

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. 28, Twp. 50S, Rge. 39E

This Instrument Prepared By

Parcel I.D.

Name: Katie Hudson, Project Manager

'503928010030

Co. Name: Bowman Consulting Group

(Maintained by County Appraiser)

Address: 4450 W. Eau Gallie Blvd Ste 232
Melbourne, FL 32934

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" ("Easement Area").

Together with the right to permit any other person, firm, or corporation to attach wires to 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)Print Address: _____

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: _____

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

By: _____
Christina Price, Senior Assistant County Attorney DateBROWARD COUNTY, through its Board of County
CommissionersBy: _____
(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 [] physical presence or [] on-line 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 Commissioners, 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

Exhibit 1
Page 2 of 6

LEGAL DESCRIPTION:

A PORTION OF THE PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2910, PAGE 355 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 39 EAST.

A 10.00 FOOT WIDE EASEMENT, 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89°50'22" WEST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 660.33 FEET; THENCE NORTH 01°23'39" WEST, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 01°23'39" WEST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 597.99 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 43°50'31" WEST, A DISTANCE OF 24.50 FEET TO A POINT TO BE KNOWN AS **POINT 'A'**; THENCE SOUTH 62°56'28" WEST, A DISTANCE OF 32.00 FEET TO A POINT TO BE KNOWN AS **POINT 'B'**; THENCE CONTINUE SOUTH 62°56'28" WEST, A DISTANCE OF 375.00 FEET; THENCE SOUTH 54°21'01" WEST, A DISTANCE OF 20.50 FEET TO A POINT TO BE KNOWN AS **POINT 'C'**;

(CONTINUED ON PAGE 2 OF 5)

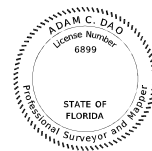
SURVEYOR'S NOTES:

1. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. THE BEARING BASIS IS THE SOUTH LINE OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 39 EAST, BEING S 89°50'22" W.
3. NO FIELD WORK WAS PERFORMED.
4. LATITUDE AND LONGITUDE (WGS 84; WORLD GEODETIC SYSTEM 1984) ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES, AND FOR FLORIDA POWER & LIGHT USE ONLY.
5. BOUNDARY AND UTILITY INFORMATION SHOWN HEREON WERE PROVIDED BY BROWARD COUNTY SURVEY OF EVERGLADES HOLIDAY PARK SITE IMPROVEMENTS, ISSUE DATE 4/12/2019, FILE: 08400.20-CP-101-106.DWG

NOTE: SEE SHEETS 3 THROUGH 5 OF 5 FOR SKETCH OF DESCRIPTION. DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 1 AND 2 OF THIS DOCUMENT.

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
Adam C Dao
Date: 2025.06.18
14:02:44 -04'00'

ADAM C. DAO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 6899

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. 100207-01-057	EXISTING EASEMENTS: NONE	DATE: Jun. 18, 2025
CADD FILE: EXHIBIT 5 DCR2	WR NO. 12760256	SCALE: N/A
		SHEET: 1 OF 5

FILE: V:\100207 - PIKE-FPL\100207-01-057 (SUR) - PIKE FPL BROWARD 2024 - WINDMILL\SURVEY\TASK 6 WINDMILL 6 #256\SURVEY\GIS\EXHIBIT 5 DCR2

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

Exhibit 1
Page 3 of 6

LEGAL DESCRIPTION:

(CONTINUED FROM PAGE 1 OF 5)

