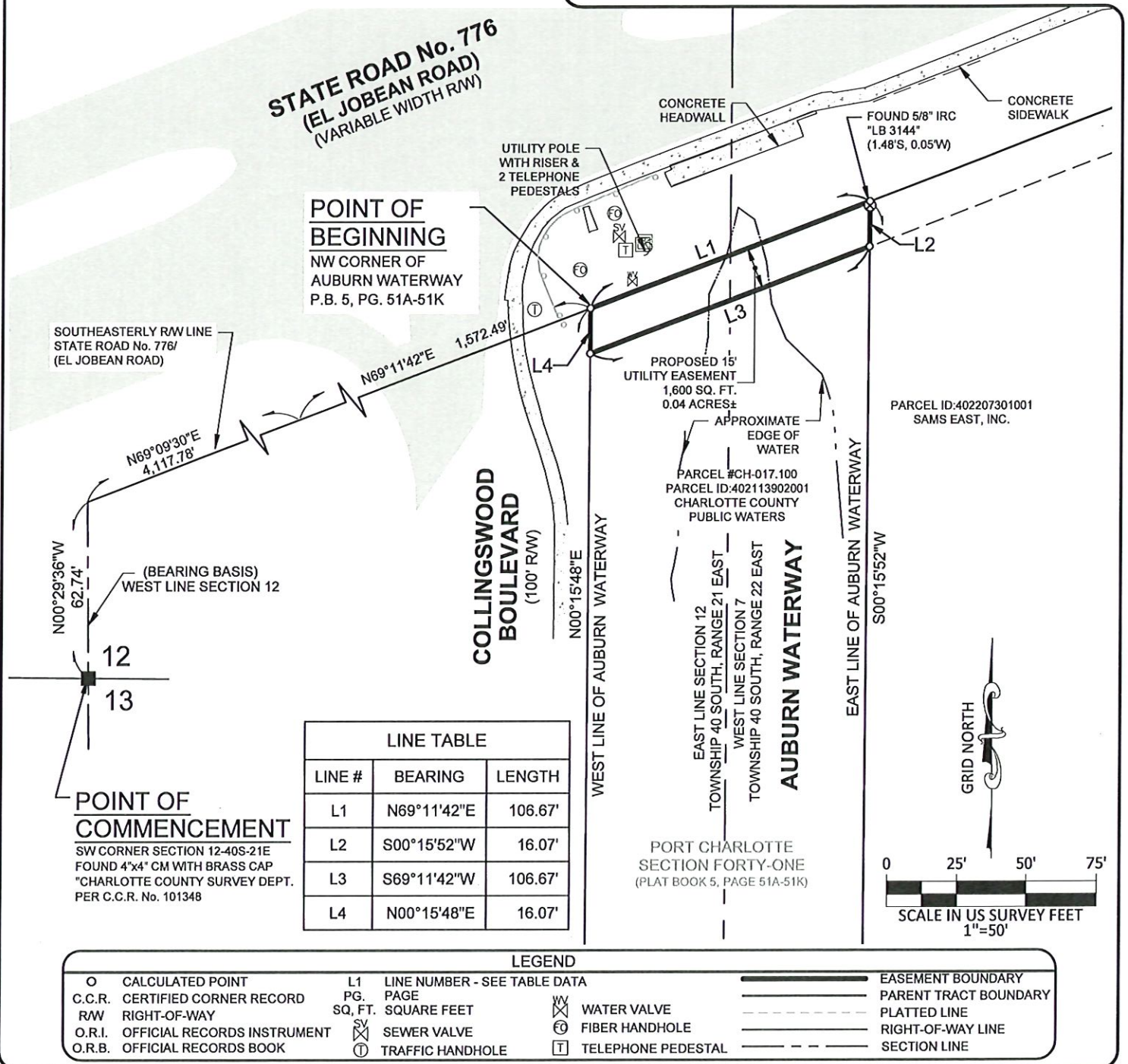
SHEET 1 OF 2

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CHARLOTTE COUNTY, FLORIDA

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SHEET 2 OF 2

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Exhibit "A" to Agreement - Page 5 of 33

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CONTAINING 1,602 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

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PROFESSIONAL SURVEYORS AND MAPPERS
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SKETCH OF DESCRIPTION
OF

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PROJECT PARCEL # CH-017.200
PARCEL ID: 402113902001
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

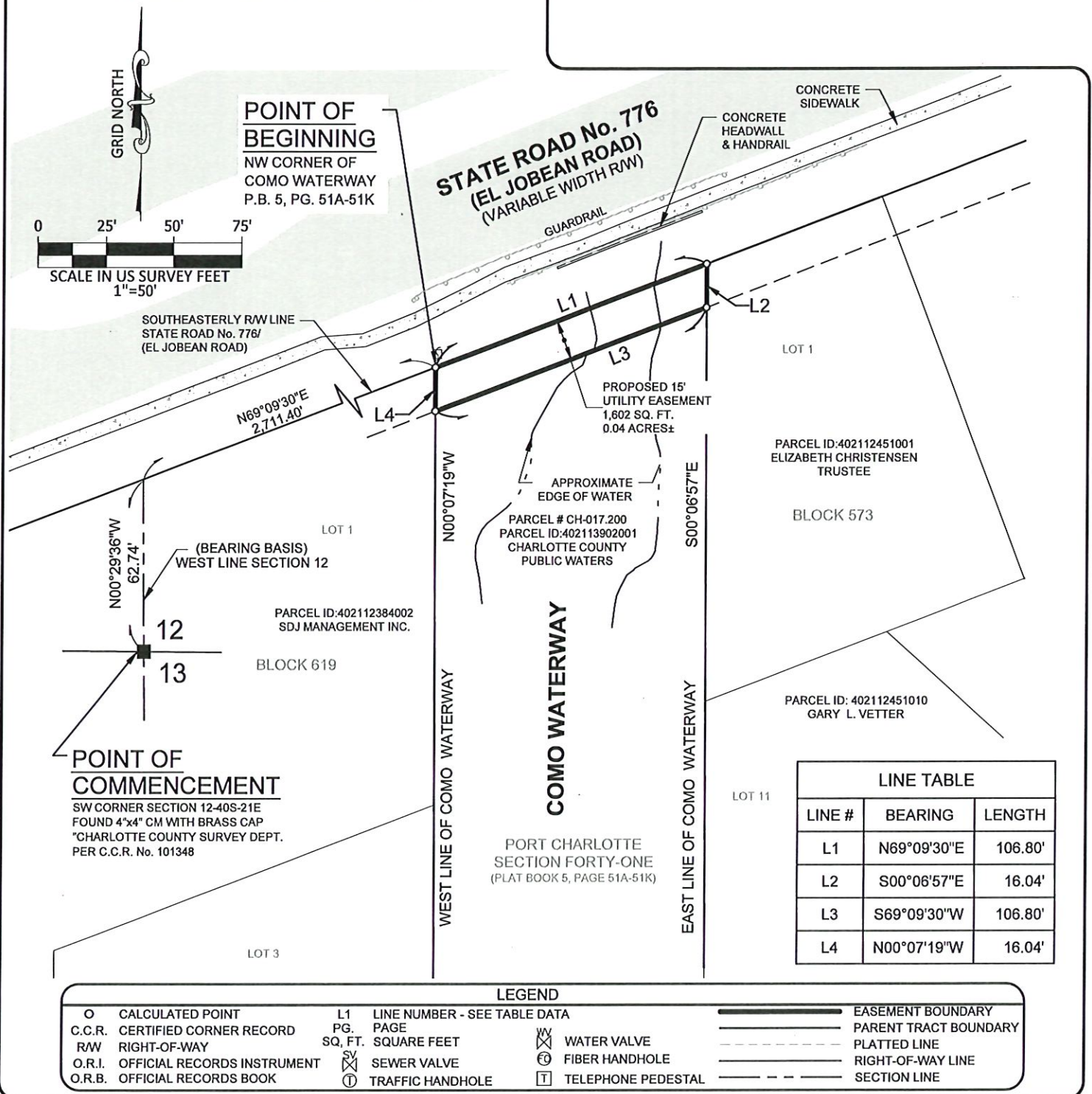
PROJECT NUMBER
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SHEET 1 OF 2

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Exhibit "A" to Agreement - Page 6 of 33



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PREPARED FOR:
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PROJECT NUMBER
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SHEET 2 OF 2

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Exhibit "A" to Agreement - Page 7 of 33

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CONTAINING 750 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

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06-17-2024
DATE

STATE OF FLORIDA
FLORIDA CERTIFICATE NO. 7418
TRIM W. SUTHERLAND
Professional Surveyor and Mapper
DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF TRIM W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



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OF

15' WIDE UTILITY EASEMENT
PROJECT TRACT # CH-085.000
PARCEL ID: 402112357004
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
**FLORIDA POWER &
LIGHT COMPANY**

PROJECT NUMBER
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SHEET 1 OF 2

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CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

06-17-2024
DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF THE SURVEYOR AND FLORIDA PROFESSIONAL SURVEYOR



ESP Associates FL, Inc.
518 13th Street West
Bradenton, FL 34205
Phone: 941-345-5451
www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
OF
15' WIDE UTILITY EASEMENT
PROJECT TRACT # CH-086.000
PARCEL ID: 402112357003
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 11 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°29'36"W, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 62.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N69°09'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 144.84 FEET TO THE NORTHWEST CORNER OF LOT 77, BLOCK 655, PORT CHARLOTTE SECTION FORTY-ONE, AS RECORDED IN PLAT BOOK 5, PAGE 51A-51K OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N69°09'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF SAID LOT 77; THENCE S20°49'57"E, ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET; THENCE S69°09'30"W, A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID LOT 77; THENCE N20°49'57"W, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 750 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N00°29'36"W ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA..
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 2 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

