

AGREEMENT TO GRANT EASEMENT

This Agreement to Grant Easement ("**Agreement**") is made this 22nd of July, 2025 by and between Charlotte County, a political subdivision of the State of Florida ("**County**"), with an address of 18500 Murdock Circle, Port Charlotte, Florida, 33948, and Florida Power & Light Company, a Florida corporation ("**FPL**"), with an address of P.O. Box 14000, Juno Beach, Florida, 33408-0420.

WHEREAS, FPL desires to construct, operate, and maintain certain electric transmission and distribution lines and appurtenances (collectively, the "**Facilities**") in, over and across that certain County owned real property more particular shown and described on attached Exhibit A ("**Easement Area**"); and

WHEREAS, County desires to grant FPL an easement over the Easement Area for FPL's construction, operation, and maintenance of the Facilities upon the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The above recitals are true and correct and incorporated herein by this reference.

2. County shall execute and deliver an easement in recordable form to FPL on the form of Exhibit B attached hereto and by this reference made a part hereof ("**Easement**") for FPL's construction, operation, and maintenance of the Facilities within the Easement Area. FPL shall not record the Easement in the Public Records of Charlotte County, Florida, until County notifies FPL in writing that it has received the funds described in paragraph 3 below.

3. Upon FPL's receipt of the duly executed original Easement in recordable form, and as consideration for the Easement, FPL shall immediately pay County the sum of Three Hundred and Forty-Seven Thousand Nine Hundred Dollars (\$347,900). FPL shall not record the Easement in the Public Records of Charlotte County, Florida, until County notifies FPL in writing that it has received said funds.

4. No additional consideration, either monetary or non-monetary, shall be required of FPL for the execution and delivery of the Easement.

5. Failure by County or FPL to comply with paragraphs 2 and 3 above shall constitute a default under the terms of this Agreement. In the event either party fails to perform its obligation under this Agreement, the non-defaulting party shall be entitled to bring an action against the defaulting party for specific performance of this Agreement, without waiving any action for damages or any other remedy at law or in equity resulting from such default.

[Signatures appear on following page.]

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed as of the 25th day of July, 2025.

Signed, Sealed and delivered in

CHARLOTTE COUNTY, a political
Subdivision of the State of Florida

By: _____
Joseph M. Tiseo, Chairman

ATTEST:

Roger D. Eaton, Clerk of Circuit Court
And Ex-Officio Clerk to the Board of
County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

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

FLORIDA POWER & LIGHT COMPANY,
A Florida corporation

By: Cameron Crenshaw
Cameron Crenshaw, Corporate
Real Estate Manager

Stephen Kira
Witness #1 Signature

STEPHEN KIRA
Witness #1 Printed Name

GREG MOSHER
Witness #2 Signature

GREG MOSHER
Witness #2 Printed Name

Date: 5-2-2025

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			
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

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

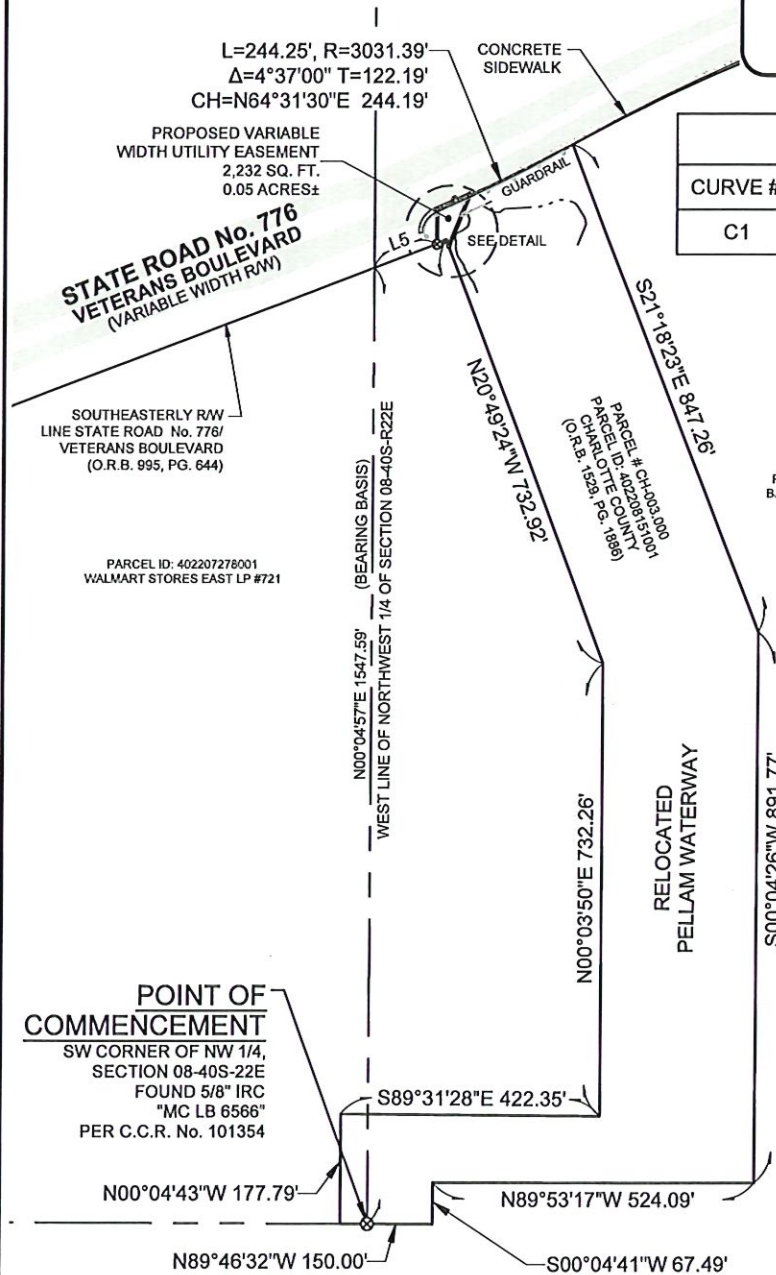
PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

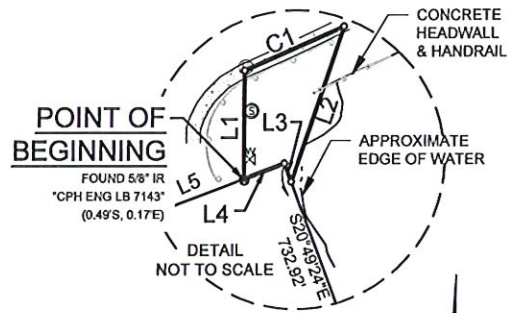
SKETCH OF DESCRIPTION ONLY NOT A BOUNDARY SURVEY

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	⊞	TELE-PEDESTAL
		—	GUY ANCHOR
		—	EASEMENT BOUNDARY
		—	PARENT TRACT BOUNDARY
		—	PLATTED LINE
		—	RIGHT-OF-WAY LINE
		—	SECTION LINE



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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 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 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

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.
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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 472.027 FLORIDA STATUTES.

09-16-2024
 DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF TWO (TWO) FLORIDA PROFESSIONAL SURVEYORS OR MAPPERS.



ESP Associates FL, Inc.
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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-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

