

Work Request No. \_\_\_\_\_  
Sec. 14, Twp 50 S, Rge 42 E,  
Parcel I.D. 504214360010

## UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Timothy Doe  
Co. Name: Florida Power & Light  
Address: 3020 N.W. 19th Street  
Ft. Lauderdale, Florida 33311

Exhibit 2  
Page 1 of 3

(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 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 Price, Senior 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 Commiinssioners, 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 \_\_\_\_\_

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "PORT EVERGLADES PLAT NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°04'52" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL "A" AND THE SOUTH RIGHT OF WAY LINE FOR S.E. 17th STREET CAUSEWAY, A DISTANCE OF 1158.34 FEET; THENCE SOUTH 01°55'08" EAST, A DISTANCE OF 4.11 FEET TO THE NORTHERLYMOST CORNER OF THAT CERTAIN FPL EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL INSTRUMENT #118225859 OF SAID PUBLIC RECORDS; THENCE SOUTH 45°33'57" EAST ALONG A BOUNDARY OF SAID FPL EASEMENT, A DISTANCE OF 8.02 FEET TO A CORNER OF THAT CERTAIN FPL EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL INSTRUMENT #119168336 OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID FPL EASEMENT DESCRIBED AND RECORDED IN OFFICIAL INSTRUMENT #119168336 THE FOLLOWING ELEVEN (11) COURSES; 1) THENCE NORTH 87°29'05 EAST, A DISTANCE OF 116.68' FEET; 2) THENCE NORTH 89°47'37" EAST, A DISTANCE OF 74.84 FEET; 3) THENCE NORTH 87°36'44" EAST, A DISTANCE OF 103.76 FEET; 4) THENCE NORTH 85°55'55" EAST, A DISTANCE OF 38.60 FEET; 5) THENCE NORTH 82°10'10" EAST, A DISTANCE OF 29.18 FEET; 6) THENCE NORTH 86°13'00" EAST, A DISTANCE OF 25.24 FEET; 7) THENCE SOUTH 82°10'25" EAST, A DISTANCE OF 85.38 FEET; 8) THENCE NORTH 70°27'59" EAST, A DISTANCE OF 10.97 FEET; 9) THENCE NORTH 01°55'08" WEST, A DISTANCE OF 10.81 FEET; 10) THENCE NORTH 88°04'52" EAST, A DISTANCE OF 20.00 FEET; 11) THENCE SOUTH 01°55'08" EAST, A DISTANCE OF 9.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°04'52" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°55'08" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°04'52" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°55'08" WEST, A DISTANCE OF 4.62 FEET TO A CORNER OF SAID FPL EASEMENT DESCRIBED AND RECORDED IN OFFICIAL INSTRUMENT #119168336; THENCE CONTINUE NORTH 01°55'08" WEST ALONG SAID BOUNDARY OF SAID FPL EASEMENT DESCRIBED AND RECORDED IN OFFICIAL INSTRUMENT #119168336, A DISTANCE OF 10.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 225 SQUARE FEET OR (0.005 ACRES MORE OR LESS).

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF PARCEL "A", "PORT EVERGLADES PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 88°04'52" EAST.
- 2) THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

Raymond  
Young


Digitally signed by  
Raymond Young  
Date: 2025.05.16  
07:45:22 -04'00'

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

LEGEND:

B.C.R. BROWARD COUNTY RECORDS  
INSTR. OFFICIAL INSTRUMENT  
P.O.B. POINT OF BEGINNING

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\1987\87-0028-025-04 BCCC WEST EXPAN CONSTRUCTION LAYOUT\DRAWINGS\87-0028-025-04 BCCC_SD_FPL HOTEL 8_NE					
<p>THIS IS <b>NOT</b> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.</p> <p>The undersigned and CRAVEN-THOMPSON &amp; ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>	UPDATES and/or REVISIONS		DATE	BY	CK'D
	1. REVISE TO 15'x15' EASEMENT		04/25/25	RY	RY
	2. REVISE PER COUNTY COMMENT		05/15/25	RY	RY
 <p><b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING &amp; MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025</p>	JOB NO.: 87-0028-025-72		SHEET 1 OF 2 SHEETS		
	DRAWN BY: RY		F.B. N/A PG. N/A		
	CHECKED BY: AC		DATED: 03/10/25		