THENCE CONTINUE SOUTH 54°21'01" WEST, A DISTANCE OF 361.00 FEET;
THENCE SOUTH 44°32'09" WEST, A DISTANCE OF 90.00 FEET;
THENCE NORTH 57°32'05" WEST, A DISTANCE OF 102.00 FEET;
THENCE NORTH 70°32'37" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 79°19'21" WEST, A DISTANCE OF 110.00 FEET;
THENCE SOUTH 72°38'38" WEST, A DISTANCE OF 231.00 FEET;
THENCE SOUTH 19°13'33" EAST, A DISTANCE OF 115.00 FEET TO THE **POINT OF TERMINUS "1"**;
TOGETHER WITH, **BEGIN AT POINT 'A'**; THENCE SOUTH 46°09'29" EAST, A DISTANCE OF 10.00 FEET TO THE **POINT OF TERMINUS 'A'**;
TOGETHER WITH, **BEGIN AT POINT 'B'**; THENCE NORTH 27°03'32" WEST, A DISTANCE OF 37.8 FEET, MORE OR LESS, TO THE SOUTHERLY LEVEE RIGHT-OF-WAY LINE, AND THE **POINT OF TERMINUS 'B'**;
TOGETHER WITH A 15.00 FOOT WIDE EASEMENT, 7.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE; **BEGIN AT POINT 'C'**; THENCE SOUTH 35°21'50" EAST, A DISTANCE OF 10.00 FEET TO THE **POINT OF TERMINUS 'C'**;
THE SIDE LINES BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES AND THE SIDE LINES TO BE PROLONGED OR SHORTENED TO CREATE A CLOSED FIGURE AND INTERSECT THE RELATIVE PROPERTY LINE, WHERE PERTINENT ,TO CREATE A CLOSED FIGURE.

NOTE: SEE SHEETS 3 THROUGH 5 OF 5 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 1 AND 2 OF THIS DOCUMENT.

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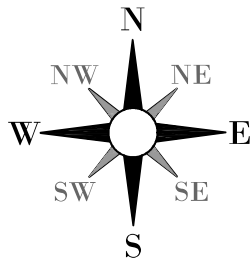
SCALE: N/A

SHEET: 2 OF 5

FILE: V:\100207 - PIKE-FPL\100207-01-057 (SUR) - PIKE FPL BROWARD 2024 - WINDMILL\SURVEY\TASK 6 WINDMILL 6 #256\SURVEY\GIS\EXHIBIT 5 DCR2

SKETCH AND DESCRIPTION THIS IS NOT A SURVEY

Exhibit 1
Page 4 of 6



0 80'

1 INCH = 80 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 80'

LEGEND

- (C) = CALCULATED
LAT: = LATITUDE
LB = LICENSED BUSINESS
LONG: = LONGITUDE
LS = SURVEYOR AND MAPPER
LTD. = LIMITED
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINUS
R/W = RIGHT-OF-WAY
EASEMENT

LINE TYPE KEY	
PL	PROPERTY LINE
SS	SANITARY SEWER
WM	WATER MAIN
FM	FORCE MAIN

VARIOUS UTILITY FEATURES
AND ACCESS POINTS
(TYPICAL)

S 43°50'31" W 24.50'

S 62°56'28" W 32.00'

EASEMENT

LAT: N026°03'37.3"
LONG: W080°26'39.0"

LEVEE L-67 A
(400' RIGHT-OF-WAY)

P.O.T. 'B'

LAT: N026°03'37.1"
LONG: W080°26'38.5"

EASEMENT

LAT: N026°03'37.1"
LONG: W080°26'38.5"

S 62°56'28" W 375.00'

SOUTHEAST CORNER,
PARCEL DESCRIBED IN
O.R.B. 2910, PG. 355, B.C.R.

SOUTH PROPERTY LINE &
SOUTH LINE OF TRACT 62

N 01°23'39" W 10.00'

BEARING BASIS
S 89°50'22" W

P.O.C.

SOUTHEAST CORNER OF
SECTION 28, TOWNSHIP 50
SOUTH, RANGE 39 EAST

GRIFFIN ROAD/LEVEE 33/LEVEE
37/SOUTH NEW RIVER CANAL
(R/W VARIES)

EAST LINE OF PARCEL
DESCRIBED IN O.R.B. 2910, PG. 355

S01°23'39"E 623.99'
(SOUTHEAST CORNER
TO LEVEE R/W)

20' RW (PB 2, PG 1, DCR)

PARCEL ID: 503933010020
TIITF/STATE OF FLORIDA
DEPARTMENT OF NATURAL RESOURCES
(TIITF: Board of Trustees of the Internal
Improvement Trust Fund of the State of Florida)

SOUTH LINE OF SECTION 28,
TOWNSHIP 50 SOUTH,
RANGE 39 EAST

ADDRESS:

21940 GRIFFIN ROAD

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES, AND CERTIFICATION.