1			
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NO.	DATE	DESCRIPTION	BY CHK

REVISIONS

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

06-17-2024
DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF T. W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



ESP Associates FL, Inc.
518 13th Street West
Bradenton, FL 34205
Phone: 941-345-5451
www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT
PROJECT TRACT # CH-087.000
PARCEL ID: 402112357002
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

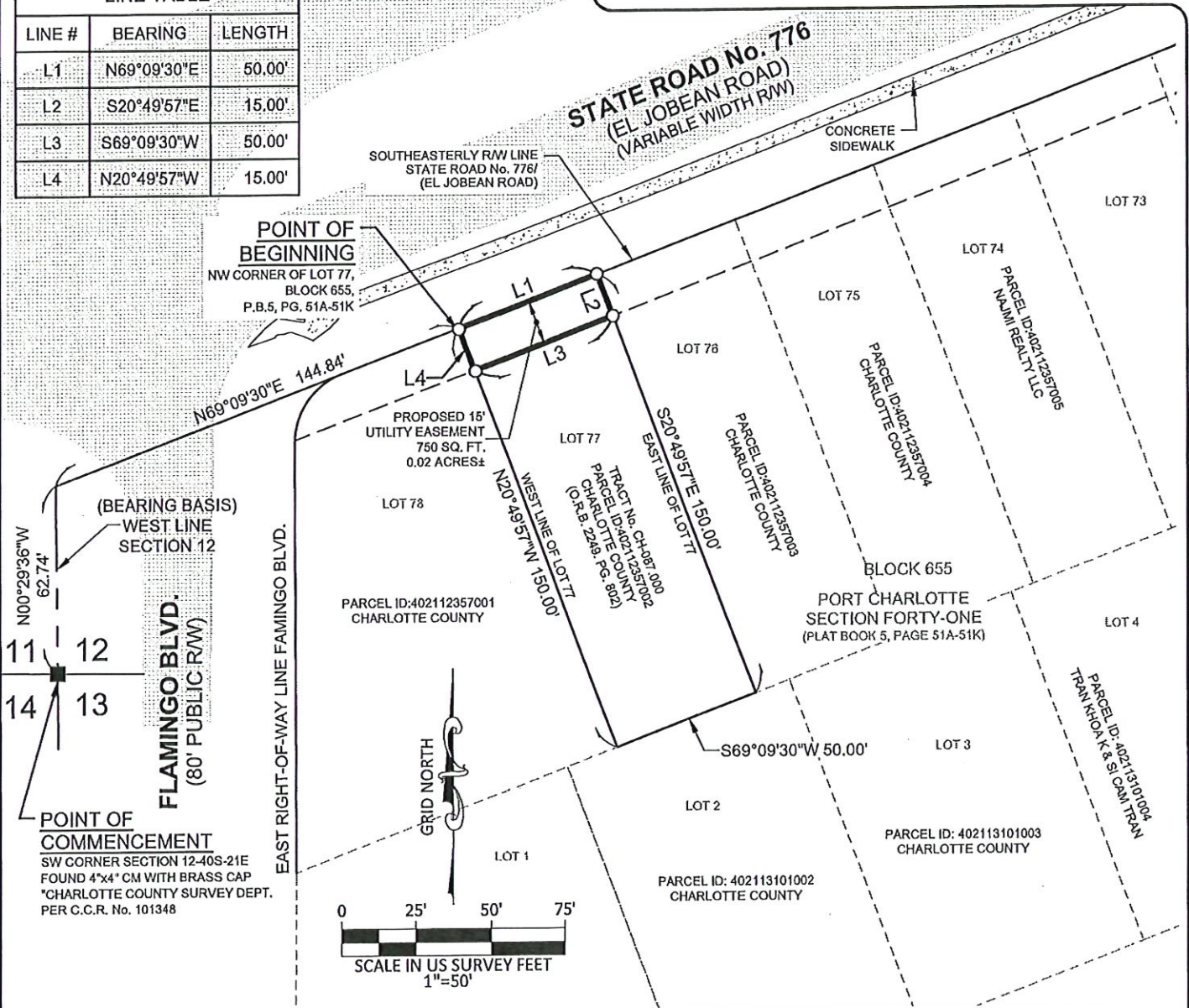
PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N69°09'30"E	50.00'
L2	S20°49'57"E	15.00'
L3	S69°09'30"W	50.00'
L4	N20°49'57"W	15.00'



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PROFESSIONAL SURVEYORS AND MAPPERS
LB, #7343

SKETCH OF DESCRIPTION
OF

15' WIDE UTILITY EASEMENT
PROJECT TRACT # CH-087.000
PARCEL ID: 402112357002
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY

NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°29'36"W, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 62.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N69°09'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 94.84 FEET TO A POINT ON THE NORTH LINE OF LOT 78, BLOCK 655, PORT CHARLOTTE SECTION FORTY-ONE, AS RECORDED IN PLAT BOOK 5, PAGE 51A-51K OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N69°09'30"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 41.74 FEET TO THE EAST LINE OF SAID LOT 78; THENCE S20°49'57"E, ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET; THENCE S69°09'30"W, A DISTANCE OF 64.65 FEET TO THE WEST LINE OF SAID LOT 78 AND THE EAST RIGHT- OF-WAY LINE OF FLAMINGO BLVD, AS SHOWN ON SAID PORT CHARLOTTE SECTION 41; BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 66°26'02", AN ARC LENGTH OF 28.99 FEET, AND A CHORD BEARING AND DISTANCE N35°56'29"E, 27.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 874 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N00°29'36"W ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA..
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 2 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

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NO.	DATE	DESCRIPTION	BY
			CHK

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

06-17-2024
DATE

STATE OF FLORIDA
FLORIDA CERTIFICATE NO. 711
TIMOTHY W. SUTHERLAND
Professional Surveyor and Mapper



ESP Associates FL, Inc.
518 13th Street West
Bradenton, FL 34205
Phone: 941-345-5451
www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
OF
15' WIDE UTILITY EASEMENT
PROJECT TRACT # CH-088.000
PARCEL ID: 402112357001
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

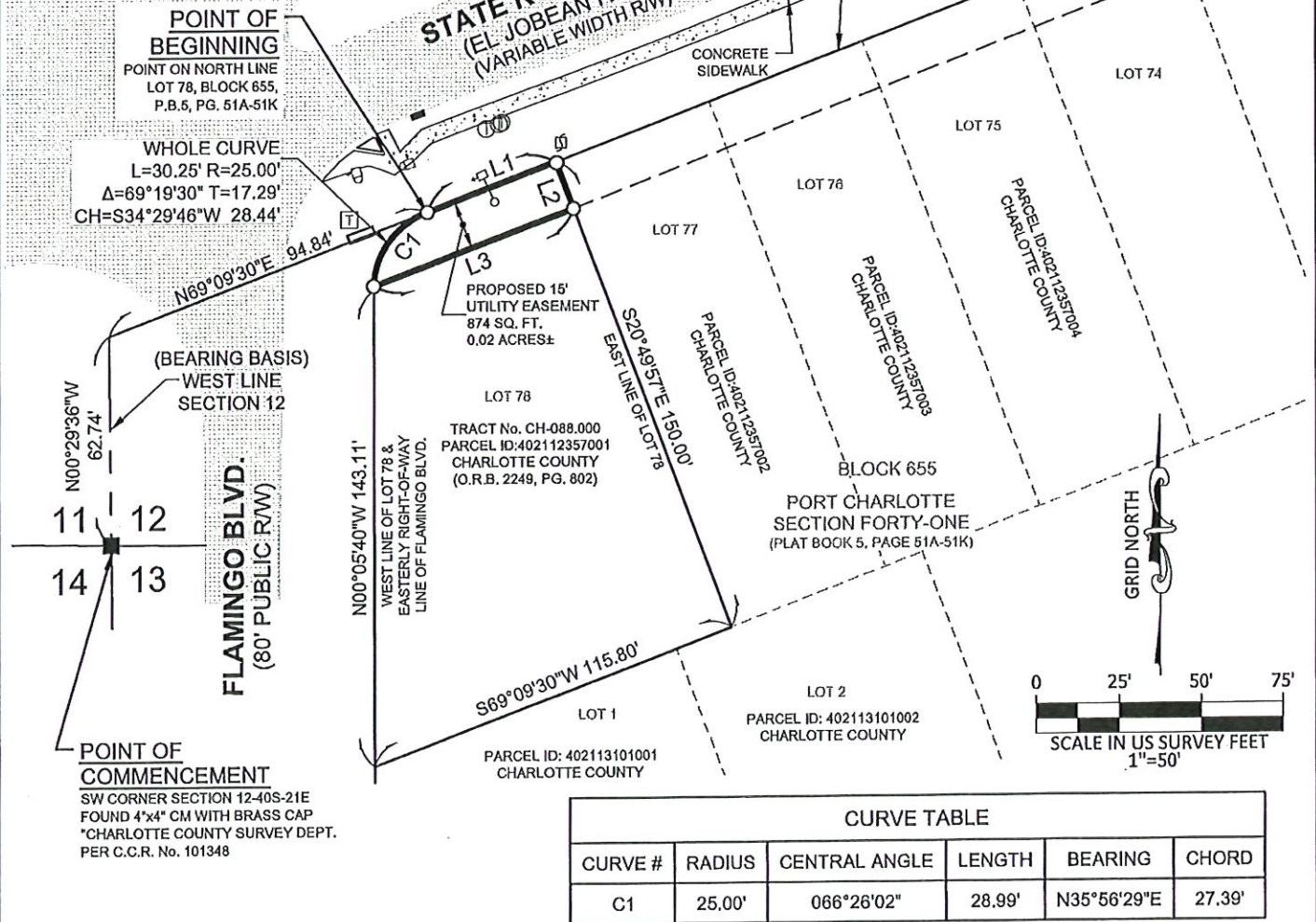
PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N69°09'30"E	41.74'
L2	S20°49'57"E	15.00'
L3	S69°09'30"W	64.65'



