

Work Request No. _____

Sec. 3, Twp 50 S, Rge 42E

Parcel I.D: See attached – Pg. 4

(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Nicholas G. Milano, Esq.
Co. Name: Holland & Knight LLP
Address: 515 East Las Olas Blvd
Suite 1200
Ft. Lauderdale, FL 33301

THIS EASEMENT IS BEING RECORDED TO CORRECT CERTAIN INFORMATION IN THAT EASEMENT RECORDED NOVEMBER 19, 2024 UNDER INSTRUMENT #119910941 AND ADDING SECTION, TOWNSHIP AND RANGE.

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, cables, conduits and appurtenant 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 heretofore described, 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 December 10, 2024.

Signed, sealed and delivered in the presence of:

Print Name: _____

(Witness' Signature)

Ricardo Gil
(Witness)

Entity name:

SUNSHINE SHIPYARD, LLC, a Delaware limited liability company

By: _____

Print Name: Eyal Peretz, as Manager

Print Address: 640 NW 7th Avenue, Fort Lauderdale,
Broward County, Florida 33311

Print Name: _____

(Witness' Signature)

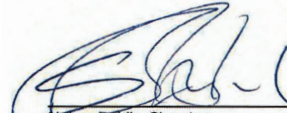
SYLVANOR JAYANOR
(Witness)

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me this 10 day of December, 2024, by means of ☒ physical present or ☐ online notarization, this 10 day of December, 2024, by Eyal Peretz, as Manager of Sunshine Shipyard, LLC, a Delaware limited liability company, who is personally known to me or has produced _____ not) as identification and who did (did not) take an oath.

(Type of Identification)

My Commission Expires:




Notary Public, Signature
Print Name Alex Fraynd

ACKNOWLEDGED AND APPROVED BY LENDER:

CENTENNIAL BANK, an Arkansas State Chartered Bank

By: _____

Print Name: _____

Print Title: _____

STATE OF _____ }
COUNTY OF _____ } ss:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____, as _____ of _____, a _____, on behalf of the _____, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]

Print Name: _____
Notary Public, State of _____
Commission #: _____
My Commission Expires: _____

ACKNOWLEDGED AND APPROVED BY:

Consent

Fort Lauderdale Community Redevelopment Agency, a special district created pursuant to Chapter 163, Part III Florida Statutes

By: [Signature]

Print Name: Susan Grant

Print Title: Acting Executive Director

Approved as to form:

[Signature]
Print name: Lynn Solomon

Print Title: Assistant General Counsel

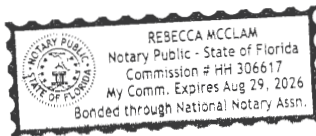
STATE OF Florida)

COUNTY OF Broward) ss:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of ____, 2024, by Susan Grant, as Acting Executive Director of FLCRA, a Agency, on behalf of the Agency, who is personally known to me or who has produced as identification.

Anthony Fajardo, Asst. City Mgr

[NOTARIAL SEAL]



[Signature]
Print Name: _____
Notary Public, State of _____
Commission #: _____
My Commission Expires: _____

**LEGAL DESCRIPTION AND SKETCH
FLORIDA POWER & LIGHT
DUCT BANK AND VAULT ROOM EASEMENT
THE ARCADIAN**

FOLIO No. 4942 34 07 7380
FOLIO No. 4942 34 07 7410
FOLIO No. 4942 34 07 7490
FOLIO No. 4942 34 07 7510
FOLIO No. 4942 34 07 7520

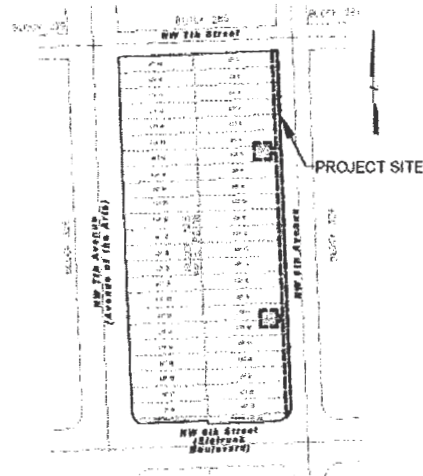
SURVEYOR'S NOTES:

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the assumed bearing the Center Line of NW 6th Street as N87°51'38"E.
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. One page is not valid without the others.
5. This easement strip forms a closed geometric figure.

