

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  
FPL UTILITY EASEMENT  
PORTION OF PARCEL "A",  
BROWARD COUNTY PUBLIC SAFETY COMPLEX, P.B. 141, PG. 47, B.C.R.  
2601 W. BROWARD BOULEVARD, FORT LAUDERDALE, FLORIDA**

A parcel of land being a portion of Parcel "A", BROWARD COUNTY PUBLIC SAFETY COMPLEX, according to the plat thereof, as recorded in Plat Book 141, Page 47, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

BEGIN at a plat corner of said Parcel "A", said corner also being the Northwest corner of Lot 13, Block 1, WEST BROWARD CENTER, as recorded in Plat Book 24, Page 18, of the Public Records of Broward County;

THENCE on an assumed bearing of S 01°50'36" E along the East line of said Parcel "A" a distance of 6.52 feet;

THENCE N 58°34'02" W a distance of 18.38 feet;

THENCE N 01°26'42" W a distance of 113.06 feet;

THENCE N 39°16'47" E a distance of 36.16 feet;

THENCE N 01°46'36" W a distance of 19.78 feet;

THENCE N 87°52'42" E a distance of 35.05 feet;

THENCE N 01°06'17" W a distance of 36.46 feet;

THENCE N 87°48'54" E a distance of 15.26 feet to the West limits of a 15 ft. Utility Easement as shown on the plat of said BROWARD COUNTY PUBLIC SAFETY COMPLEX;

THENCE S 01°50'36" E along the said West limits a distance of 15.00 feet;

THENCE S 87°48'54" W a distance of 5.45 feet;

THENCE S 01°06'17" E a distance of 31.47 feet;

THENCE N 87°52'42" E a distance of 36.93 feet;

THENCE S 01°46'36" E a distance of 15.87 feet;

THENCE S 39°16'47" W a distance of 33.15 feet;

THENCE S 01°26'42" E a distance of 103.91 feet;

THENCE S 58°34'02" E a distance of 16.20 feet to the said Easterly plat limit of Parcel "A";

THENCE S 87°48'54" W along the said Easterly plat limit of Parcel "A", a distance of 8.22 feet to the POINT OF BEGINNING;

Said lands lying and situate in Broward County, Florida, containing 2575 square feet, more or less.

NOTES:

1. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County.
2. Bearings shown hereon are assumed and referenced to the plat of BROWARD COUNTY PUBLIC SAFETY COMPLEX, as recorded in Plat Book 141, Page 47, Broward County Records, with the East line of Parcel "A" having a bearing of S 01°50'36" E.
3. The description contained herein and the attached sketch do not represent a Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

**Steven M. Watts**

Digitally signed by Steven M.  
Watts  
Date: 2021.02.17 14:41:32 -05'00'

