

Work Request No. _____

Sec. 19, Twp 39 S, Rge 19 E

Parcel I.D. 0408-13-0012
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Kathleen Weeden
Co. Name: City of Venice
Address: 401 W. Venice Avenue
Venice, FL 34285

The undersigned, 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, its affiliates, licensees, agents, successors, and assigns ("FPL"), 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 as follows:

Reserved for Circuit Court

Exhibits A and B

Together with the right to permit any other person, firm, or corporation 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 communications purposes; 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 the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____
(Witness)

Entity Name

By: _____

Print Name: _____

Print Address: _____

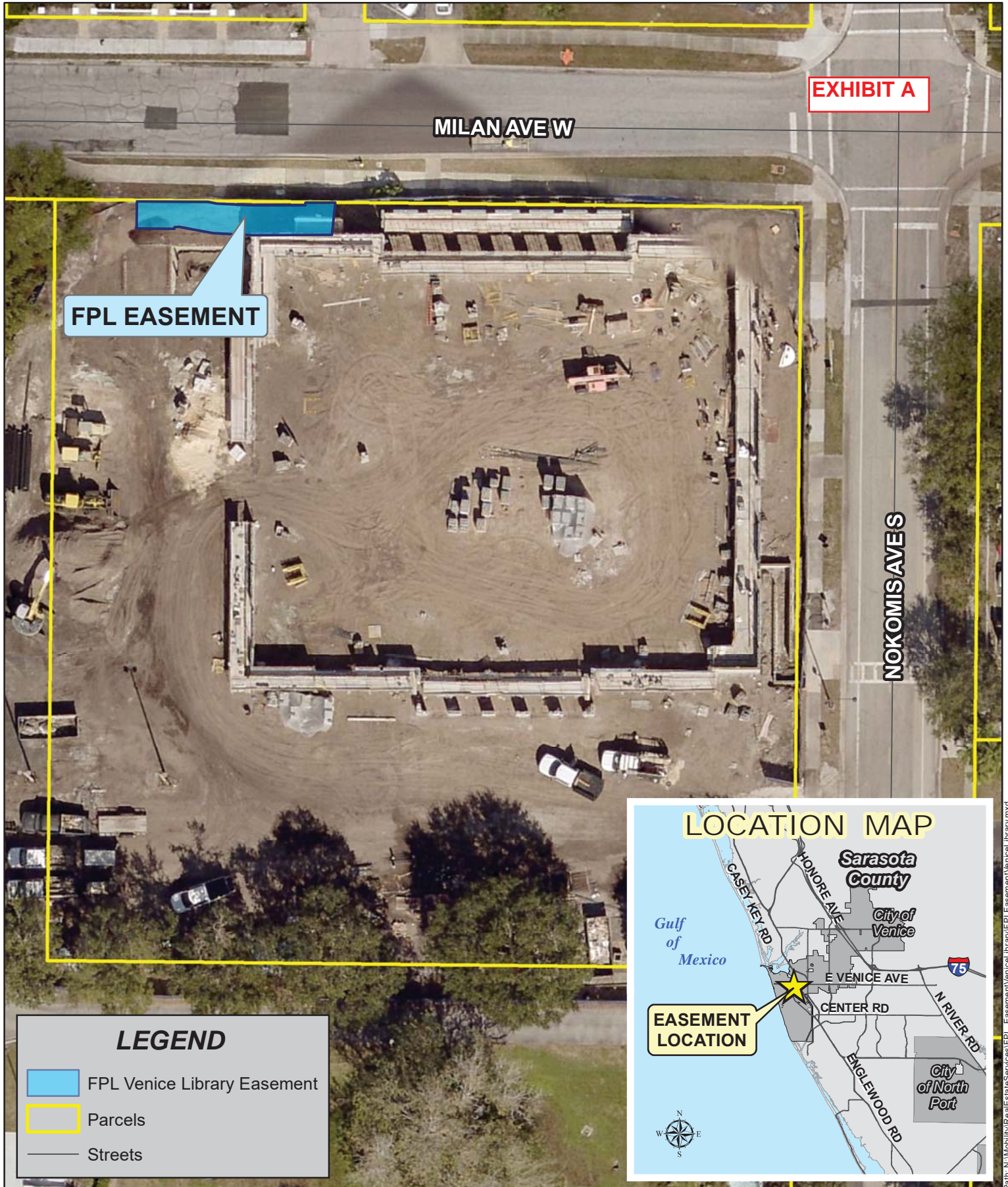
STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

FPL Easement to William H. Jervy, Jr. Venice Public Library



Sketch and Description:

THIS IS NOT A SURVEY

EXHIBIT B

Legal Description:

