

Work Request # 12459024  
PID # 0291001005

NON-EXCLUSIVE UTILITY EASEMENT  
9501 Lorraine Rd., Sarasota, FL 34241

KNOWN BY ALL MEN BY THESE PRESENTS that The School Board of Sarasota County, Florida, a body corporate existing under the laws of the State of Florida, whose address is 1960 Landings Boulevard, Sarasota, FL 34231, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the Florida Power & Light Company, a corporation organized and existing under the laws of the State of Florida, whose address is 5657 South McIntosh Road, Sarasota, Florida 34233, its licensees, agents, successors and assigns, a non-exclusive easement for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such facilities or any of them within an easement ten (10) feet in width described as follows:

See Exhibit "A" attached hereto and made a part hereof

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights herein above granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name by its Board acting by the Chair of said Board, on this \_\_\_\_ day of \_\_\_\_\_, 2023.

Witness:

THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA,  
a body corporate under the laws of the State of Florida

\_\_\_\_\_  
Print Name: \_\_\_\_\_

BY: \_\_\_\_\_  
Bridget Ziegler, Chair

\_\_\_\_\_  
Print Name: \_\_\_\_\_

State of Florida  
County of Sarasota

The foregoing instrument was acknowledged before me by means of physical presence by Bridget Ziegler, Chair of The School Board of Sarasota County, Florida, a body corporate under the laws of the State of Florida, who is personally known to me.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

Approved By:  
Michael R. McKinley, Esq.  
Shumaker, Loop & Kendrick, LLP  
240 South Pineapple Ave.  
Sarasota, Florida 34236

(SEAL)

Return to:  
Jane Dreger, Director of Construction Services.  
The School Board of Sarasota County, Florida  
Construction Services Department  
7895 Fruitville Road  
941.361.6680

# SKETCH & DESCRIPTION

LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY

## FLORIDA POWER & LIGHT EASEMENT DESCRIPTION

An Easement, being a portion of those lands described in Official Records Instrument 2020093694, of the Public Records of Sarasota County, Florida, and being more particularly described as follows:

BEGIN at the Southeast Corner of those lands described in Official Records Instrument 2020093694, of the Public Records of Sarasota County, Florida, and a point on the westerly line of LORRAINE ROAD, being a 150.00 feet wide Private Right-of-Way, as described in 2015078648, of the Public Records of Sarasota County, Florida and a point on a curve to the right, having a radius of 25.00 feet, a central angle of 53°47'50", a chord bearing of S.31°50'44"W., and a chord length of 22.62 feet; thence along the south line of said Official Records Instrument 2020093694 and the arc of said curve an arc length of 23.47 feet to a point on a curve to the left, having a radius of 958.83 feet, a central angle of 01°31'30", a chord bearing of N.05°27'51"E., and a chord length of 25.52 feet; thence along the arc of said curve an arc length of 25.52 feet; thence N.85°21'52"W., a distance of 3.84 feet; thence N.04°38'08"E., a distance of 10.00 feet; thence S.85°21'52"E., a distance of 3.77 feet; to a point on a curve to the left, having a radius of 871.00 feet, a central angle of 10°14'16", a chord bearing of N.01°11'33"W., and a chord length of 155.43 feet; thence along the arc of said curve an arc length of 155.63 feet; thence N.06°18'49"W., a distance of 1159.53 feet; thence S.67°51'23"W., a distance of 106.55 feet; thence S.55°18'57"W., a distance of 259.11 feet; thence N.34°41'03"W., a distance of 10.00 feet; thence N.55°18'57"E., a distance of 260.21 feet; thence N.67°51'23"E., a distance of 110.48 feet; thence N.06°18'58"W., a distance of 44.86 feet; to a point on a curve to the right, having a radius of 1040.55 feet, a central angle of 25°56'19", a chord bearing of N.06°39'47"E., and a chord length of 467.05 feet; thence along the arc of said curve an arc length of 471.07 feet; thence N.68°07'42"W., a distance of 7.11 feet; thence N.21°52'18"E., a distance of 10.00 feet; thence S.68°07'42"E., a distance of 3.77 feet; to a point on a curve to the right, having a radius of 1043.00 feet, a central angle of 00°28'49", a chord bearing of N.20°26'04"E., and a chord length of 8.74 feet; thence along the arc of said curve an arc length of 8.74 feet; thence N.73°28'50"W., a distance of 54.77 feet; thence N.66°01'53"W., a distance of 160.98 feet; thence N.65°20'08"W., a distance of 391.14 feet; thence N.77°14'43"W., a distance of 248.52 feet; thence N.12°45'17"E., a distance of 10.00 feet; thence S.77°14'43"E., a distance of 249.56 feet; thence S.65°20'08"E., a distance of 392.12 feet; thence S.66°01'53"E., a distance of 160.27 feet; thence S.73°28'50"E., a distance of 54.55 feet; thence N.19°45'40"E., a distance of 2.04 feet; thence S.68°54'10"E., a distance of 13.40 feet to the intersection with the aforementioned west line of LORRAINE ROAD and to a point on a curve to the left, having a radius of 1029.95 feet, a central angle of 27°39'14", a chord bearing of S.07°30'47"W., and a chord length of 492.29 feet; thence keeping with said west line the following (3) three courses: (1) along the arc of said curve an arc length of 497.11 feet; (2) S.06°18'48"E., a distance of 1214.80 feet to a point on a curve to the right, having a radius of 880.00 feet, a central angle of 11°15'37", a chord bearing of S.00°40'59"E., and a chord length of 172.67 feet; (3) along the arc of said curve an arc length of 172.95 feet to the POINT OF BEGINNING.

