

Work Request No. _____

Sec. 8, Twp 49, Rge 42

Parcel I.D. 494209290010

(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Co. Name: City of Fort Lauderdale
City Manager

Address: 101 NE.3rd Avenue, Ste. 2100
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 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 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:

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: _____

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: _____

By: _____

Print Name: Rickelle Williams

Print Title: City Manager

Print Address: 101 NE 3rd Avenue, Ste. 2100

Fort Lauderdale, FL 33301

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____ 2025, by Rickelle Williams the City Manager of the City of Fort Lauderdale, a municipal corporation of Florida, 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 _____

Approved as to Form and Correctness:
Shari L. McCartney, City Attorney

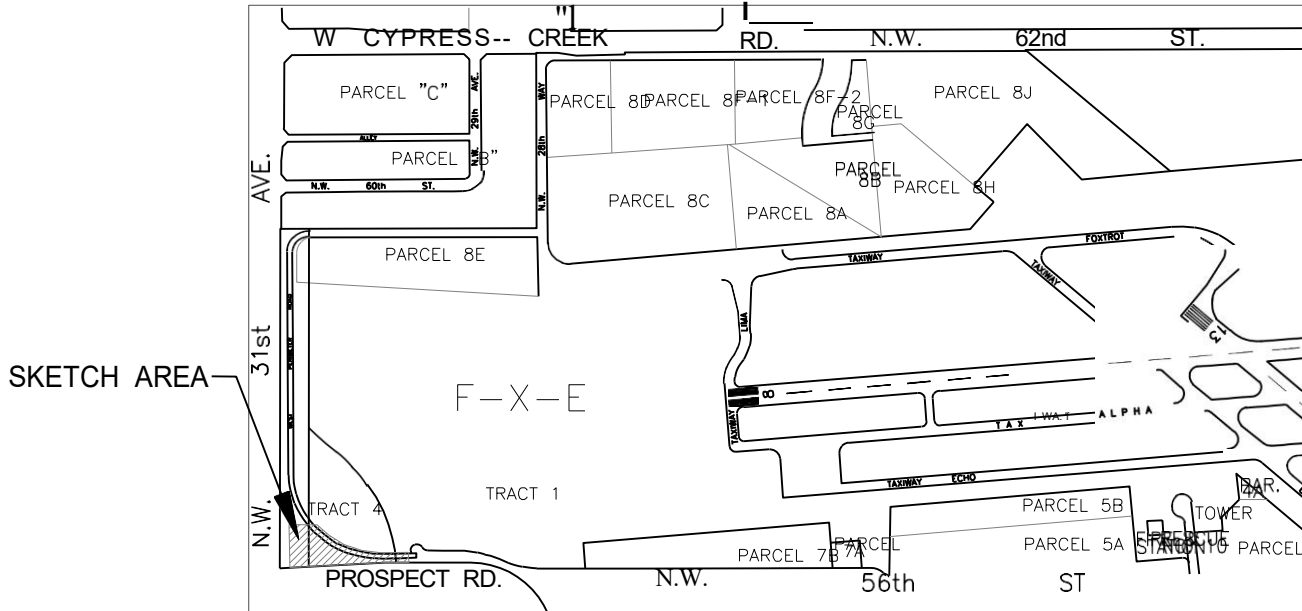
Lynn Solomon, Asst. City Attorney

SKETCH AND DESCRIPTION

Exhibit A

THIS IS NOT A SURVEY

LOCATION MAP (N.T.S.)



DESCRIPTION: FPL EASEMENT

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND A PORTION OF TRACTS 1 AND 4, "F-X-E PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 4, THENCE N 01°50'09" W, A DISTANCE OF 85.03 FEET; THENCE S 88°09'51" W, A DISTANCE OF 15.20 FEET TO THE POINT OF BEGINNING(1); THENCE S 01°50'09" E ALONG A LINE PARALLEL AND 15.20 FEET WEST OF THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 50.00 FEET; THENCE S 88°09'51" W, A DISTANCE OF 20.00 FEET; THENCE S 01°50'09" E, A DISTANCE OF 38.47 FEET TO THE NORTH RIGHT OF WAY LINE OF PROSPECT ROAD AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTH AND HAVING A RADIAL BEARING OF S 07°06'34" E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3242.34 FEET, A CENTRAL ANGLE OF 00°21'17" AND AN ARC DISTANCE OF 20.08 FEET TO A POINT; THENCE N 01°50'09" W ALONG A LINE PARALLEL TO AND 20.00 FEET WEST OF THE PREVIOUS LINE, A DISTANCE OF 40.26 FEET; THENCE S 88°09'51" W, A DISTANCE OF 10.00 FEET; THENCE N 01°50'09" W, A DISTANCE OF 50.00 FEET; THENCE N 88°09'51" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

