

Work Request No. 11443076

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. , Twp S, Rge E

This Instrument Prepared By

Parcel I.D.

Name: _____
Co. Name: _____
Address: _____

(Maintained by County Appraiser)

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:

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 _____

Reserved for Circuit Court

FPL EASEMENT

SITE →



LOCATION MAP:
SCALE: NOT TO SCALE

LEGAL DESCRIPTION:

BEING A 10 FOOT WIDE STRIP OF LAND LYING WITHIN A PORTION OF TRACT "A", NORTH PERRY AIRPORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGE 30, OF THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 51, RANGE 41 EAST OF SAID TRACT "A";
THENCE S02°06'17"E ALONG THE WEST LINE OF TRACT "A", A DISTANCE OF 401.56 FEET;
THENCE N90°00'00"E A DISTANCE OF 141.62 FEET TO THE POINT OF BEGINNING.

THENCE S85°58'46"E A DISTANCE OF 128.77 FEET;
THENCE N80°54'30"E A DISTANCE OF 68.66 FEET;
THENCE N90°00'00"E A DISTANCE OF 8.88 FEET;
THENCE S00°00'00"E A DISTANCE OF 10.00 FEET;
THENCE N90°00'00"W A DISTANCE OF 8.03 FEET;
THENCE S80°54'30"W A DISTANCE OF 69.01 FEET;
THENCE N85°58'46"W A DISTANCE OF 119.03 FEET;
THENCE S00°53'23"E A DISTANCE OF 66.12 FEET;
THENCE S03°57'42"W A DISTANCE OF 90.35 FEET;
THENCE S08°27'49"W A DISTANCE OF 82.02 FEET;
THENCE S13°36'38"W A DISTANCE OF 101.85 FEET;
THENCE S86°40'32"E A DISTANCE OF 62.80 FEET;
THENCE N01°55'49"E A DISTANCE OF 25.63 FEET;
THENCE S88°04'11"E A DISTANCE OF 10.00 FEET;
THENCE S01°55'49"W A DISTANCE OF 35.88 FEET;
THENCE N86°40'32"W A DISTANCE OF 73.97 FEET;
THENCE S02°38'10"W A DISTANCE OF 143.76 FEET;
THENCE N87°21'50"W A DISTANCE OF 10.00 FEET;
THENCE N02°38'10"E A DISTANCE OF 149.30 FEET;
THENCE N13°36'38"E A DISTANCE OF 107.87 FEET;
THENCE N08°27'49"E A DISTANCE OF 81.17 FEET;
THENCE N03°57'42"E A DISTANCE OF 89.54 FEET;
THENCE N00°53'23"W A DISTANCE OF 76.59 FEET; TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING IN BROWARD COUNTY FLORIDA AND CONTAINING 0.184 ACRES (7,999.20 SQFT) MORE OR LESS.

LEGEND

- BCR - Broward County Records
- FPL - Florida Power & Light
- PB - plat book
- PG - page
- POB - point of beginning
- POC - point of commencement
- ROW - right-of-way
- SQFT - square feet

NOTES:

1. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
2. Bearings shown hereon are relative to the plat NORTH PERRY AIRPORT, pb 113, pg. 30, BCR
3. Data shown hereon was compiled from instruments of record and does not constitute a field survey as such.
4. This is not a boundary survey.

