

Work Request No. 9604625

Sec. 22 Twp 51 S, Rge 41 E

Parcel I.D. 514115060010

(Maintained by County Appraiser)

**EASEMENT
(BUSINESS)**

This Instrument Prepared By

Name: Angelo Mainolfi
Co. Name: Florida Power & Light
Address: 4000 Davie Rd Ext
Hollywood, Florida 33024

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 overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and 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

see Exhibit A attached ("Easement Area")

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)

Approved as to form by the Office of the Broward County Attorney

By: _____

Christina Blythe, Assistant County Attorney Date

BROWARD COUNTY, through its Board of County Commissioners

By: _____
(Mayor/Vice Mayor)

Print Name: _____

Print Address: _____

Attest: _____

By: _____
(Signature of Ex Officio Clerk of Board)

Print Name: _____

Print Address: _____

(Corporate Seal)

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 20__, by _____, as the Mayor/Vice Mayor of Broward County, a political subdivision of the State of Florida, through its Board of County Comminssioners, and 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 _____

DESCRIPTION OF FLORIDA POWER & LIGHT COMPANY LICENSE AREA

A PARCEL OF LAND BEING 10 FEET IN WIDTH AND LYING 5 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID TRACT LIES WITHIN TRACT "A" OF THE PLAT OF NORTH PERRY AIRPORT, AS RECORDED IN PLAT BOOK 113, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH LINE OF SAID TRACT "A", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE NORTH 88°50'17"EAST ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 FOR A DISTANCE OF 2048.66 FEET TO A POINT; THENCE NORTH 01°09'43" WEST, DEPARTING SOUTH LINE OF SAID TRACT "A" AND SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 FOR A DISTANCE OF 198.91 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE.

THENCE NORTH 12°28'22" EAST FOR A DISTANCE OF 72.86 FEET; THENCE NORTH 08°30'13" EAST FOR A DISTANCE OF 75.64 FEET; THENCE NORTH 00°00'50" EAST FOR A DISTANCE OF 104.92 FEET TO THE POINT OF TERMINUS. SIDE LINES OF SAID 10 FOOT WIDE STRIP BEING SHORTENED OR LENGTHENED TO FORM A CONTIGUOUS PARCEL.

SAID PARCEL SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 2,534.3 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS NORTH 88°50'17" EAST RELATIVE TO THE SOUTH LINE OF TRACT "A", PLAT OF PERRY AIRPORT, PLAT BOOK 113, PAGE 30, ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=40' OR SMALLER.
3. ADDITIONS OR DELETIONS TO THIS SKETCH BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE THE SIGNING PARTY.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, MAP OR PLAT IS NOT VALID AND FOR INFORMATIONAL PURPOSES ONLY.
5. THIS SKETCH AND LEGAL DESCRIPTION HAVE BEEN PREPARED WITHOUT THE REVIEW OF OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBERANCE REPORT AND IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT LICENSE AREA.
6. NEITHER THE SKETCH NOR THE DESCRIPTION ARE COMPLETE WITHOUT THE OTHER.
7. THIS IS NOT A SURVEY.

CERTIFICATE OF SURVEYOR:

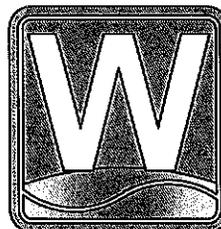
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FOURTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

Thomas E
Whidden

Digitally signed by
Thomas E Whidden
Date: 2022.02.01 17:41:10
-05'00'