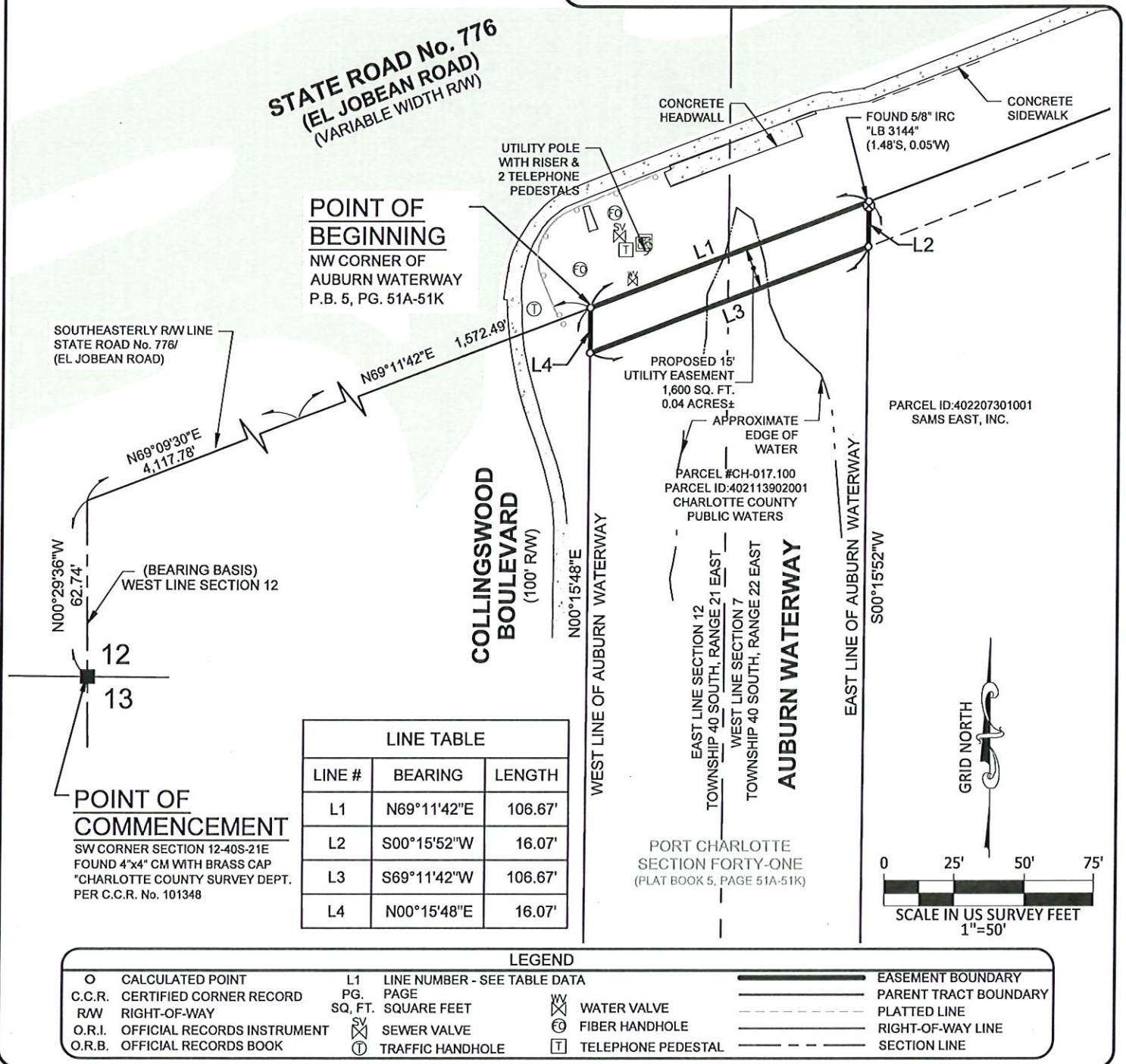
PROJECT NUMBER
 KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
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Exhibit "A" to Agreement - Page 4 of 33



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FLORIDA POWER &
LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A"
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Exhibit "A" to Agreement - Page 5 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 2,711.40 FEET TO THE NORTHWEST CORNER OF COMO 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°09'30"E, ALONG SAID SOUTHEASTERLY RIGHT- OF-WAY LINE, A DISTANCE OF 106.80 FEET TO THE EAST LINE OF SAID AUBURN WATERWAY; THENCE S00°06'57"E, ALONG SAID EAST LINE, A DISTANCE OF 16.04 FEET; THENCE S69°09'30"W, A DISTANCE OF 106.80 FEET TO THE WEST LINE OF SAID AUBURN WATERWAY; THENCE N00°07'19"W, ALONG SAID WEST LINE, A DISTANCE OF 16.04 FEET TO THE POINT OF BEGINNING.

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

SHEET INDEX

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

SURVEYOR'S NOTES

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REVISIONS

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

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09-16-2024
DATE

DOCUMENT NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF TROY 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-017.200
PARCEL ID: 402113902001
SECTION 12, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

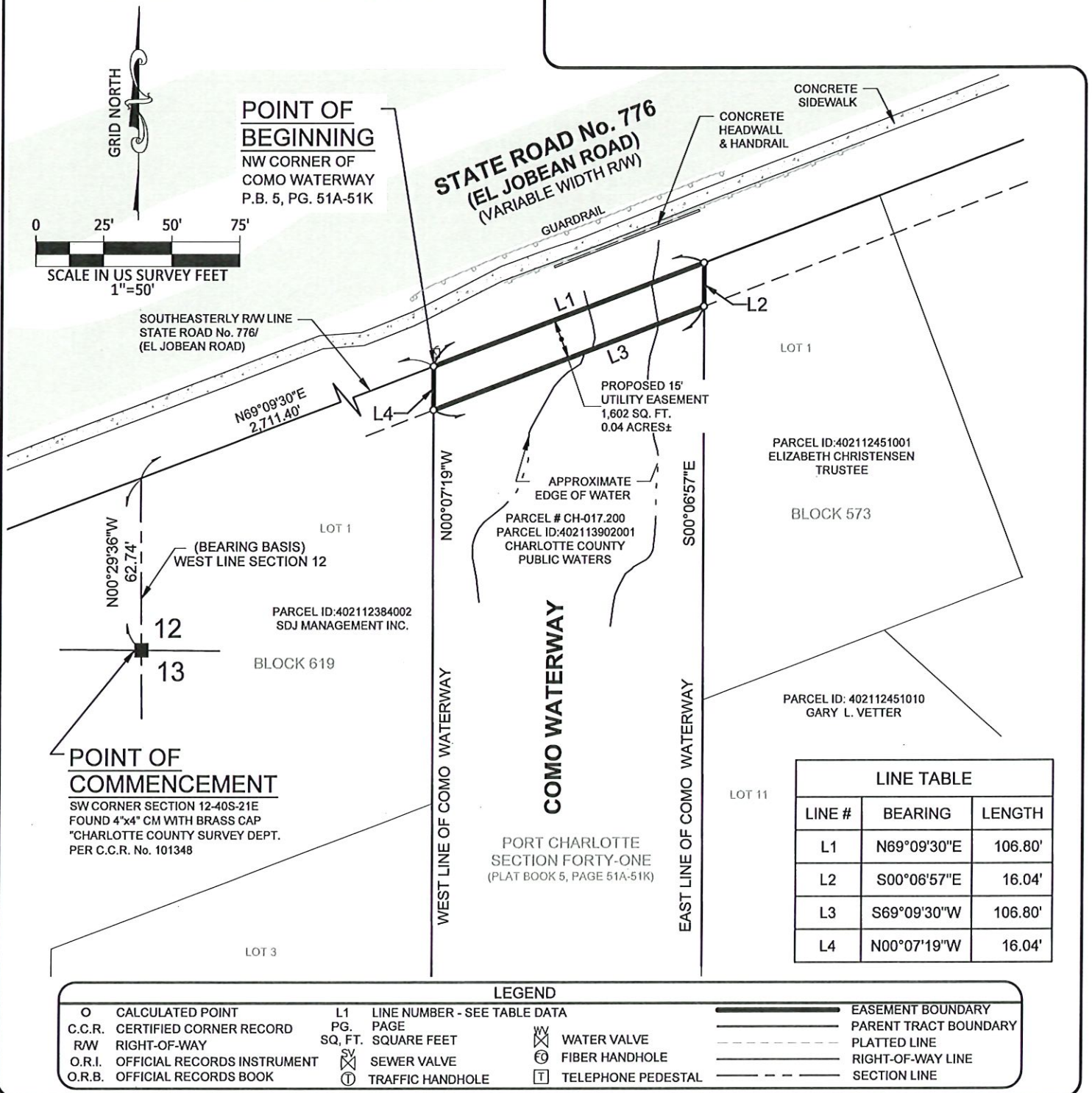
SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY

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Exhibit "A" to Agreement - Page 6 of 33



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SKETCH OF DESCRIPTION
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PROJECT PARCEL # CH-017.200
PARCEL ID: 402113902001
SECTION 12, T-40-S, R-21-E
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
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SHEET 2 OF 2

EXHIBIT "A"
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Exhibit "A" to Agreement - Page 7 of 33

LEGAL DESCRIPTION

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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

SURVEYOR'S NOTES

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CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

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06-17-2024
DATE

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



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PROFESSIONAL SURVEYORS AND MAPPERS
LB. #7343

