

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)

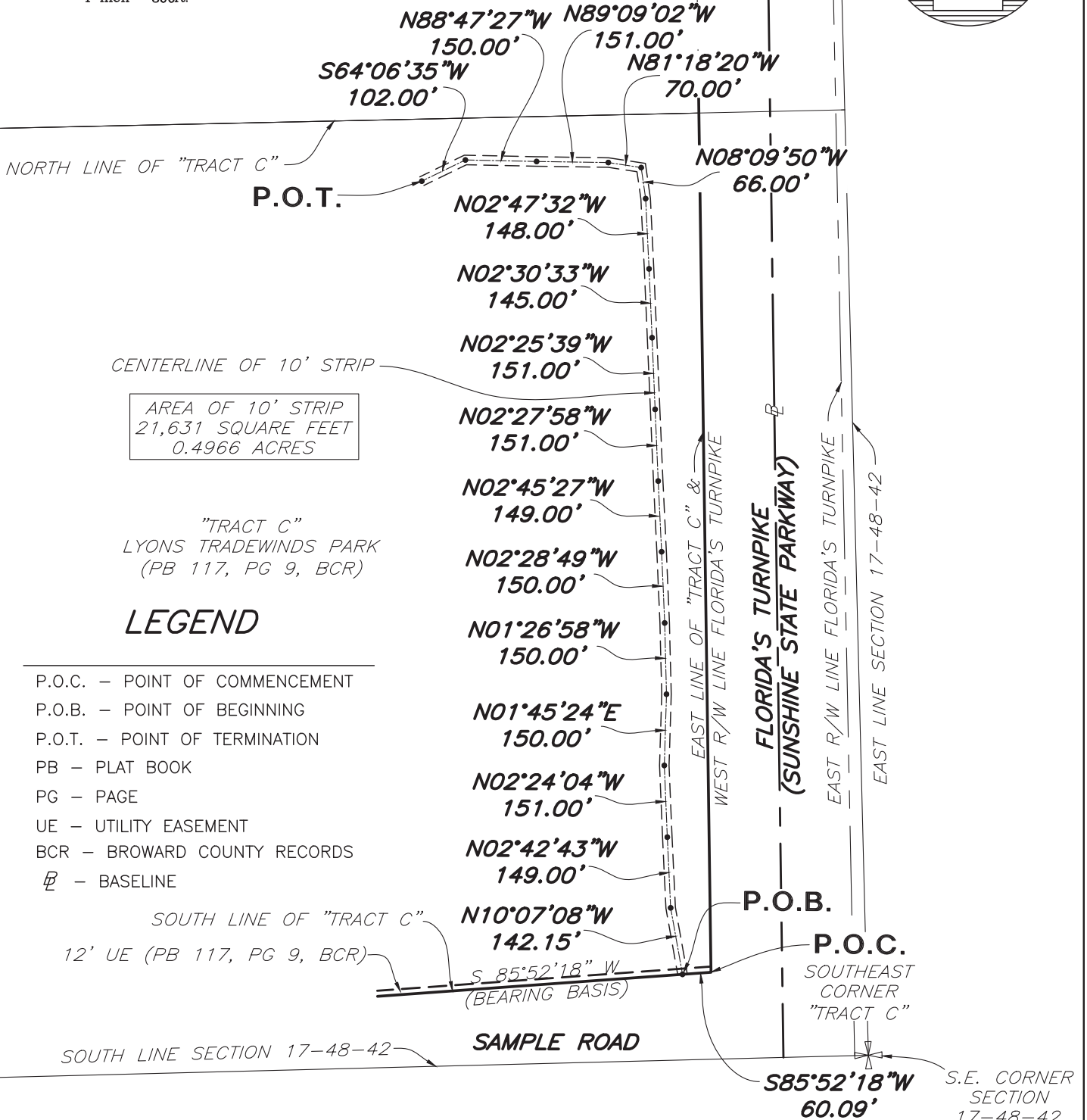
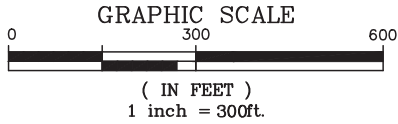
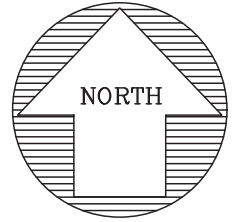
My Commission Expires:

Notary Public, Signature

Print Name _____

SKETCH AND DESCRIPTION

PORTION OF "TRACT C", LYONS TRADEWINDS PARK PLAT,
PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS



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 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

SKETCH AND DESCRIPTION

PORTION OF "TRACT C", LYONS TRADEWINDS PARK PLAT,
PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS

DESCRIPTION

A STRIP OF LAND LYING OVER AND ACROSS A PORTION OF TRACT 'C', "LYONS TRADEWINDS PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID STRIP OF LAND BEING 10.00 FEET WIDE, WITH THE SIDELINES LYING 5.00 FEET ON EITHER SIDE OF FOLLOWING DESCRIBED CENTERLINE:

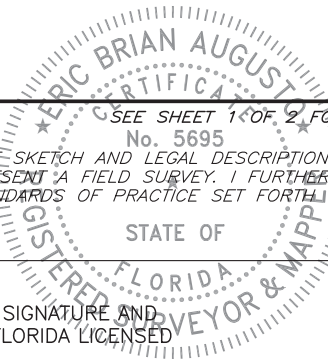
COMMENCE AT THE SOUTHEAST CORNER OF TRACT 'C' OF SAID PLAT; THENCE S 85°52'18" W, (BEARING BASIS) ALONG THE SOUTH LINE OF SAID TRACT 'C'; A DISTANCE OF 60.09 FEET TO THE **POINT OF BEGINNING** OF SAID CENTERLINE; THE SIDELINES TO BEGIN WHERE THEY INTERSECT SAID SOUTH LINE OF TRACT 'C', AND TO BE EXTENDED OR TRIMMED TO INTERSECT ALONG THE COURSE OF THIS STRIP; THENCE CONTINUE N 10°07'08" W, A DISTANCE OF 142.15 FEET; THENCE N 02°42'43" W, A DISTANCE OF 149.00 FEET; THENCE N 02°24'04" W, A DISTANCE OF 151.00 FEET; THENCE N 01°45'24" E, A DISTANCE OF 150.00 FEET; THENCE N 01°26'58" W, A DISTANCE OF 150.00 FEET; THENCE N 02°28'49" W, A DISTANCE OF 150.00 FEET; THENCE N 02°45'27" W, A DISTANCE OF 149.00 FEET; THENCE N 02°27'58" W, A DISTANCE OF 151.00 FEET; THENCE N 02°25'39" W, A DISTANCE OF 151.00 FEET; THENCE N 02°30'33" W, A DISTANCE OF 145.00 FEET; THENCE N 02°47'32" W, A DISTANCE OF 148.00 FEET; THENCE N 08°09'50" W, A DISTANCE OF 66.00 FEET; THENCE N 81°18'20" W, A DISTANCE OF 70.00 FEET; THENCE N 89°09'02" W, A DISTANCE OF 151.00 FEET; THENCE N 88°47'27" W, A DISTANCE OF 150.00 FEET; THENCE S 64°06'35" W, A DISTANCE OF 102.00 FEET, SAID POINT BEING THE POINT OF TERMINATION OF HEREIN DESCRIBED CENTERLINE.
CONTAINING 21,631 SQUARE FEET OR 0.4966 ACRES, MORE OR LESS.

SURVEY NOTES

- 1) THE LAND "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE REVIEWING SURVEYOR BASED ON INSTRUCTIONS FROM THE BROWARD COUNTY PARKS AND RECREATION DIVISION.
- 2) BEARINGS SHOWN HEREON ARE BASED UPON THE MOST EASTERLY SOUTH LINE OF TRACT 'C' ACCORDING TO THE PLAT OF "LYONS TRADEWINDS PARK", AS RECORDED IN PLAT BOOK 117, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SAID LINE BEARS S 85°52'18" W AS SHOWN THEREON.
- 3) SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION:
 - a. PLAT OF "LYONS TRADEWINDS PARK", AS RECORDED IN PLAT BOOK 117, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - b. FPL PLANS MAP NO. AA0352, DATED 11/16/2021.

SHEET 2 OF 2

CERTIFICATE



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

No. 5695

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.

STATE OF

Eric B Augusto

Digitally signed by Eric B Augusto
Date: 2022.03.09 12:28:31 -05'00'

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 3/2/2022	DRAWN BY M.N.	CHECKED BY BAH	MANAGER EBA
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SKETCH NO. 2022-025 LEGAL.DWG

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

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