

Work Request No. _____
Sec. _____, Twp _____ S, Rge _____ E
Parcel I.D. _____

**UNDERGROUND EASEMENT
(BUSINESS)**

This Instrument Prepared By

Name: _____
Co. Name: _____
Address: _____

(Maintained by County Appraiser)

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:

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 _____

Reserved for Circuit Court

"EXHIBIT A"
LEGAL DESCRIPTION AND SKETCH
(900 N FLAMINGO RD, ID# 5140-11-02-0010)

DESCRIPTION:

A STRIP OF LAND LYING WITHIN LOT 1, OF C.B. SMITH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 104, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°42'12" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF S.R. 820, A DISTANCE OF 1252.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°47'48"E, A DISTANCE OF 320.24 FEET; THENCE NORTH 02°59'08" EAST, A DISTANCE OF 250.19 FEET; THENCE NORTH 09°00'22" WEST, A DISTANCE OF 29.57 FEET; THENCE NORTH 10°59'13" EAST, A DISTANCE OF 35.50 FEET; THENCE SOUTH 71°36'51" EAST, A DISTANCE OF 10.08 FEET; THENCE SOUTH 10°59'13" WEST, A DISTANCE OF 32.43 FEET; THENCE SOUTH 09°00'22" EAST, A DISTANCE OF 28.86 FEET; THENCE SOUTH 02°59'08" WEST, A DISTANCE OF 251.40 FEET; THENCE SOUTH 04°47'48" WEST, A DISTANCE OF 319.63 FEET TO A POINT ON THE NORTH LINE OF THE ADDITIONAL RIGHT-OF-WAY DEDICATED BY SAID PLAT C.B. SMITH PARK; THENCE SOUTH 81°47'59" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 0.90 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF S.R. 820; THENCE NORTH 88°42'12" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 9.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 6,340 SQUARE FEET MORE OR LESS.

NOTES:

1. THIS IS NOT A SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE LAND SHOWN HEREON AND ITS LEGAL DESCRIPTION; NO BOUNDARY CORNERS WERE SET IN THE FIELD RELATED TO THIS SKETCH.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. SEE SHEET 2 OF 2 FOR SKETCH. THIS LEGAL DESCRIPTION IS NOT LEGAL WITHOUT ALL SHEETS.
4. BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE PLAT "C.B. SMITH PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LEONARDO V TREJO ON 03/01/2022.
6. FPL WR# **10207608**.

LAND OWNER SIGNATURE:



JOB NUMBER: 21-106

TREJO
& associates inc

Certificate of authorization LB#8339
19591 Colorado Circle
Boca Raton, Florida 33434
Telephone 954-449-5971

No	REVISIONS	DATE

DRAWN BY ST
CHECKED BY LT
SCALE N/A
SHEET NUMBER 1 OF 2

"EXHIBIT A"

LEGAL DESCRIPTION AND SKETCH
(900 N FLAMINGO RD, ID# 5140-11-02-0010)