SKETCH OF DESCRIPTION
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

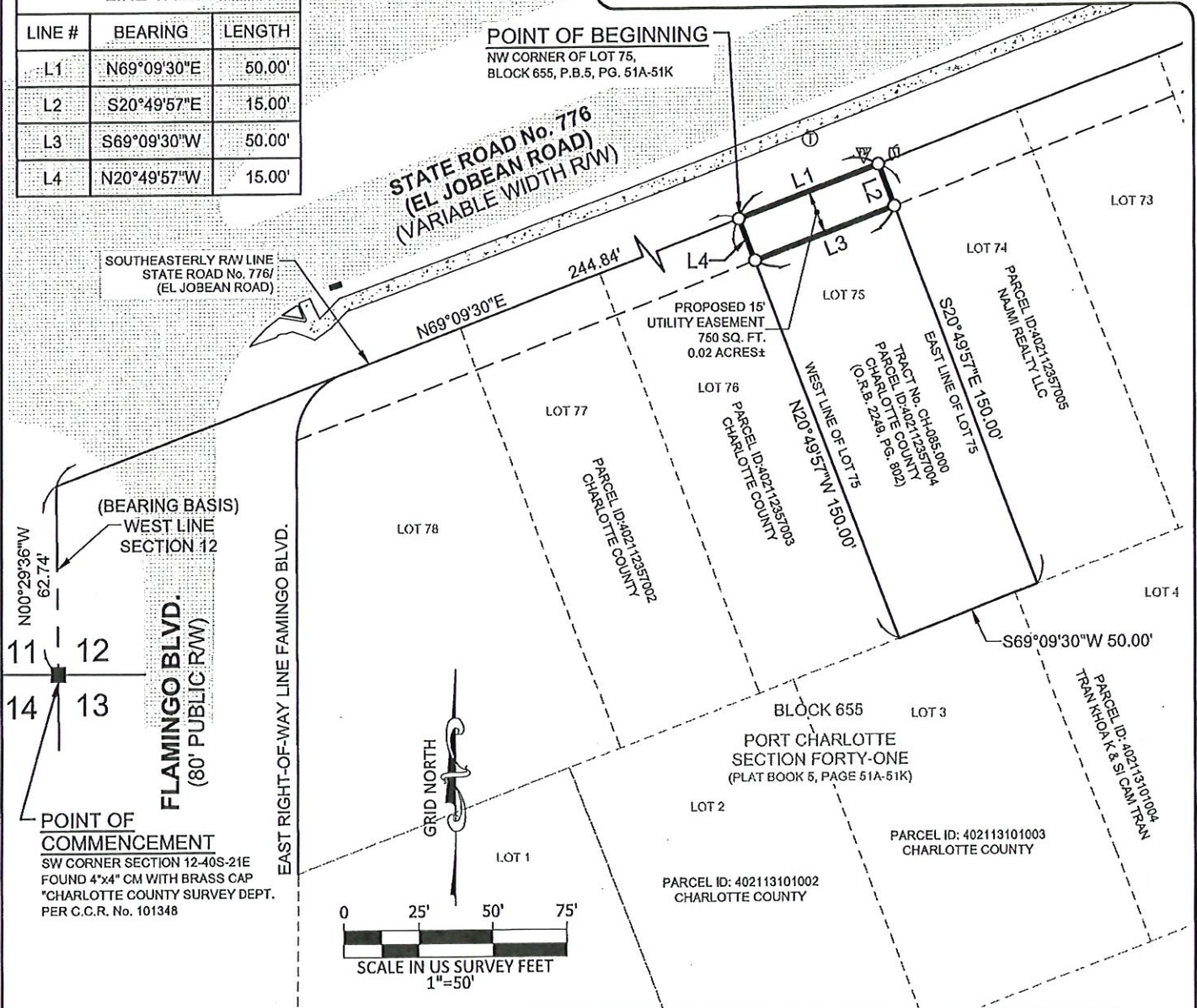
PROJECT NUMBER
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SHEET 1 OF 2

EXHIBIT "A"

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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'



LEGEND			
○	CALCULATED POINT	L1	LINE NUMBER - SEE TABLE DATA
C.C.R.	CERTIFIED CORNER RECORD	P.B.	PLAT BOOK
R/W	RIGHT-OF-WAY	PG.	PAGE
SQ. FT.	SQUARE FEET	T	TELEPHONE PEDESTAL
O.R.B.	OFFICIAL RECORDED BOOK	U	UTILITY POLE
		⊕	GUY ANCHOR
		▽	FIBER MARKER
		—	EASEMENT BOUNDARY
		—	PARENT TRACT BOUNDARY
		—	PLATTED LINE
		—	RIGHT-OF-WAY LINE
		—	SECTION LINE



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SKETCH OF DESCRIPTION
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
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 194.84 FEET TO THE NORTHWEST CORNER OF LOT 76, 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 76; 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 76; 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".

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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

STATE OF FLORIDA
FLORIDA CERTIFICATE NO. 7474
JAMES W. SUTHERLAND
Professional Surveyor and Mapper

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



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

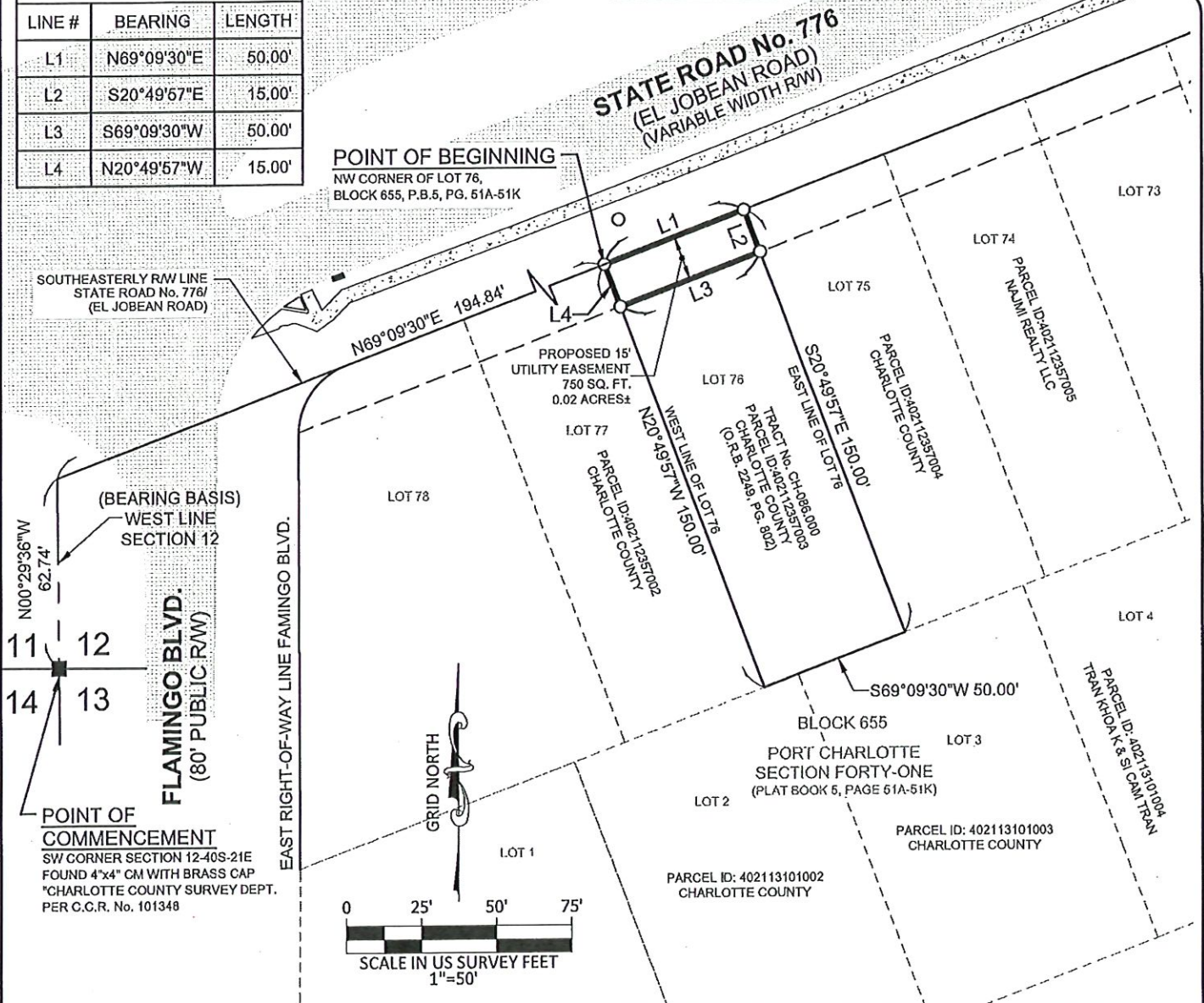
PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

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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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 2 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..
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NO.	DATE	DESCRIPTION	BY
			CHK

REVISIONS

CERTIFICATION

CERTIFIED TO: FLORIDA POWER & LIGHT COMPANY

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06-17-2024
DATE

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



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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

