

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:

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)

Print Address: _____

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

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: _____

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

By: _____
Senior Assistant County Attorney Date

(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 _____

EXHIBIT A LEGAL DESCRIPTION FPL EASEMENT

LEGAL DESCRIPTION:

A FLORIDA POWER AND LIGHT EASEMENT, LYING OVER AND ACROSS A PORTION OF LOTS 31 AND 32 OF "SUPPLEMENTAL PLAT OF BLOCK 319, TOWN OF PROGRESSO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 125, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING IN BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID LOT 32, THENCE RUN N87°48'59"E FOR A DISTANCE OF 24.00 FEET TO A POINT ON A RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE PER INSTRUMENT#119644297; THENCE RUN S02°11'01"E, ALONG SAID PREVIOUSLY DESCRIBED LINE FOR A DISTANCE OF 28.79 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 10 FOOT WIDE FPL EASEMENT, LYING 5 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE; THENCE RUN N87°48'59" E FOR A DISTANCE OF 7.33 FEET TO THE POINT OF TERMINATION; ALSO BEING A POINT ON THE WEST INSIDE FACE OF THE VAULT ROOM AND A POINT "A"; THE SIDE LINES TO BE PROLONGED OR SHORTENED TO MEET THE WEST INSIDE FACE OF THE VAULT ROOM.

THE VERTICAL LIMITATION OF SAID DESCRIBED CENTERLINE IS BETWEEN ELEVATION 0.0' NAVD AND ELEVATION 6.33' NAVD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL (VAULT ROOM):

BEGIN AT THE AFOREMENTIONED POINT "A"; THENCE RUN NORTHERLY, ALONG THE INSIDE WEST FACE OF SAID VAULT ROOM, FOR A DISTANCE OF 18.5 FEET; THENCE RUN WESTERLY FOR A DISTANCE OF 1.7 FEET; THENCE RUN NORTHERLY FOR A DISTANCE OF 3.5 FEET; THENCE RUN EASTERLY FOR A DISTANCE OF 37.5 FEET; THENCE RUN SOUTHERLY FOR A DISTANCE OF 30.0 FEET; THENCE RUN WESTERLY FOR A DISTANCE OF 35.8 FEET; THENCE RUN NORTHERLY FOR A DISTANCE OF 8.0 FEET TO THE POINT OF BEGINNING; THE LAST SIX (6) COURSES ARE COINCIDENT WITH THE INSIDE FACE OF THE FPL VAULT ROOM.

THE VERTICAL LIMITATIONS FOR THE ABOVE DESCRIBED FPL VAULT ROOM IS FROM ELEVATION 0.0' NAVD FEET TO ELEVATION 19.0' NAVD.

SURVEYOR'S NOTES:

THIS IS NOT A BOUNDARY SURVEY.

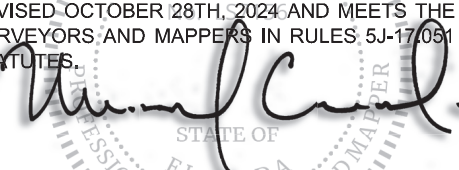
BEARINGS ARE BASED AN ASSUMED MERIDIAN WHEREBY THE CENTERLINE OF NORTH ANDREWS AVENUE , BEARS S 02°11'01" E.

Date: 2024.10.29 08:26:58-04'00'

THIS SKETCH OF LEGAL DESCRIPTION CONSISTS OF 2 SHEETS; NEITHER IS FULL AND COMPLETE WITHOUT THE OTHER.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE ON OCTOBER 8TH, 2024 AND REVISED OCTOBER 28TH, 2024 AND MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.



MICHAEL CARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 7156

THIS DESCRIPTION AND SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

1228A (Survey)dwg\22011228A FPL Vault Easement R3.dwg\V-01-SURVEY (1) By: JPINO



Engineering & Design

www.colliersengineering.com

FPL EASEMENT
(VAULT ROOM)
FOR
GALLERY AT FLAGLER

A PORTION OF
LOTS 31 AND 32
BLOCK 319
PLAT BOOK 1 PAGE 125
FORT LAUDERDALE
BROWARD COUNTY, FLORIDA



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



MIAMI
7400 Corporate Center Drive
Suite C
Miami, FL 33126
Phone: 305.392.3190
COLLIERS ENGINEERING & DESIGN, INC.

