

**FLORIDA POWER & LIGHT COMPANY
UTILITY UNDERGROUND EASEMENT (BUSINESS)**

Prepared by: _____ Return to: _____
 Name: _____ Florida Power & Light Company
 Street Address: _____
 City, State, Zip Code: _____

Sec. 9, Twp 39S, Rge 19E
 Parcel ID# 0412060001

[Reserved for Circuit Court]

The undersigned (“Grantor”), in consideration of the payment of \$10.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grants and gives to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns (“FPL”), with a mailing address of 700 Universe Blvd., Juno Beach, Florida 33408, a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described on Exhibit “A” attached hereto and made a part hereof (“Easement Area”).

Together with the right for FPL to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for FPL’s communications purposes in connection with utility service; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent Grantor has the power to grant, if at all, the rights of ingress and egress over, along, and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, Grantor has signed and sealed this easement on ____ day of _____, 20 ____.

Signed, sealed and delivered in the presence of:

Grantor:
 City of Venice

 Witness Signature
 Witness Print Name: _____
 Post Office Address: _____

By: _____
 Print Name: Nick Pachota
 Print Title: Mayor
 Post Office Address: 401 W. Venice Ave.
Venice, FL 34285

 Witness Signature
 Witness Print Name: _____
 Post Office Address: _____

ACKNOWLEDGMENT

STATE OF _____)
 COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20 ____ by _____ as _____ of _____, a _____, on behalf of the _____, who is personally known to me **OR** has produced _____ as identification, and who did (did not) take an oath.

(NOTARIAL SEAL)

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

SKETCH & DESCRIPTION

LYING IN SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY

SHEET NO. 1 of 2

EASEMENT DESCRIPTION


A 10.00 feet wide Easement, lying in Section 9, Township 39 South, Range 19 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of AUBURN WOODS, as per plat thereof recorded in Plat Book 43, Page 19, Public Records of Sarasota County, Florida, also being a point on the South Right-of-Way line of EAST VENICE AVENUE, a varying width Public Right-of-Way; thence N.89°37'16"W., along said South Right-of-Way line, a distance of 608.00 feet to the intersection with the East line of those lands described in Official Records Instrument Number 2022175294, Public Records of Sarasota County, Florida; thence S.00°00'33"E., along said East line, a distance of 426.06 feet for a POINT OF BEGINNING; thence N.89°58'22"W., a distance of 48.62 feet; thence N.00°01'38"E., a distance of 2.29 feet; thence N.89°58'22"W., a distance of 15.00 feet; thence S.00°01'38"W., a distance of 3.71 feet; thence S.78°00'17"W., a distance of 112.80 feet; thence S.66°09'14"W., a distance of 46.02 feet; thence S.66°14'16"W., a distance of 18.14 feet; thence S.74°59'36"W., a distance of 18.50 feet; thence S.89°45'25"W., a distance of 15.06 feet; thence N.63°23'13"W., a distance of 25.17 feet; thence N.50°25'14"W., a distance of 20.89 feet to the intersection with the West line of said lands described in Official Records Instrument Number 2022175294; thence S.00°00'07"E., along said West line, a distance of 12.97 feet; thence S.50°25'14"E., a distance of 13.76 feet; thence S.63°23'13"E., a distance of 28.70 feet; thence N.89°45'25"E., a distance of 18.74 feet; thence N.74°59'36"E., a distance of 20.56 feet; thence N.66°14'16"E., a distance of 18.92 feet; thence N.66°09'14"E., a distance of 44.99 feet; thence N.78°00'17"E., a distance of 109.63 feet; thence S.00°01'38"W., a distance of 1.07 feet; thence S.89°58'22"E., a distance of 15.00 feet; thence N.00°01'38"E., a distance of 2.71 feet; thence S.89°58'22"E., a distance of 48.63 feet to the aforementioned East line of lands described in Official Records Instrument Number 2022175294; thence N.00°00'33"E., along said East line, a distance of 10.00 feet to the POINT OF BEGINNING.

Easement contains 3,271 Square Feet, or 0.0751 Acres more or less.

April 21, 2026

Date


 HAROLD EUGENE NOON, JR.
 License Number 6568
 STATE OF FLORIDA
 Professional Surveyor and Mapper
 Harold E. Noon, Jr.
 Professional Surveyor and Mapper, License No. 6568

NOT VALID WITHOUT ALL SHEETS
SEE SHEET 2 OF 2 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 & LIGHT CO. EASEMENT			FIELD: --
DATE: <u>4/21/26</u> FB: <u>--</u> PG: <u>--</u>	SEC. <u>9</u> TWP. <u>39S</u> RNG. <u>19E</u>	DRAWN BY: DC	
PROJECT NO. <u>250033</u>	COUNTY <u>SARASOTA</u>	CHECK BY: HN	
DRAWING <u>250033_SD FPL.dwg</u>	PARCEL AREA <u>3,271 Sq. Ft.±</u>		

