

Work Request No. 12310257

Sec. __, Twp. S, Rge. E

Parcel I.D. 504216000141

and 504216000160

(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Juan Carlos Samuel
Co. Name: City of Fort Lauderdale - Public Works
Address: 101 NE 3RD AVE. SUITE 1410
Fort Lauderdale, FL 33301

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) 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 Cro. Jit 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 _____, 20__.

Signed, sealed and delivered in the presence of:

City of Fort Lauderdale, a municipal corporation
of the State of Florida

(Witness' Signature)
Print Name: _____

Address: _____

By: _____
SUSAN GRANT, Acting City Manager

(Witness' Signature)
Print Name: _____

Address: _____

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 _____, 2024, by Susan Grant, Acting City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale. She is personally known to me or has produced _____ as identification.

My Commission Expires:

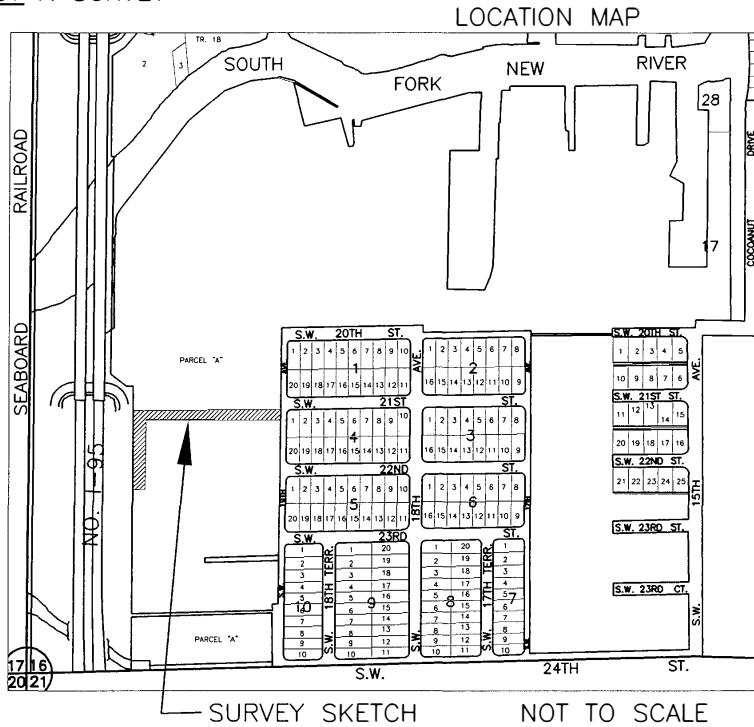
Notary Public, Signature

Print Name _____

SKETCH AND DESCRIPTION

EXHIBIT A

THIS IS NOT A SURVEY



DESCRIPTION:

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 16, TOWNSHIP 50 SOUTH, RANGE 42 EAST. BEING MORE PARTICULARLY DESCRIBED BELOW.

COMMENCING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF PARCEL "A", "LAUDERDALE MARINA CENTER" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 168, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S 01°45'21" E ALONG THE WEST RIGHT OF WAY LINE OF SOUTHWEST 19 AVENUE, A DISTANCE OF 72.38 FEET TO THE POINT OF BEGINNING; THENCE S 86°55'00" W ALONG A LINE BEING 1051.335 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 16, A DISTANCE OF 600.91 FEET TO THE EAST LINE OF THE LIMITED ACCESS RIGHT OF WAY LINE OF I-95; THENCE S 01°26'51" E ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 161.50 FEET; THENCE N 88°33'09" E, A DISTANCE OF 14.50 FEET; THENCE N 01°26'51" W ALONG A LINE 14.50 FEET EAST OF AND PARALLEL TO SAID LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 144.91 FEET; THENCE N 86°55'00" E ALONG A LINE 17.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF SAID DESCRIPTION, A DISTANCE OF 586.50 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTHWEST 19 AVENUE; THENCE N 01°45'21" W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING A COMBINED 12,314 SQUARE FEET OR 0.2893 ACRES MORE OR LESS.

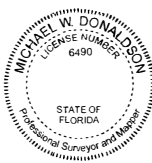
NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
 - 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
 - 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 4) BEARINGS BASED ON THE WEST RIGHT OF WAY LINE OF SW 19 AVE. BEING S01°45'21"E.
- HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED: SEPTEMBER 26th, 2024