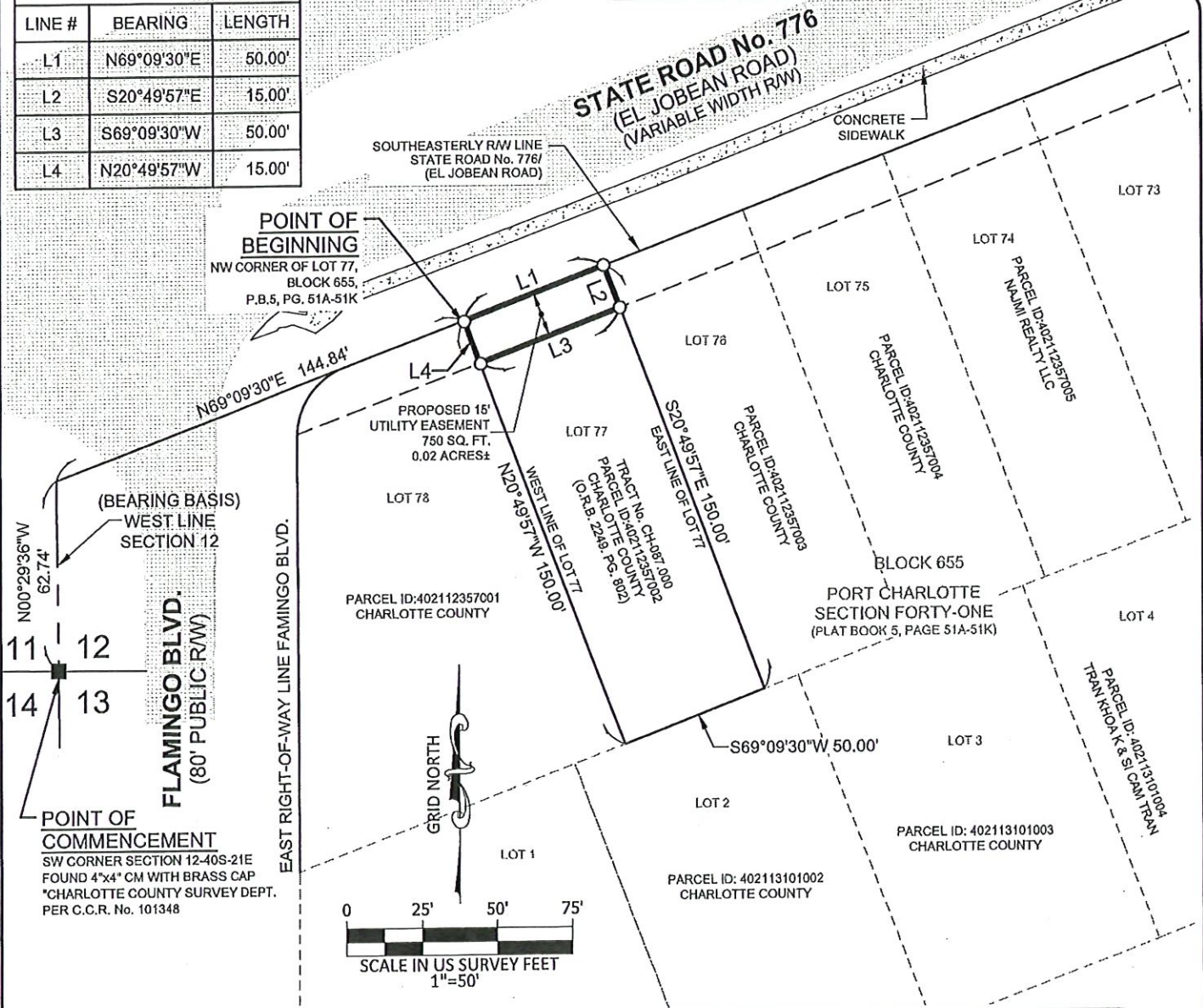
PROJECT NUMBER
KV76.800.000

SHEET 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'

**LEGEND**

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

L1 LINE NUMBER - SEE TABLE DATA
P.B. PLAT BOOK
PG. PAGE
T TELEPHONE PEDESTAL
U UTILITY POLE

← GUY ANCHOR
▽ FIBER MARKER

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



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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

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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

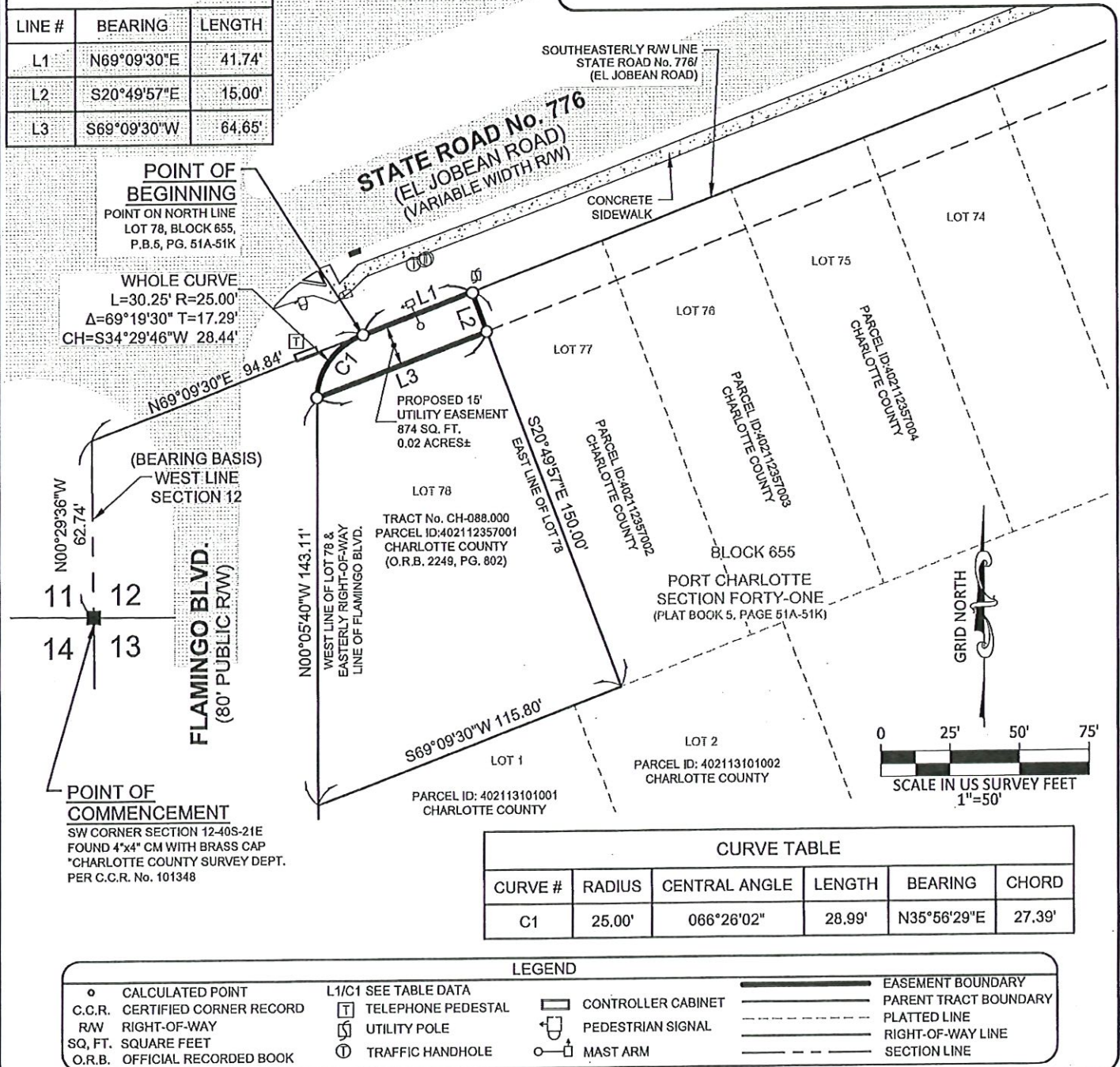
PROJECT NUMBER
KV76.800.000

SHEET 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'



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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

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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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STATE OF FLORIDA
FLORIDA CERTIFICATE NO. 7474
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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

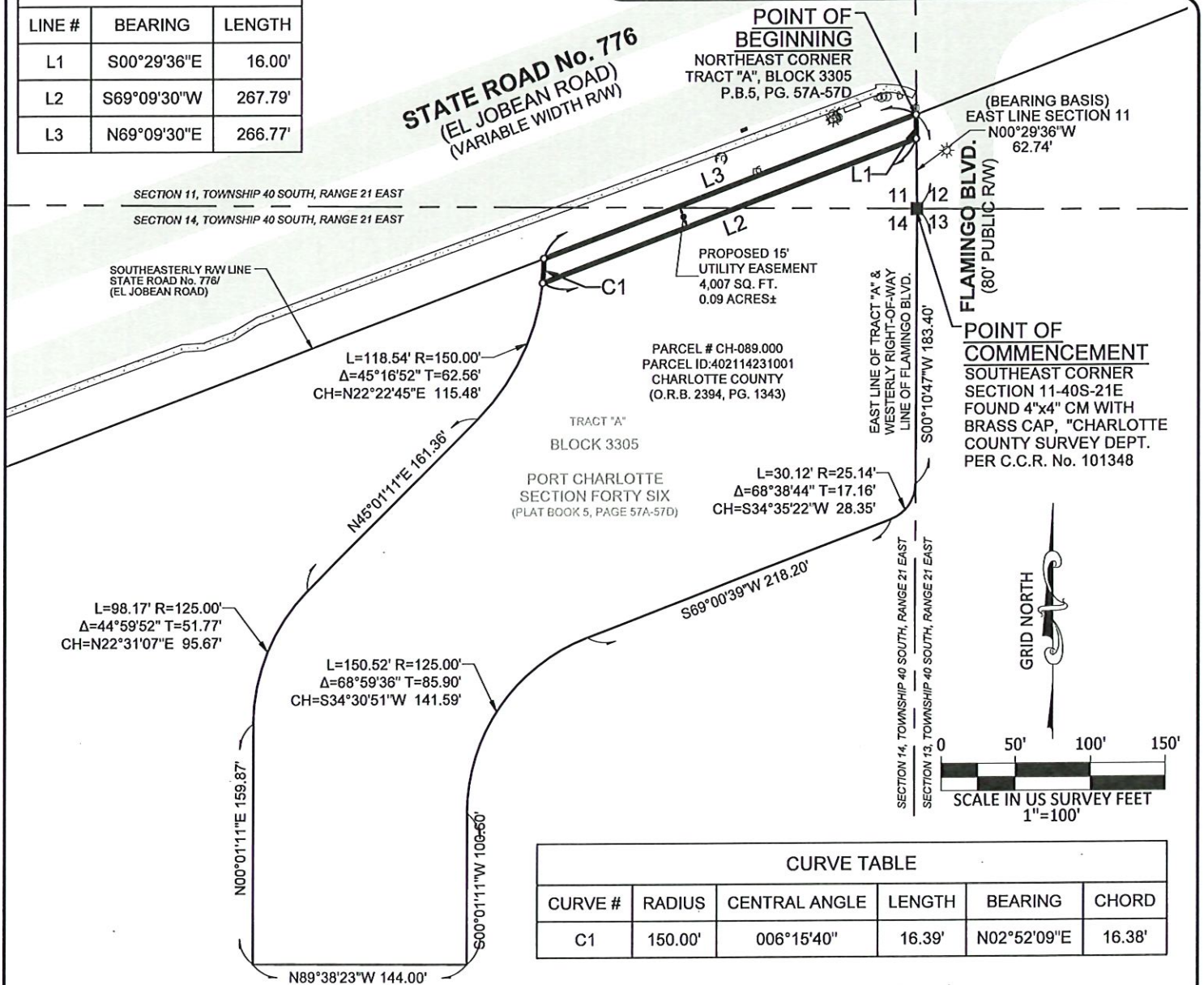
EXHIBIT "A"