Parcel contains 31,420 Square Feet, or 0.7213 Acres more or less.

September 27, 2023  
Date

Harold E. Noon, Jr.  
Professional Surveyor and Mapper  
License Number 6568  
STATE OF FLORIDA

NOT VALID WITHOUT ALL SHEETS  
SEE SHEET 2 OF 3 FOR SKETCH

Not valid without the original signature and embossed seal of a Professional Land Surveyor and Mapper

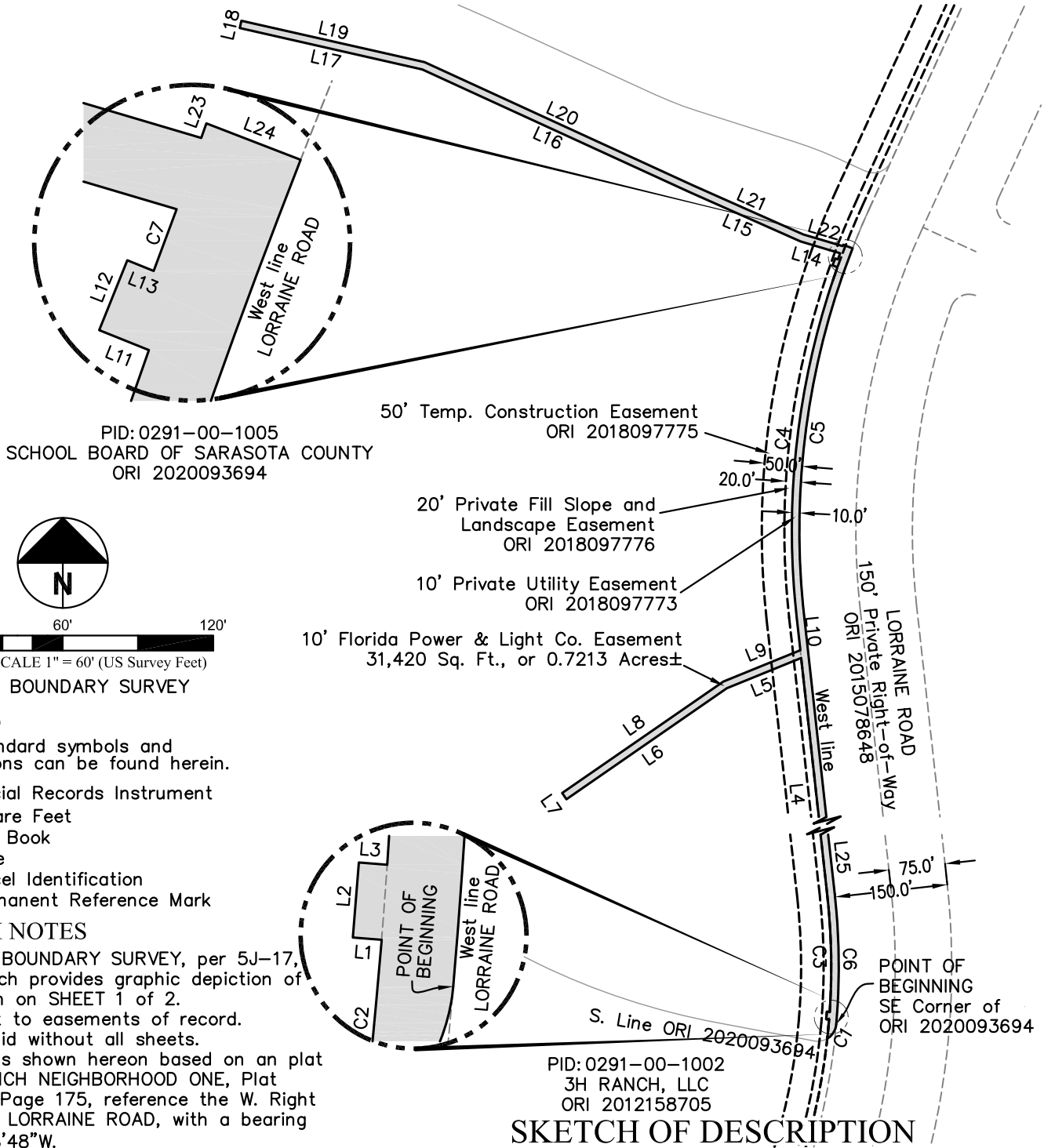
**GEOSURV**  
SURVEYING & MAPPING  
www.geosurveygroup.com L.B. 7731 Fax 866.624.5163  
5707 19th Street W.  
Bradenton, Fl. 34207  
Tel. 877.407.3734