EXHIBIT A

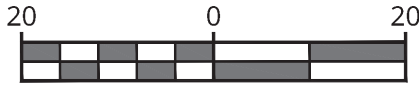
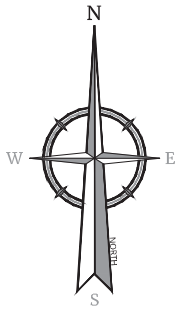
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/03/24	JP	MC
PROJECT NUMBER:	DRAWING NAME:		
22011228A	22011228A FPL VAULT EASEMENT R3		

SHEET TITLE:
LEGAL DESCRIPTION

SHEET NUMBER:
1 of 2

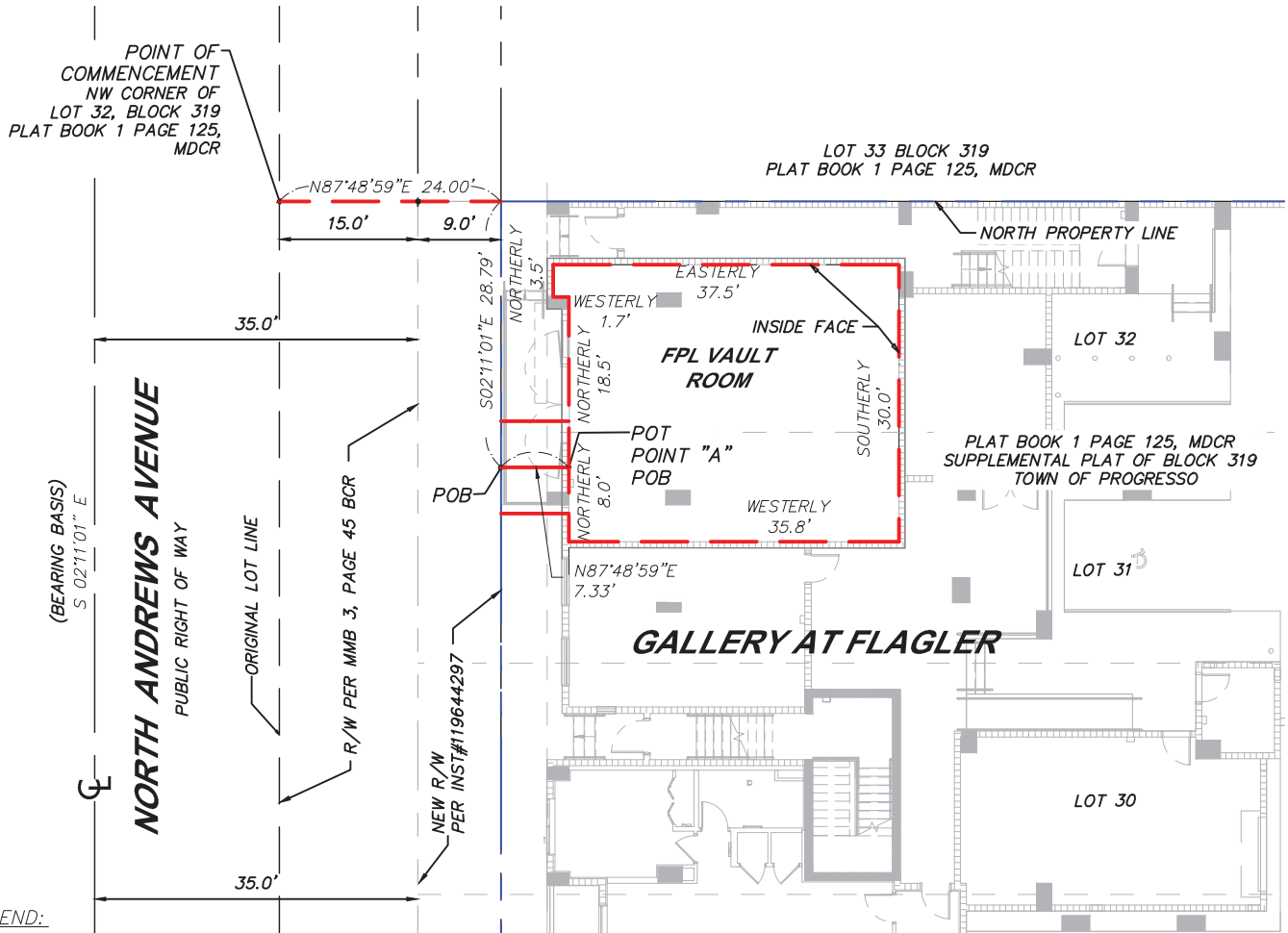
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION FPL EASEMENT



SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



LEGEND:

- LB LICENSED BUSINESS
- Ⓢ CENTERLINE
- POB POINT OF BEGINNING
- POT POINT OF TERMINATION
- MDCR MIAMI-DADE COUNTY RECORDS
- BCR BROWARD COUNTY RECORDS
- INST INSTRUMENT
- R/W RIGHT OF WAY
- MMB MISCELLANEOUS MAP BOOK
- NAVD NORTH AMERICAN VERTICAL DATUM OF 1988

1228A Survey.dwg 22011228A FPL Vault Easement R3.dwg V-01-SURVEY (2) By: JPINO



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FPL EASEMENT
(VAULT ROOM)
FOR
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PLAT BOOK 1 PAGE 125
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22011228A	22011228A FPL VAULT EASEMENT R3		

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LEGAL DESCRIPTION**

SHEET NUMBER:
2 of 2