

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

(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)

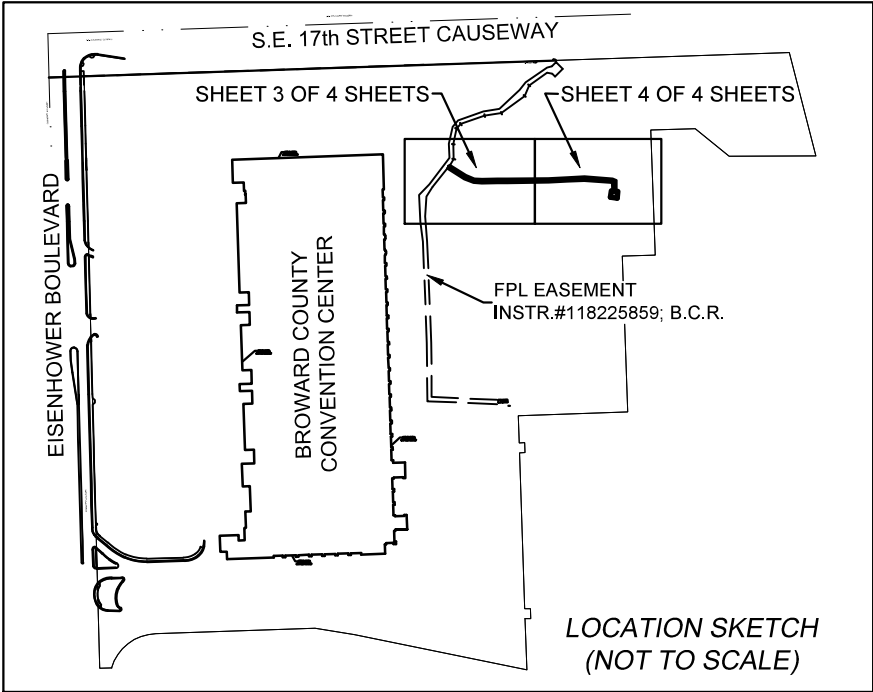
STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20__, by _____, as the Mayor/Vice Mayor of Broward County, a political subdivision of the State of Florida, through its Board of County 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 _____



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 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

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

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
INSTR. OFFICIAL INSTRUMENT

Raymond
Young

Digitally signed by
Raymond Young
Date: 2025.05.16 07:44:00
-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.

\\CTAFI02\SURVEY_PROJECTS\PROJECTS\1987\87-0028-025-04 BCCC WEST EXPAN CONSTRUCTION LAYOUT\DRAWINGS\87-0028-025-04 BCCC_SD_FPL HOTEL 7_E-W

THIS IS NOT 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.

The undersigned and CRAVEN-THOMPSON & 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.



CRAVEN • THOMPSON & ASSOCIATES, INC.

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 & MAPPING BUSINESS No. 271

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

UPDATES and/or REVISIONS		DATE	BY	CK'D
1. REVISE AND ADD SHEET 4		04/10/25	RY	AC
2. REVISE PER COUNTY COMMENTS		05/15/25	RY	RY
JOB NO.: 87-0028-025-71		SHEET 1 OF 4 SHEETS		
DRAWN BY: RY		F.B. N/A	PG. N/A	
CHECKED BY: AC		DATED: 03/10/25		

FPL EASEMENT EXHIBIT "A"

Exhibit 1
Page 3 of 5

LEGAL DESCRIPTION:

A STRIP OF LAND 10 FEET IN WIDTH AND BEING 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, LYING 5 FEET ON EACH SIDE OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINE:

