

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 _____

"EXHIBIT A"
LEGAL DESCRIPTION AND SKETCH
(1280 SW 44th TER, ID# 5041 37 01 1180)

DESCRIPTION:

A PORTION OF LAND LYING WITHIN LOT 8, TIER 14, SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, NEWMAN'S SURVEY SUBDIVISION NUMBERS ONE AND TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

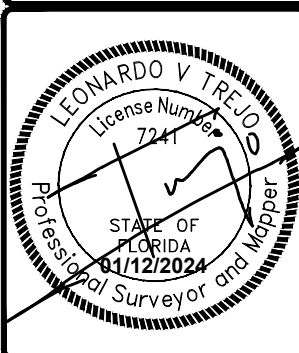
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 75°10'30" EAST, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 160.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 14°49'30" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 40°24'17" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 36°04'59" WEST, A DISTANCE OF 2.50 FEET; THENCE NORTH 53°55'01" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 36°04'59" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 53°55'01" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 36°04'59" WEST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 40°24'17" WEST, A DISTANCE OF 22.41 FEET TO A POINT ON THE EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 44TH TERRACE (SOUTHWEST 44TH AVENUE PER PLAT), ROCK HILL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 14°49'30" WEST ALONG SAID LINE, A DISTANCE OF 149.19 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 75°10'30" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 993 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. THE UNDERSIGNED AND TREJO & ASSOCIATES INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
5. BEARINGS ARE ASSUMED AND BASED TO THE SOUTH LINE OF LOT 8, TIER 14, NEWMAN'S SURVEY (PLAT BOOK 2, PAGE 26, DADE COUNTY RECORDS), AS SHOWN IN DAVIE BOULEVARD PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 134, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING SOUTH 75°10'30" EAST.
6. SEE SHEET 2 OF 2 FOR SKETCH. THIS LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT ALL SHEETS.
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LEONARDO V TREJO ON 01/12/2024.
8. WR# **11715149**.

LAND OWNER SIGNATURE:



JOB NUMBER: 23-017 LOT 8 TIER 14

TREJO
& associates inc

Certificate of authorization LB#8339
2848 N University Dr
Coral Springs, Florida 33065
Telephone 954-449-5971

No	REVISIONS	DATE
△	REVISE BOUNDARY SIZE AND LOCATION	12/19/23
△	REVISE BOUNDARY SIZE AND LOCATION	01/12/24

DRAWN BY
OB

CHECKED BY
LT

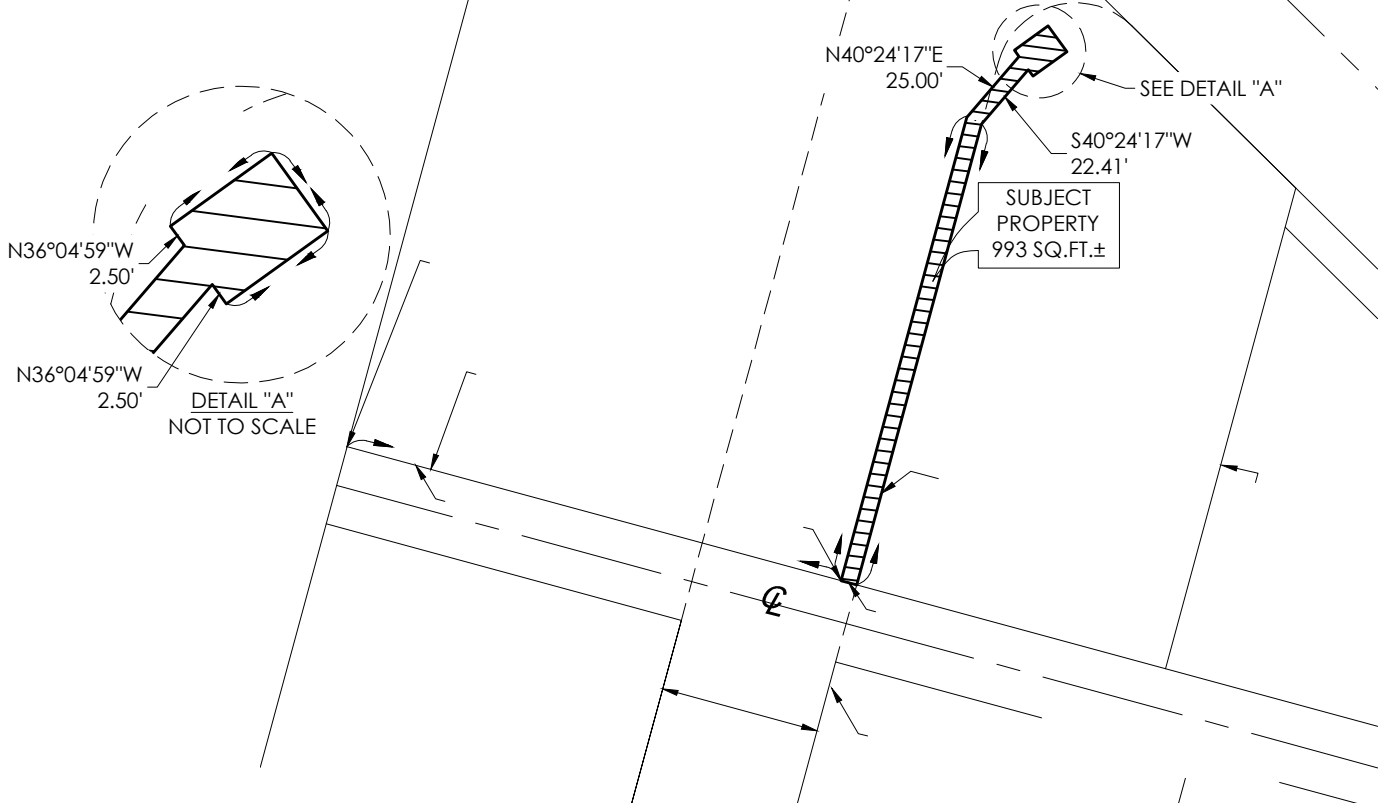
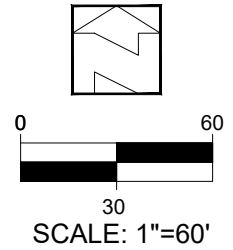
SCALE
N/A

SHEET NUMBER
1 OF 2

"EXHIBIT A"
LEGAL DESCRIPTION AND SKETCH
(1280 SW 44th TER, ID# 5041 37 01 1180)

ABBREVIATIONS

B.B.....BASIS OF BEARING
B.C.R.....BROWARD COUNTY RECORDS
D.B.....DEED BOOK
D.C.R.....DADE COUNTY RECORDS
EXT.....EXTENSION
FDOT.....FLORIDA DEPARTMENT
OF TRANSPORTATION
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
SQ.FT.....SQUARE FEET



LAND OWNER SIGNATURE:

JOB NUMBER: 23-017 LOT 8 TIER 14

TRJO
& associates inc

Certificate of authorization LB#8339
2848 N University Dr
Coral Springs, Florida 33065
Telephone 954-449-5971

No	REVISIONS	DATE
△	REVISE BOUNDARY SIZE AND LOCATION	12/19/23
△	REVISE BOUNDARY SIZE AND LOCATION	01/12/24

DRAWN BY
OB

CHECKED BY
LT

SCALE
1"=60'

SHEET NUMBER
2 OF 2