

Work Request No. 11068398

Sec. 18, Twp. 50 S, Rge. 42 E

Parcel I.D. 504218000050,
504218040010, 504218000032,
504218000022, 504218000012
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: _____

Co. Name: CITY OF FORT LAUDERDALE

Address: 100 N. ANDREWS AVE
FT LAUDERDALE, FL 33311

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 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 _____, 2022.

Signed, sealed and delivered in the presence of: _____ on behalf of

CITY OF FORT LAUDERDALE

(Witness' Signature)

Print Name: _____
(Witness)

By: _____

Print Name: GREG CHAVARRIA, CITY MANAGER

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: 100 N. ANDREWS AVE

FORT LAUDERDALE, FL 33301

By: _____

Print Name: _____

Print Address: _____

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Greg Chavarria, City Manager of the City of Fort Lauderdale, a Florida municipal corporation, [] who is (are) personally known to me or [] has (have) produced _____ as identification or by means of [] physical presence or [] online notarization, and who did (did not) take an oath.

My Commission Expires:

Notary Public, Signature

Print Name

CAM 22-1132

Exhibit 2

Page 1 of 4

"EXHIBIT A"
LEGAL DESCRIPTION AND SKETCH
FLORIDA POWER AND LIGHT, CO. UTILITY EASEMENT
(1230 SW 34th AVE)

DESCRIPTION:

A 10.00 FOOT WIDE STRIP OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

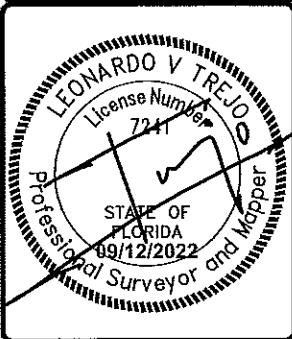
BEGINNING AT MOST NORTHWESTERLY CORNER OF PARCEL "A", MUSIC ARTS PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE MOST NORTHEASTERLY CORNER OF A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 40 EAST, OF BROWARD COUNTY, FLORIDA PER OFFICIAL RECORDS BOOK 39278, PAGE 1302 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID PORTION OF SECTION 18, AND ALSO BEING THE CENTERLINE OF A COUNTY ROCK ROAD NORTH 86°42'05" WEST, A DISTANCE OF 306.98 FEET TO A LINE 35 FEET EAST AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 18; THENCE CONTINUE NORTH 86°42'05" WEST, A DISTANCE OF 10.02 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 10.02 FEET; THENCE SOUTH 86°42'05" EAST, ALONG A LINE PARALLEL TO THE CENTERLINE OF THE COUNTY ROAD, A DISTANCE OF 452.48 FEET; THENCE SOUTH 65°18'09" EAST, A DISTANCE OF 197.09 FEET; THENCE SOUTH 89°37'54" EAST, A DISTANCE OF 366.24 FEET TO THE EAST LINE OF PARCEL C, AS RECORDED IN OFFICIAL RECORDS BOOK 44200, PAGE 1556 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°37'54" EAST, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF PARCEL B AS RECORDED IN OFFICIAL RECORDS BOOK 44200, PAGE 1556 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°37'54" EAST, A DISTANCE OF 12.30 FEET; THENCE SOUTH 84°55'30" EAST, A DISTANCE OF 113.02 FEET TO THE EAST LINE OF PARCEL A, AS RECORDED IN OFFICIAL RECORDS BOOK 44200, PAGE 1556 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE WEST RIGHT-OF-WAY LINE OF S.W. 32ND AVE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 00°45'13" WEST, A DISTANCE OF 10.03 FEET; THENCE NORTH 84°55'30" WEST, A DISTANCE OF 113.37 FEET; THENCE NORTH 89°37'54" WEST, A DISTANCE OF 11.95 FEET TO THE EAST LINE OF SAID PARCEL B; THENCE CONTINUE NORTH 89°37'54" WEST, A DISTANCE OF 90.00 FEET TO THE EAST LINE OF PARCEL C; THENCE CONTINUE NORTH 89°37'54" WEST, A DISTANCE OF 368.33 FEET; THENCE NORTH 65°18'09" WEST A DISTANCE OF 197.36 FEET; THENCE NORTH 86°42'05" WEST, A DISTANCE OF 133.02 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 12,310 SQUARE FEET MORE OR LESS.