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 ALONG THE BOUNDARY OF SAID FPL EASEMENT THE FOLLOWING FOURTEEN (14) DESCRIBED COURSES; 1) THENCE SOUTH 45°33'57" EAST, A DISTANCE OF 21.71 FEET; 2) THENCE SOUTH 44°24'54" WEST, A DISTANCE OF 24.56 FEET; 3) THENCE NORTH 45°33'57" WEST, A DISTANCE OF 9.68 FEET; 4) THENCE NORTH 79°53'58" WEST, A DISTANCE OF 11.59 FEET; 5) THENCE SOUTH 55°00'54" WEST, A DISTANCE OF 50.53 FEET; 6) THENCE SOUTH 22°21'59" WEST, A DISTANCE OF 26.01 FEET; 7) THENCE SOUTH 53°51'05" WEST, A DISTANCE OF 66.11 FEET; 8) THENCE SOUTH 81°18'50" WEST, A DISTANCE OF 38.91 FEET; 9) THENCE SOUTH 70°32'38" WEST, A DISTANCE OF 57.63 FEET; 10) THENCE SOUTH 41°16'46" WEST, A DISTANCE OF 14.36 FEET; 11) THENCE SOUTH 12°19'22" WEST, A DISTANCE OF 36.16 FEET; 12) THENCE SOUTH 02°08'51" EAST, A DISTANCE OF 34.17 FEET; 13) THENCE SOUTH 32°14'30" WEST, A DISTANCE OF 14.51 FEET; 14) THENCE SOUTH 38°09'43" WEST, A DISTANCE OF 5.92 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 32°13'04" EAST, A DISTANCE OF 1.49 FEET; THENCE SOUTH 57°48'38" EAST, A DISTANCE OF 43.29 FEET; THENCE SOUTH 68°13'11" EAST, A DISTANCE OF 21.72 FEET; THENCE SOUTH 86°12'55" EAST, A DISTANCE OF 18.18 FEET; THENCE NORTH 88°17'51" EAST, A DISTANCE OF 35.73 FEET; THENCE SOUTH 89°25'55" EAST, A DISTANCE OF 22.75 FEET; THENCE NORTH 89°16'34" EAST, A DISTANCE OF 93.71 FEET; THENCE NORTH 87°00'11" EAST, A DISTANCE OF 42.62 FEET; THENCE NORTH 87°27'44" EAST, A DISTANCE OF 39.16 FEET; THENCE SOUTH 85°45'44" EAST, A DISTANCE OF 63.93 FEET; THENCE SOUTH 64°01'13" EAST, A DISTANCE OF 5.34 FEET; THENCE SOUTH 01°08'48" EAST, A DISTANCE OF 21.54 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDELINES OF THE HEREON DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED TO FORM A CONTINUOUS STRIP OF LAND THAT INTERSECTS THE BEARING SOUTH 38°09'43" WEST AT THE POINT OF BEGINNING AND THE BEARING SOUTH 83°52'09" EAST AT THE POINT OF TERMINUS.

TOGETHER WITH:

A PORTION OF SAID 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:

BEGIN AT SAID POINT OF TERMINUS; THENCE SOUTH 83°52'09" EAST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 06°07'51" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 83°52'09" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 06°07'51" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 83°52'09" EAST, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 4,319 SQUARE FEET OR 0.099 ACRES MORE OR LESS.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\1987\87-0028-025-04 BCCC WEST EXPAN CONSTRUCTION LAYOUT\DRAWINGS\87-0028-025-04 BCCC_SD_FPL HOTEL 7_E-W