FLORIDA POWER AND LIGHT EASEMENT		FIELD: --
DATE: <u>9/27/23</u> FB: -- PG: --	SEC. <u>21</u> TWP. <u>37S</u> RNG. <u>19E</u>	DRAWN BY: DC
PROJECT NO. <u>230001</u>	COUNTY <u>SARASOTA</u>	CHECK BY: HN
DRAWING <u>230001_SD FPL 04.dwg</u>	PARCEL AREA <u>31,420 Sq. Ft.±</u>	

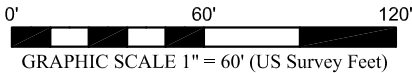
# SKETCH & DESCRIPTION

LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY



PID: 0291-00-1005  
SCHOOL BOARD OF SARASOTA COUNTY  
ORI 2020093694



NOT A BOUNDARY SURVEY

## LEGEND

These standard symbols and abbreviations can be found herein.

- ORI Official Records Instrument
- Sq. Ft. Square Feet
- PB Plat Book
- PG Page
- PID Parcel Identification
- PRM Permanent Reference Mark

## SKETCH NOTES

1. NOT A BOUNDARY SURVEY, per 5J-17, FAC. Sketch provides graphic depiction of description on SHEET 1 of 2.
2. Subject to easements of record.
3. Not valid without all sheets.
4. Bearings shown hereon based on an plat of LT RANCH NEIGHBORHOOD ONE, Plat Book 53, Page 175, reference the W. Right of Way of LORRAINE ROAD, with a bearing of N.06°18'48"W.

PID: 0291-00-1002  
3H RANCH, LLC  
ORI 2012158705

## SKETCH OF DESCRIPTION

**GEOSURV**  
SURVEYING & MAPPING  
www.geosurveygroup.com L.B. 7731 Fax 866.624.5163

5707 19th Street W.  
Bradenton, Fl. 34207  
Tel. 877.407.3734

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PROJECT NO. <u>230001</u>	COUNTY <u>SARASOTA</u>	CHECK BY: HN	
DRAWING <u>230001_SD FPL 04.dwg</u>	PARCEL AREA <u>31,420 Sq. Ft.±</u>		

# SKETCH & DESCRIPTION

LYING IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°21'52"E	3.84'
L2	S04°38'08"W	10.00'
L3	N85°21'52"W	3.77'
L4	S06°18'49"E	1,159.53'
L5	N67°51'23"E	106.55'
L6	N55°18'57"E	259.11'
L7	N34°41'03"W	10.00'
L8	S55°18'57"W	260.21'
L9	S67°51'23"W	110.48'
L10	S06°18'58"E	44.86'
L11	S68°07'42"E	7.11'
L12	S21°52'18"W	10.00'
L13	N68°07'42"W	3.77'
L14	S73°28'50"E	54.77'
L15	N66°01'53"W	160.98'
L16	S65°20'08"E	391.14'
L17	S77°14'43"E	248.52'
L18	S12°45'17"W	10.00'
L19	N77°14'43"W	249.56'
L20	N65°20'08"W	392.12'
L21	N66°01'53"W	160.27'
L22	N73°28'50"W	54.55'
L23	S19°45'40"W	2.04'
L24	N68°54'10"W	13.40'
L25	N06°18'48"W	1,214.80'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.47'	25.00'	53°47'50"	S31°50'44"W	22.62'
C2	25.52'	958.83'	1°31'30"	N05°27'51"E	25.52'
C3	155.63'	871.00'	10°14'16"	S01°11'33"E	155.43'
C4	471.07'	1,040.55'	25°56'19"	S06°39'47"W	467.05'
C5	497.11'	1,029.95'	27°39'14"	N07°30'47"E	492.29'
C6	172.95'	880.00'	11°15'37"	S00°40'59"E	172.67'
C7	8.74'	1,043.00'	0°28'49"	N20°26'04"E	8.74'

## DIMENSION TABLES

**GEOSURV**  
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