○ CALCULATED POINT
C.C.R. CERTIFIED CORNER RECORD
R/W RIGHT-OF-WAY
SQ. FT. SQUARE FEET
O.R.B. OFFICIAL RECORDED BOOK

L1/C1 SEE TABLE DATA
T TELEPHONE PEDESTAL
U UTILITY POLE
Ⓢ TRAFFIC HANDHOLE

LEGEND

CONTROLLER CABINET
PEDESTRIAN SIGNAL
MAST ARM

EASEMENT BOUNDARY
PARENT TRACT BOUNDARY
PLATTED LINE
RIGHT-OF-WAY LINE
SECTION LINE



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PROFESSIONAL SURVEYORS AND MAPPERS
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SKETCH OF DESCRIPTION
OF
15' WIDE UTILITY EASEMENT
PROJECT TRACT # CH-088.000
PARCEL ID: 402112357001
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"
SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 15 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTIONS 11 & 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°29'36"W, ALONG THE EAST LINE OF SAID SECTION 11 AND THE EAST LINE OF TRACT "A", BLOCK 3305 OF PORT CHARLOTTE SECTION 46, AS RECORDED IN PLAT BOOK 5, PAGES 57A-57D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, A DISTANCE OF 62.74 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776 AND THE POINT OF BEGINNING; THENCE S00°29'36"E, ALONG SAID EAST LINE OF SECTION 11 AND SAID TRACT "A", A DISTANCE OF 16.00 FEET; THENCE S69°09'30"W, A DISTANCE OF 267.79 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "A"; BEING A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°15'40", AN ARC LENGTH OF 16.39 FEET AND A CHORD BEARING AND DISTANCE OF N02°52'09"E, 16.38 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N69°09'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 266.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,007 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N00°29'36"W ALONG THE EAST LINE OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
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1			
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NO.	DATE	DESCRIPTION	BY CHK

REVISIONS

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

09-16-2024
DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF TRIM W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



ESP Associates FL, Inc.
518 13th Street West
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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-089.000
PARCEL ID: 402114231001
SECTIONS 11 & 14 TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

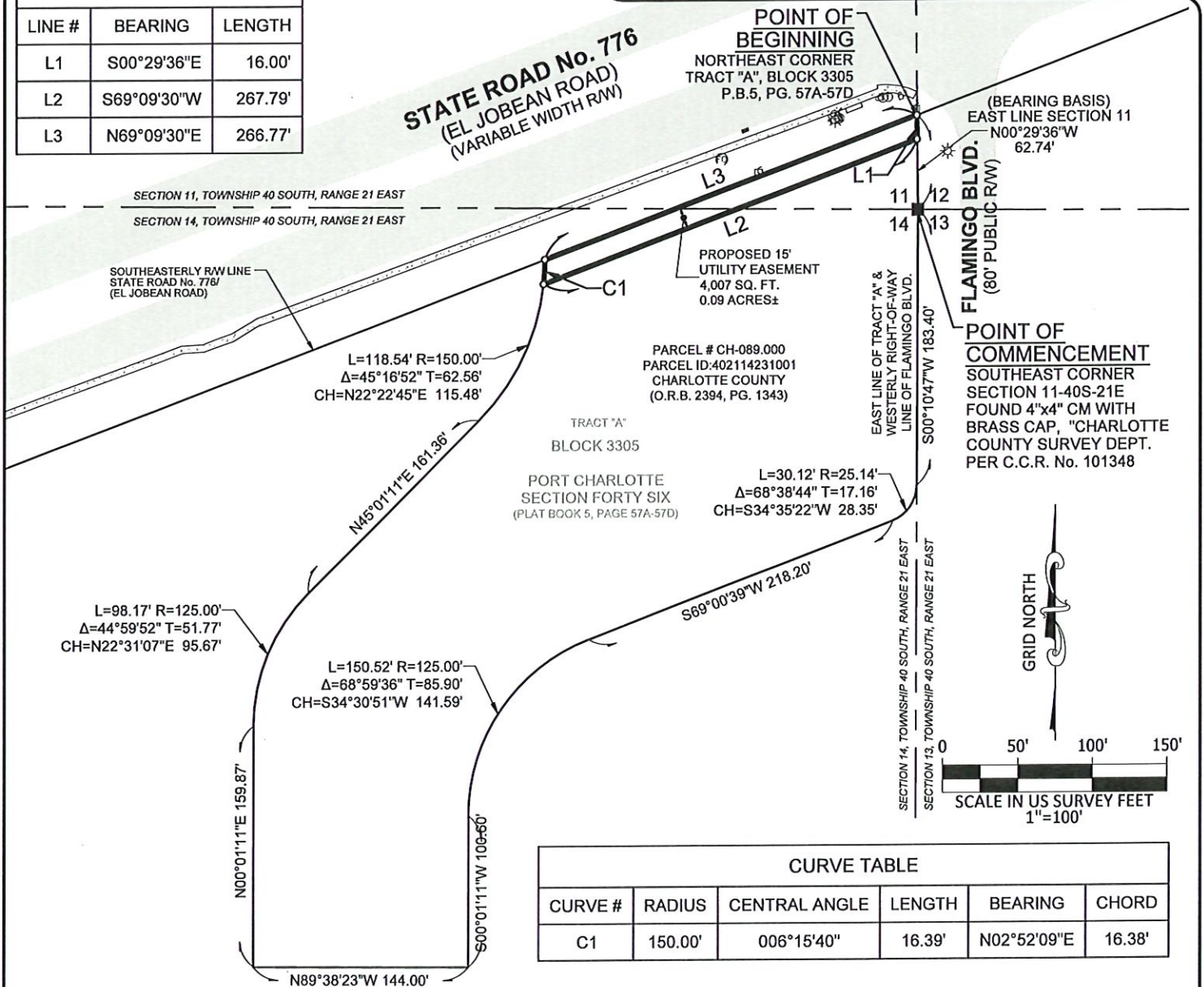
EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY

NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 16 of 33

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°29'36"E	16.00'
L2	S69°09'30"W	267.79'
L3	N69°09'30"E	266.77'



CURVE TABLE					
CURVE #	RADIUS	CENTRAL ANGLE	LENGTH	BEARING	CHORD
C1	150.00'	006°15'40"	16.39'	N02°52'09"E	16.38'

LEGEND					
○ CALCULATED POINT	L1/C1 SEE TABLE DATA	☀ LIGHT POLE	===== EASEMENT BOUNDARY		
C.C.R. CERTIFIED CORNER RECORD	☐ TELEPHONE PEDESTAL	☒ CONTROLLER CABINET	===== PARENT TRACT BOUNDARY		
R/W RIGHT-OF-WAY	☒ UTILITY POLE	☒ PEDESTRIAN SIGNAL	----- PLATTED LINE		
SQ. FT. SQUARE FEET	① TRAFFIC HANDHOLE	☒ CLEANOUT	----- RIGHT-OF-WAY LINE		
O.R.B. OFFICIAL RECORDED BOOK			----- SECTION LINE		



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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION

OF
15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-089.000
PARCEL ID: 402114231001
SECTIONS 11 & 14 TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"
SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 17 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N89°31'50"W, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 161.86 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE S69°09'30"W, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 94.16 FEET TO THE NORTHEAST CORNER OF FLAMINGO WATERWAY AS SHOWN ON PORT CHARLOTTE SECTION 46, AS RECORDED IN PLAT BOOK 5, PAGES 57A-57D, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA AND THE POINT OF BEGINNING; BEING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY, ALONG THE EAST LINE OF SAID FLAMINGO WATERWAY AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°15'35", AN ARC LENGTH OF 16.39 FEET AND A CHORD BEARING AND DISTANCE OF S02°52'07"W, 16.38 FEET; THENCE S69°09'30"W, A DISTANCE OF 118.41 FEET, TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°59'23", AN ARC LENGTH OF 23.56 FEET AND A CHORD BEARING AND DISTANCE OF N24°09'49"E, 21.21 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N69°09'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,651 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N89°31'50"W ALONG THE NORTH LINE OF SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 2 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

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3			
4			
NO.	DATE	DESCRIPTION	BY CHK

REVISIONS

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

09-16-2024
DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF TERRY W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-090.000
PARCEL ID: 402114902001
SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
**FLORIDA POWER &
LIGHT COMPANY**

PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

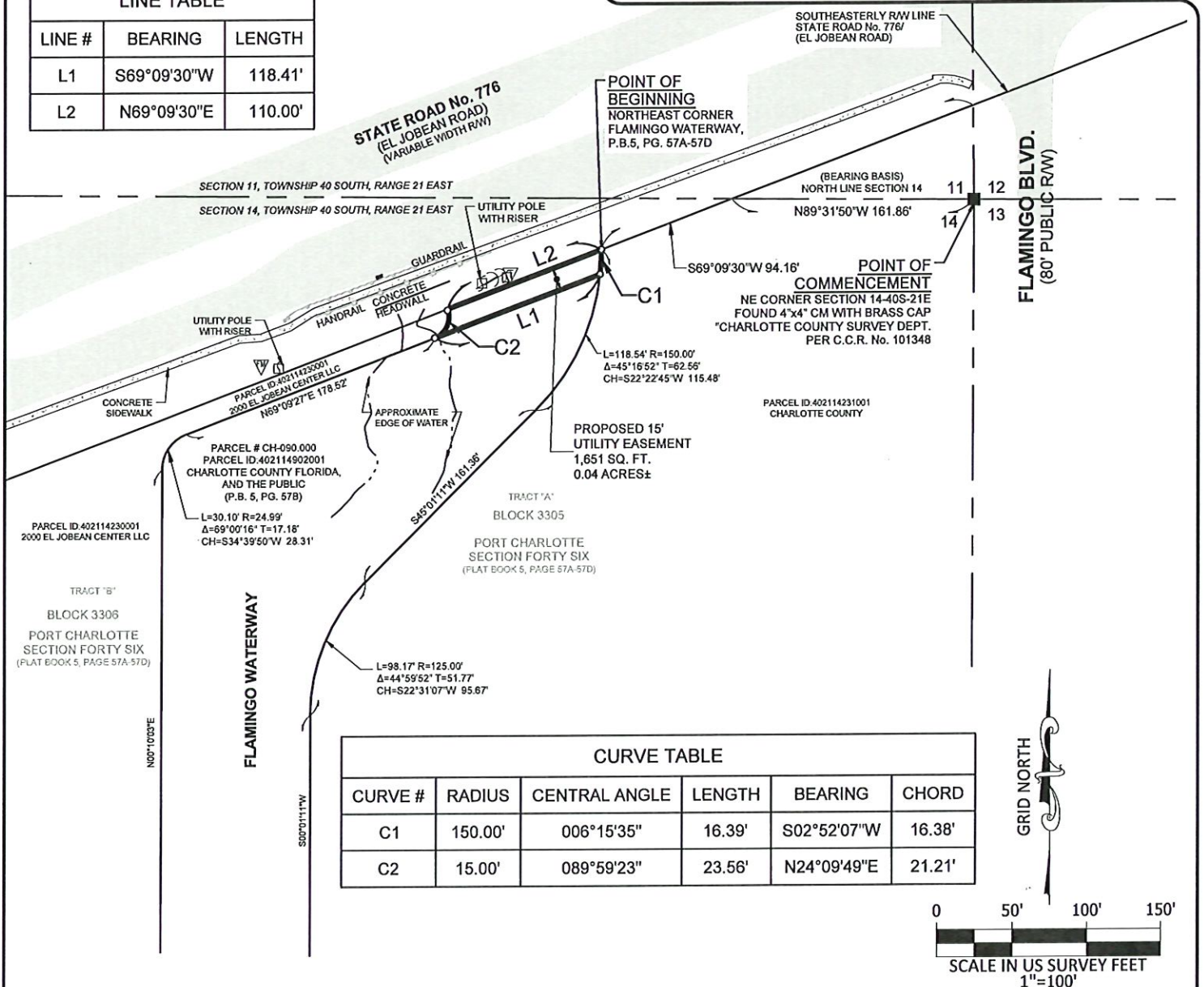
EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 18 of 33

LINE TABLE

LINE #	BEARING	LENGTH
L1	S69°09'30"W	118.41'
L2	N69°09'30"E	110.00'



CURVE TABLE

CURVE #	RADIUS	CENTRAL ANGLE	LENGTH	BEARING	CHORD
C1	150.00'	006°15'35"	16.39'	S02°52'07"W	16.38'
C2	15.00'	089°59'23"	23.56'	N24°09'49"E	21.21'



LEGEND

○ CALCULATED POINT	L1/C1 SEE TABLE DATA	☀ LIGHT POLE	— EASEMENT BOUNDARY
C.C.R. CERTIFIED CORNER RECORD	☐ TELEPHONE PEDESTAL	☒ CONTROLLER CABINET	— PARENT TRACT BOUNDARY
R/W RIGHT-OF-WAY	☒ UTILITY POLE	☒ PEDESTRIAN SIGNAL	--- PLATTED LINE
SQ. FT. SQUARE FEET	☒ FIBER MARKER	☒ GUY ANCHOR	--- RIGHT-OF-WAY LINE
O.R.B. OFFICIAL RECORDED BOOK			--- SECTION LINE



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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-090.000
PARCEL ID: 402114902001
SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"
SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 19 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N89°31'53"W, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 161.62 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS RECORDED IN OFFICIAL RECORDS BOOK 82, PAGE 529, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S69°09'30"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2,710.68 FEET TO THE POINT OF BEGINNING; THENCE S00°05'14"E, A DISTANCE OF 16.06 FEET; THENCE S68°58'48"W, A DISTANCE OF 159.26 FEET; THENCE S21°01'12"E, A DISTANCE OF 10.00 FEET; THENCE S68°58'36"W, A DISTANCE OF 915.34 FEET; THENCE N21°00'43"W, A DISTANCE OF 15.00 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE N68°58'36"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 900.34 FEET; THENCE N21°01'12"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE N68°58'48"E, CONTINUING ALONG SAID STATE ROAD No. 776, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,312 SQUARE FEET OR 0.37 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEETS 2&3: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N89°31'53"W ALONG THE NORTH LINE OF SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA..
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 3 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

1	12-11-24	CORRECT TRANSPOSED NUMBERS	SN	TS
2				
3				
4				
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 47.027 FLORIDA STATUTES.

10-30-2024
DATE

Timothy W. Sutherland
TIMOTHY W. SUTHERLAND
FLORIDA CERTIFICATE NO. 7171
FLORIDA
DOCUMENT NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF TIMOTHY W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



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518 13th Street West
Bradenton, FL 34205
Phone: 941-345-5451
www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
OF
15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-109.000
PARCEL ID: 402114100007
SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

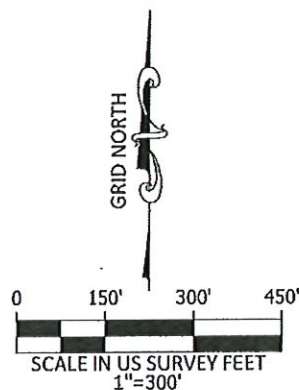
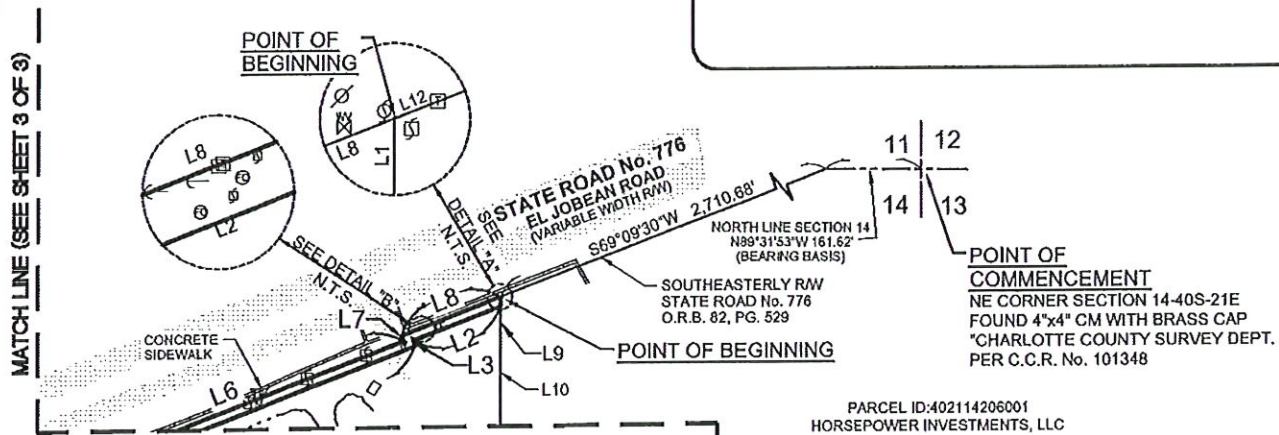
PREPARED FOR:
**FLORIDA POWER &
LIGHT COMPANY**

PROJECT NUMBER
KV76.800.000

SHEET 1 OF 3

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY



S89°27'04"E 1222.00'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S00°05'14"E	16.06'
L2	S68°58'48"W	159.26'
L3	S21°01'12"E	10.00'
L4	S68°58'36"W	915.34'
L5	N21°00'43"W	15.00'
L6	N68°58'36"E	900.34'
L7	N21°01'12"W	10.00'
L8	N68°58'48"E	180.00'
L9	S00°05'14"E	87.24'
L10	S00°04'47"W	206.13'
L11	S00°01'48"W	51.70'
L12	N68°58'48"E	2.62'

N89°28'59"W 1232.80'