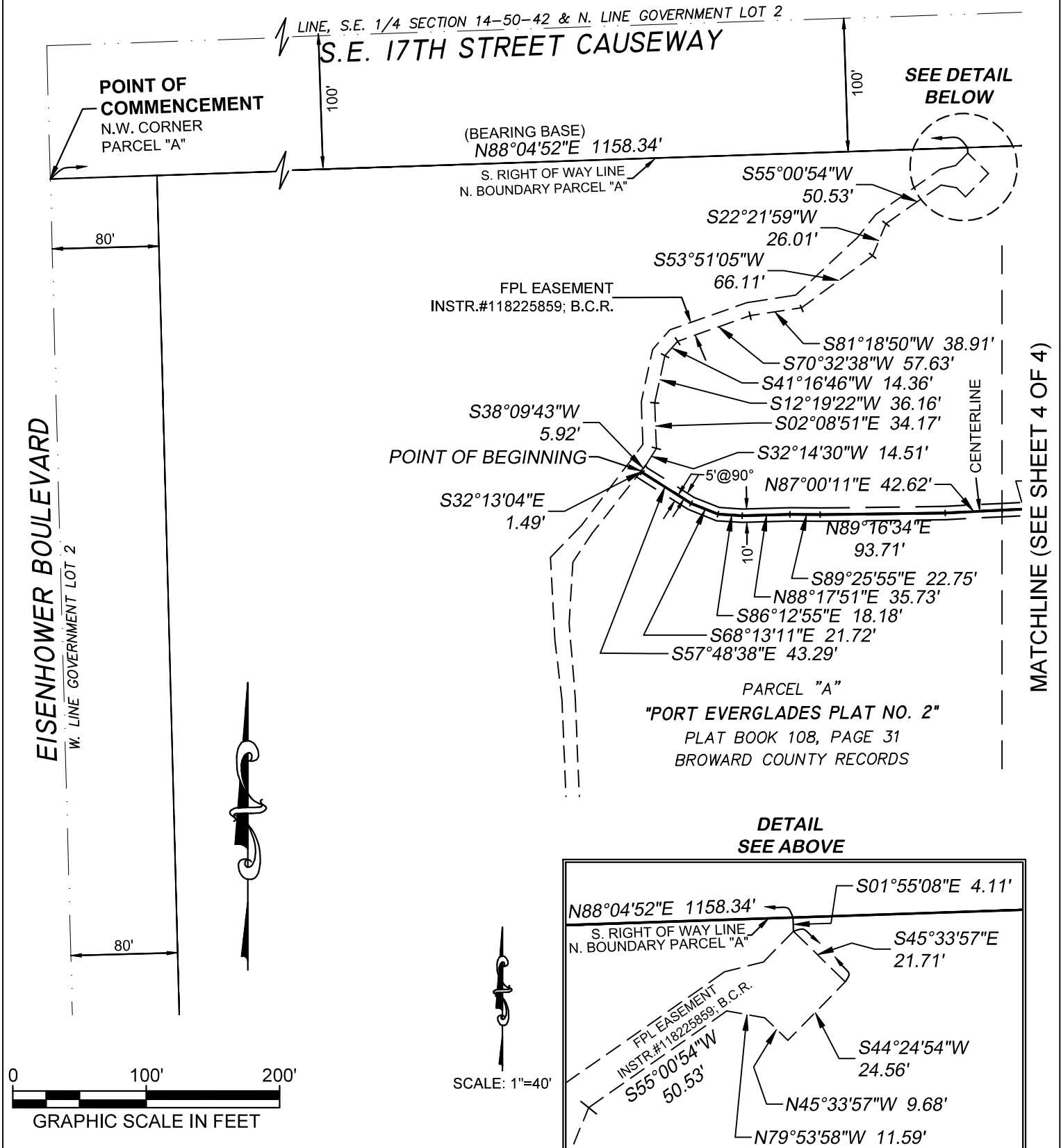


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JOB NO.: 87-0028-025-71	SHEET 2 OF 4 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: AC	DATED: 03/10/25

FPL EASEMENT EXHIBIT "A"

