

Work Request No. _____

UNDERGROUND EASEMENT (BUSINESS)

Sec. _____, Twp _____ S, Rge _____ E _____

This Instrument Prepared By

Parcel I.D. _____

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:

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:

BROWARD COUNTY, through its Board of County Commissioners

(Witness' Signature)

By: _____
(Mayor/Vice Mayor)

Print Name: _____
(Witness)

Print Name: _____

Print Address: _____

Print Address: _____

(Witness' Signature)

Attest: _____

Print Name: _____
(Witness)

By: _____
(Signature of Ex Officio Clerk of Board)

Print Address: _____

Print Name: _____

Print Address: _____

Approved as to form by the Office of the Broward County Attorney

By: _____

(Corporate Seal)

Sunnaz Toreihi, Assistant County Attorney Date

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.

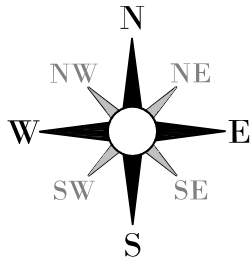
(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**

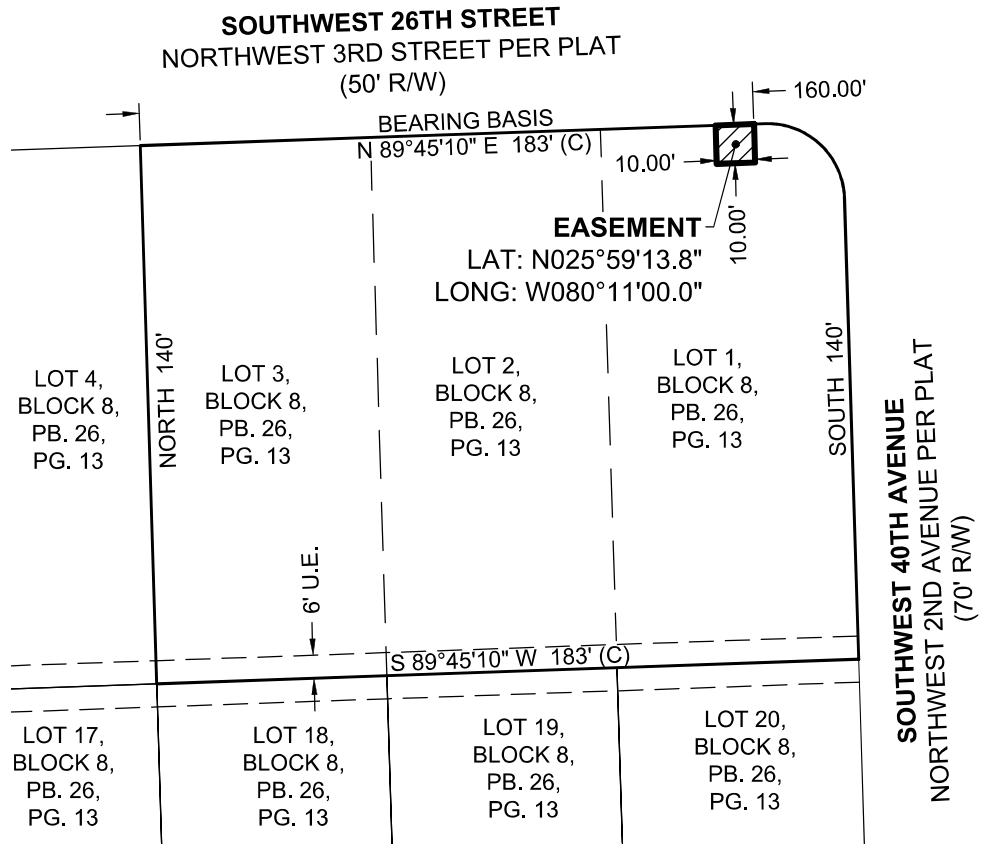


1 INCH = 50 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 50'

LEGEND

- (C) = CALCULATED
- LAT: = LATITUDE
- LB = SURVEYOR BUSINESS
- LONG: = LONGITUDE
- LS = SURVEYOR AND MAPPER
- LTD. = LIMITED
- NO. = NUMBER
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT
- = EASEMENT



SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE NORTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF N 89°45'10" E.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES, BEING RELATIVE TO THE NORTH AMERICAN DATUM OF 1983.
6. EASEMENTS SHOWN HEREON ARE PER PLAT, UNLESS OTHERWISE NOTED.
7. ALL RADII ARE 20 FEET AND DISTANCES MEASURED TO THE POINT OF INTERSECTION, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

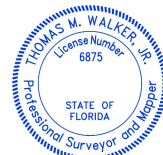
THE EASTERLY 10.00' OF THE WESTERLY 160.00' OF THE NORTHERLY 10.00' OF THE FOLLOWING DESCRIBED PARCEL; LOTS 1, 2, AND 3, BLOCK 8, HYDE PARK, 1ST SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS:

2610 SOUTHWEST 40TH AVENUE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by
Thomas M Walker
Date: 2025.12.03
10:38:56-05'00'

THOMAS M. WALKER, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 6875

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10486 S.W. Village Center Drive
Port St. Lucie, FL 34987 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

**EXHIBIT "A"
FLORIDA POWER AND LIGHT**

EASEMENT

BROWARD COUNTY

FLORIDA

PROJECT NO. 100207-01-104	EXISTING EASEMENTS: YES 1	DATE: Dec. 3, 2025
CADD FILE: EXHIBIT 17	WR NO. 13812932	SCALE: 1" = 50' SHEET: 1 OF 1