LEGEND:

1. P.O.B denotes Point of Beginning
2. P.O.C denotes Point of Commencement
4. R/W denotes Right of Way
5. P/L Property Line
6. C/L Center Line
7. M.D.C.R. Miami-Dade County Records
8. P.O.T. Point of Termination
9. F.P.L. denotes Florida Power & Light

**LOCATION MAP
NOT TO SCALE
SEC: 3-50S-42E**



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. That the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.



Rafael R. Cabrera
BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5505
STATE OF FLORIDA
DATE: 11-17-2024

**LEGAL DESCRIPTION AND SKETCH
F.P.L. EASEMENT
DUCT BANK AND VAULT ROOM EASEMENT
THE ARCADIAN
640 NW 7th AVE.
Fort Lauderdale, Broward County, FL 33311**

America Layout Corp.



LB 7404
8990 S.W. 24th Street, Suite # 217
Miami, Florida 33165 Tel. 305-606-0031

JOB No.: FPL EASE 2024

DRAWN DATE: 11-14-2024

DRAWN: MM REVISED:

CHECKED BY: RC

SCALE: AS SHOWN

SHEET 1 OF 4

EXHIBIT "A"

DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 24, BLOCK 325, "MAP PROGRESSO FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 24, THENCE RUN NORTH 02°08'22" WEST ALONG THE WEST LINE OF SAID LOT 24 FOR A DISTANCE OF 12.32 FEET TO A POINT ON THE NW 6th STREET (SISTRUNK BOULEVARD) NORTH RIGHT-OF-WAY LINE; THENCE RUN NORTH 87°51'38" EAST ALONG THE SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 110.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°50'37", FOR AN ARC DISTANCE OF 18.89 FEET TO A POINT OF TANGENCY, ALSO POINT OF BEGINNING; THENCE RUN ALONG A LINE PARALLEL WITH, AND 8.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID BLOCK 325, NORTH 02°08'22" WEST FOR A DISTANCE OF 152.90 FEET TO A POINT; THENCE RUN SOUTH 87°51'38" WEST FOR A DISTANCE OF 8.22 FEET TO A POINT AT INTERIOR FACE OF THE VAULT ROOM WALL #1; THENCE RUN SOUTH 02°08'22" EAST FOR A DISTANCE OF 9.00 FEET TO A POINT; THENCE RUN SOUTH 87°51'38" WEST FOR A DISTANCE OF 27.00 FEET TO A POINT; THENCE RUN NORTH 02°08'22" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT; THENCE RUN NORTH 87°51'38" EAST FOR A DISTANCE OF 27.00 FEET TO A POINT; THENCE RUN SOUTH 02°08'22" EAST FOR A DISTANCE OF 9.00 FEET TO A POINT AT EXTERIOR FACE OF THE VAULT ROOM WALL; THENCE RUN NORTH 87°51'38" EAST FOR A DISTANCE OF 8.22 FEET TO A POINT ON SAID LINE PARALLEL; THENCE RUN NORTH 02°08'22" WEST ALONG SAID LINE PARALLEL FOR A DISTANCE OF 158.17 FEET TO A POINT; THENCE RUN SOUTH 87°51'38" WEST FOR A DISTANCE OF 8.22 FEET TO A POINT AT INTERIOR FACE OF THE VAULT ROOM WALL #2; THENCE RUN SOUTH 02°08'22" EAST FOR A DISTANCE OF 8.91 FEET TO A POINT; THENCE RUN SOUTH 87°51'38" WEST FOR A DISTANCE OF 26.92 FEET TO A POINT; THENCE RUN NORTH 02°08'22" WEST FOR A DISTANCE OF 25.83 FEET TO A POINT; THENCE RUN NORTH 87°51'38" EAST FOR A DISTANCE OF 26.92 FEET TO A POINT; THENCE RUN SOUTH 02°08'22" EAST FOR A DISTANCE OF 8.91 FEET TO A POINT AT EXTERIOR FACE OF THE VAULT ROOM WALL; THENCE RUN NORTH 87°51'38" EAST FOR A DISTANCE 8.22 FEET TO A POINT ON SAID LINE PARALLEL; THENCE RUN NORTH 02°08'22" WEST ALONG SAID LINE PARALLEL FOR A DISTANCE OF 153.90 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 325; THENCE RUN NORTH 87°52'38" EAST ALONG THE SAID NORTH LINE FOR A DISTANCE OF 8.00 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID BLOCK 325; THENCE RUN SOUTH 02°08'22" EAST ALONG THE EAST LINE OF SAID BLOCK 325 FOR A DISTANCE OF 562.84 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, THENCE ALONG SAID CURVE TO THE NORTHWEST; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 47°09'23", FOR AN ARC DISTANCE OF 20.58 FEET TO A POINT OF TANGENCY, ALSO POINT OF BEGINNING.