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
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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

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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-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

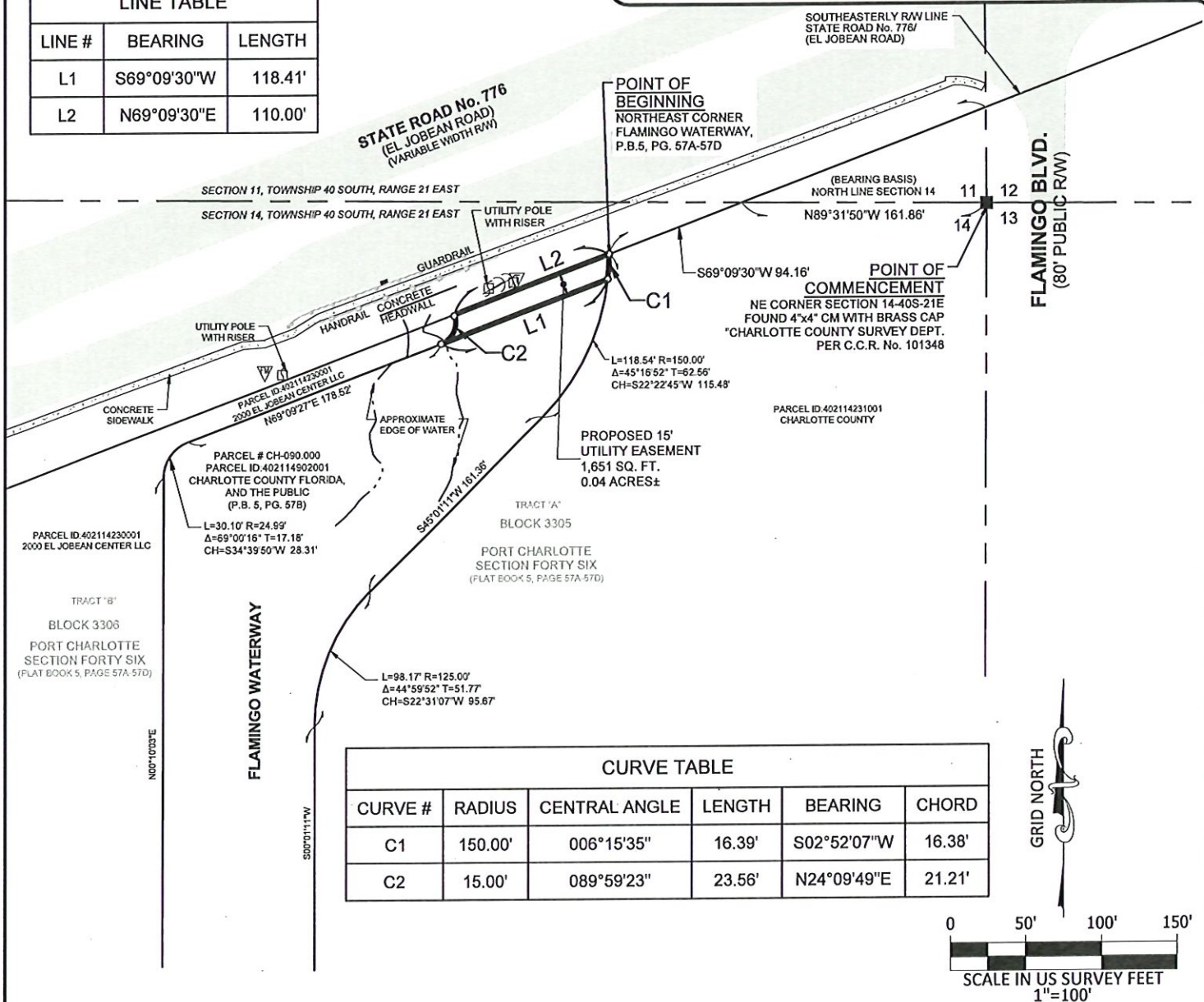
SHEET 1 OF 2

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'



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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. 7176
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



ESP Associates FL, Inc.
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Bradenton, FL 34205
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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

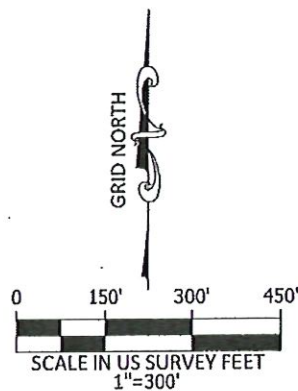
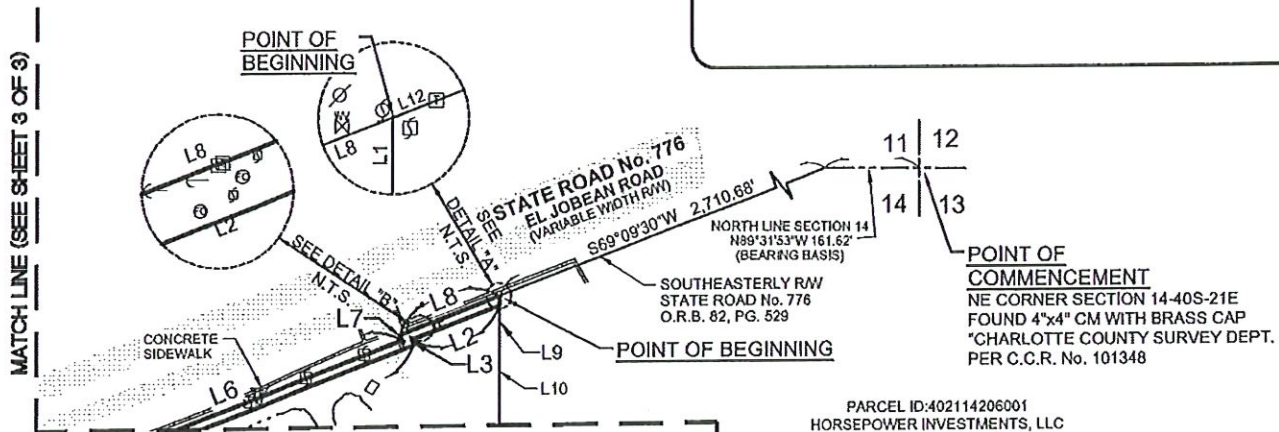
PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 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
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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