NOTES:

1. THIS IS NOT A SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE LAND SHOWN HEREON AND ITS LEGAL DESCRIPTION; NO BOUNDARY CORNERS WERE SET IN THE FIELD RELATED TO THIS SKETCH.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS HEREON ARE REFERENCED TO THE PLAT OF MUSIC ARTS PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 136, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. SEE SHEET 2 AND 3 FOR SKETCH. THIS LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT ALL SHEETS.
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LEONARDO V TREJO ON 09/12/2022.
6. WR# **11068398**.

LAND OWNER SIGNATURE:

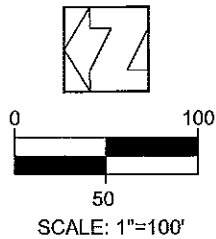


JOB NUMBER: 22-052

 Certificate of authorization LB#8339 2848 N University Dr Coral Springs, Florida 33065 Telephone 954-449-5971	No	REVISIONS	DATE

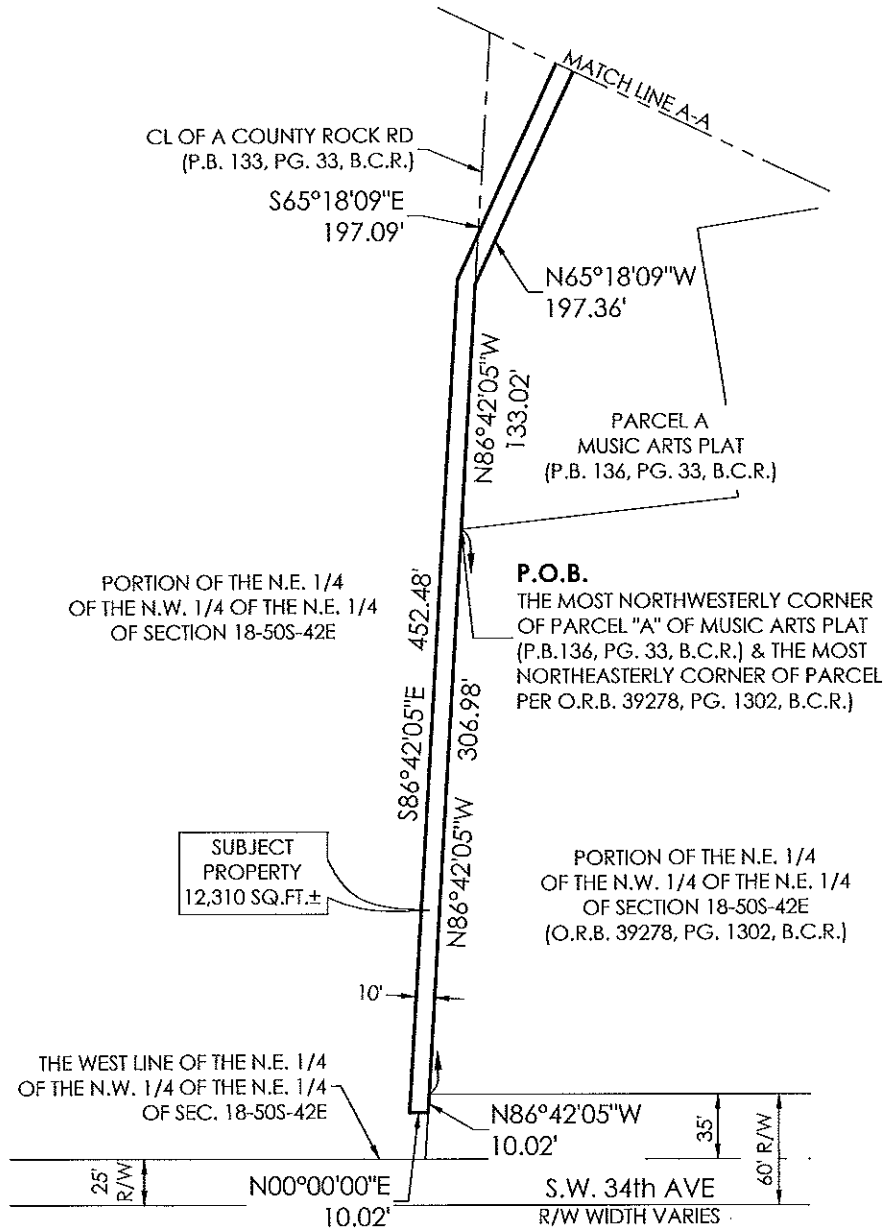
DRAWN BY OB
CHECKED BY LT
SCALE N/A
SHEET NUMBER 1 OF 3

"EXHIBIT A"
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(1230 SW 34th AVE)