CONTAINING 6,131.25 SQUARE FEET, 0.141 ACRES.

LEGAL DESCRIPTION AND SKETCH
F.P.L. EASEMENT
DUCT BANK AND VAULT ROOM EASEMENT
THE ARCADIAN
640 NW 7th AVE.
Fort Lauderdale, Broward County, FL 33311

America Layout Corp.

LB 7464
8890 S.W. 24th Street, Suite # 217
Miami, Florida 33165 Tel. 305 808 6031

JOB No.: FPL EASE 2024

DRAWN DATE: 11-14-2024

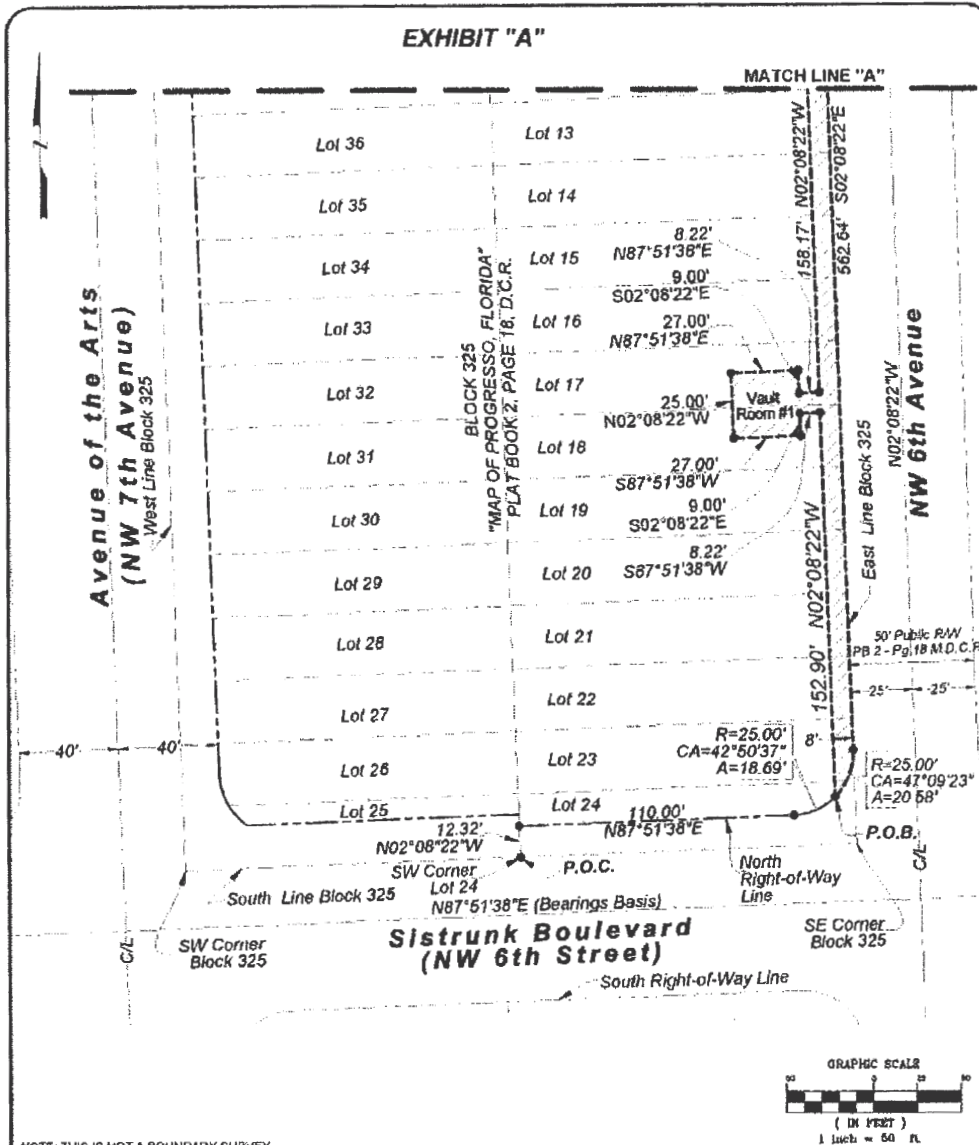
DRAWN: MM REVISED:

CHECKED BY: RC

SCALE: AS SHOWN

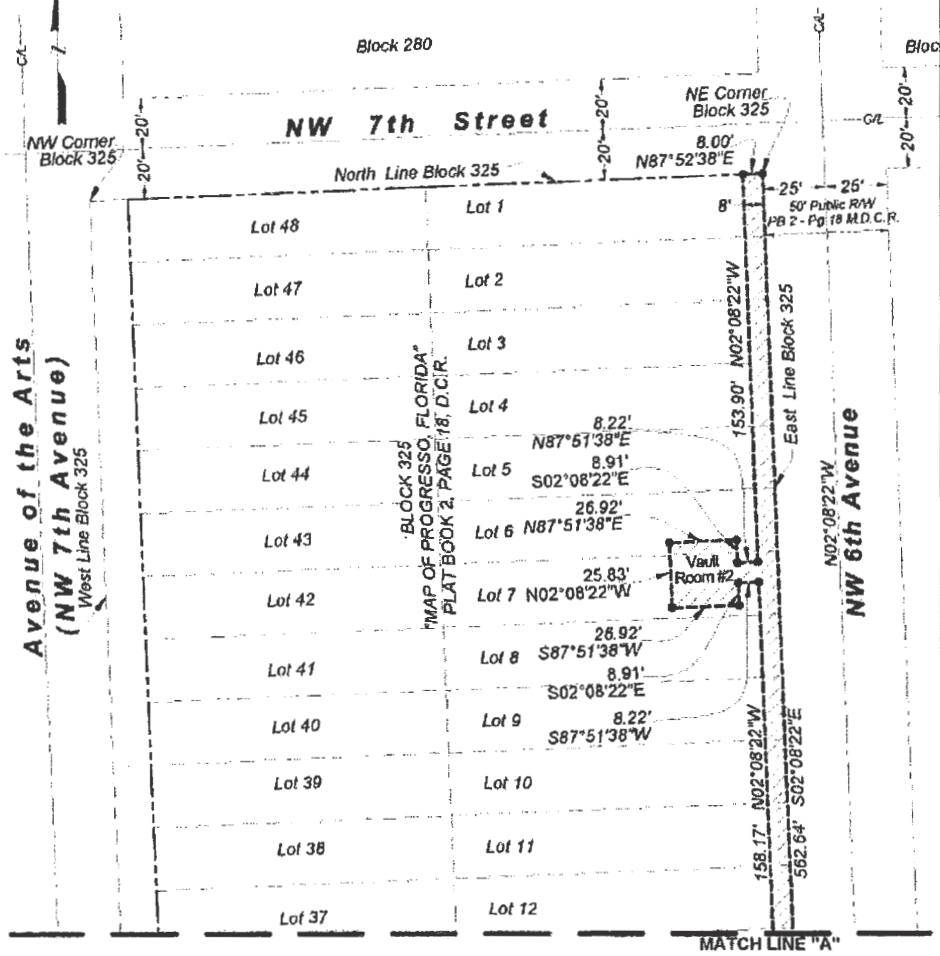
SHEET 2 OF 4

EXHIBIT "A"

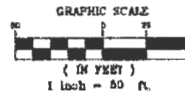


<p>LEGAL DESCRIPTION AND SKETCH F.P.L. EASEMENT DUCT BANK AND VAULT ROOM EASEMENT THE ARCADIAN 640 NW 7th AVE. Fort Lauderdale, Broward County, FL 33311</p>	<p>America Layout Corp.</p> <p>LB 7464 9590 S.W. 24th Street, Suite # 217 Miami, Florida 33165 Tel 305-606-0731</p>	<p>JOB No. FPL EASE 2024 DRAWN DATE 11-14-2024 DRAWN: MM REVISID: CHECKED BY: RC SCALE: AS SHOWN SHEET 3 OF 4</p>
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EXHIBIT "A"



NOTE: THIS IS NOT A BOUNDARY SURVEY



LEGAL DESCRIPTION AND SKETCH
F.P.L. EASEMENT
DUCT BANK AND VAULT ROOM EASEMENT
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America Layout Corp.

LB 7484
6800 S.W. 24th Street, Suite # 217
Miami, Florida 33185 Tel. 305-506-0031

JOB No.: FPL EASE 2024

DRAWN DATE: 11-14-2024

DRAWN: MM REVISED:

CHECKED BY: RC

SCALE: AS SHOWN

SHEET 4 OF 4



COMMISSION AGENDA ITEM DOCUMENT ROUTING FORM

Today's Date: 12-24-24

RUSH

1L

1. DOCUMENT TITLE: FPL Easement- Arcadian

COMM. MTG. DATE: 11/07/2023 CAM #: 23-0958 ITEM #: R-2 CAM attached: ☒ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Erica K./6088 Action Summary attached: ☒ YES ☐ NO