AN INGRESS/EGRESS EASEMENT BEING A STRIP OF LAND 10.00 FEET WIDE LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT THE POINT OF BEGINNING(1); THENCE N 43°09'51" E, A DISTANCE OF 102.40 FEET TO THE WESTERLY LINE OF PERIMETER ROAD AND THE POINT OF TERMINATION(1); THE SIDELINES OF SAID STRIP TO BE SHORTENED OR EXTENDED TO TERMINATE AT PERIMETER ROAD AND AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED EASEMENT.

ALSO TOGETHER WITH:

AN INGRESS/EGRESS EASEMENT BEING A STRIP OF LAND 24.00 FEET WIDE LYING 12.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT TERMINATION POINT(1). THENCE N 14°00'55" W, A DISTANCE OF 20.23 FEET TO THE CENTERLINE OF PERIMETER ROAD AND BEING A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL BEARING OF N 40°41'25" E AND BEING THE POINT OF BEGINNING(2); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 42°40'37" AND AN ARC DISTANCE OF 316.56 FEET TO A POINT OF TANGENCY; THENCE N 88°00'48" E, A DISTANCE OF 275.67 FEET; THENCE S 00°39'23" W, A DISTANCE OF 54.12 FEET TO THE NORTH RIGHT OF WAY LINE OF PROSPECT ROAD AND THE POINT OF TERMINATION(2); THE SIDELINES OF SAID 24 FOOT STRIP TO BE SHORTENED OR EXTENDED TO MEET AT ANGLE POINTS.

ALL SAID LANDS LYING, BEING AND SITUATING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. THE FPL EASEMENT CONTAINS 3,287 SQUARE FEET MORE OR LESS.

NOTES:

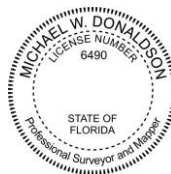
- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR AN ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) BEARINGS ARE BASED ON AN ASSUMED DATA RELATIVE TO THE WEST LINE OF SAID SECTION 8, BEING N 01°50'09" W.

I 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 SJ-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

PAGE 1 OF 3

DATED AUGUST 8, 2025

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



Digitally signed
by Michael W
Donaldson
Date:
2025.08.12
10:50:04 -0400

CITY OF FORT LAUDERDALE

EXHIBIT 1

FXE FPL EASEMENT
FPL INGRESS/EGRESS EASEMENT

BY: M.O.