PARCEL ID: 402114300001
CHARLOTTE COUNTY

S00°16'09"W 1154.36'
PARCEL ID: 402114251001
HOME BASE LIVING DEVELOPERS

LEGEND

○ CALCULATED POINT	L1 LINE NUMBER - SEE TABLE	⊗ FIRE CONNECT	— EASEMENT BOUNDARY
C.C.R. CERTIFIED CORNER RECORD	PG. PAGE	⊗ BACKFLOW PREVENTER	— PARENT TRACT BOUNDARY
R/W RIGHT-OF-WAY	SQ. FT. SQUARE FEET	⊗ WATER VALVE	— PLATTED LINE
C1 CURVE NUMBER - SEE TABLE	☐ CONCRETE UTILITY POLE	⊗ FIRE HYDRANT	— RIGHT-OF-WAY LINE
O.R.B. OFFICIAL RECORDS BOOK	☐ TELEPHONE PEDESTAL		— SECTION LINE



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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-109.000
PARCEL ID: 402114100007
SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

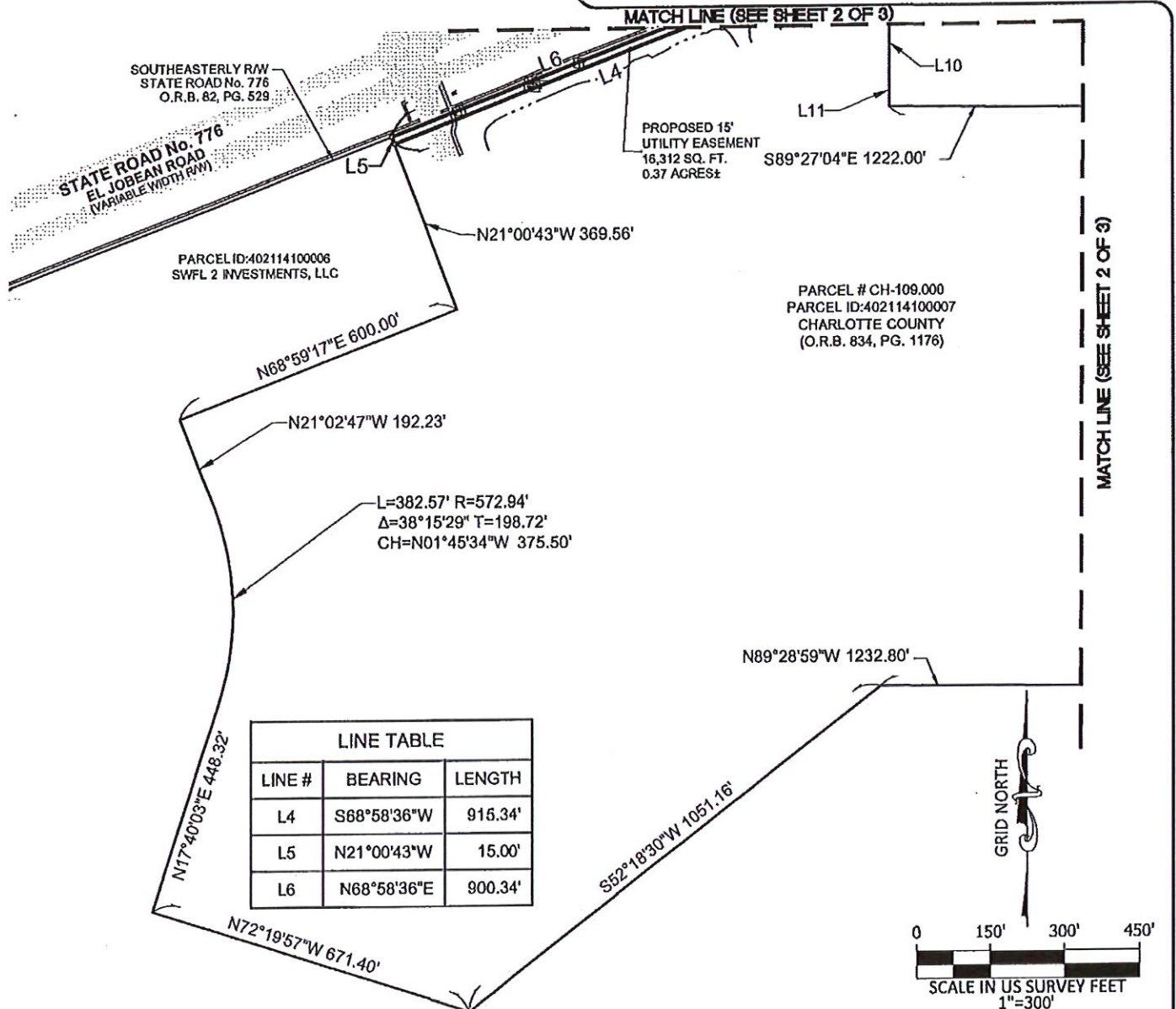
PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 3

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY



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PROFESSIONAL SURVEYORS AND MAPPERS
L.B. #7343

SKETCH OF DESCRIPTION
OF
15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-109.000
PARCEL ID: 402114100007
SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
**FLORIDA POWER &
LIGHT COMPANY**

PROJECT NUMBER
KV76.800.000

SHEET 3 OF 3

EXHIBIT "A"
SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 22 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°38'31"E, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 313.11 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N12°05'04"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 118.80 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,959.86 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 57°16'14", AN ARC LENGTH OF 1,959.00 FEET AND A CHORD BEARING AND DISTANCE OF N40°43'11"E, 1,878.46 FEET; THENCE N69°09'30"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 259.95 FEET TO THE SOUTHWEST CORNER OF DOOLITTLE WATERWAY OF PORT CHARLOTTE SECTION FIFTY-NINE, AS RECORDED IN PLAT BOOK 5, PAGES 73A-73K OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE N45°29'49"W, ALONG THE WEST LINE OF SAID DOOLITTLE WATERWAY, A DISTANCE OF 164.45 FEET; THENCE N69°09'30"E, A DISTANCE OF 164.45 FEET TO THE EAST LINE OF SAID DOOLITTLE WATERWAY OF PORT CHARLOTTE SECTION FIFTY-SEVEN, AS RECORDED IN PLAT BOOK 5, PAGES 71A-71C, OF SAID PUBLIC RECORDS; THENCE S45°29'49"E, ALONG THE EAST LINE OF SAID DOOLITTLE WATERWAY, A DISTANCE OF 16.50 FEET TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE S69°09'30"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 164.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,467 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N00°38'31"E ALONG THE WEST LINE OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 2 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

1			
2			
3			
4			
NO.	DATE	DESCRIPTION	BY CHK

REVISIONS

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 47.027 FLORIDA STATUTES.

10-21-2024
DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF TIMOTHY W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



ESP Associates FL, Inc.
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www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
OF

15' WIDE UTILITY EASEMENT
PROJECT TRACT # CH-170.000
PARCEL ID: 402116902001
SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

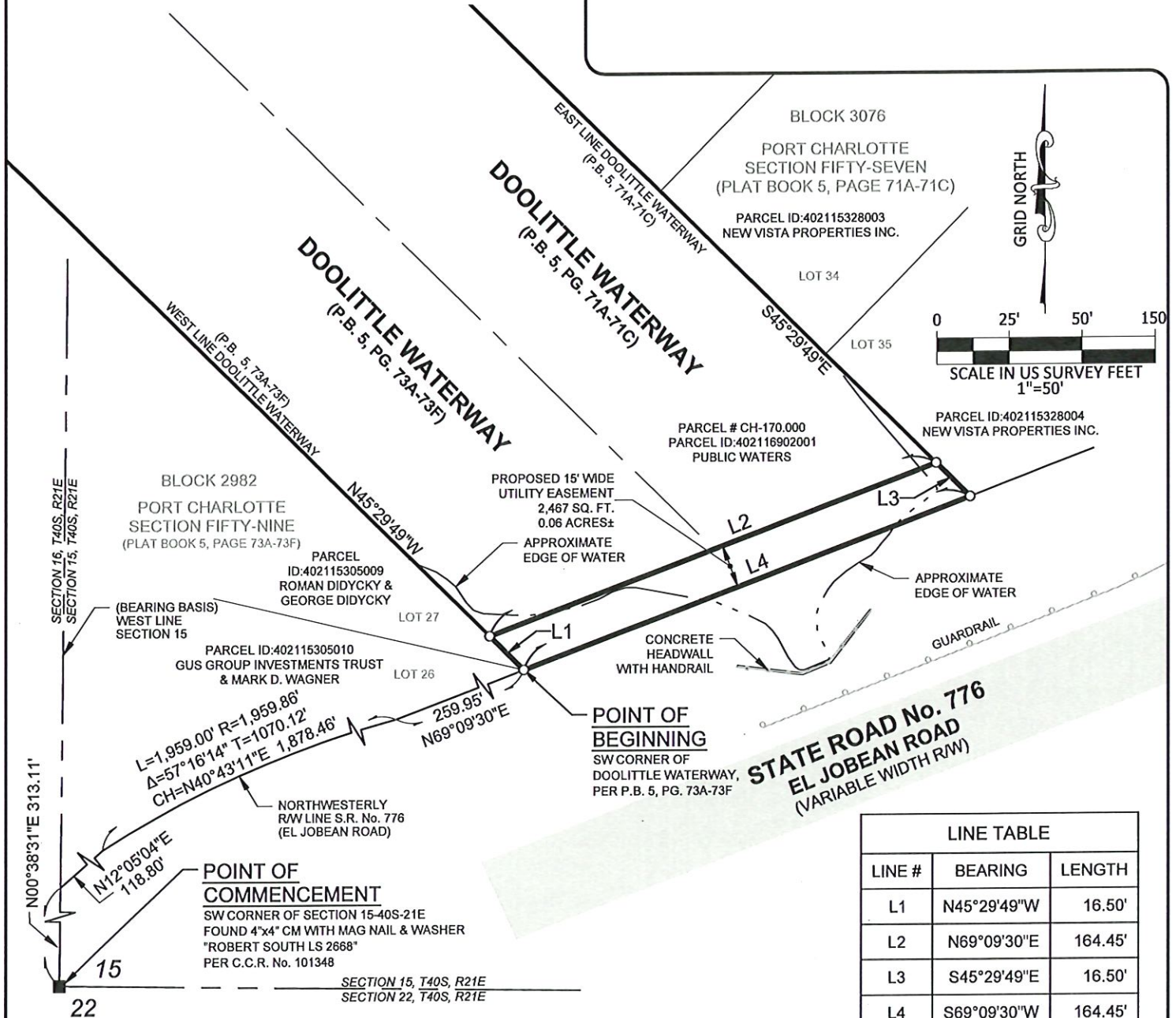
PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 23 of 33



