

Work Request No. \_\_\_\_\_

Sec. \_\_, Twp \_\_ S, Rge \_\_ E,

Parcel I.D. \_\_\_\_\_

(Maintained by County Appraiser)

## EASEMENT (BUSINESS)

This Instrument Prepared By

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

Co. Name: \_\_\_\_\_

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

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 \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

SECTION 26, TOWNSHIP 49 S, RANGE 42 E  
BROWARD COUNTY, FLORIDA  
FPL WORK REQUEST No.: 11454045

**LEGAL DESCRIPTION:**

A PORTION OF BLOCK 1, "AMENDED PLAT OF LAUDERDALE HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NE 30TH STREET AND THE WEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY (STATE ROAD NO. 811); THENCE SOUTH 88°07'14" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE 287.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 16°59'03" WEST 67.85 FEET; THENCE SOUTH 01°03'33" WEST 87.71 FEET; THENCE NORTH 88°07'14" EAST 33.10 FEET; THENCE SOUTH 01°52'46" EAST 10.00 FEET; THENCE SOUTH 88°07'14" WEST 43.63 FEET; THENCE NORTH 01°03'33" EAST 99.63 FEET; THENCE NORTH 16°59'03" EAST 65.83 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 88°07'14" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 10.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 1,989 SQUARE FEET, MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH RIGHT-OF-WAY LINE OF NE 30TH STREET BEING N88°07'14"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.

FILE: PIRTLE CONSTRUCTION COMPANY

SCALE: N/A DRAWN: L.S.

ORDER NO.: 69884

DATE: 5/5/22

10' FPL EASEMENT

2995 N DIXIE HIGHWAY, OAKLAND PARK

BROWARD COUNTY, FLORIDA

FOR: NANCY J COTTERMAN CENTER

**PULICE LAND SURVEYORS, INC.**


5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778

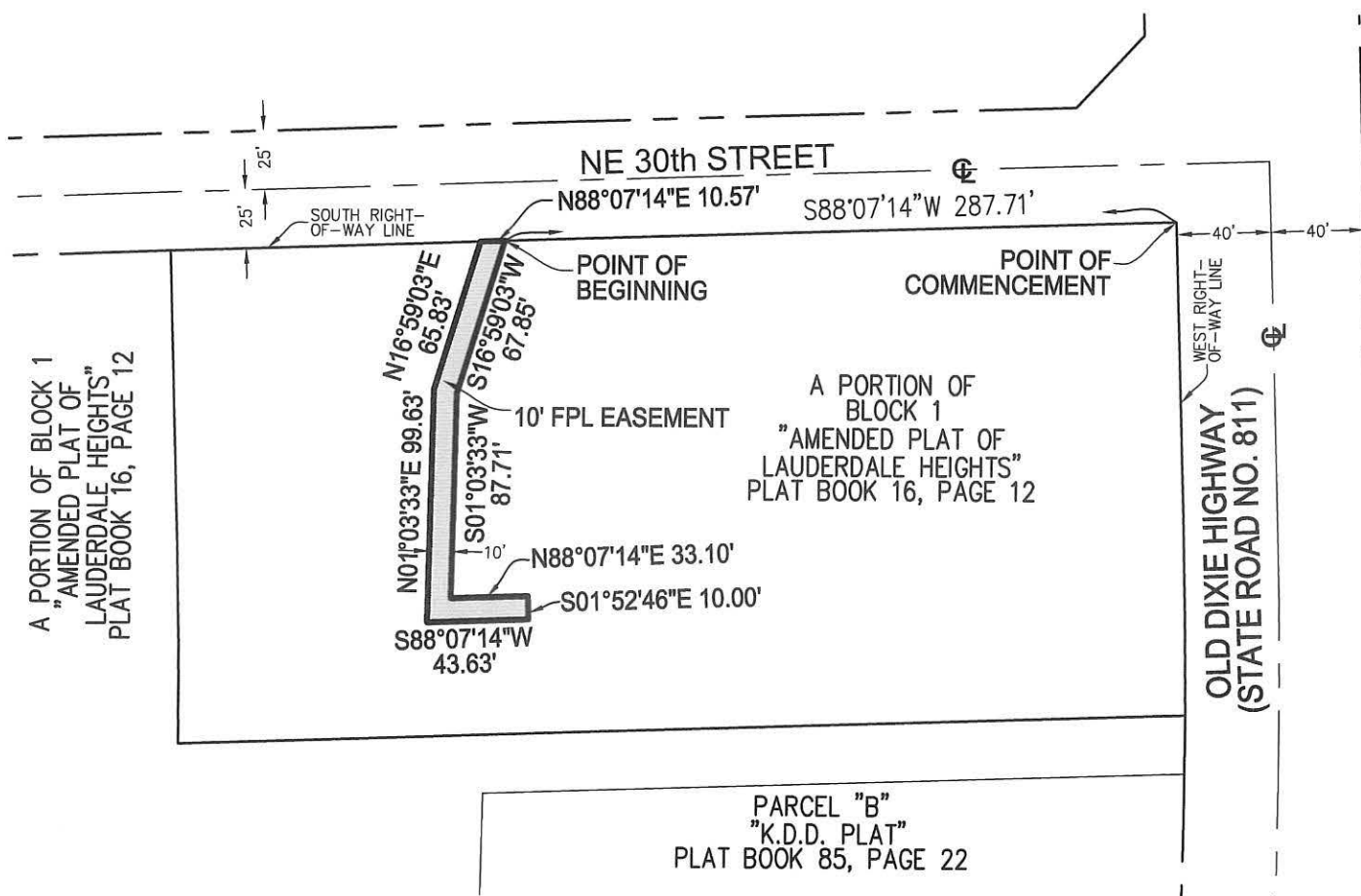
E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

THIS DOCUMENT IS NEITHER  
FULL NOR COMPLETE WITHOUT  
SHEETS 1 AND 2

**SHEET 1 OF 2**

  
☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290

**EXHIBIT "A"**  
LEGAL DESCRIPTION



FILE: PIRTLE CONSTRUCTION COMPANY  
SCALE: 1"=80' DRAWN: L.S.  
ORDER NO.: 69884  
DATE: 5/5/22  
10' FPL EASEMENT  
2995 N DIXIE HIGHWAY, OAKLAND PARK  
BROWARD COUNTY, FLORIDA  
FOR: NANCY J COTTERMAN CENTER

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

THIS DOCUMENT IS NEITHER  
FULL NOR COMPLETE WITHOUT  
SHEETS 1 AND 2

SHEET 2 OF 2

**LEGEND:**

FPL FLORIDA POWER & LIGHT COMPANY  
☑ CENTERLINE