ENGINEERING

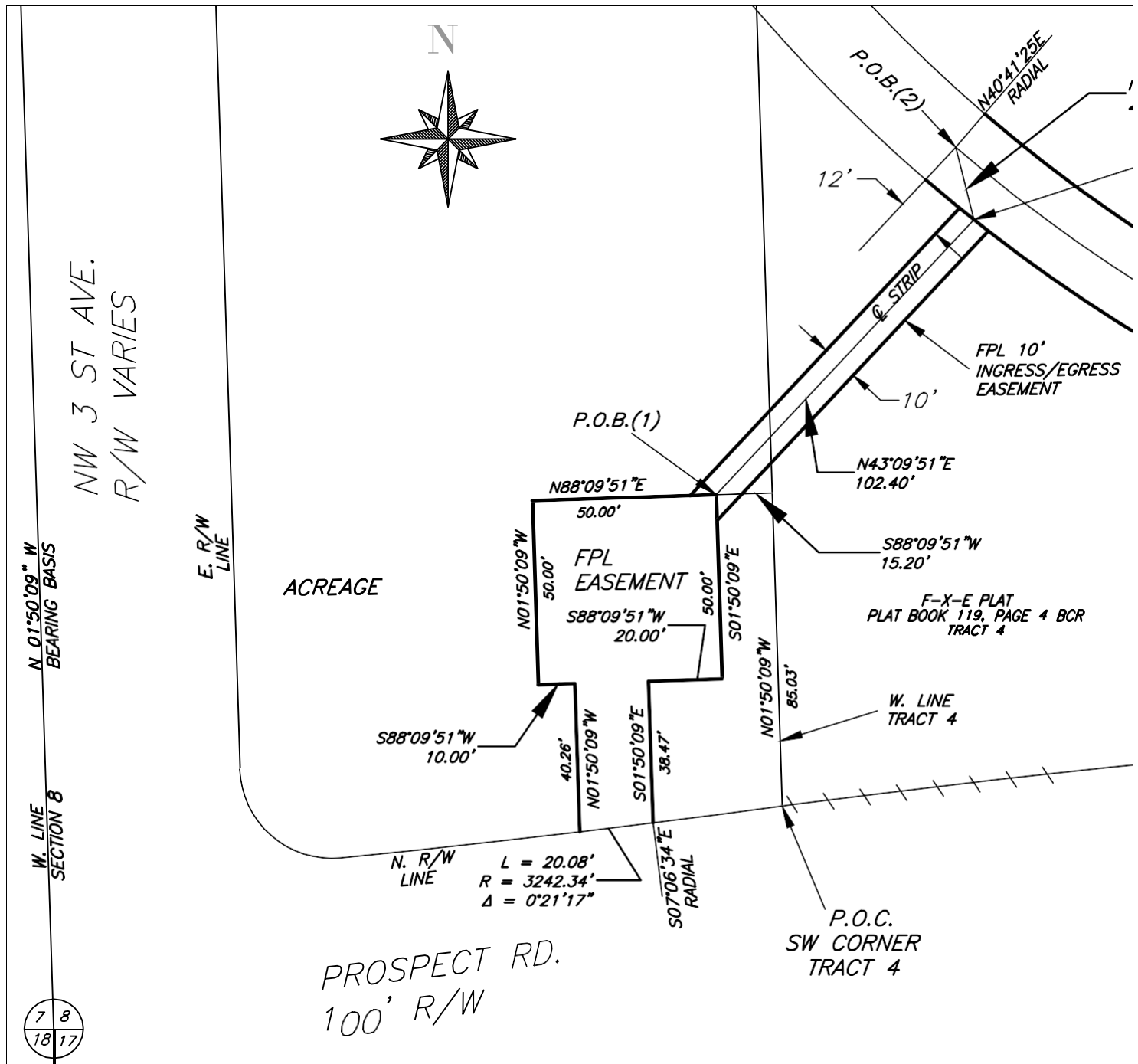
DATE: 07/31/25

CHK' O M.O.

DIVISION

SCALE: N.T.S.

SKETCH AND DESCRIPTION



THIS IS NOT A SURVEY

LEGEND

| | |
|--------|-----------------------------------|
| P.O.B. | DENOTES POINT OF BEGINNING |
| P.O.C. | DENOTES POINT OF COMMENCEMENT |
| FPL | DENOTES FLORIDA POWER AND LIGHT |
| R/W | DENOTES RIGHT OF WAY |
| BCR | DENOTES BROWARD COUNTY RECORDS |
| N.T.S. | DENOTES NOT TO SCALE |
| FXE | = FT LAUDERDALE EXECUTIVE AIRPORT |
| +++++ | = NON VEHICULAR ACCESS LINE |

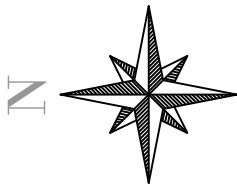
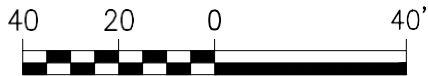
PAGE 2 OF 3

| | | |
|-----------------------------|-------------|---------------|
| CITY OF FORT LAUDERDALE | | |
| EXHIBIT 1 | | |
| FXE FPL EASEMENT | | |
| FPL INGRESS/EGRESS EASEMENT | | |
| BY: M.D. | ENGINEERING | DATE: 8/11/25 |
| CHK'D M.D. | DIVISION | SCALE: 1"=40' |