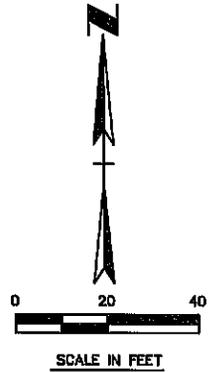
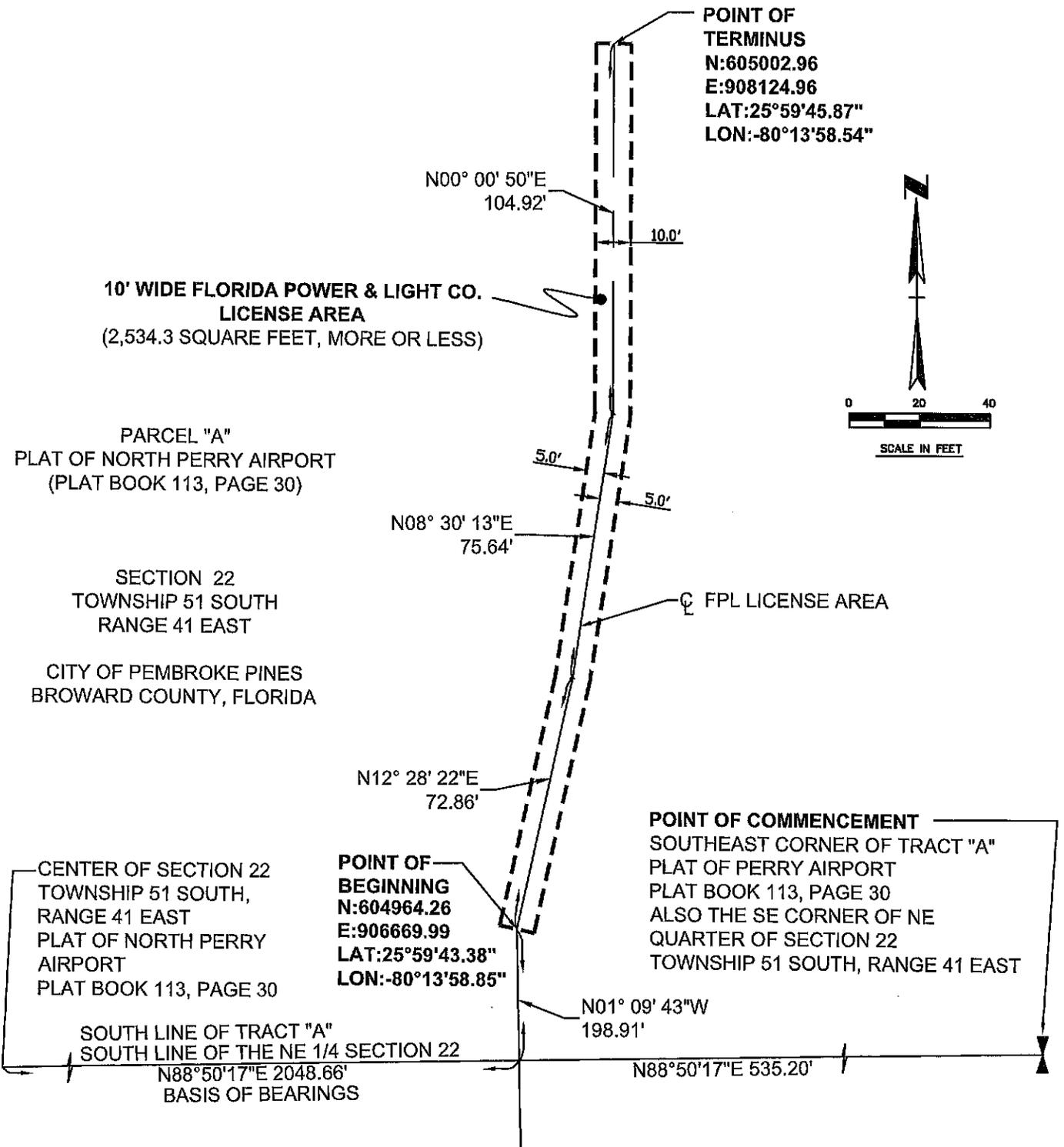
THOMAS E. WHIDDEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 6225



Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232

EXHIBIT A
FPL LICENSE AREA

DRAWN DJI	CHECKED TEW	DATE 01Feb22	SCALE 1"=40'	DRAWING NUMBER 22-0003	SHEET 1 OF 2
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LEGEND

- FPL = FLORIDA POWER & LIGHT CO.
- ⊕ = CENTERLINE
- P.B. = PLAT BOOK
- PG = PAGE
- O.R.B. = OFFICIAL RECORD BOOK OF BROWARD COUNTY



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EXHIBIT A
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DRAWN DJI	CHECKED TEW	DATE 01Feb22	SCALE 1"=40'	DRAWING NUMBER 22-0003	SHEET 2 OF 2
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