ABBREVIATIONS

- E.....EAST
- B.C.R.....BROWARD COUNTY RECORDS
- N.....NORTH
- P.....PLAT
- P.B.....PLAT BOOK
- PG.....PAGE
- P.O.B.....POINT OF BEGINNING
- R/W.....RIGHT-OF-WAY
- S.....SOUTH
- W.....WEST



JOB NUMBER: 22-052

DRAWN BY
OB



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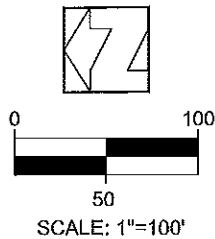
CHECKED BY
LT

SCALE
1"=100'

SHEET NUMBER

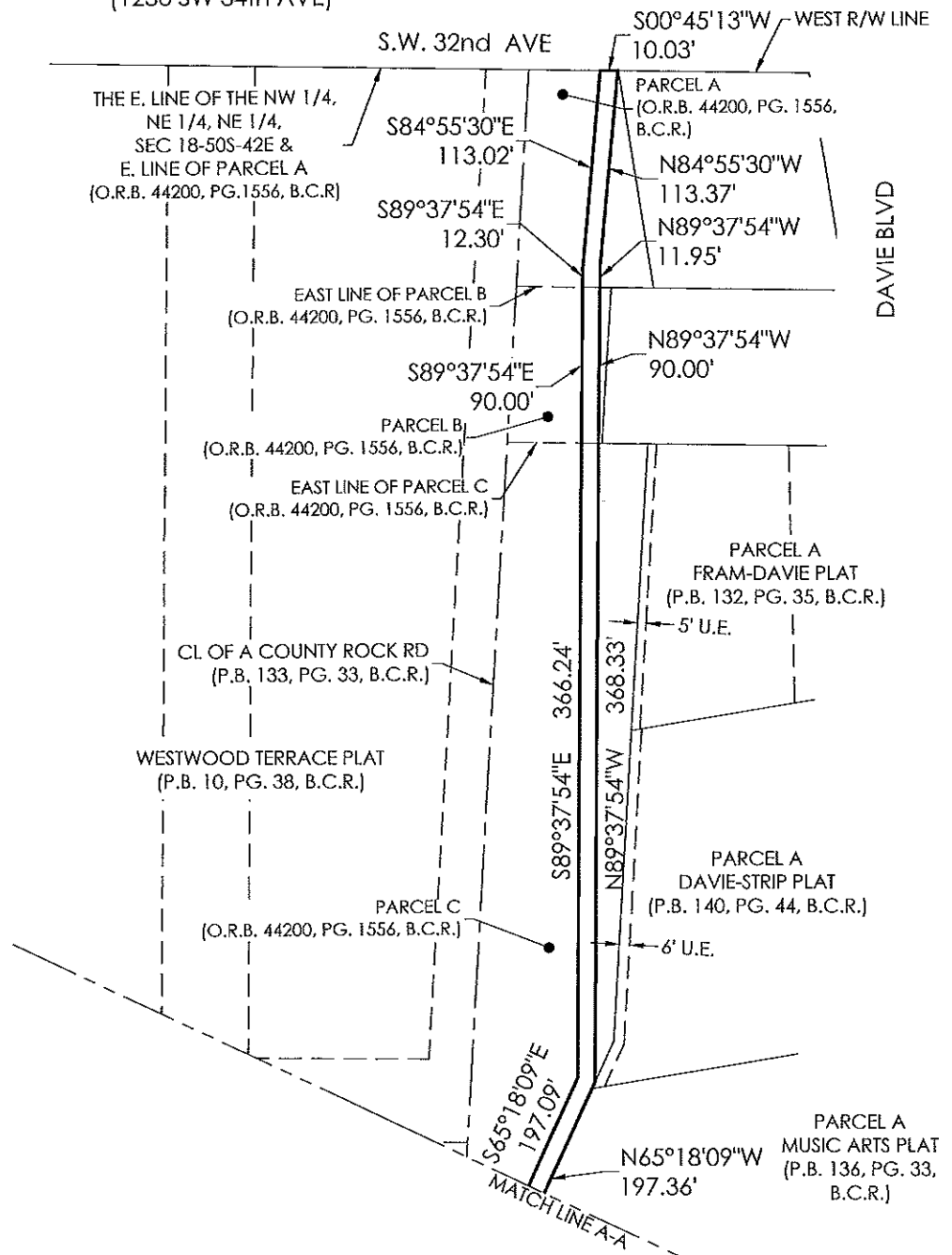
2 OF 3

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OB

TRJO
& associates inc

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SCALE
1"=100'

SHEET NUMBER

3 OF 3