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

1"=40'-0"



MATCH LINE
SEE BELOW

$L = 316.56'$
 $R = 425.00'$
 $\Delta = 42^\circ 40' 37''$

FPL 24'
INGRESS/EGRESS
EASEMENT

P.O.C. (2)
TERMINATION POINT (1)

$N14^\circ 00' 55'' W$
20.23'

$N40^\circ 41' 25'' E$
20.23'

FPL 10'
INGRESS/EGRESS
EASEMENT

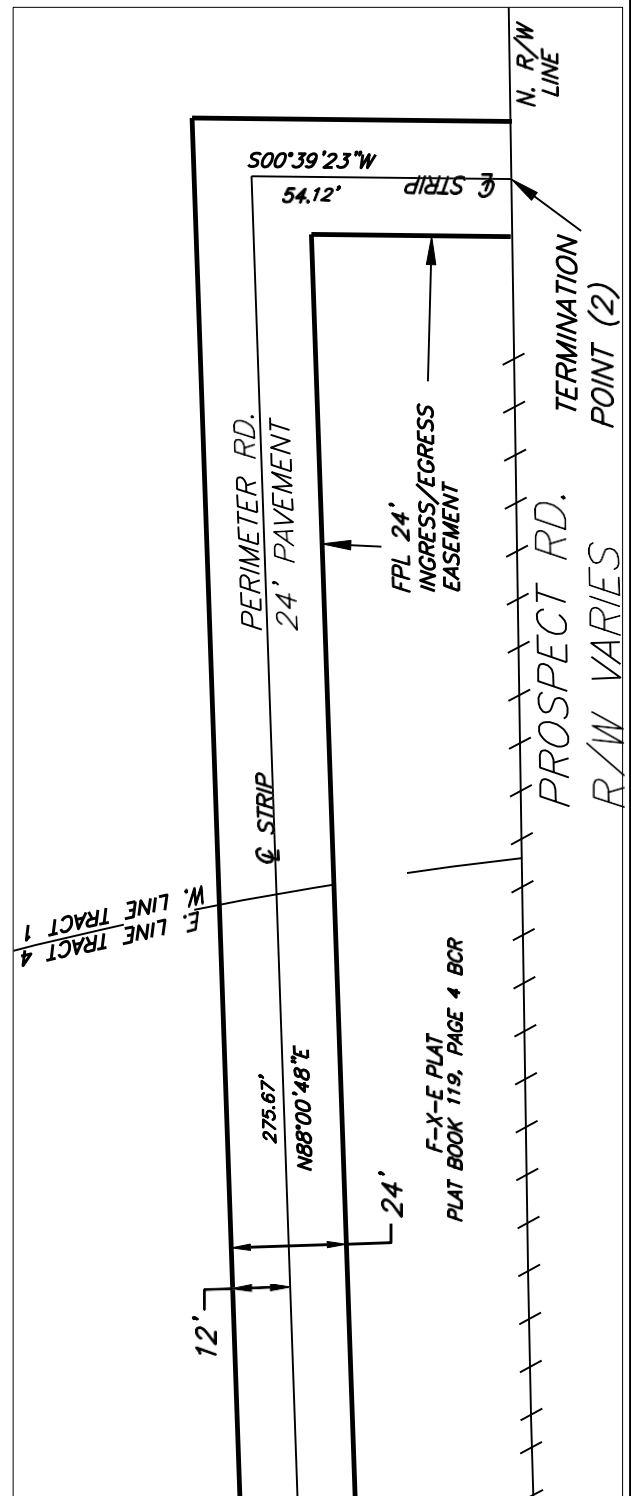
P.O.B. (2)

12'

10'

$S88^\circ 09' 16'' E$
102.40'

F-X-E PLAT
BOOK 119, PAGE 4 BCR
TRACT 4



MATCH LINE
SEE ABOVE

PAGE 3 OF 3

CITY OF FORT LAUDERDALE

EXHIBIT 1

FXE FPL EASEMENT

FPL INGRESS/EGRESS EASEMENT

BY: M.D.

ENGINEERING

DATE: 8/11/25

CHK'D M.D.

DIVISION

SCALE: 1"=40'