

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: _____,
Claudia Capdesuner, 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:

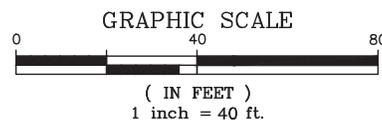
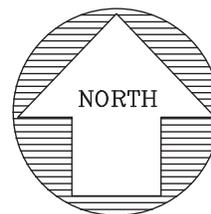
Notary Public, Signature

Print Name _____

SKETCH AND DESCRIPTION FLORIDA POWER AND LIGHT COMPANY EASEMENT 3

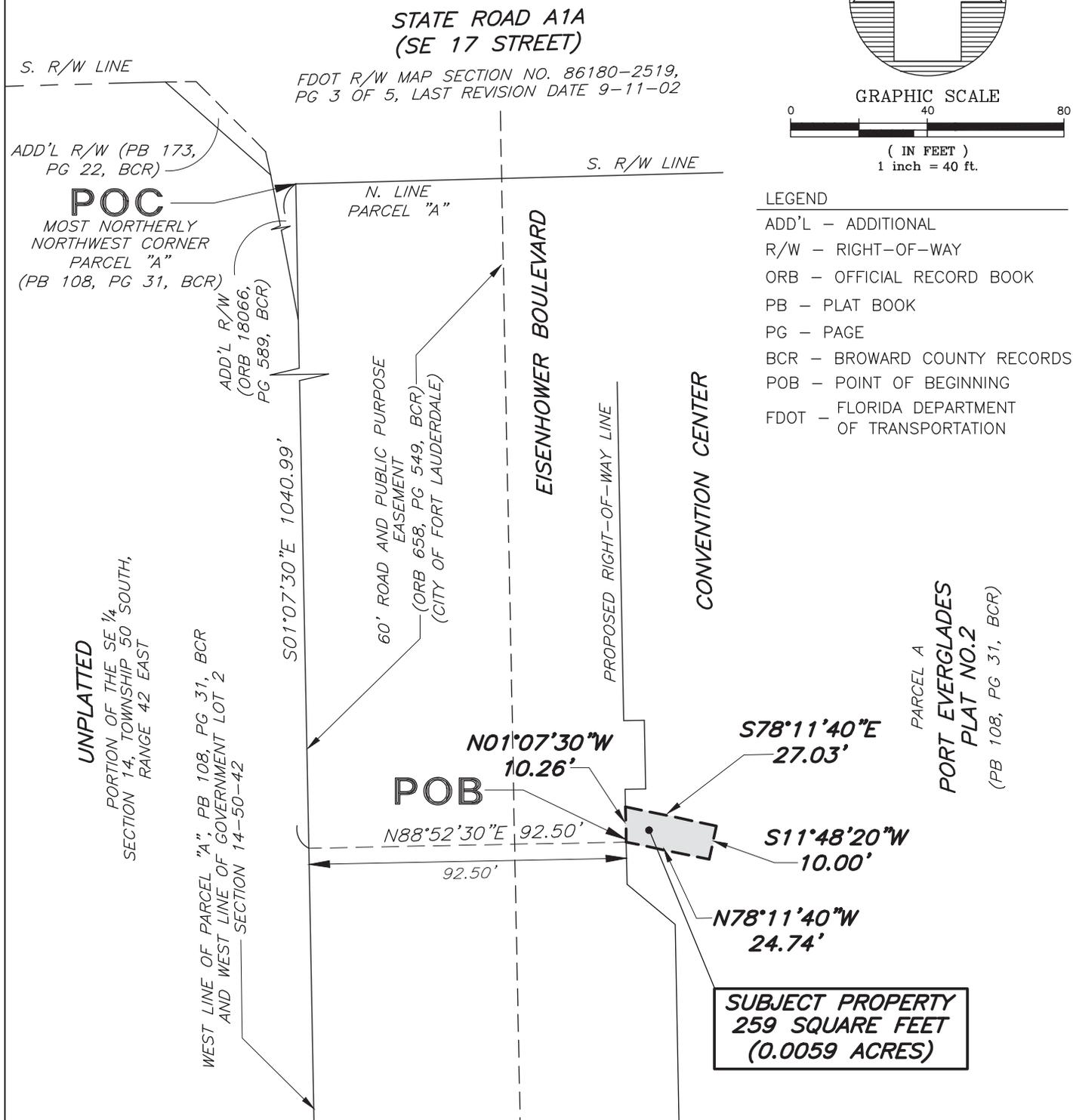
PORTION OF PARCEL "A", PORT EVERGLADES PLAT NO. 2, PLAT BOOK 108, PAGE 31,
BROWARD COUNTY PUBLIC RECORDS. SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST

**SURVEY PROJECT
NO. 2023-050-3**



LEGEND

- ADD'L - ADDITIONAL
- R/W - RIGHT-OF-WAY
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
- BCR - BROWARD COUNTY RECORDS
- POB - POINT OF BEGINNING
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND NOTES ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 1 OF 2

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

**SKETCH AND DESCRIPTION
FLORIDA POWER AND LIGHT COMPANY EASEMENT 3**

**SURVEY PROJECT
NO. 2023-050-3**

PORTION OF PARCEL "A", PORT EVERGLADES PLAT NO. 2, PLAT BOOK 108, PAGE 31, BROWARD COUNTY PUBLIC RECORDS. SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST

DESCRIPTION

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "PORT EVERGLADES PLAT NO. 2", AS RECORDED IN PLAT BOOK 108, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL "A", ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD A1A (ALSO KNOWN AS SOUTHEAST 17th STREET), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 86180-2519; THENCE S 01°07'30" E ALONG THE MOST NORTHERLY WEST LINE OF SAID PARCEL "A", SAID LINE ALSO BEING THE WEST LINE OF GOVERNMENT LOT 2 OF SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST, A DISTANCE OF 1040.99 FEET; THENCE N 88°52'30" E, A DISTANCE OF 92.50 FEET TO THE POINT OF BEGINNING; THENCE N 01°07'30" W, ALONG A LINE 92.50 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 10.26 FEET; THENCE S 78°11'40" E, A DISTANCE OF 27.03 FEET; THENCE S 11°48'20" W, A DISTANCE OF 10.00 FEET; THENCE N 78°11'40" W. A DISTANCE OF 24.74 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 259 SQUARE FEET, (0.0059 ACRES) MORE OR LESS.

SURVEY NOTES

- 1) THE LAND "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE REVIEWING SURVEYOR BASED ON THE INSTRUCTIONS FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION.
- 2) BEARINGS SHOWN HEREON ARE BASED UPON THE MOST NORTHERLY WEST LINE OF PARCEL "A" OF THE PLAT OF "PORT EVERGLADES PLAT NO. 2", AS RECORDED IN PLAT BOOK 108, PAGE 31, BROWARD COUNTY PUBLIC RECORDS, BEING N 01°07'30" W, AS SHOWN THEREON.
- 3) SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION:
 - a. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 86180-2519.
 - b. PLAT OF "EISENHOWER PLAT", AS RECORDED IN PLAT BOOK 173, PAGE 22, BROWARD COUNTY PUBLIC RECORDS.
 - c. PLAT OF "PORT EVERGLADES PLAT NO.2", AS RECORDED IN PLAT BOOK 108, PAGE 31, BROWARD COUNTY PUBLIC RECORDS.
 - d. OFFICIAL RECORD BOOK 658, PAGE 549, PUBLIC RECORDS OF BROWARD COUNTY.
 - e. OFFICIAL RECORD BOOK 1502, PAGE 340, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SHEET 2 OF 2

CERTIFICATE

SEE SHEET 1 OF 2 FOR SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

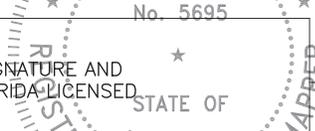
I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND DO NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Eric B Augusto

Digitally signed by Eric B Augusto
Date: 2023.04.12 13:53:25 -04'00'

PROFESSIONAL SURVEYOR AND MAPPER #5695, STATE OF FLORIDA
ERIC B AUGUSTO

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA-LICENSED SURVEYOR AND MAPPER



DATE OF SKETCH	DRAWN BY	CHECKED BY	MANAGER
4/12/2023	M.N.	EBA	EBA

SKETCH NO. 2023-050-UTILITY-LEGAL.DWG

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. UNIVERSITY DRIVE, SUITE 300 PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555