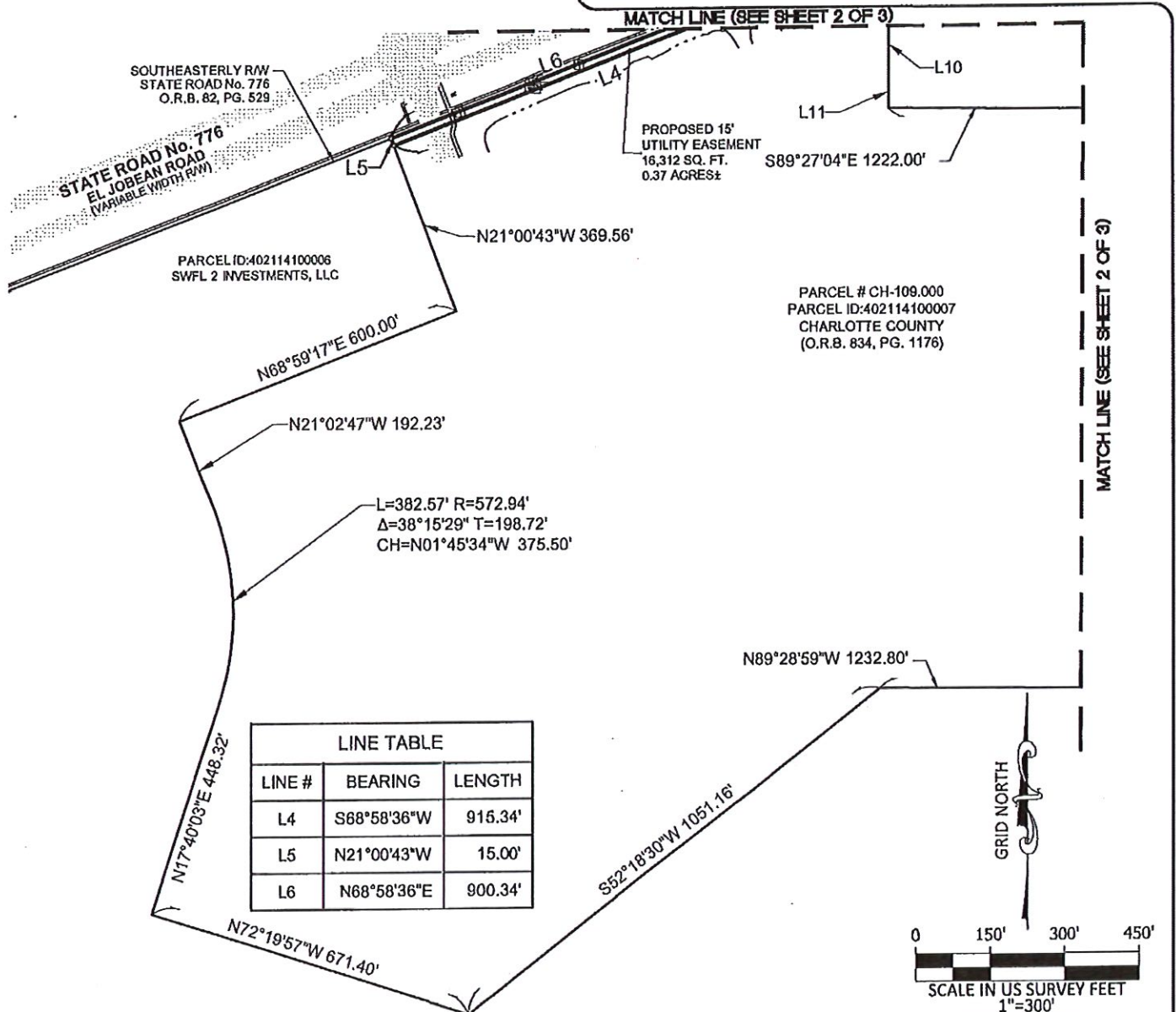
PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 3

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY



LEGEND			
O	CALCULATED POINT	L1	LINE NUMBER - SEE TABLE
C.C.R.	CERTIFIED CORNER RECORD	PG.	PAGE
R/W	RIGHT-OF-WAY	SQ. FT.	SQUARE FEET
C1	CURVE NUMBER - SEE TABLE	☐	CONCRETE UTILITY POLE
O.R.B.	OFFICIAL RECORDS BOOK	T	TELEPHONE PEDESTAL
		⊗	FIRE CONNECT
		⊗	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
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 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 16.50 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 472.027 FLORIDA STATUTES.

10-21-2024
DATE

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



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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

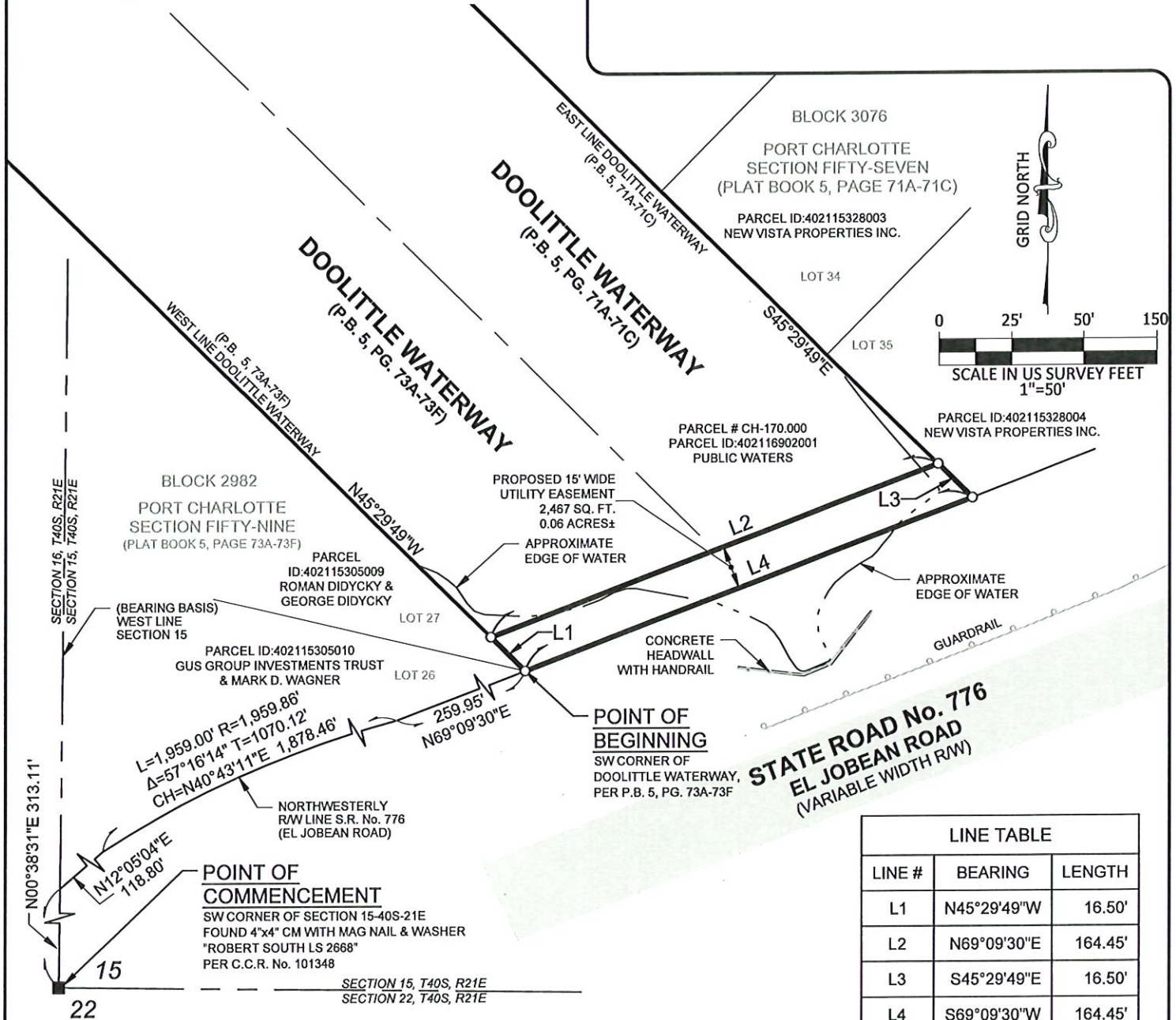
PROJECT NUMBER
KV76.800.000

SHEET 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****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
2			TS
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. 747
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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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
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 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, THE DATA SHOWN HEREON 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 479.027 FLORIDA STATUTES.