SKETCH & DESCRIPTION

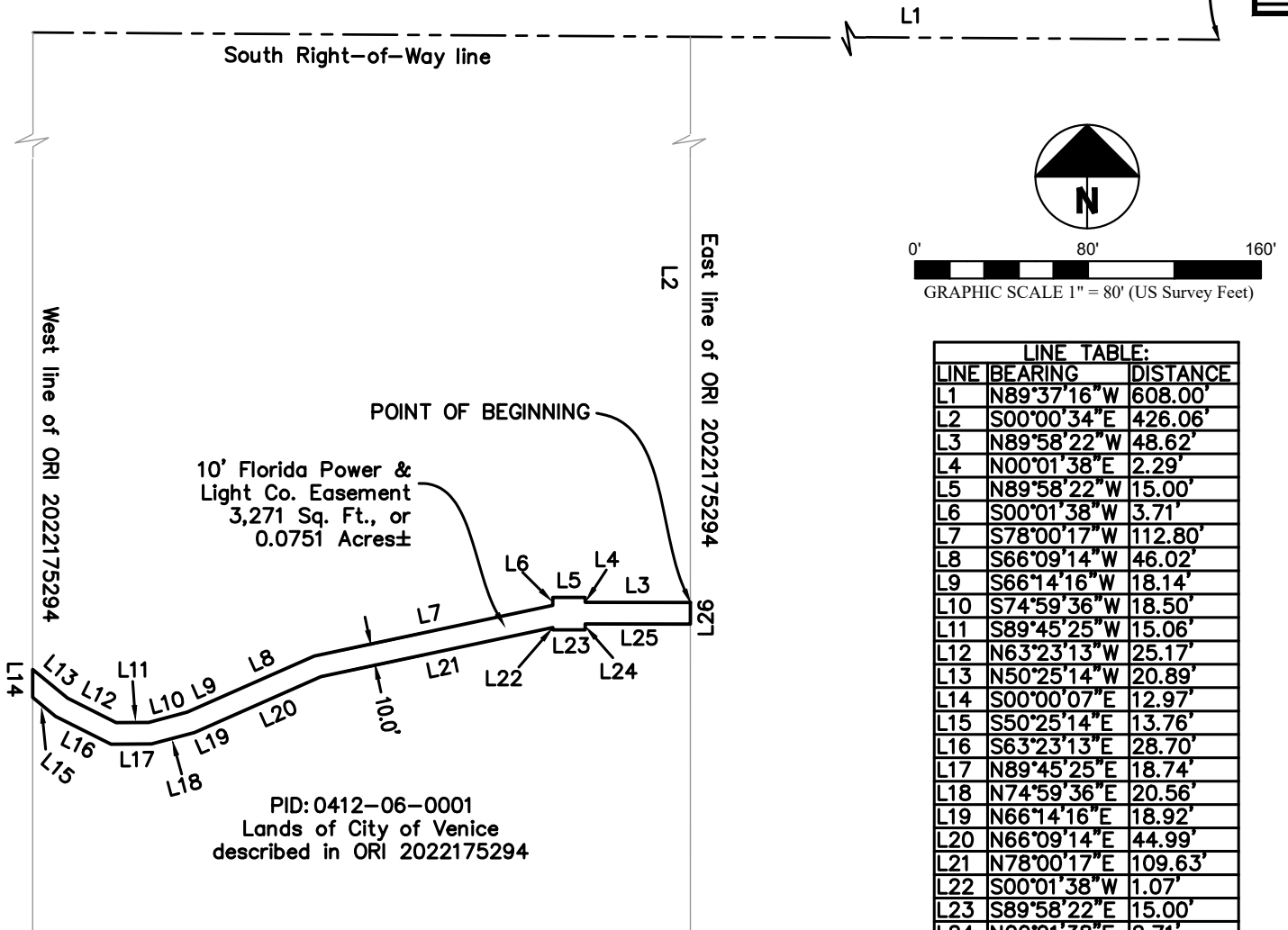
LYING IN SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY

SHEET NO. 2 of 2

EAST VENICE AVENUE
Public Right-of-Way, width varies

POINT OF COMMENCEMENT
NW Corner AUBURN WOODS
PB 43/PG 19



LINE TABLE:		
LINE	BEARING	DISTANCE
L1	N89°37'16"W	608.00'
L2	S00°00'34"E	426.06'
L3	N89°58'22"W	48.62'
L4	N00°01'38"E	2.29'
L5	N89°58'22"W	15.00'
L6	S00°01'38"W	3.71'
L7	S78°00'17"W	112.80'
L8	S66°09'14"W	46.02'
L9	S66°14'16"W	18.14'
L10	S74°59'36"W	18.50'
L11	S89°45'25"W	15.06'
L12	N63°23'13"W	25.17'
L13	N50°25'14"W	20.89'
L14	S00°00'07"E	12.97'
L15	S50°25'14"E	13.76'
L16	S63°23'13"E	28.70'
L17	N89°45'25"E	18.74'
L18	N74°59'36"E	20.56'
L19	N66°14'16"E	18.92'
L20	N66°09'14"E	44.99'
L21	N78°00'17"E	109.63'
L22	S00°01'38"W	1.07'
L23	S89°58'22"E	15.00'
L24	N00°01'38"E	2.71'
L25	S89°58'22"E	48.63'
L26	N00°00'33"E	10.00'

LEGEND

These standard symbols and abbreviations can be found herein.

- ORB Official Records Book
- Sq. Ft. Square Feet
- PB Plat Book
- PG Page
- PID Parcel Identification (now, or formerly)
- 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. Prepared without Title work. Subject to easements of record.
3. Not valid without all sheets.
4. Bearings shown hereon are relative to the South Right-of-Way line of EAST VENICE AVENUE, having a bearing of N.41°47'05"W.

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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