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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT
PROJECT TRACT # CH-170.000
PARCEL ID: 402116902001
SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 24 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTIONS 15 & 22, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE S00°26'07"W, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 835.50 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2150; THENCE N12°06'39"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 198.11 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N12°06'39"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 985.98 FEET TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,859.86 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND CURVE, THROUGH A CENTRAL ANGLE OF 56°51'57", AN ARC LENGTH OF 1,845.90 FEET AND A CHORD BEARING AND DISTANCE OF N40°32'37"E, 1,771.07 FEET; THENCE S21°01'24"E, A DISTANCE OF 15.00 FEET TO A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,844.86 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'57", AN ARC LENGTH OF 1,831.02 FEET AND A CHORD BEARING AND DISTANCE OF S40°32'37"W, 1756.78 FEET; THENCE S12°06'39"W, A DISTANCE OF 985.98 FEET; THENCE N77°53'21"W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,367 SQUARE FEET OR 0.97 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF S00°26'07"W ALONG THE WEST LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 2 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

1	12-11-24	CORRECT TYPO IN LEGAL	SN	TS
2				
3				
4				
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

10-30-2024
DATE

Timothy W. Sutherland
TIMOTHY W. SUTHERLAND
FLORIDA CERTIFICATE NO. 7472
STATE OF FLORIDA
Professional Surveyor and Mapper

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF TIMOTHY W. SUTHERLAND, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.



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Bradenton, FL 34205
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www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-173.000
PARCEL ID: 402115353001
SECTION 15 & 22, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N12°06'39"E	985.98'
L2	S21°01'24"E	15.00'
L3	S12°06'39"W	985.98'
L4	N77°53'21"W	15.00'

**POINT OF
COMMENCEMENT**

NW CORNER OF
SECTION 22-40S-21E
FOUND 4"x4" CM WITH
MAG NAIL & WASHER
"ROBERT SOUTH LS 2668"
PER C.C.R. No. 101348

**POINT OF
BEGINNING**

FOUND 1/2" I.R.
NO ID.
(3.56"N, 0.47"W)

(BEARING BASIS)
WEST LINE
SECTION 22,
T-40-S, R-21-E

SECTION 16, T-40-S, R-21-E
SECTION 15, T-40-S, R-21-E

SOUTHEASTERLY
R/W STATE ROAD No. 776
(EL JOBEAN ROAD)
FDOT R/W MAP
SECTION No. 01050-2150

STATE ROAD No. 776
EL JOBEAN ROAD
(VARIABLE WIDTH R/W)

PROPOSED 15' WIDE
UTILITY EASEMENT
42,367 SQ. FT.
0.97 ACRES±

PARCEL ID: 402122100001
BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA
AND SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT

PARCEL # CH-173.000
PARCEL ID: 402115353001
CHARLOTTE COUNTY
(O.R.B. 610, PG. 759)

PARCEL ID: 402122100001
BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA
AND SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT



0 200' 400' 600'
SCALE IN US SURVEY FEET
1"=400'

SECTION 15, T-40-S, R-21-E
SECTION 22, T-40-S, R-21-E

CURVE TABLE					
CURVE #	RADIUS	CENTRAL ANGLE	LENGTH	BEARING	CHORD
C1	1859.86'	056°51'57"	1845.90'	N40°32'37"E	1771.07'
C3	1844.86'	056°51'57"	1831.02'	S40°32'37"W	1756.78'

LEGEND

○ CALCULATED POINT
C.C.R. CERTIFIED CORNER RECORD
R/W RIGHT-OF-WAY
C1 CURVE NUMBER - SEE TABLE
O.R.B. OFFICIAL RECORDS BOOK

L1 LINE NUMBER - SEE TABLE
PG. PAGE
SQ. FT. SQUARE FEET
CONCRETE UTILITY POLE
GUY ANCHOR

WOOD UTILITY POLE
BACKFLOW PREVENTER
WATER VALVE
FIRE HYDRANT

EASEMENT BOUNDARY
PARENT TRACT BOUNDARY
PLATTED LINE
RIGHT-OF-WAY LINE
SECTION LINE



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PROFESSIONAL SURVEYORS AND MAPPERS
L.B. #7343

**SKETCH OF DESCRIPTION
OF**

15' WIDE UTILITY EASEMENT

PROJECT PARCEL # CH-173.000

PARCEL ID: 402115353001

SECTION 15 & 22, TOWNSHIP 40 SOUTH, RANGE 21 EAST

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
**FLORIDA POWER &
LIGHT COMPANY**

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"
SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 26 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE S01°56'55"W, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 1,911.36 FEET; THENCE N88°03'05"W, A DISTANCE OF 1,252.04 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2150 FOR THE POINT OF BEGINNING; BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 232.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'46", AN ARC LENGTH OF 28.46 FEET AND A CHORD BEARING AND DISTANCE OF S19°42'56"E, 28.45 FEET; THENCE S12°06'36"W, A DISTANCE OF 220.05 FEET TO THE RIGHT-OF-WAY LINE OF KERRIGAN CIRCLE; BEING A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 232.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°01'46", AN ARC LENGTH OF 28.46 FEET AND A CHORD BEARING AND DISTANCE OF S43°56'07"W, 28.45 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE N12°06'36"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 268.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,680 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF S01°56'55"W ALONG THE EAST LINE OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 2 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

1	12-11-24	ADD CALL TO LEGAL	SN	TS
2				
3				
4				
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATA SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 478.027 FLORIDA STATUTES.

10-30-2024
DATE

STIMOTHY W. SUTHERLAND
FLORIDA CERTIFICATE NO. 7288
TIMOTHY W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



ESP Associates FL, Inc.
518 13th Street West
Bradenton, FL 34205
Phone: 941-345-5451
www.espassociates.com

PROFESSIONAL SURVEYORS AND MAPPERS
LB, #7343

SKETCH OF DESCRIPTION
OF
15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-199.000
PARCEL ID: 402128276001
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

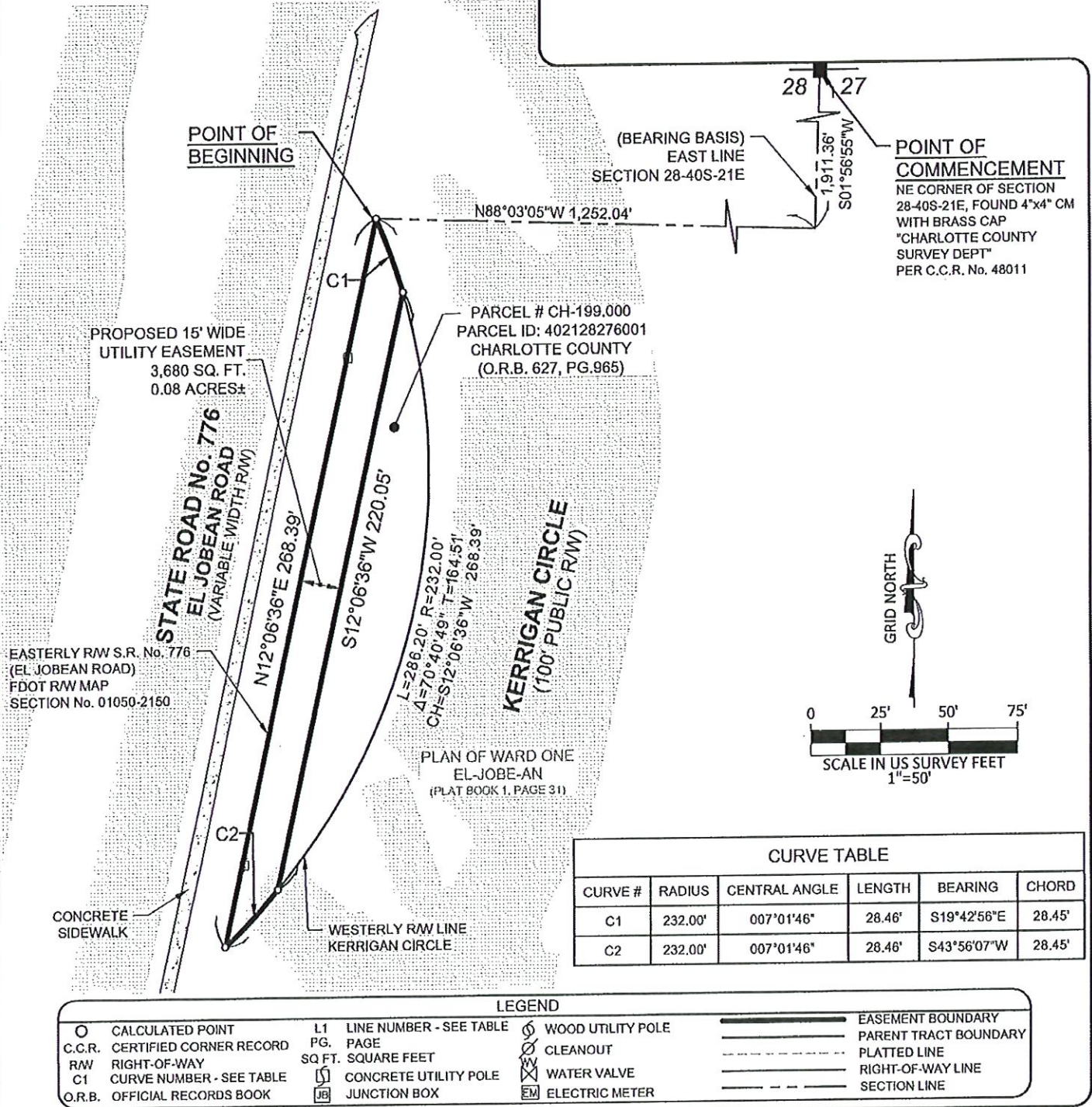
PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 27 of 33