10-30-2024
DATE

STIMOTHY W. SUTHERLAND
FLORIDA CERTIFICATE NO. 7283
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



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

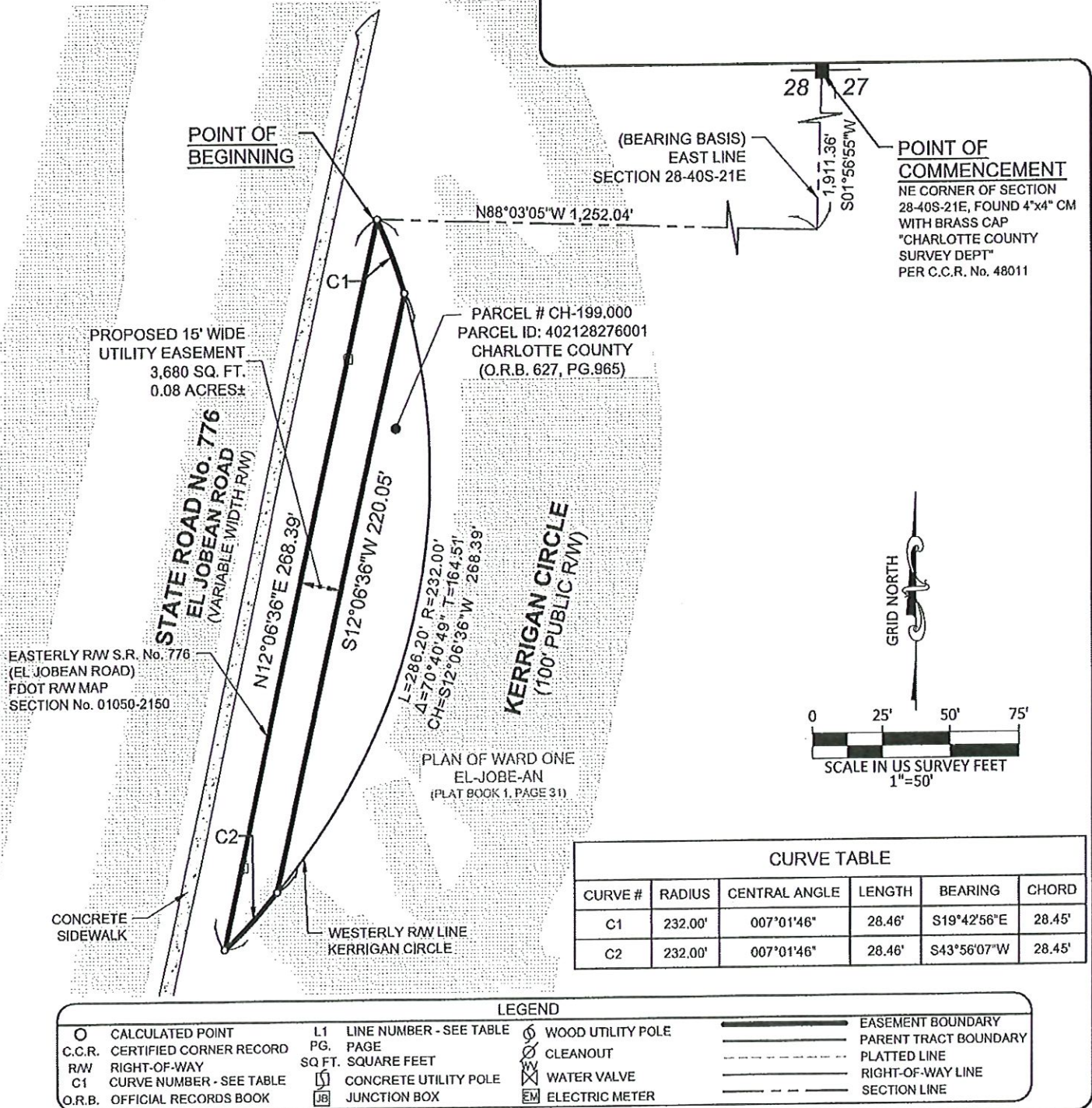
PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY



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 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".

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 BEHALF OF 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 479.027, FLORIDA STATUTES.

06-18-2025
DATE

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



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-203.000
PARCEL ID: 402128412002
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 21 EAST
CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

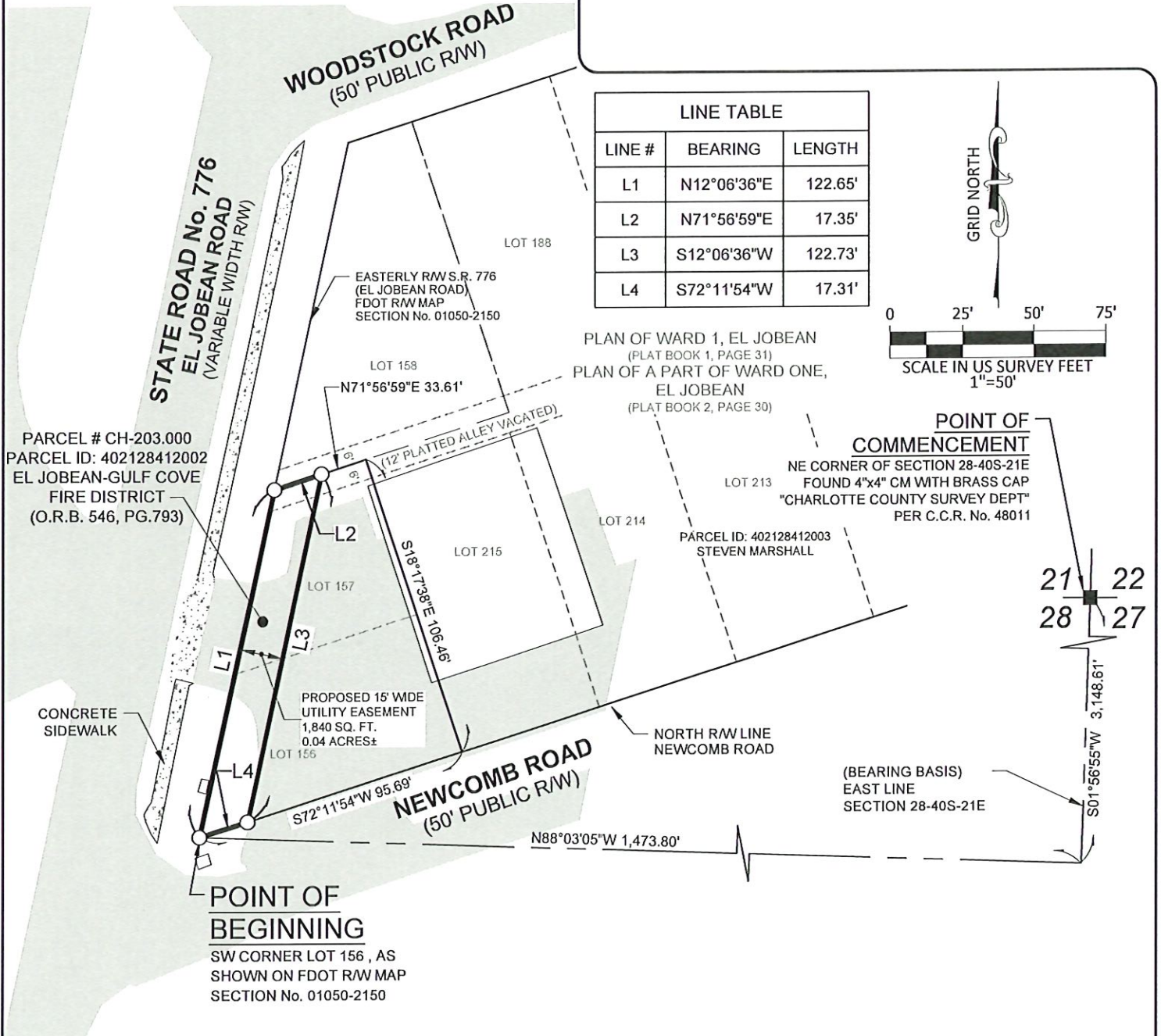
PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A"

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

Exhibit "A" to Agreement - Page 29 of 33



ESP Associates FL, Inc.
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PROFESSIONAL SURVEYORS AND MAPPERS
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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.
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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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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
FLORIDA CERTIFICATE NO. 7476
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



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

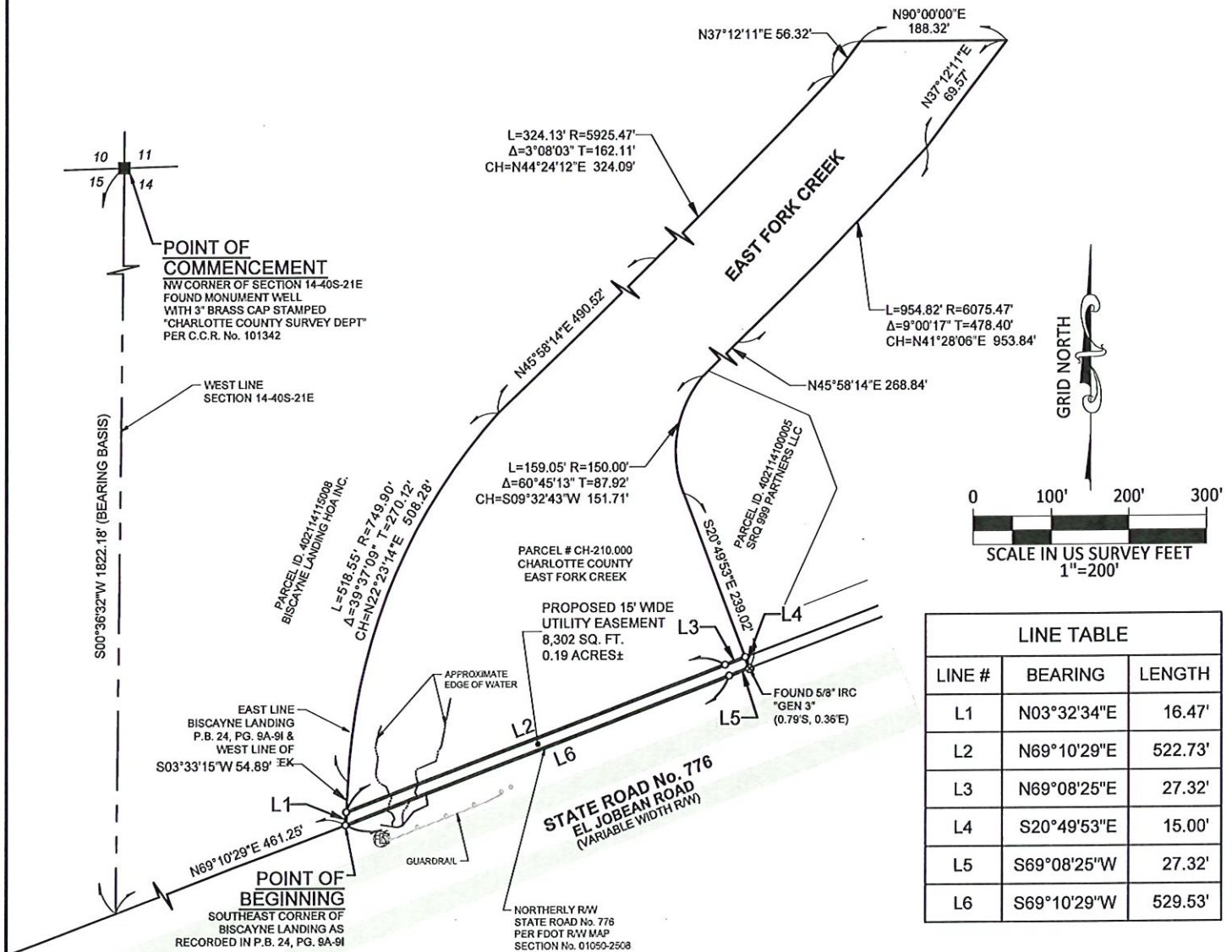
PREPARED FOR:
FLORIDA POWER & LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 1 OF 2