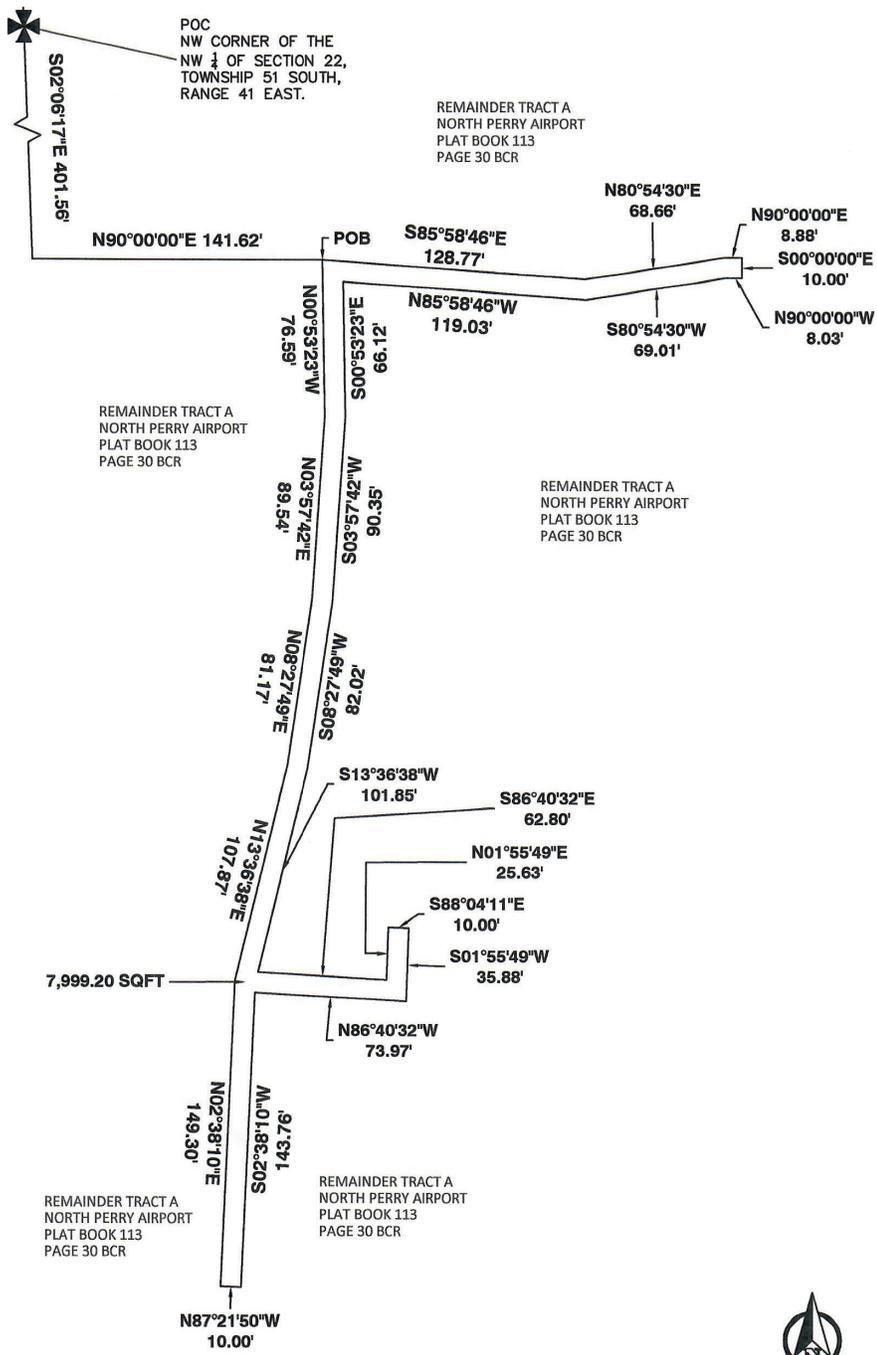
PREPARED FOR:

LaDim Aviation
1632 NE 17th Terrace
Fort Lauderdale, Florida 33305

SITE
LADIM AVIATION
1101 WEST AIRPORT DRIVE
PEMBROKE PINES, FLORIDA

<p>PREPARED BY: DOUGLASS, LEAVY & ASSOCIATES INC. PROFESSIONAL SURVEYORS & MAPPERS 7914 WILES ROAD CORAL SPRINGS, FLORIDA 33067 OFFICE: (954) 344-7994 FAX: (954) 344-2636 LICENSED BUSINESS No. 6727</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: small;">Description</th> <th style="font-size: small;">Date</th> <th style="font-size: small;">Fb/Pg</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Description	Date	Fb/Pg													<p>DRAWING DATA: Drawing date: 06/14/2022 fb/pg source: --- Drafter: WHP Checked: SJD For the Firm: CADD dwg no: 21066EASEMENT Scott J. Douglass Professional Surveyor & Mapper Florida Registration No 4532</p> <p>SHEET: 1/2</p>
Description	Date	Fb/Pg															

FPL EASEMENT



PREPARED FOR:

LaDim Aviation
1632 NE 17th Terrace
Fort Lauderdale, Florida 33305



HORIZONTAL SCALE = 1"=80'



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