

Work Request No.:

Sec. ____, Twp., ____ RGE. ____

Parcel I.D. 5042 10 37 0110 and
5042 10 37 0100

UNDERGROUND EASEMENT
(BUSINESS)

This Instrument Prepared By:

Name: Shaun Amarnani, Esq. Asst City Attorney

Co. Name: City of Fort Lauderdale

Address: 1 East Broward Blvd., Ste. 1320
Fort Lauderdale, FL 33301



Reserved for Circuit Court

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:

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 FPL's communications purposes in connection with electric service; 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 _____, 2025.

Signed sealed and delivered in the presence of:

(Witness's Signature)
Print Name: _____
Print Address: _____

(Witness's Signature)
Print Name: _____
Print Address: _____

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

By: _____
Rickelle Williams, City Manager

Address: 101 NW 3rd Avenue, Suite 2100
Fort Lauderdale, FL 33301

Approved as to form and correctness:
D'Wayne M. Spence, City Attorney

Shaun Amarnani, Asst City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by RICKELLE WILLIAMS, as 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, and ☐ who did or ☐ did not take an oath.

My Commission Expires:

Notary Public signature

Name Typed, Printed or Stamped

EXHIBIT A

PROFESSIONAL SKETCH FOR 10' FLORIDA POWER AND LIGHT EASEMENT (THIS IS NOT A FIELD SURVEY)

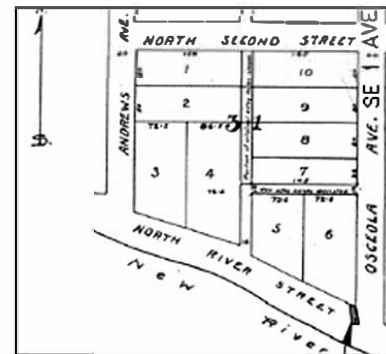
LEGAL DESCRIPTION:

A STRIP OF LAND LYING AND BEING IN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF LOT 6 OF AN UN-NUMBERED BLOCK, COMMONLY DESIGNATED 31 IN THE AMENDED PLAT OF, FORT LAUDERDALE, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°53'00" WEST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 10.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 31; THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 120.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62°56'30" EAST A DISTANCE OF 6.085 FEET; THENCE SOUTH 07°41'01" EAST, A DISTANCE OF 34.26 FEET TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SE 1st AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 11.12 FEET; THENCE SOUTH 82°18'59" WEST, A DISTANCE OF 8.51 FEET; THENCE NORTH 07°41'01" WEST, A DISTANCE OF 49.09 FEET; THENCE NORTH, A DISTANCE OF 2.89 FEET; THENCE SOUTH 62°56' 30"EAST, A DISTANCE OF 5.615 FEET TO THE POINT OF BEGINNING
SAID EASEMENT CONTAINING 480 SQUARE FEET MORE OR LESS

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL (UNLESS DIGITALLY SIGNED) OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS, SHOWN HEREON, ARE BASED ON ASSUMED NORTH
3. THIS DOES NOT AND IS NOT INTENDED TO REPRESENT A SURVEY OR FIELD SURVEY PREPARED UNDER THE DIRECTION OF THE UNDERSIGNED.
4. THE PURPOSE OF THESE DOCUMENTS IS TO PROVIDE A LEGAL DESCRIPTION AND GRAPHICAL DEPICTION THEREOF FOR A FLORIDA POWER AND LIGHT EASEMENT.
5. THE TEXT EXHIBITS AND THE GRAPHIC EXHIBITS INCLUDED HEREIN TOGETHER FORM THE CONTENTS OF THIS DOCUMENT. NEITHER EXHIBIT IS COMPLETE WITHOUT THE OTHER.
6. ADDITIONS, OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS SKETCH OF DESCRIPTION IS COMPLIANT TO MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 5J17.052, FLORIDA ADMINISTRATIVE CODE.