EXHIBIT "A" - CONTINUED

Exhibit "A" to Agreement - Page 31 of 33



LEGEND			
O	CALCULATED POINT	L1	LINE NUMBER - SEE TABLE
C.C.R.	CERTIFIED CORNER RECORD	PG.	PAGE
R/W	RIGHT-OF-WAY	SQ. FT.	SQUARE FEET
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	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
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 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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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.

10-28-2024
DATE

TIMOTHY W. SUTHERLAND
FLORIDA CERTIFICATE NO. 7476
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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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

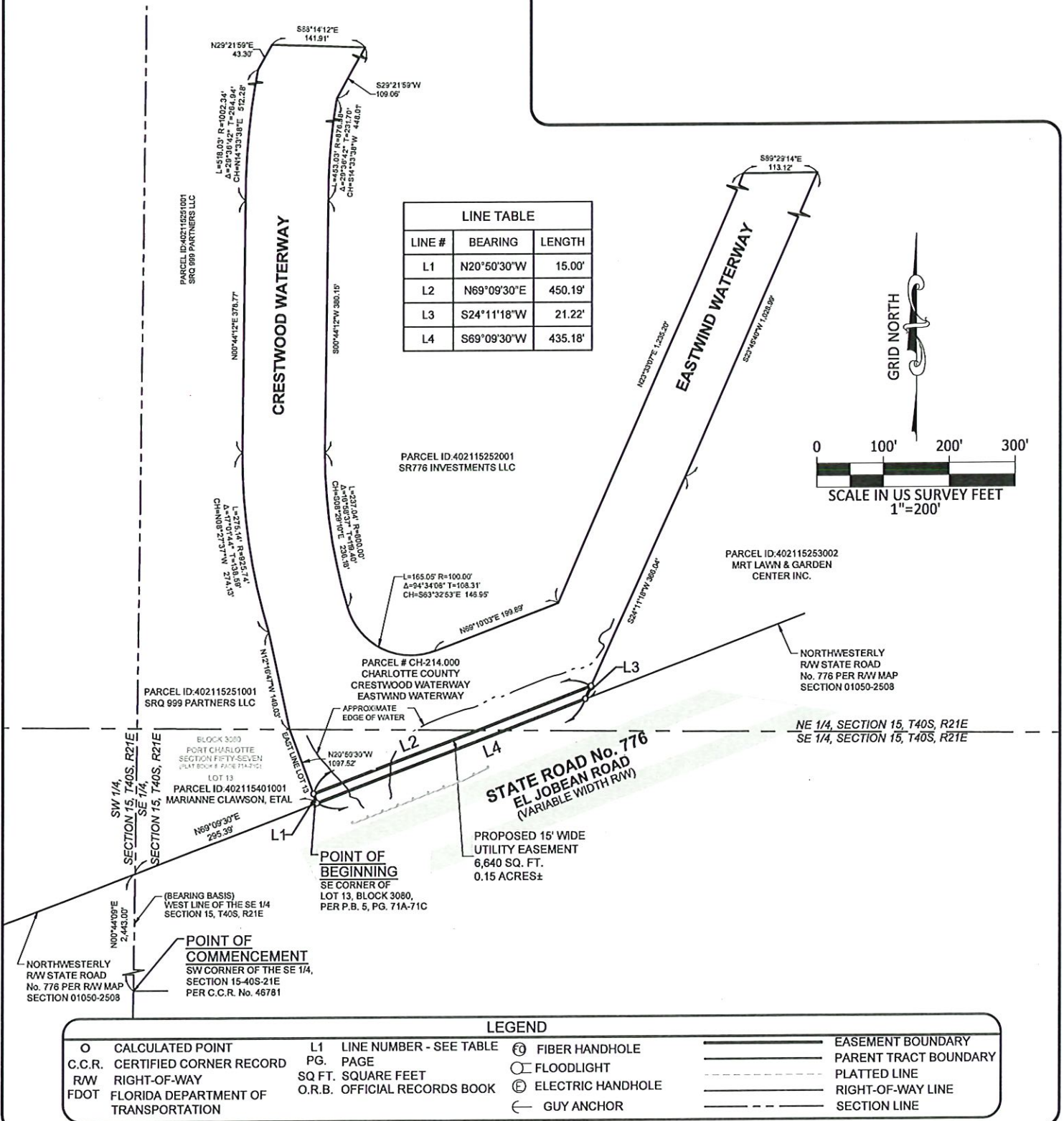
PREPARED FOR:
FLORIDA POWER &
LIGHT COMPANY

PROJECT NUMBER
KV76.800.000

SHEET 2 OF 2

EXHIBIT "A" - CONTINUED

Exhibit "A" to Agreement - Page 33 of 33



ESP Associates FL, Inc.
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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

This instrument was prepared by
and after recording return to:

Cameron Crenshaw
Florida Power & Light Company
Corporate Real Estate
1777 Tamiami Trail, Suite 501
Port Charlotte, FL 33948
Affected FPL Parcel Number:
Parcel ID Number:
Section/Township/Range: Sec. , T, R

EASEMENT
(Corporate)

The undersigned grantor ("Grantor"), 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**, a Florida corporation, whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department, and to its licensees, agents, successors, and assigns (hereinafter the "Grantee"), an easement forever variable in width for the construction, operation and maintenance of overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment, attachments and appurtenant equipment for communications purposes (all of the foregoing hereinafter referred to as "Facilities") over, under, in, on, upon and across the lands of Grantor situated in the County of Charlotte, and the State of Florida (hereinafter the "Easement") and being more particularly described as follows:

See **Exhibit "A"** attached hereto and made a part hereof (the "Easement Area");

together with the right and privilege from time to time to reconstruct, inspect, alter, repair, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of the Facilities; replace, remove or relocate the Facilities or any part of them; lay temporary mats, install gates to existing or future fences, install fill, culverts or other drainage facilities upon, across, over or under the Easement Area with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to cut and keep clear all trees and undergrowth and other obstructions within the Easement Area and on lands of Grantor adjoining the Easement Area that may interfere with the proper construction, operation and maintenance of such Facilities or any part of them, the right to mark the location of any underground Facilities by above ground and other suitable markers; together with the right of ingress and egress for personnel, vehicles and equipment over the adjoining lands of Grantor, for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder.

Notwithstanding anything contained herein to the contrary, by the execution and delivery hereof Grantor acknowledges and agrees that (i) Grantor's activities shall not interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee, or as might cause a hazardous condition; and (ii) no portion of the Easement Area shall be excavated, altered, obstructed, surfaced or paved and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across the Easement Area by Grantor, or the heirs, personal representatives, successors or assigns of Grantor without the prior written permission of Grantee. Grantor acknowledges and agrees that any improvement, structure or alteration that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation, maintenance or enjoyment of the Easement Area and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within thirty (30) days of such notice.

Exhibit "B" - Page 2 of 3

Grantor covenants that Grantor is the fee simple owner of the Easement Area. And further covenants that the Easement Area is free and clear of liens, encumbrances and third party rights and/or claims of any kind.

[This space is intentionally left blank]

[Signature and acknowledgement appear on following pages]

Exhibit "B" - Page 3 of 3

IN WITNESS WHEREOF, Grantor has executed this Easement this _____ day of _____,
20____.

For the BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY FLORIDA as per
RESOLUTION 2025-_____.

Signed, sealed and delivered in the
presence of:

Grantor:
BOARD OF COUNTY COMMISSIONERS OF
CHARLOTTE COUNTY, FLORIDA

Signature:

By: _____
Stephen Kipa,
Real Estate Services Manager

Print Name:

Post Office Address: _____

Signature:

Print Name:

Post Office Address: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
)ss:
COUNTY OF CHARLOTTE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online
notarization, this _____ day of _____, 20____ by _____, as REAL
ESTATE SERVICES MANAGER of CHARLOTTE COUNTY, on behalf of the BOARD OF COUNTY
COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA.

(NOTARIAL SEAL)

Notary: _____
Print Name: _____
Notary Public, State of Florida
My commission expires: _____

☐ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced _____