

**Charlotte County Board Of County Commissioners
Agenda Item Summary**

Item Number: F- 6

1 DEPARTMENT MAKING REQUEST

Real Estate Services

2 MEETING DATE

6/24/2014 9:00:00 AM

3 REQUESTED MOTION/ACTION

Resolution approving and authorizing the Chairman to execute a grant of a ten-foot (10') wide utility easement to Florida Power & Light Company (FPL), for new electrical service to be located at the East Port Water Reclamation Facility (East Port WRF).

4 AGENDA

Consent

5 IS THIS ITEM BUDGETED (IF APPLICABLE) - Yes

Budget Action
No action needed.

Financial Impact Summary Statement
None

Detailed Analysis Attached - No

Budget Officer-

6 BACKGROUND (Why is this Action Necessary, and What Action will be accomplished)

To better serve equipment located at the East Port Water Reclamation Facility, Charlotte County Utilities is asking the Board of County Commissioners to grant Florida Power and Light Company, a ten-foot (10') wide utility easement in a certain portion of Parcel 1, Sections 19 and 20, Township 40 South, Range 23 East.

This easement will allow FPL to provide new electrical service to the Switchgear Building located at CCU's East Port Site. Charlotte County Utilities recommends the grant of this easement to Florida Power and Light Company at no cost, since the County will benefit by having new service to the facility and will ensure adequate power to meet current and future needs at the East Port WRF.

The Description Sketch and Key Map are attached to show location.

ATTACHMENTS:

Name:

Description:

Type:

[20140602111158.pdf](#)

Resolution, Easement (Exh "A"), Sketch of Description (Exh "1") and Key Location Map

Resolution Letter

RESOLUTION

NUMBER 2014 –

A RESOLUTION APPROVING AND AUTHORIZING THE CHAIRMAN OF THE CHARLOTTE COUNTY BOARD OF COUNTY COMMISSIONERS TO EXECUTE THE DOCUMENT GRANTING A TEN-FOOT (10') WIDE UTILITY EASEMENT TO FLORIDA POWER AND LIGHT COMPANY (FPL) TO BE LOCATED IN A CERTAIN PORTION OF NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 SOUTH, RANGE 23 EAST (PROPERTY APPRAISER'S ACCOUNT NO. 402319100001) FOR NEW ELECTRICAL SERVICE AT THE EAST PORT WATER RECLAMATION FACILITY SITE.

RECITALS

WHEREAS, Florida Power and Light Company has requested a ten-foot (10') wide utility easement from Charlotte County to be located in a certain portion of the NW1/4 of Section 20, Township 40 South, Range 23 East (aka Parcel 1, Property Appraiser's Account 402319100001), also known as the East Port Water Reclamation Facility (East Port WFR), and

WHEREAS, the purpose of said easement is to provide new electrical service to the Switchgear Building located at the East Port Site and ensure adequate power to meet current and future needs at the East Port WFR.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA:

That the Chairman of the Board of County Commissioners of Charlotte County, Florida, is hereby authorized to execute the attached easement document.

(SEE EXHIBIT "A" ATTACHED)

PASSED AND DULY adopted this _____ day of _____, 2014.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Kenneth W. Doherty, Chairman

Attest:
Barbara T. Scott, Clerk of the
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, County Attorney

EXHIBIT "A"

Work Request No. 5446070

Sec. 19&20, Twp 40 S, Rge

23E

Parcel I.D. 402319100001

(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

EASEMENT

This Instrument Prepared By

Name: Candice Roll

Co. Name: Florida Power & Light Company

Address: 2245 Murphy Ct

North Port, FL 34289

Pg 1 of 2.

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 licensees, agents, successors, and assigns, an easement forever 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-feet (10') in width described as follows:

Reserved for Circuit Court

The easement as described in that certain Sketch of Description prepared by Charlotte County Survey and Mapping Department (Drawing No. Eastprt_FPLease2.dwg), a copy of which is attached hereto at Exhibit "1", and by reference is expressly 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 hereinabove 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 undersigned has signed and sealed this instrument on the _____ day of _____, 2014.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By: _____
Kenneth W. Doherty, Chairman

ATTEST:
Barbara T. Scott, Clerk of
Circuit Court and Ex-officio
Clerk to the Board of County Commissioners

By: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

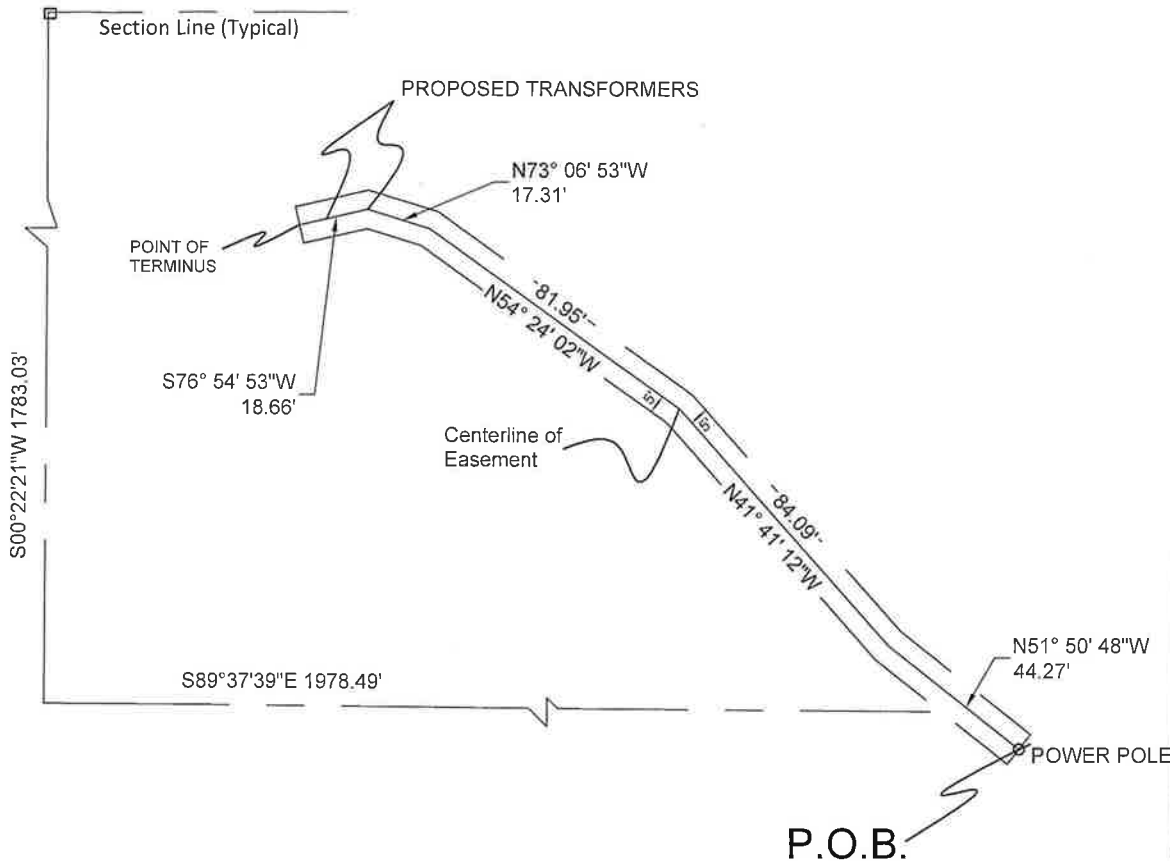
By: _____
Janette S. Knowlton, County Attorney

SKETCH TO ACCOMPANY DESCRIPTION



EXHIBIT "1"

P.O.C.
 NW Corner Section 20
 Township 40 South,
 Range 23 East



DESCRIPTION

A TEN FOOT (10') WIDE TRACT OR PARCEL OF LAND FOR AN ELECTRIC UTILITY EASEMENT LYING IN THE NORTHWEST QUARTER (NW-1/4) OF SECTION 20, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 20 THENCE S00°22'21"W ALONG THE WEST LINE OF SAID NW-1/4 FOR A DISTANCE OF 1783.03 FEET; THENCE PERPENDICULAR TO SAID WEST LINE S89°37'39"E FOR A DISTANCE OF 1978.49 FEET TO THE POINT OF BEGINNING OF A 10 FOOT WIDE EASEMENT LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: THENCE N51°50'48"W FOR A DISTANCE OF 44.27 FEET; THENCE N41°41'12"W FOR A DISTANCE OF 84.09 FEET; THENCE N54°24'02"W FOR A DISTANCE OF 81.95 FEET; THENCE N73°06'53"W FOR A DISTANCE OF 17.31 FEET; THENCE S76°54'53"W FOR DISTANCE OF 18.66 FEET TO A POINT OF TERMINUS.

CONTAINS 2,462 SQUARE FEET, MORE OR LESS.

NOTES:

THE BEARINGS SHOWN ARE BASED ON FLORIDA 1983 STATE PLANE COORDINATES (1990 ADJUSTMENT) FLORIDA WEST ZONE AS DETERMINED BY THE CHARLOTTE COUNTY SURVEY DEPARTMENT FROM GPS OBSERVATIONS WHEREIN THE WEST LINE OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 20 BEARS N00°22'21"E.

THIS SKETCH IS SUBJECT TO ANY FACTS THAT MIGHT BE REVEALED BY A TRUE AND ACCURATE TITLE SEARCH.

THIS SKETCH MAKES NO REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 CIR = CAPPED IRON ROD

FOR THE EXCLUSIVE USE OF:
 CHARLOTTE COUNTY BOARD
 OF COUNTY COMMISSIONERS

THIS IS NOT A SURVEY



10' Wide Electric Easement
 For
 Florida Power and Light
 Parcel No. East Port Plant-CCU

CHARLOTTE COUNTY SURVEYING AND MAPPING DEPT.			
410 TAYLOR ST., SUITE 104 PUNTA GORDA, FL 33950 (841) 575-3615	Checked Scale 1"=40'	REVISIONS	APPROVED
Designed ***	Date 5/29/14		SHEET 1 OF 1
Drawn SLF	Prj No.		DWG: Eastprt_FPLEase2.dwg

KEY LOCATION MAP

Grant of Utility Easement to Florida Power & Light Company

East Port Water Reclamation Facility



Charlotte County GIS Department Copyright (C) 2014

0 2500ft