EASEMENT AREA

SEE SHEET 2
FOR DETAIL

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED AND DIGITALLY SIGNED AND SEALED BY HENRY JOHNSTON FL PLS# 6843 2025.07.09 15:53:39-04'00'



5/8/25

HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7889
7777 DAVIE ROAD EXT. #302A-7
DAVIE, FL 33024
PHONE: 954-296-9518
WEB: WWW.JJSURVEYING.COM

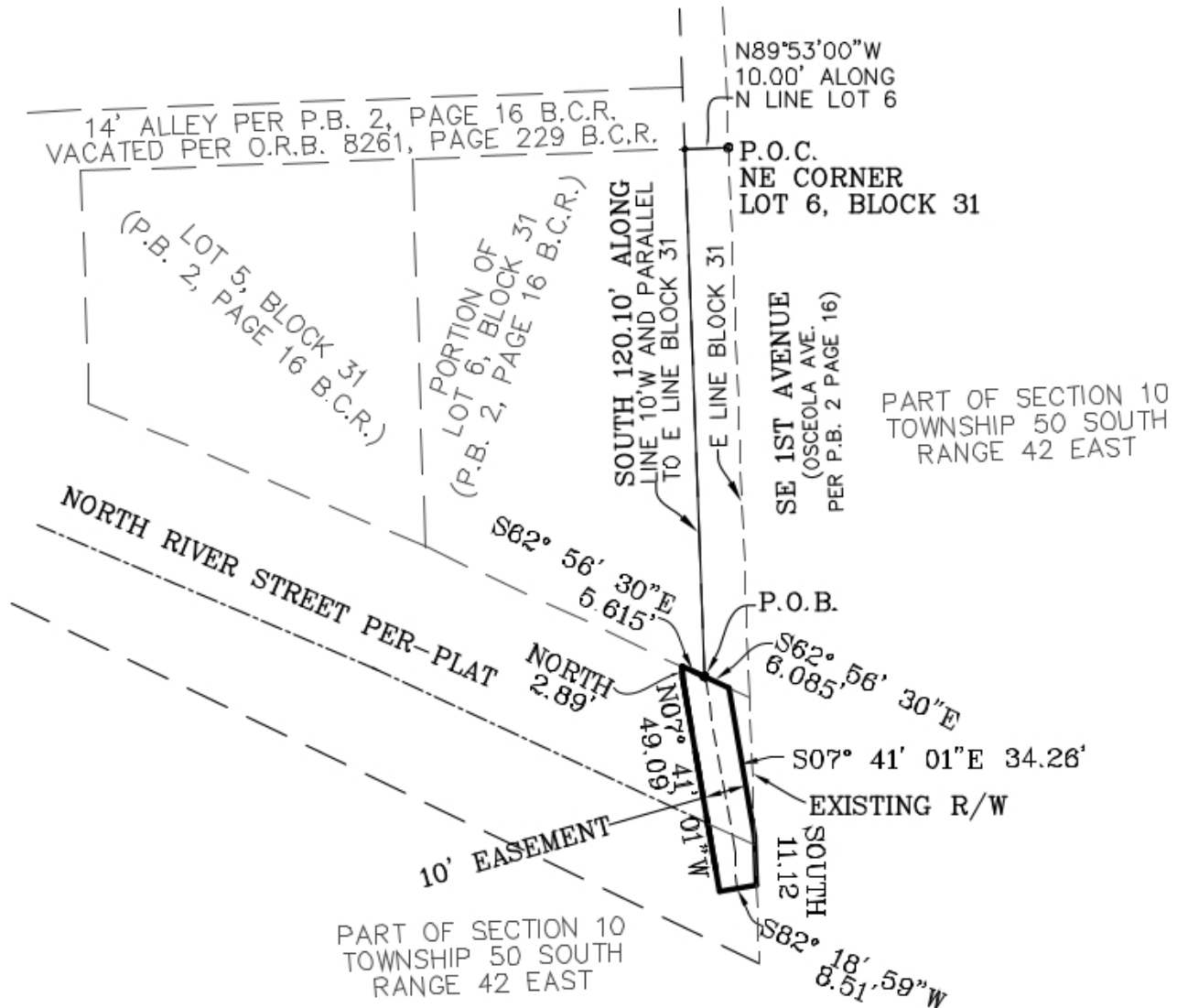


SHEET 1 OF 2 JOB# MBR24-06FPLE2

PRINTING ELECTRONICALLY
SIGNED DOCUMENT:

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PROFESSIONAL SKETCH FOR 10' FLORIDA POWER AND LIGHT EASEMENT (THIS IS NOT A FIELD SURVEY)



LEGEND AND ABBREVIATIONS

B.C.R. = BROWARD COUNTY RECORDS
C/L = CENTER LINE
Δ = DELTA ANGLE
D.C.R. = MIAMI-DADE COUNTY RECORDS
L = ARC LENGTH
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.T. = POINT OF TERMINUS
R = RADIUS



5/8/25 Land Surveying Services Inc.

SHEET 2 OF 2 JOB# MBR24-06FPLE2



SCALE 1"=40'

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