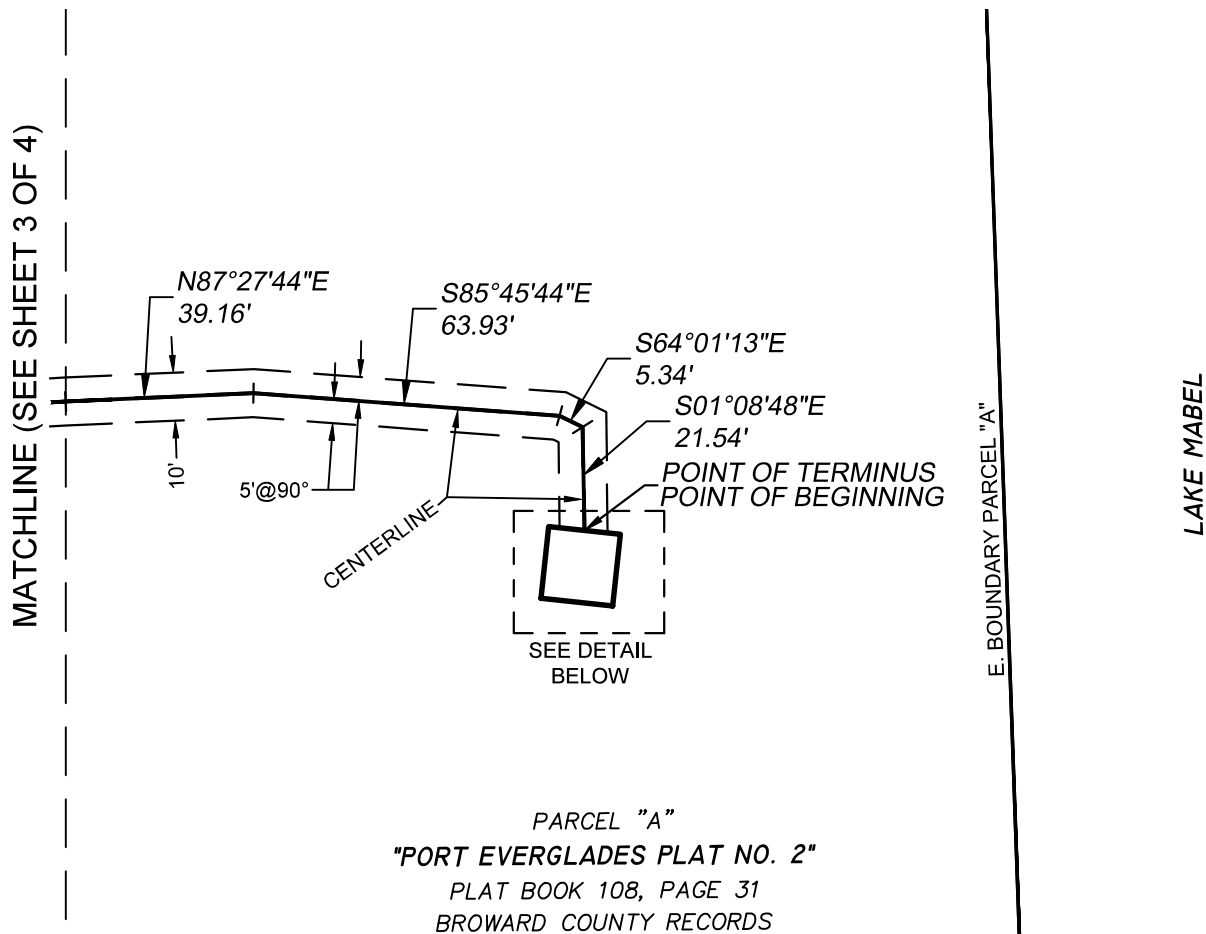
Exhibit 1
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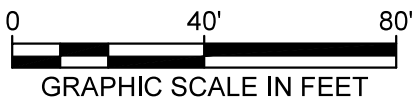
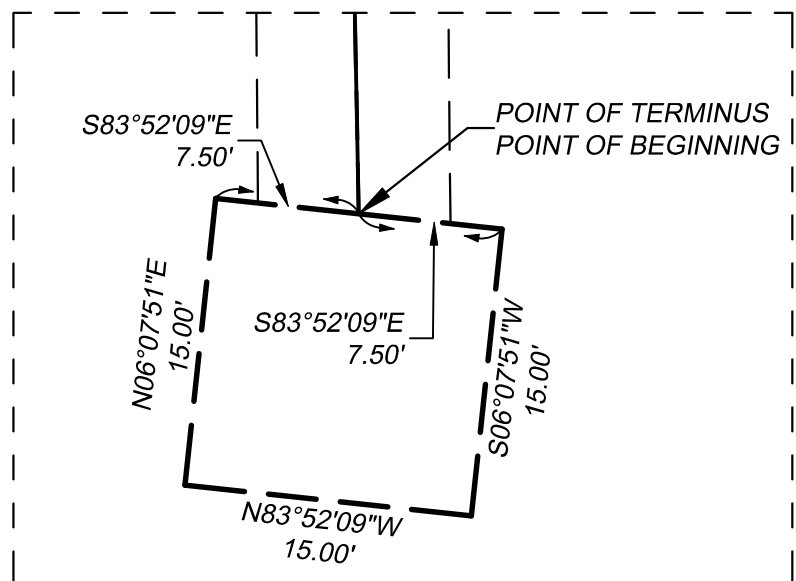
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FPL EASEMENT EXHIBIT "A"

Exhibit 1
Page 5 of 5



DETAIL
(SCALE: 1"=10')



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JOB NO.: 87-0028-025-71	SHEET 4 OF 4 SHEETS
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CHECKED BY: AC	DATED: 03/10/25