PAGE 1 OF 2

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA



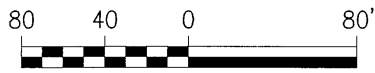
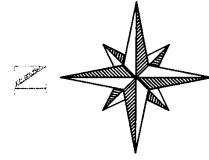
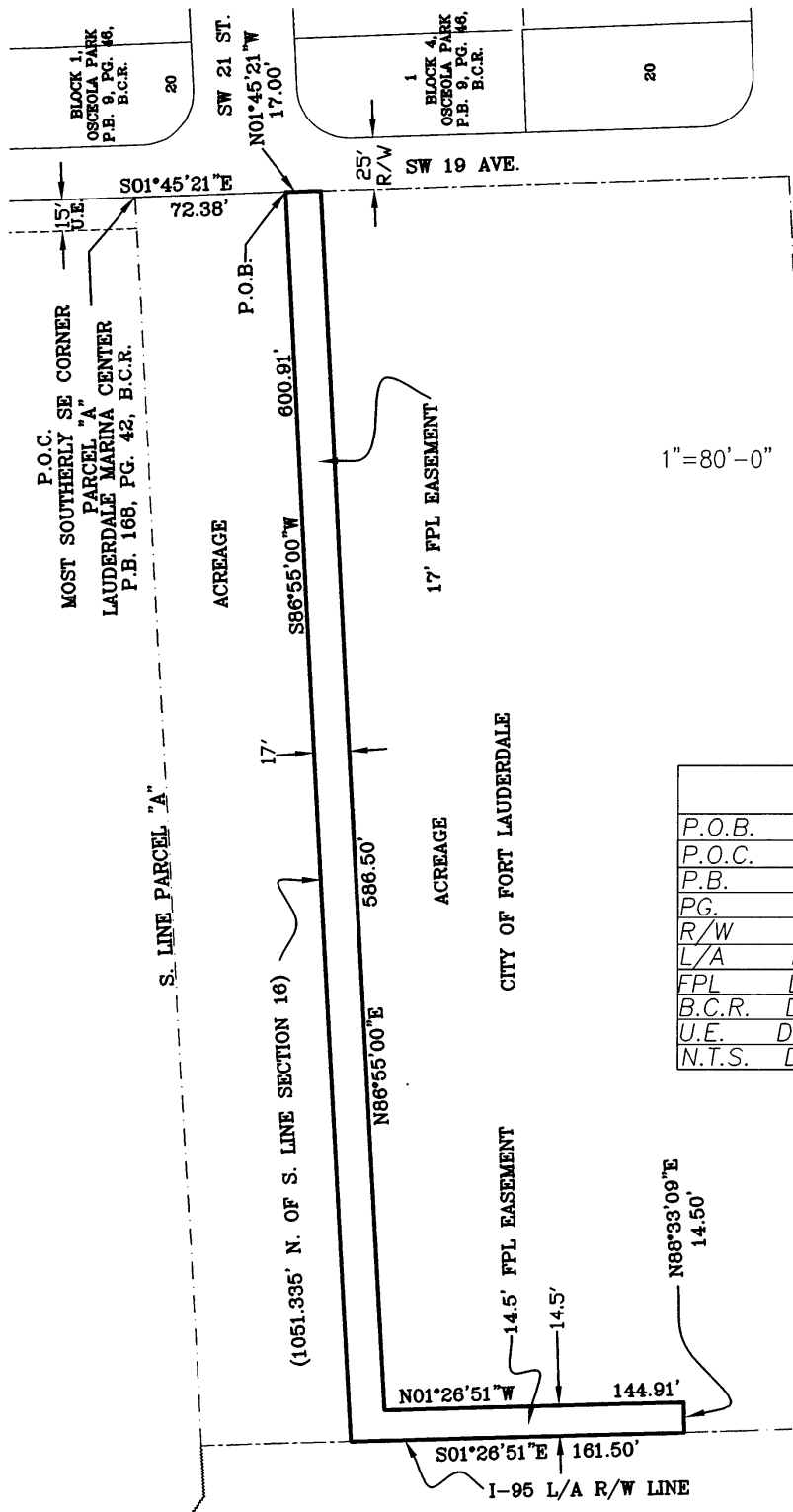
Digitally signed
by Michael W
Donaldson
Date: 2024.09.26
14:55:09 -04'00'
Adobe Acrobat
version:
2024.003.20112

CITY OF FORT LAUDERDALE		
EXHIBIT A		
SKETCH AND DESCRIPTION		
FPL EASEMENT		
BY: M.D.	ENGINEERING	DATE: 09/26/24
CHK' D MD.	DIVISION	SCALE: N.T.S.

PLOT

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY



1"=80'-0"

LEGEND	
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.B.	DENOTES PLAT BOOK
PG.	DENOTES PLAT PAGE
R/W	DENOTES RIGHT-OF-WAY
L/A	DENOTES LIMITED ACCESS
FPL	DENOTES FLORIDA POWER AND LIGHT
B.C.R.	DENOTES BROWARD COUNTY RECORDS
U.E.	DENOTES UTILITY EASEMENT
N.T.S.	DENOTES NOT TO SCALE

PAGE 2 OF 2

CITY OF FORT LAUDERDALE		
EXHIBIT A		
SKETCH AND DESCRIPTION		
FPL EASEMENT		
BY: M.D.	ENGINEERING	DATE: 09/26/24
CHK'D M.D.	DIVISION	SCALE: 1"=80'

PLOT