A PORTION OF LOT 88--A RESERVED, VENEZIA PARK SECTION OF VENICE AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 88--A RESERVED ACCORDING TO VENEZIA PARK SECTION OF VENICE AS RECORDED IN PLAT BOOK 2, PAGE 168 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SAID POINT LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MILAN AVENUE AND THE WEST RIGHT OF WAY LINE OF NOKOMIS AVENUE; THENCE RUN N89°34'14"W ALONG SAID SOUTH RIGHT OF WAY LINE OF MILAN AVENUE, A DISTANCE OF 156.10 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN S06°16'55"W, A DISTANCE OF 10.76 FEET; THENCE RUN S89°38'23"W, A DISTANCE OF 27.03 FEET; THENCE RUN N86°44'49"W, A DISTANCE OF 12.93 FEET; THENCE RUN N79°40'27"W, A DISTANCE OF 11.59 FEET; THENCE RUN S88°30'10"W, A DISTANCE OF 1.43 FEET; THENCE RUN S00°25'46"W, A DISTANCE OF 0.65 FEET; THENCE RUN N89°34'14"W, A DISTANCE OF 12.67 FEET; THENCE RUN N00°25'46"E, A DISTANCE OF 9.15 FEET TO A POINT LYING ON THE AFORESAID SOUTH RIGHT OF WAY LINE OF MILAN AVENUE; THENCE RUN S89°34'14"E ALONG SAID SOUTH LINE A DISTANCE OF 23.85 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S79°40'27"E, A DISTANCE OF 2.82 FEET; THENCE RUN S86°44'49"E, A DISTANCE OF 11.99 FEET; THENCE RUN N89°38'23"E, A DISTANCE OF 17.81 FEET; THENCE RUN N06°16'55"E, A DISTANCE OF 0.83 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE; THENCE RUN S89°34'14"E ALONG SAID SOUTH LINE, A DISTANCE OF 10.05 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 648 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOVT - GOVERNMENT	PC - POINT OF CURVATURE	R19E - RANGE 19 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PG - PAGE	REC - RECOVERED
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY	L - ARC LENGTH	PGS - PAGES	REV - REVISION
BM - BENCH MARK	EASEMENT	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
(C) - CALCULATED	ELEV - ELEVATION	N & D - MEASURED	POB - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
C - CHORD	EOP - EDGE OF PAVEMENT	N - NAIL AND DISK	POC - POINT OF COMMENCEMENT	SEC 7 - SECTION 7
CB - CHORD BEARING	ESMT - EASEMENT	NR - NON-RADIAL	POL - POINT ON LINE	SQ - SQUARE
CCR # - CERTIFIED CORNER	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NT - NON-TANGENT	PRC - POINT OF REVERSE CURVATURE	SQ FT - SQUARE FEET
RECORD NUMBER	FF - FINISH FLOOR	OR - OFFICIAL RECORDS	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
C/L - CENTERLINE	FND - FOUND	ORB - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY	T39S - TOWNSHIP 39 SOUTH
CM - CONCRETE MONUMENT	FP&L - FLORIDA POWER AND LIGHT	(P) - PLAT	FEC - FLORIDA EAST COAST RAILWAY	(TYP) - TYPICAL
CMC - CONCRETE	(G) - GRID (STATE PLANE)	PB - PLAT BOOK		UE - UTILITY EASEMENT
COR - CORNER		FS - FLORIDA STATUTE		W/ - WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO A LINE BETWEEN TWO FLORIDA DEPARTMENT OF TRANSPORTATION PUBLISHED BENCHMARKS WITH PID NUMBERS BM 15 AND BM 222, LINE BEARING N 05°07'15" W. (SEE SHEET 3 OF 3)
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on March 29, 2018. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By:

Thomas J. Galloway
Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

NOT VALID WITHOUT
SHEETS 1 THROUGH 3 OF 3.

Date: 03/29/18

Job No. S29701

Drawn by: RDB

Scale: N/A

File: EASEMENT SOD
FPL.DWG

cph
www.cphcorp.com

Prepared By:
CPH, Inc.

Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

FPL EASEMENT

SECTION 7-TOWNSHIP 39 SOUTH-RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 3

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Sketch and Description:

THIS IS NOT A SURVEY

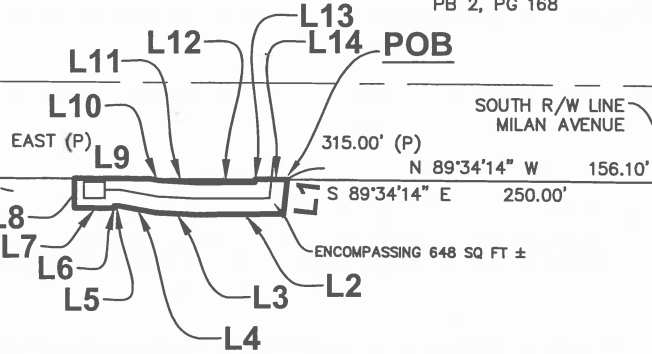
MILAN AVENUE

MILAN STREET (P)(RIGHT-OF-WAY WIDTH VARIES) PER PB 2, PG 168

POC

NE CORNER 88-A RESERVED VENEZIA PARK SECTION OF VENICE PB 2, PG 168

POB



RIVIERA STREET
(VACATED RIGHT-OF-WAY)
PER INSTRUMENT #2016143527

S 00°25'46" W 250.00'