CIP FUNDED: ☐ YES ☐ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

1) Dept: _____ Router Name/Ext: _____ # of originals routed: 1 Date to CAO: _____

2) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 1

Is attached Granicus document Final? ☒ YES ☐ NO Approved as to Form: ☒ YES ☐ NO

Date to CCO: 12-24-24

Lynn Solomon
Attorney's Name

[Signature]
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Aimee L./CMO Date: 12/24/24

4) City Manager's Office: CMO LOG #: DEC160 Document received from: _____

Assigned to: SUSAN GRANT ☐ ANTHONY FAJARDO ☐ LAURA REECE ☐
SUSAN GRANT as CRA Executive Director ☐ BEN ROGERS ☐

☐ APPROVED FOR S. GRANT'S SIGNATURE ☐ N/A FOR SUSAN GRANT TO SIGN

PER ACM: L.Reece (Initial/Date) PER ACM: S. Grant (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward _____ originals to ☐ Mayor ☒ CCO Date: 12/24/24

5) Mayor/CRA Chairman: Please sign as indicated. Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

6) City Clerk: Forward 1 originals to CAO for FINAL APPROVAL Date: 12/27/24

7) CAO forwards _____ originals to CCO Date: _____

8) City Clerk: Scan original and forwards 1 original to: Erica Keiper/ xt. 6088

Attach _____ certified Reso# _____ ☐ YES ☐ NO

Original Route form to: Erica K./6088

Rev. 9/9/2020