

Work Request No. 8773978,  
9823111

**UNDERGROUND EASEMENT  
(BUSINESS)**

This Instrument Prepared By

Sec. 14, Twp 50 S, Rge 42 E

Name: Timothy H. Grey

Co. Name: KEITH

Parcel I.D. 504214360010

Address: 301 East Atlantic Blvd

(Maintained by County Appraiser)

Pompano Beach Blvd, FL 33060

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

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:

BROWARD COUNTY, through its Board of County Commissioners

\_\_\_\_\_  
(Witness' Signature)

By: \_\_\_\_\_  
(Mayor/Vice Mayor)

Print Name: \_\_\_\_\_  
(Witness)

Print Name: \_\_\_\_\_

\_\_\_\_\_  
(Witness' Signature)

Print Address: \_\_\_\_\_

Print Name: \_\_\_\_\_  
(Witness)

Attest: \_\_\_\_\_

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

By: \_\_\_\_\_  
(Signature of Ex Officio Clerk of Board)

By: Christina Blythe, Assistant County Attorney Date \_\_\_\_\_

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 Commisssioners, 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 \_\_\_\_\_

**LEGAL DESCRIPTION: (SUBSURFACE LINE EASEMENT)**

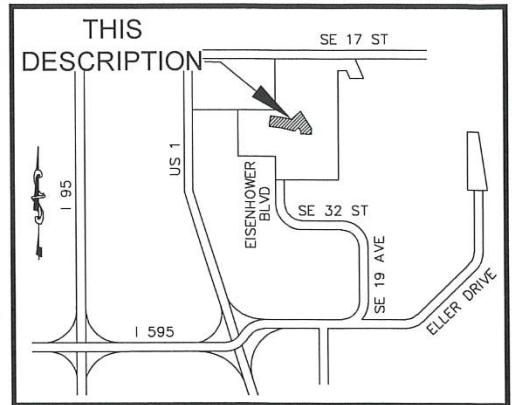
A PORTION OF PARCEL "A", "PORT EVERGLADES PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, ON PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHERNMOST WESTERLY CORNER OF SAID PARCEL "A"; THENCE ALONG THE BOUNDARY OF SAID PARCEL "A" THE FOLLOWING TWO COURSES: (1) SOUTH 01°31'19" EAST ALONG THE EASTERNMOST WESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 1249.04 FEET AND (2) SOUTH 88°00'59" WEST ALONG THE SOUTHERNMOST NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 70.95 FEET; THENCE SOUTH 01°59'01" EAST, A DISTANCE OF 7.54 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX COURSES: (1) SOUTH 80°07'26" EAST, A DISTANCE OF 93.09 FEET, (2) SOUTH 66°48'22" EAST, A DISTANCE OF 80.45 FEET, (3) SOUTH 89°13'31" EAST, A DISTANCE OF 29.18 FEET, (4) NORTH 46°17'42" EAST, A DISTANCE OF 46.32 FEET, (5) SOUTH 38°09'39" EAST, A DISTANCE OF 96.75 FEET AND (6) SOUTH 01°59'57" EAST, A DISTANCE OF 2.04 FEET TO THE POINT OF TERMINATION. THE END LINES THROUGH THE POINT OF BEGINNING AND THE POINT OF TERMINATION ARE PRESUMED TO BE AT RIGHT ANGLES TO THE CENTERLINE.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 3,478 SQUARE FEET MORE OR LESS.



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON A REFERENCE BEARING OF NORTH 88°04'18" EAST ALONG THE NORTH LINE OF PARCEL "A", "PORT EVERGLADES PLAT NO. 2", AS RECORDED IN PLAT BOOK 108, ON PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON DECEMBER 17, 2020 MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

TIMOTHY H. GRAY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6604  
STATE OF FLORIDA

**SKETCH & DESCRIPTION**  
10' FP&L EASEMENT

A PORTION OF PARCEL "A",  
"PORT EVERGLADES PLAT NO. 2"  
P.B. 108, PG. 31, B.C.R.

FORT LAUDERDALE BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10690.00 FP&L Easement-SK0.dwg

DATE 12/17/2020

SCALE N/A

FIELD BK. 848/79

DWNG. BY S.M.

CHK. BY T.G.