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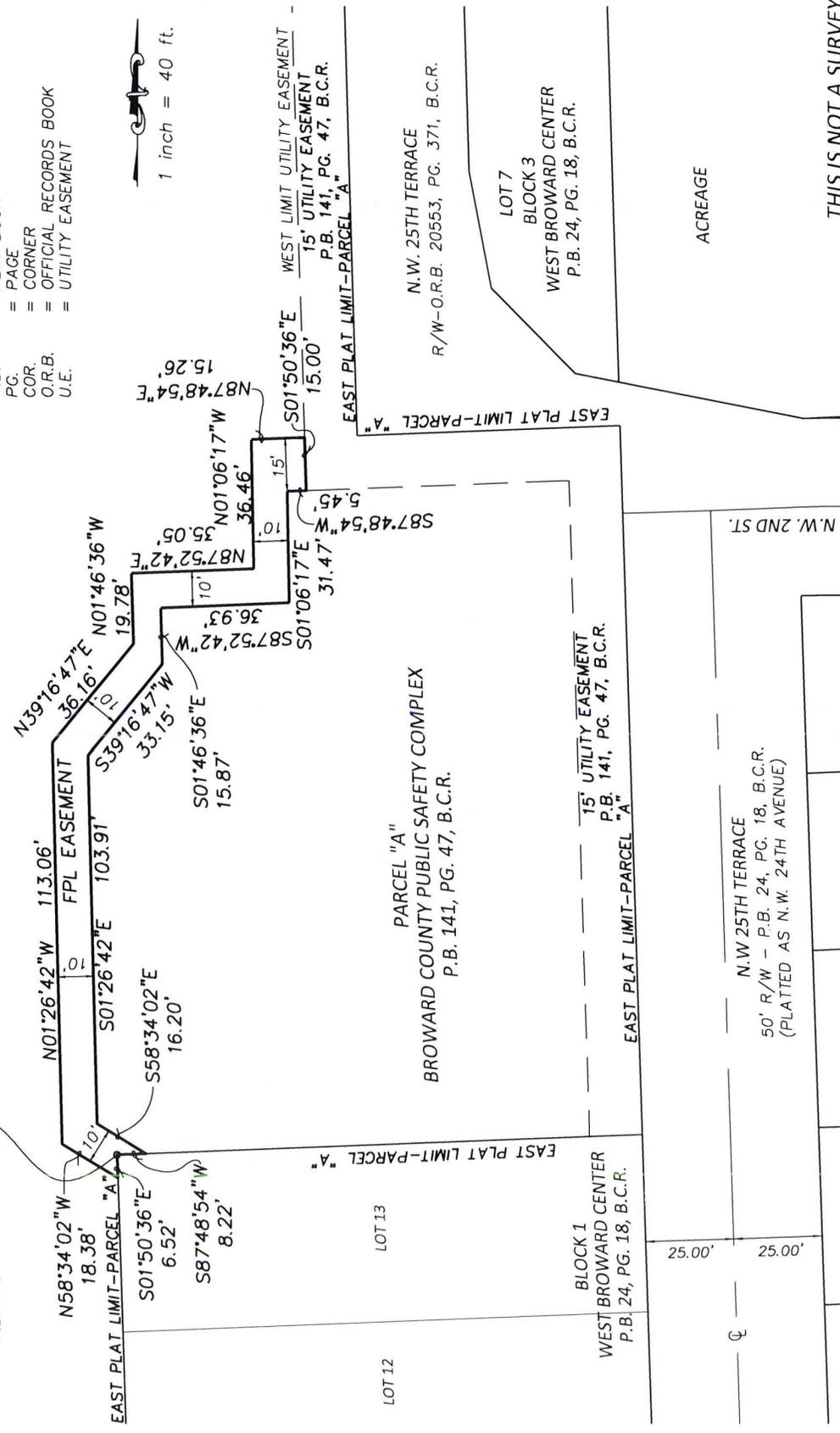
Steven M. Watts  
Professional Surveyor and Mapper  
Florida Registration Number LS 4588

**ABBREVIATIONS:**

- B.C.R. = BROWARD COUNTY RECORDS
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG. = PAGE
- COR. = CORNER
- O.R.B. = OFFICIAL RECORDS BOOK
- U.E. = UTILITY EASEMENT



P.O.B.  
PLAT COR. PARCEL "A"  
NW COR., LOT 13, BLOCK 1  
P.B. 24, PG. 18, B.C.R.



THIS IS NOT A SURVEY

SCALE	1" = 40'
DATE	02-10-21
PROJECT No.	19-2904
CAD FILE	
SHEET	3
OF	3

**SKETCH & LEGAL DESCRIPTION - FPL UTILITY EASEMENT**  
**BROWARD COUNTY PUBLIC SAFETY COMPLEX**  
**2601 W. BROWARD BLVD., FORT LAUDERDALE, FL**

Calvin, Giordano & Associates, Inc.  
 EXCEPTIONAL SOLUTIONS  
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
 Phone: 954.921.7781 • Fax: 954.921.8887  
 Certificate of Authorization: 6791