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EXHIBIT "A" FLORIDA POWER AND LIGHT

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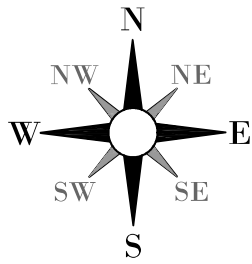
SCALE: 1" = 80'

SHEET: 3 OF 5

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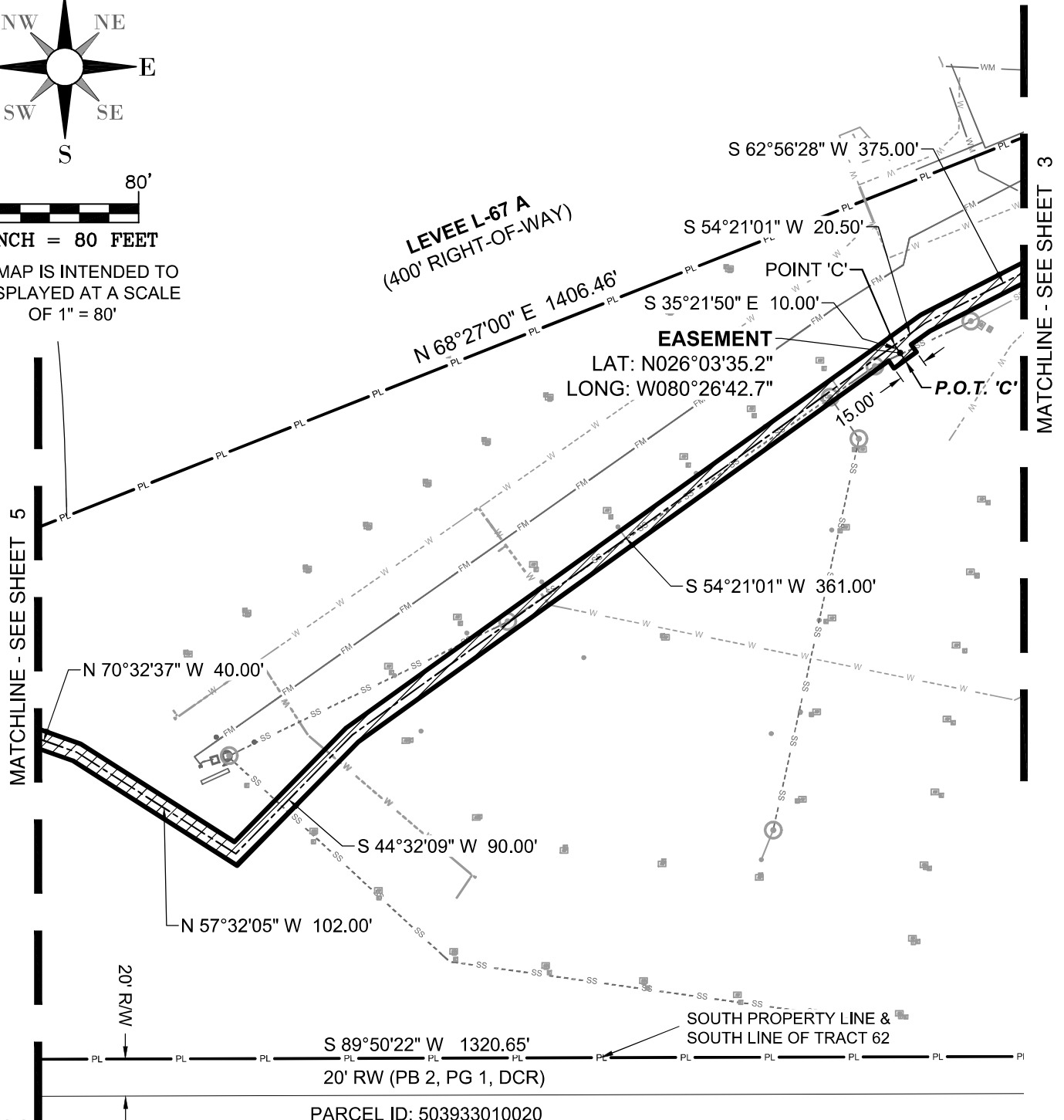
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PARCEL ID: 503933010020

