

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:

AN EASEMENT LYING OVER, UNDER AND ACROSS A PORTION OF LOTS 17, 18, AND ADJACENT ALLEY, BLOCK 204, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 204, THENCE NORTH 02°10'08" WEST, ALONG THE EAST LINE OF SAID BLOCK 204, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 10' SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 17, SOUTH 87°51'37" WEST, 131.51 FEET; THENCE NORTH 02°08'23" WEST, 7.14 FEET; THENCE SOUTH 86°42'30" WEST, 1.19 FEET ; THENCE NORTH 03°17'30" WEST, 12.50 FEET, THENCE NORTH 86°42'30" EAST, 12.50 FEET; THENCE SOUTH 03°17'30" EAST, 12.50 FEET; THENCE SOUTH 86°42'30" WEST, 1.31 FEET; THENCE SOUTH 02°08'23" EAST, 2.34 FEET; THENCE ALONG A LINE 5' SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID LOT 17, SOUTH 87°51'37" WEST, 100.66 FEET; THENCE NORTH 02°08'23" WEST, 11.50 FEET; THENCE NORTH 87°51'37" EAST, 12.50 FEET; THENCE SOUTH 02°08'23" EAST, 11.50 FEET; THENCE NORTH 87°51'37" EAST, 8.34 FEET; THENCE ALONG SAID EAST LINE OF BLOCK 204, SOUTH 02°10'08" EAST, 5.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY FLORIDA AND CONTAINING 980 SQUARE FEET, MORE OR LESS

SURVEY NOTES:

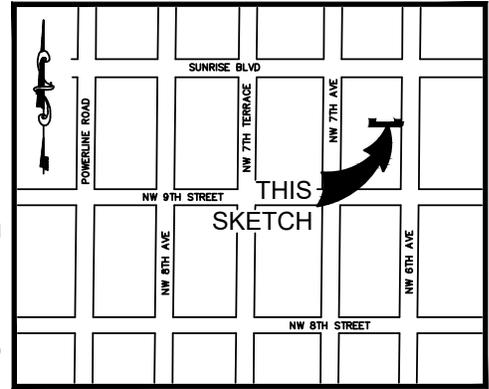
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED UPON ENGINEERING PLANS FOR FPL IMPROVEMENTS.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 87°51'37" WEST ALONG THE SOUTH LINE OF BLOCK 204, PROGRESSO, AS RECORDED IN PLAT BOOK 2, ON PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON APRIL 1, 2020 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