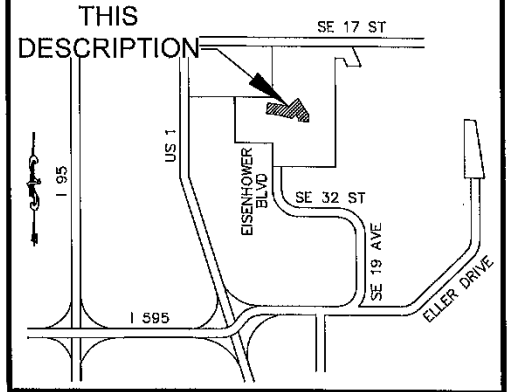
DATE	REVISIONS

**LEGEND:**

- B.C.R. BROWARD COUNTY RECORDS
- FP&L FLORIDA POWER AND LIGHT COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- LB. LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- ☉ CENTERLINE

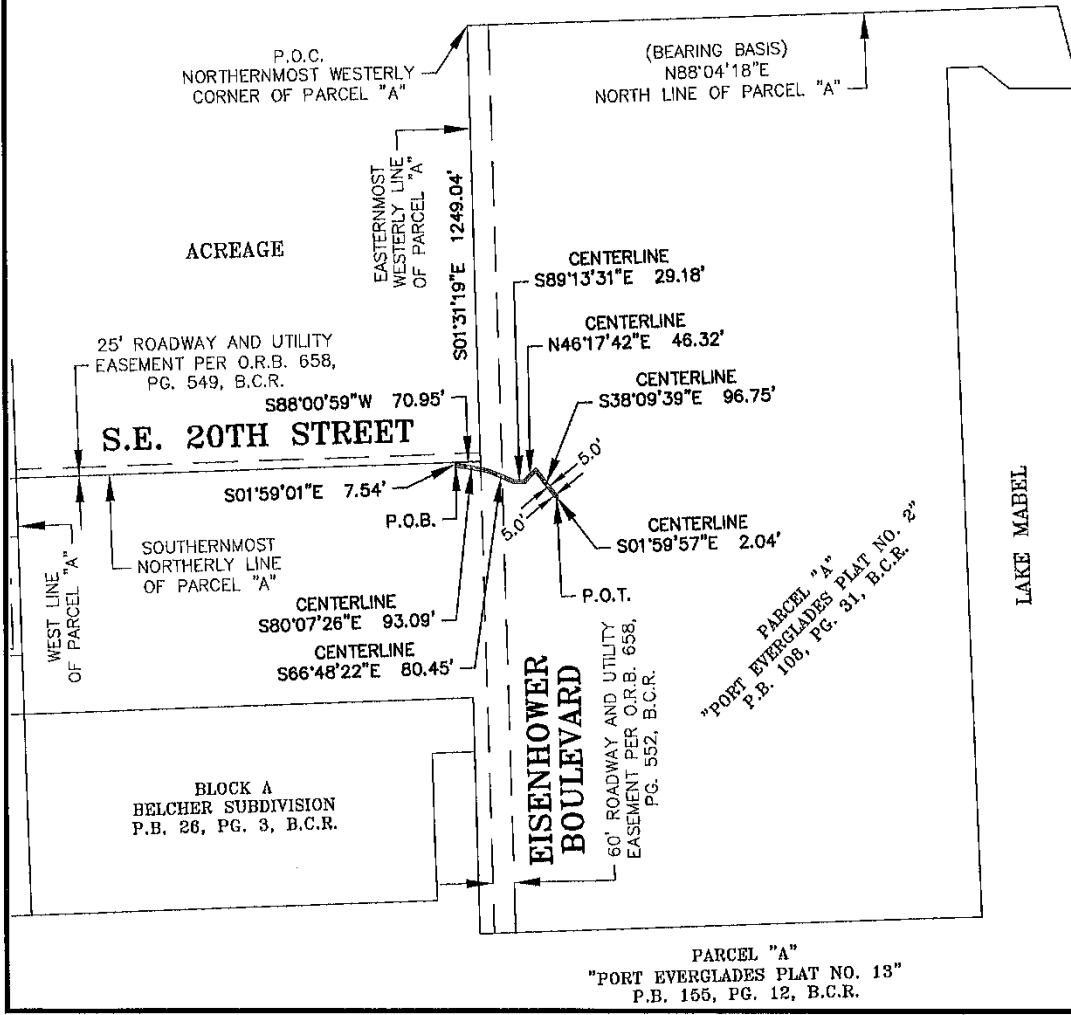


SCALE 1" = 500'



**LOCATION MAP:**  
NOT TO SCALE

**S.E. 17TH STREET**



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10' FP&L EASEMENT

A PORTION OF PARCEL "A",  
"PORT EVERGLADES PLAT NO. 2"  
P.B. 108, PG. 31, B.C.R.

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SHEET 2 OF 2

DRAWING NO. 10690.00 FP&L Easement-SKD.dwg

DATE 12/17/2020

SCALE AS SHOWN

FIELD BK. 848/79

DWG. BY S.M.

CHK. BY T.G.

DATE	REVISIONS