TIITF/STATE OF FLORIDA

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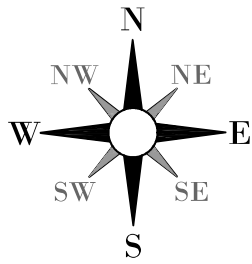
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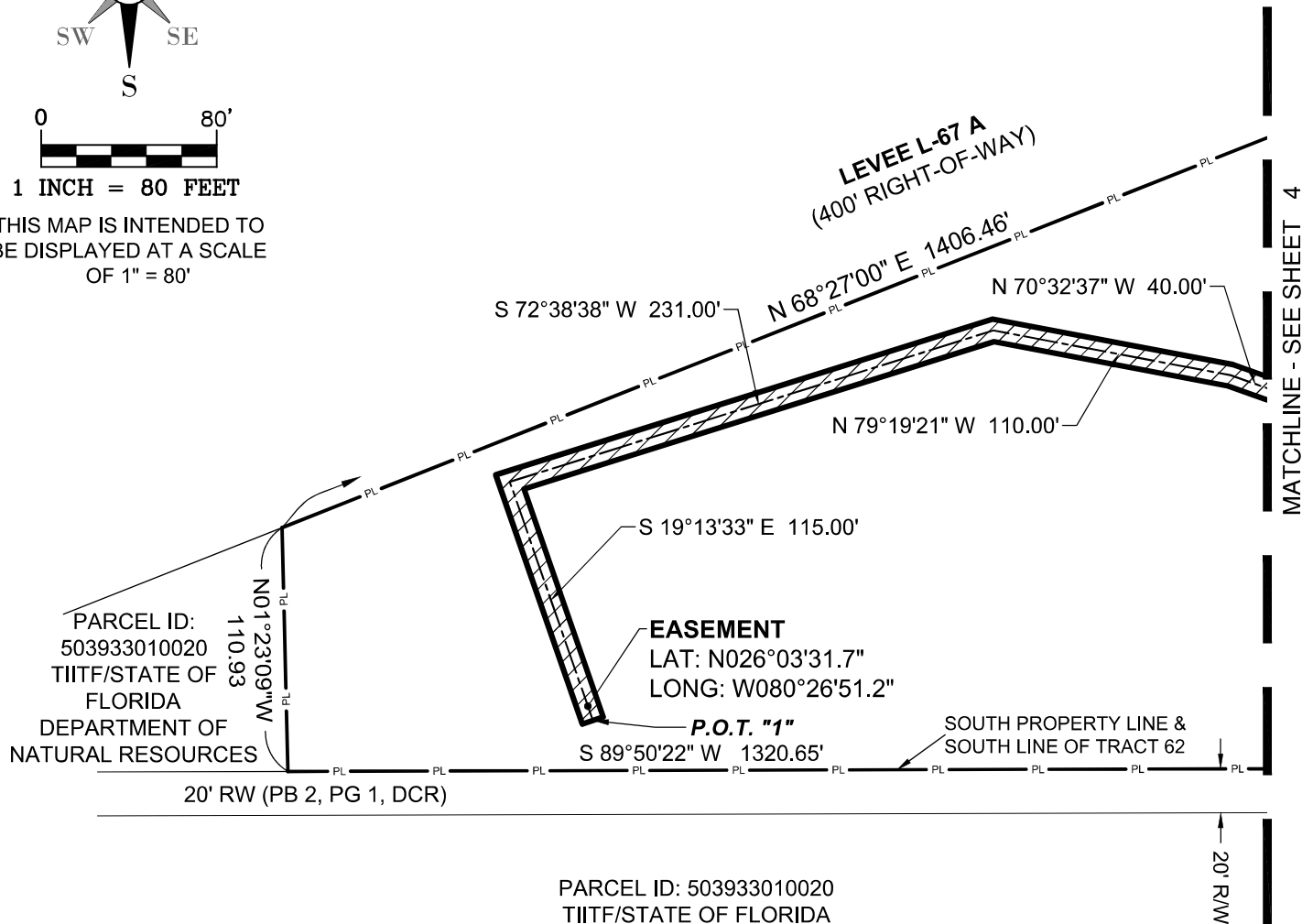
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