ESP Associates FL, Inc.
518 13th Street West
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PROFESSIONAL SURVEYORS AND MAPPERS
LB, #7343

SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-199.000
PARCEL ID: 402128276001
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"
SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 28 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE S01°56'55"W, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 3,148.61 FEET; THENCE N88°03'05"W, A DISTANCE OF 1,473.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2150 FOR THE POINT OF BEGINNING; THENCE N12°06'36"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.65 FEET TO THE NORTHWEST CORNER OF LOT 157, AS RECORDED IN OFFICIAL RECORDS BOOK 546, PAGE 793 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE N71°56'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 17.35 FEET; THENCE S12°06'36"W, A DISTANCE OF 122.73 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NEWCOMB ROAD, AS SHOWN ON THE PLAN OF WARD 1, EL-JOBEAN, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S72°11'54"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 17.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,840 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF S01°56'55"W ALONG THE EAST LINE OF SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 2 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

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NO.	DATE	DESCRIPTION	BY CHK
REVISIONS			

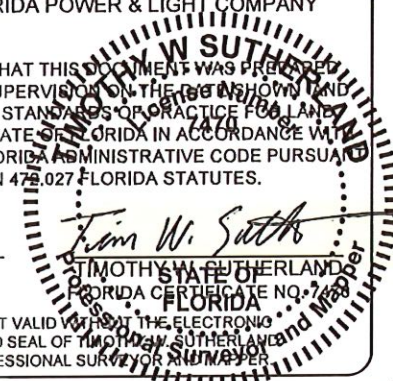
CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATE SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475.027 FLORIDA STATUTES.

06-18-2025
DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF TIMOTHY W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



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PROFESSIONAL SURVEYORS AND MAPPERS
LB, #7343

SKETCH OF DESCRIPTION
OF
15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-203.000
PARCEL ID: 402128412002
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

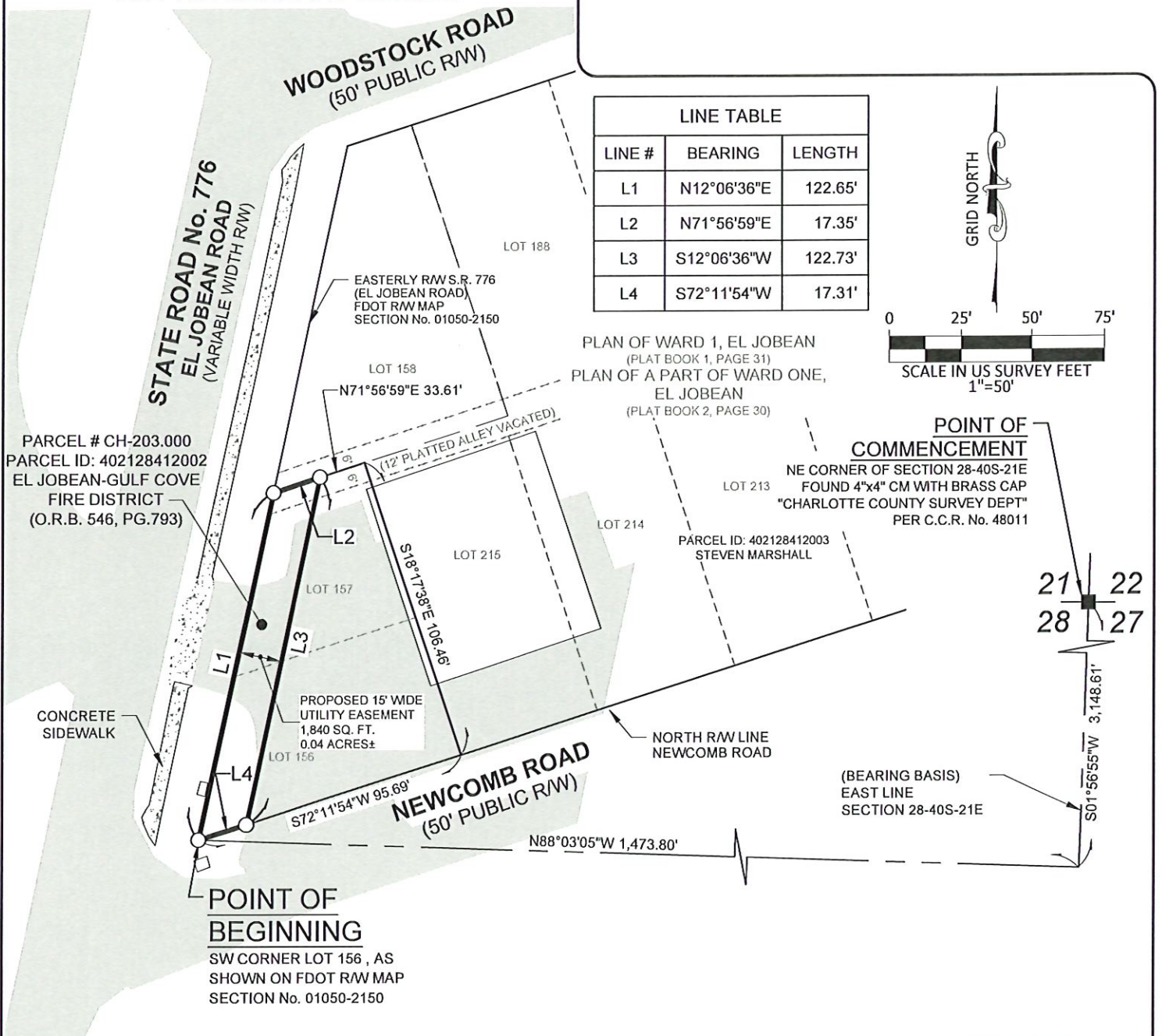
PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 29 of 33



LEGEND

○ CALCULATED POINT	L1 LINE NUMBER - SEE TABLE	⊗ GUY ANCHOR	— EASEMENT BOUNDARY
C.C.R. CERTIFIED CORNER RECORD	PG. PAGE	⊗ FIRE HYDRANT	— PARENT TRACT BOUNDARY
R/W RIGHT-OF-WAY		⊗ WATER VALVE	- - - PLATTED LINE
SQ. FT. SQUARE FEET	⊗ CONCRETE UTILITY POLE	⊗ TRAFFIC SIGNAL HANDHOLE	- - - RIGHT-OF-WAY LINE
O.R.B. OFFICIAL RECORDS BOOK	⊗ FLOODLIGHT		- - - SECTION LINE



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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-203.000
PARCEL ID: 402128412002

SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"
SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 30 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE S00°36'32"W, ALONG THE WEST LINE OF SAID SECTION 14, A DISTANCE OF 1,822.18 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2508; THENCE N69°10'29"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 461.25 FEET TO THE SOUTHEAST CORNER OF BISCAYNE LANDING, AS RECORDED IN PLAT BOOK 24, PAGES 9A-9I, OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE N03°32'24"E, ALONG SAID EAST LINE, A DISTANCE OF 16.47 FEET; THENCE N69°10'29"E, A DISTANCE OF 522.73 FEET; THENCE N69°08'25"E, A DISTANCE OF 27.32 FEET; THENCE S20°49'53"E, A DISTANCE OF 15.00 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE S69°08'25"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 27.32 FEET; THENCE S69°10'29"W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 529.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,302 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF S00°36'32"W ALONG THE WEST LINE OF SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE INTENT OF THIS SURVEY IS TO CLEARLY DELINEATE THE BOUNDARY OF A NEW EASEMENT TO BE ACQUIRED BY FLORIDA POWER AND LIGHT AND DOES NOT DEPICT ANY ENCUMBRANCES OF RECORD.
5. THIS SKETCH OF DESCRIPTION DOCUMENT CONSISTS OF 2 PAGES, EACH PROVIDING UNIQUE INFORMATION REGARDING THIS PROJECT, THEREFORE ALL PAGES CONSTITUTE THE "SKETCH OF DESCRIPTION".