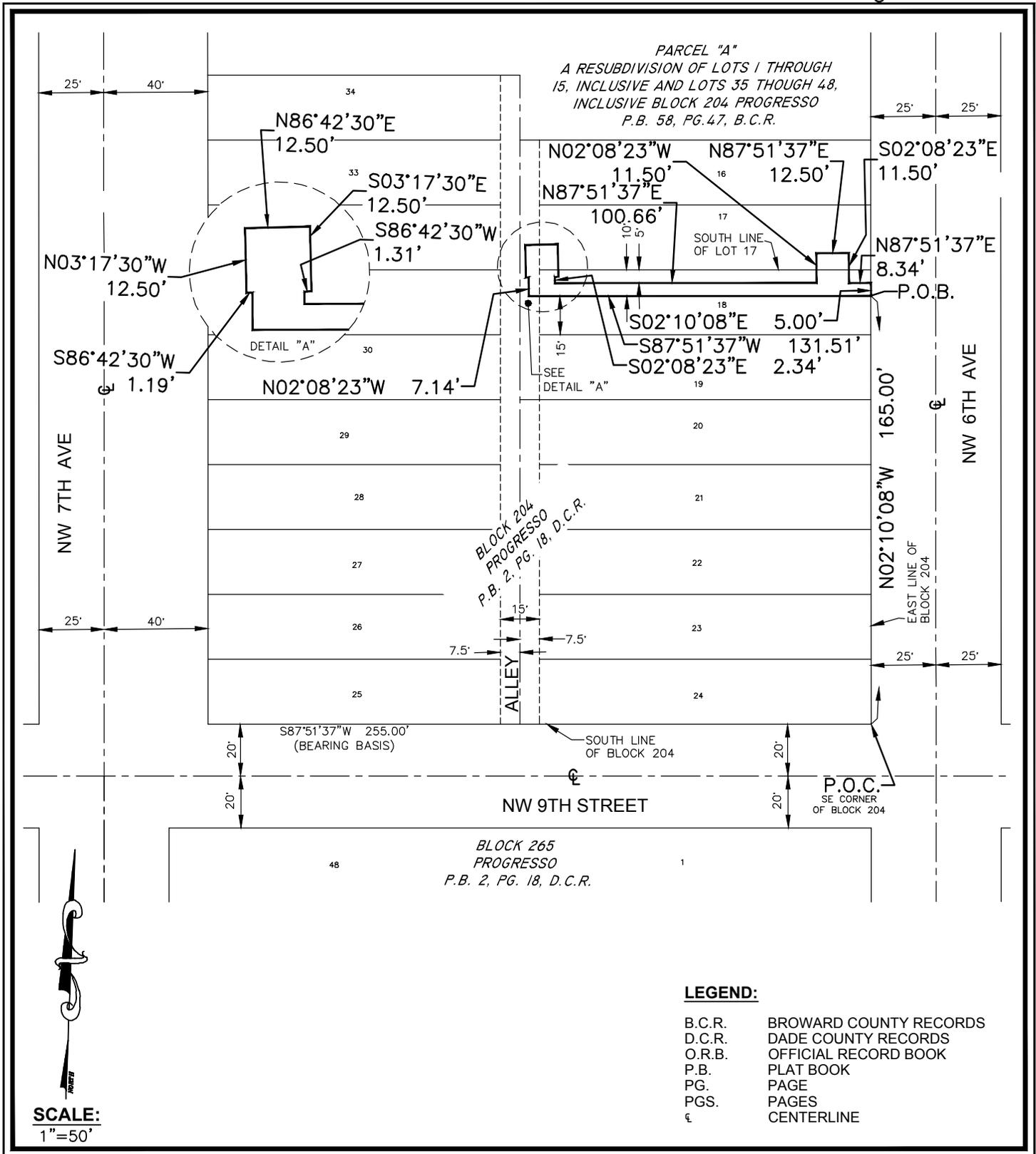
KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA



LOCATION MAP:
NOT TO SCALE

<p>SKETCH & DESCRIPTION</p> <p>AN EASEMENT OVER, UNDER, AND ACROSS A PORTION OF LOTS 17, 18 & ALLEY, BLOCK 204, PROGRESSO, P.B. 2, PG. 18, DADE COUNTY RECORDS</p> <p>FORT LAUDERDALE, BROWARD COUNTY, FLORIDA</p>	 <p>301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860</p> <p>SHEET 1 OF 2</p> <p>DRAWING NO. 07699.MO SKETCH & DESCRIPTION 05b.DWG</p>	DATE 04/01/20	DATE	REVISIONS
		SCALE N/A	5/5/20	REVISE BOUNDARY
		FIELD BK. N/A	2/16/21	REVISE BOUNDARY
		DWNG. BY DB		
		CHK. BY LP		



SKETCH & DESCRIPTION

AN EASEMENT OVER, UNDER, AND ACROSS A PORTION OF LOT 17, 18 & ALLEY, BLOCK 204, PROGRESSO, P.B. 2, PAGE 18, DADE COUNTY RECORDS

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH

301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2
 DRAWING NO. 07699.MO SKETCH & DESCRIPTION 05b.DWG

DATE 04/01/20
 SCALE 1"=50'
 FIELD BK. N/A
 DWNG. BY DB
 CHK. BY LP

DATE	REVISIONS
5/5/20	REVISE BOUNDARY
2/16/21	REVISE BOUNDARY