

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

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

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

(Maintained by County Appraiser)

# UNDERGROUND 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 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:

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

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

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

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

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

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

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: \_\_\_\_\_  
\_\_\_\_\_

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

By: \_\_\_\_\_  
Assistant County Attorney Date

(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  
THIS IS NOT A SURVEY****LEGAL DESCRIPTION:**

A PORTION OF THE PARCEL AS DESCRIBED AND RECORDED AS EXHIBIT "B" OF INSTRUMENT NUMBER 92550163 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A 10.00 FOOT WIDE EASEMENT, 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCE** AT THE SOUTHEASTERLY CORNER OF SAID PARCEL;  
THENCE SOUTH 88°32'11" WEST, ALONG THE SOUTHERLY PROPERTY LINE, A DISTANCE OF 25.47 FEET TO THE **POINT OF BEGINNING**;  
THENCE NORTH 02°01'53" WEST, A DISTANCE OF 140.00 FEET TO THE **POINT OF TERMINUS**, THE SIDE LINES BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES AND THE SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINE.

**SURVEYOR'S NOTES:**

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE SOUTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF S 88°32'11" W.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.  
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS 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.

**Brion D Yancy** Digitally signed by Brion D Yancy  
Date: 2025.09.25 11:38:14 -04'00'

BRION D. YANCY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS 7162

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

# Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733  
10486 S.W. Village Center Drive  
Port St. Lucie, FL 34987 www.bowman.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

## EXHIBIT "A" FLORIDA POWER AND LIGHT EASEMENT

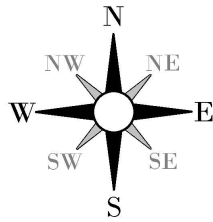
BROWARD COUNTY

FLORIDA

PROJECT NO. 100207-01-089	EXISTING EASEMENTS: NONE	DATE: Sep. 25, 2025
CADD FILE: EXHIBIT 89 DCR	WR NO. 13650200	SCALE: N/A
		SHEET: 1 OF 2

FILE: V:\100207 - PIKE-FPL\100207-01-089 (SUR) - PIKE FPL BROWARD 2025 - VALENCIA 66\SURVEY\TASK 3 VALENCIA 66-3 #200\SURVEY\GIS\EXHIBIT 89 DCR

**SKETCH AND DESCRIPTION  
THIS IS NOT A SURVEY**

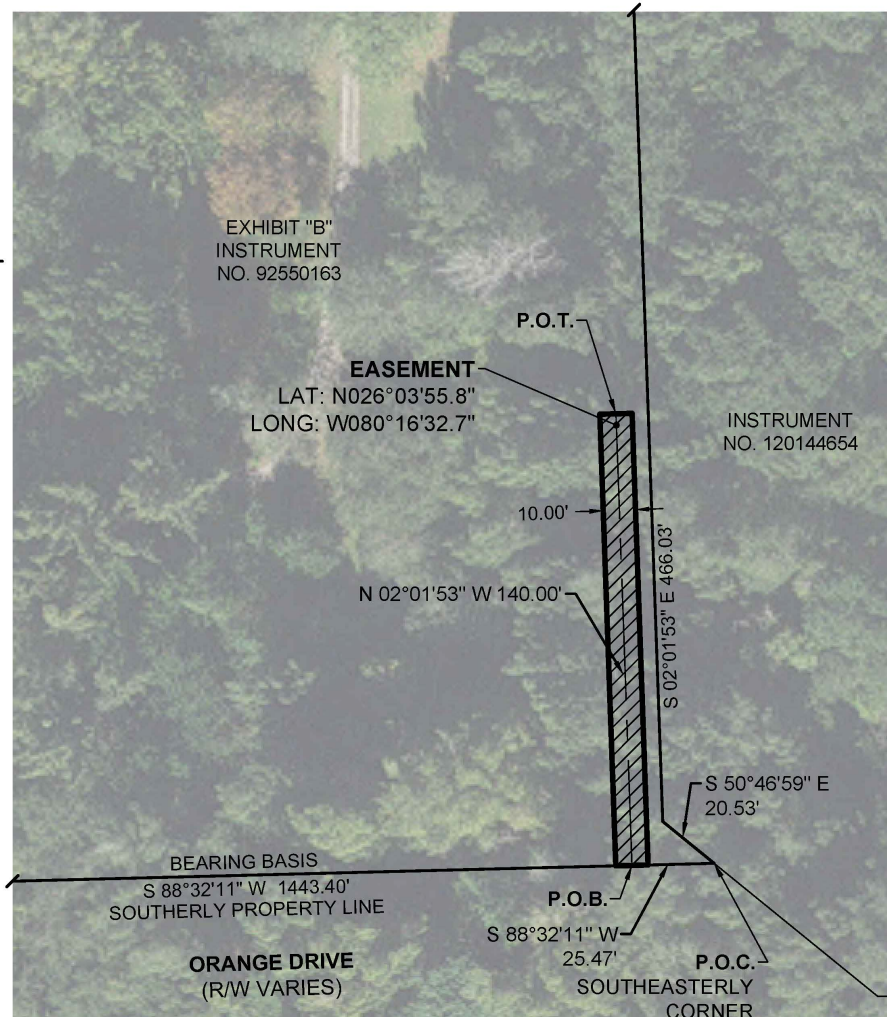


1 INCH = 50 FEET

THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 50'

**LEGEND**

LAT: = LATITUDE  
LB = SURVEYOR BUSINESS  
LONG: = LONGITUDE  
LS = SURVEYOR AND MAPPER  
LTD. = LIMITED  
NO. = NUMBER  
PG. = PAGE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.T. = POINT OF TERMINUS  
R/W = RIGHT-OF-WAY  
 = EASEMENT



**ADDRESS:**

3900 SOUTHWEST 100TH AVENUE

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES, AND CERTIFICATION.

**Bowman**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733  
10486 S.W. Village Center Drive  
Port St. Lucie, FL 34987 www.bowman.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

**EXHIBIT "A"  
FLORIDA POWER AND LIGHT  
EASEMENT**

BROWARD COUNTY

FLORIDA

PROJECT NO. 100207-01-089	EXISTING EASEMENTS: NONE	DATE: Sep. 25, 2025
CADD FILE: EXHIBIT 89 DCR	WR NO. 13650200	SCALE: 1" = 50' SHEET: 2 OF 2

FILE: V:\100207 - PIKE-FPL\100207-01-089 (SUR) - PIKE FPL BROWARD 2025 - VALENCIA 66\SURVEY\TASK 3 VALENCIA 66-3 #200\SURVEY\GIS\EXHIBIT 89 DCR