PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this ____ day of ______________, 2019 between MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as “Grantor,” and FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose mailing address is Post Office Box 14000, Juno Beach, Florida 33408, as “Grantee,”

W I T N E S S E T H:

THAT said Grantor, for and in consideration of the sum of $1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, and its affiliates, licensees, agents, successors, and assigns, a nonexclusive, permanent easement for ingress, egress, construction, operation and maintenance of private underground utility facilities over, under, and across the property situate in Manatee County, State of Florida, more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.
MANATEE COUNTY, a political subdivision of the State of Florida

By: Its Board of County Commissioners

By: ________________________________
   Chairperson

Date: ________________________________

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: ________________________________
   Deputy Clerk
LEGAL DESCRIPTION:
The south forty-six (46) feet of Lot 1, Block "E", Manasota Industrial Park, Phase "B", according to the plat thereof, as recorded in Plat Book 22, Page 183 of the public records of Manatee County, Florida and being more particularly described as follows:

Begin at the southeast corner of said Lot 1; thence run north 89°12'46" west along the south line of said Lot 1, a distance of 499.04 feet to a point on the east right of way line of 19th St. C.T. E., a 50.00 foot right of way and a point on a non-tangent curve concave to the northeast, having a radius of 325.00 feet, a central angle of 08°52'31", a chord bearing of north 23°03'34" west and a chord distance of 50.29 feet; thence run northwesterly along said curve and east right of way line, an arc distance of 50.34 feet to a point of non-tangency; thence departing said east right of way line, run south 89°12'46" east, a distance of 518.99 feet to a point on the east line of aforesaid Lot 1; thence run south 00°18'24" west along the east line of Lot 1, a distance of 46.00 feet to the point of beginning.

Containing 23,447 square feet more or less.

SKETCH NOTES:
1. Bearings shown hereon are based on the south line of Lot 1, Block "E", Manasota Industrial Park, Phase "B", Plat Book 22, Page 183 of the public records of Manatee County, Florida. South line of Lot 1 bearing being north 89°12'46" west.

2. Lands shown hereon were not abstracted for rights of way, easements, ownership, adjudgers or other instruments of record.

3. 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.

4. This is not a boundary survey.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.
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131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826  FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

DATE: 05/17/19
REV DATE: 05/23/19
PROJ: FPL-J19
DRAWN BY: RDH
CHECKED BY: AJM