# 15'x15' FPL EASEMENT EXHIBIT "A"

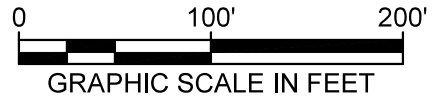
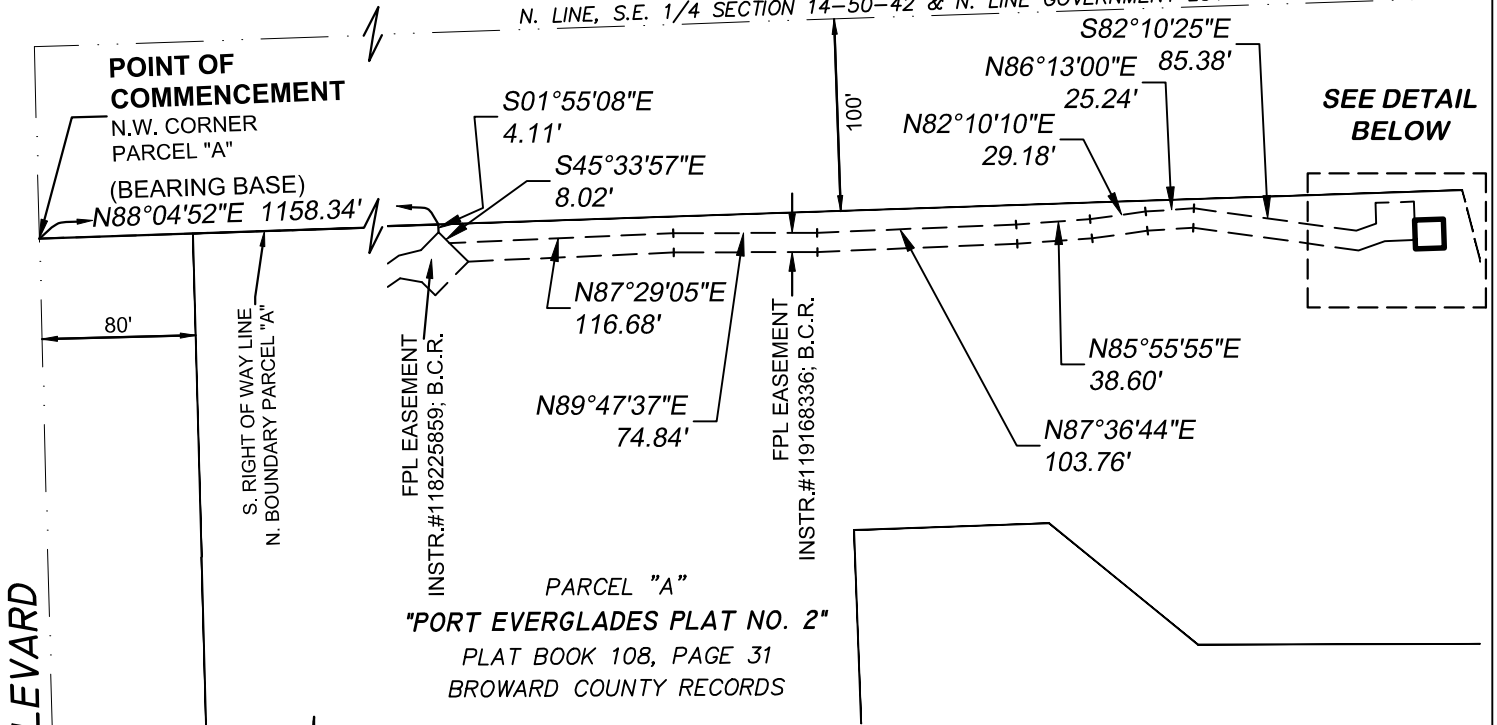


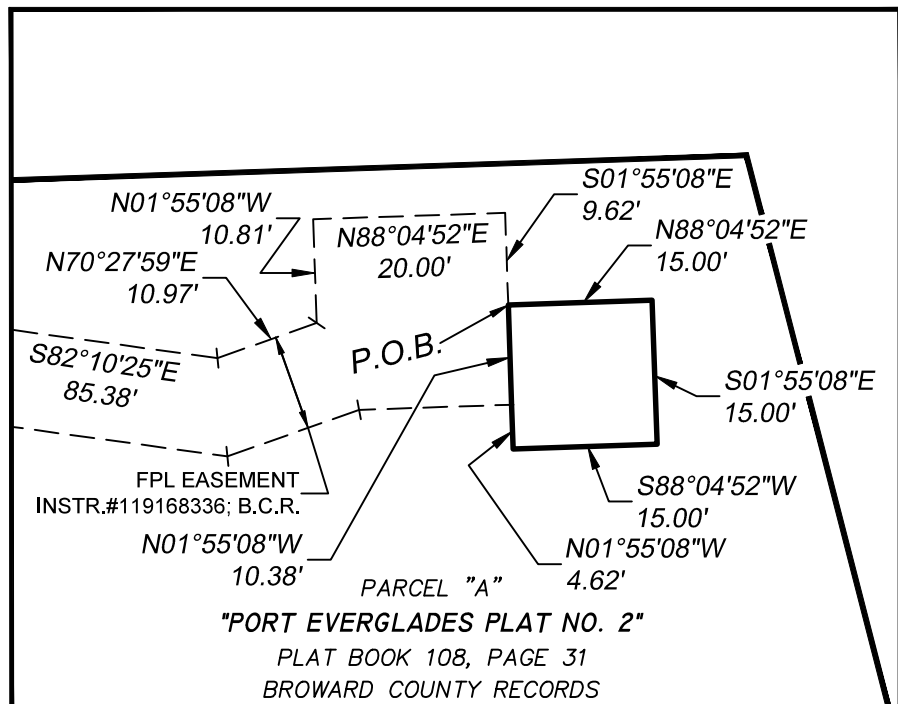
Exhibit 2  
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## S.E. 17TH STREET CAUSEWAY

N. LINE, S.E. 1/4 SECTION 14-50-42 & N. LINE GOVERNMENT LOT 2



### DETAIL (SCALE: 1"=20')



\\CTAFI02\SURVEY\_PROJECTS\PROJECTS\1987\87-0028-025-04 BCCC WEST EXPAN CONSTRUCTION LAYOUT\DRAWINGS\87-0028-025-04 BCCC\_SD\_FPL HOTEL 8\_NE