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NO.	DATE	DESCRIPTION	BY CHK

REVISIONS

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION ON THE DATES SHOWN AND CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

10-30-2024
DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF TIMOTHY W. SUTHERLAND
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
OF
15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-210.000
EAST FORK CREEK
SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

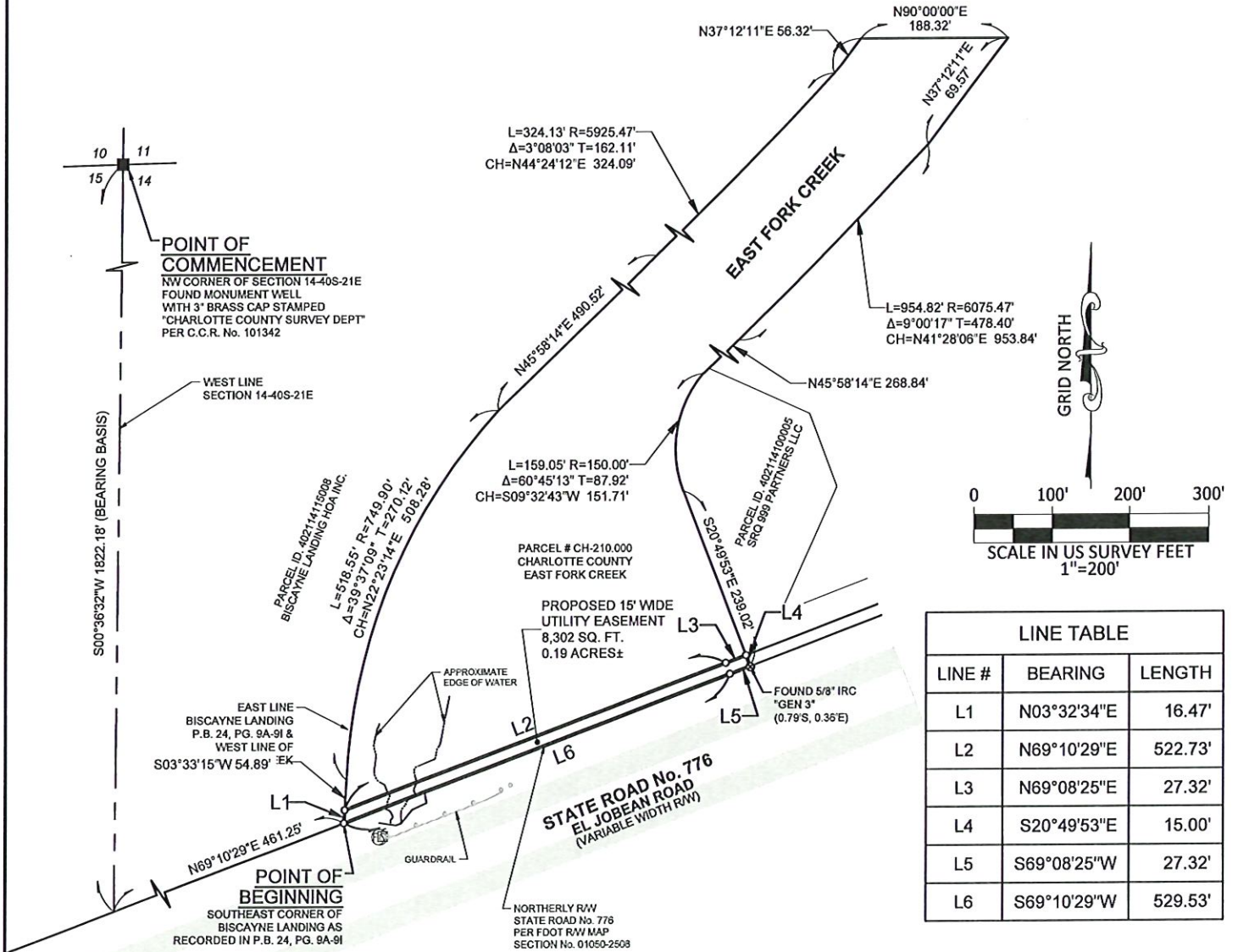
PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A" - CONTINUED

Exhibit "A" to Agreement - Page 31 of 33



O CALCULATED POINT
C.C.R. CERTIFIED CORNER RECORD
R/W RIGHT-OF-WAY
FDOT FLORIDA DEPARTMENT OF
TRANSPORTATION

L1 LINE NUMBER - SEE TABLE
PG. PAGE
SQ FT. SQUARE FEET
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK

⊕ FIBER HANDHOLE
⊙ FLOODLIGHT
⊙ ELECTRIC HANDHOLE
← GUY ANCHOR

===== EASEMENT BOUNDARY
===== PARENT TRACT BOUNDARY
----- PLATTED LINE
----- RIGHT-OF-WAY LINE
----- SECTION LINE



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PROFESSIONAL SURVEYORS AND MAPPERS
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SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-210.000
EAST FORK CREEK
SECTION 14, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
**FLORIDA POWER &
LIGHT COMPANY**

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 32 of 33

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA; THENCE N00°44'09"E, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,443.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION No. 01050-2508; THENCE N69°09'30"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 295.39 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 3080 OF PORT CHARLOTTE SECTION FIFTY-SEVEN, AS RECORDED IN PLAT BOOK 5, PAGES 71A-71C, OF THE PUBLIC RECORDS OF SAID CHARLOTTE COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE N20°50'30"W, ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET; THENCE N69°09'30"E, A DISTANCE OF 450.19 FEET; THENCE S24°11'18"W, A DISTANCE OF 21.22 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 776; THENCE S69°09'30"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 435.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,640 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1: LEGAL DESCRIPTION & NOTES
SHEET 2: SKETCH OF DESCRIPTION

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N00°44'09"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST, CHARLOTTE COUNTY, FLORIDA.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
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10-28-2024
DATE

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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT
PROJECT TRACT # CH-214.000
CRESTWOOD WATERWAY & EASTWIND WATERWAY
SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

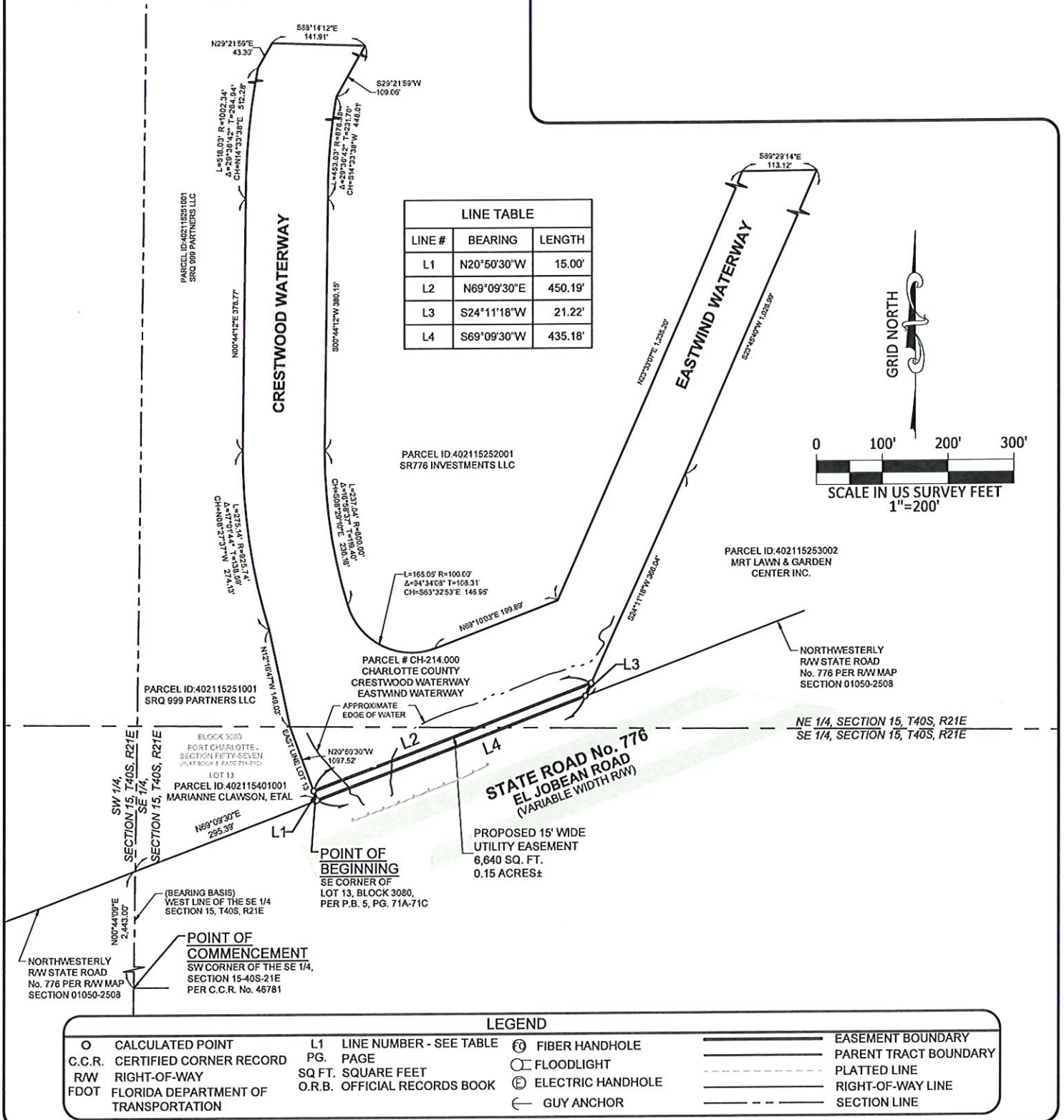
PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A" - CONTINUED

Exhibit "A" to Agreement - Page 33 of 33



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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION OF

15' WIDE UTILITY EASEMENT
PROJECT PARCEL # CH-214.000
CRESTWOOD WATERWAY & EASTWIND WATERWAY
SECTION 15, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2