ABBREVIATIONS

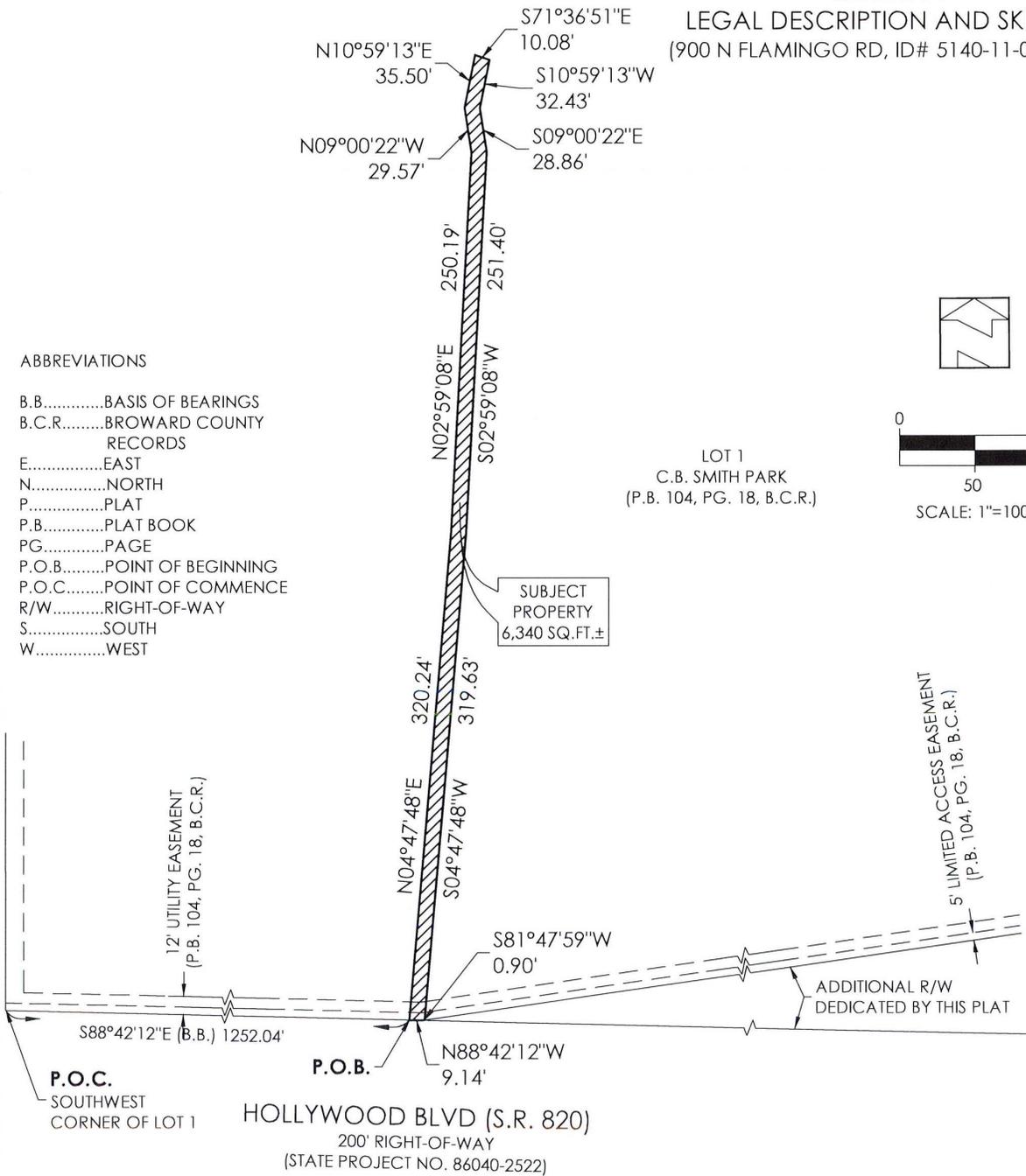
- B.B.....BASIS OF BEARINGS
- B.C.R.....BROWARD COUNTY RECORDS
- E.....EAST
- N.....NORTH
- P.....PLAT
- P.B.....PLAT BOOK
- PG.....PAGE
- P.O.B.....POINT OF BEGINNING
- P.O.C.....POINT OF COMMENCE
- R/W.....RIGHT-OF-WAY
- S.....SOUTH
- W.....WEST



SCALE: 1"=100'

LOT 1
C.B. SMITH PARK
(P.B. 104, PG. 18, B.C.R.)

SUBJECT PROPERTY
6,340 SQ.FT.±



JOB NUMBER: 21-106

DRAWN BY
ST

TRJO
& associates inc

Certificate of authorization LB#8339
19591 Colorado Circle
Boca Raton, Florida 33434
Telephone 954-449-5971

No	REVISIONS	DATE

CHECKED BY
LT

SCALE
1"=100'

SHEET NUMBER
2 OF 2