WEST R/W NOKOMIS AVENUE

S 00°25'46" W 250.00'

S 89°34'14" E 250.00'

S 00°25'46" W 650.00'

NOKOMIS AVENUE (60' RIGHT-OF-WAY WIDTH) PER PB 2, PG 168



Graphic Scale in Feet

88-A RESERVED

VENEZIA PARK SECTION OF VENICE
PB 2, PG 168
PARCEL ID #0408130011
OWNER: CITY OF VENICE
ADDRESS: 390 NOKOMIS AVE S
VENICE, FL 34285

NOT VALID WITHOUT
SHEETS 1 THROUGH 3 OF 3.

Date: 03/29/18

Job No. S29701

Drawn by: RDB

Scale: 1"=60'

File: EASEMENT SOD
FPL.DWG



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Prepared By:
CPH, Inc.

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Eng. C.O.A. No. 3215
Survey L.B. No. 7143
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FPL EASEMENT

SECTION 7-TOWNSHIP 39 SOUTH-RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

2

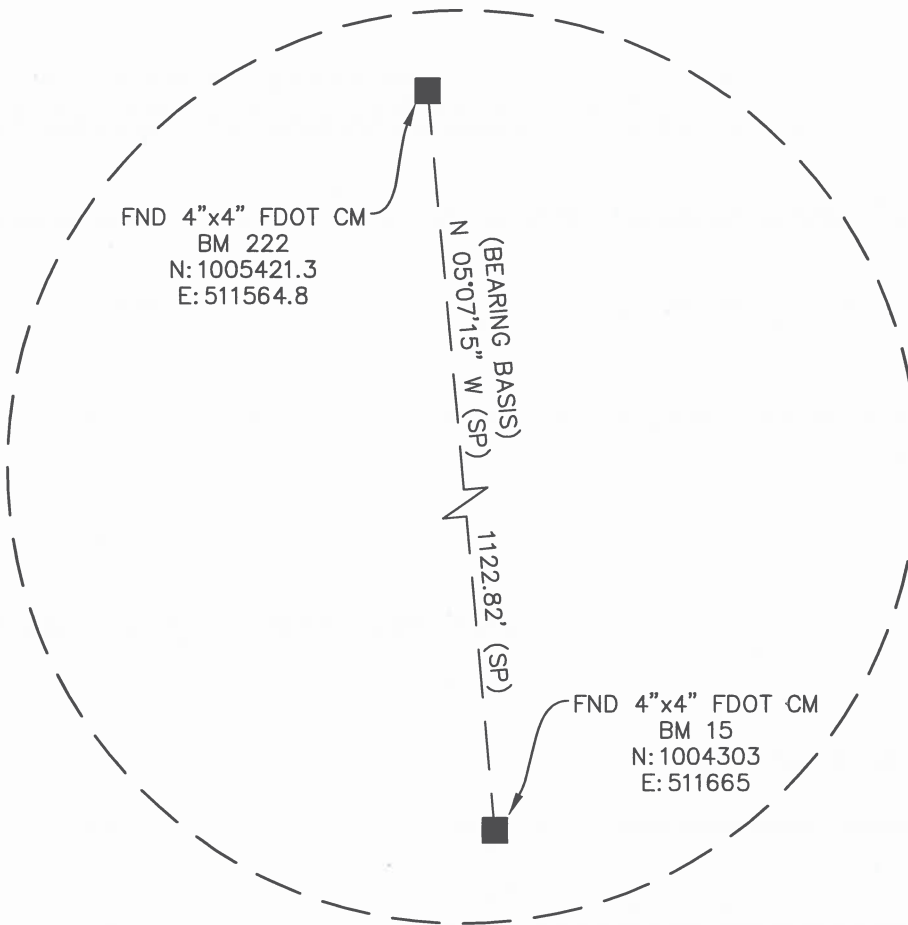
2 of 3

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Sketch and Description:

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LINE TABLE		
LINE	BEARING	LENGTH
L1	S 06°16'55" W	10.76'
L2	S 89°38'23" W	27.03'
L3	N 86°44'49" W	12.93'
L4	N 79°40'27" W	11.59'
L5	S 88°30'10" W	1.43'
L6	S 00°25'46" W	0.65'
L7	N 89°34'14" W	12.67'
L8	N 00°25'46" E	9.15'
L9	S 89°34'14" E	23.85'
L10	S 79°40'27" E	2.82'
L11	S 86°44'49" E	11.99'
L12	N 89°38'23" E	17.81'
L13	N 06°16'55" E	0.83'
L14	S 89°34'14" E	10.05'

STATE PLANE BEARING
BASIS DETAIL
NOT TO SCALE

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
SHEETS 1 THROUGH 3 OF 3.

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Job No. S29701

Drawn by: RDB

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SKETCH AND DESCRIPTION

Sheet

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