

Work Request No. 11715092

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Sec. 37, Twp. 50 S, Rge. 41 E

Parcel I.D. 504137011280
(Maintained by County Appraiser)

Co. Name: CITY OF FORT LAUDERDALE

Address: 4590 PETERS RD
FORT LAUDERDALE, FL 33317

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 _____, 2023.

Signed, sealed and delivered in the presence of:

_____ on behalf of

(Witness' Signature)

CITY OF FORT LAUDERDALE

Print Name: _____
(Witness)

By: _____

(Witness' Signature)

Print Name: _____

Print Name: _____
(Witness)

Print Address: _____

By: _____

Print Name: _____

Print Address: _____

STATE OF FLORIDA AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, and _____, [] 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

"EXHIBIT A"

LEGAL DESCRIPTION AND SKETCH
(4590 PETERS ROAD, ID# 5041 37 01 1280)

DESCRIPTION:

A STRIP OF LAND LYING WITHIN THE WEST ONE-HALF (W. 1/2) OF TRACT 7, TIER 16 OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

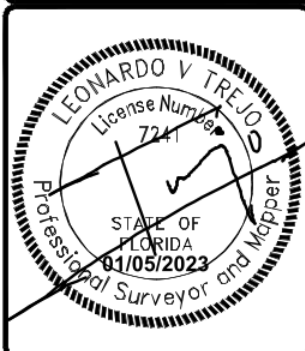
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 13; THENCE ALONG THE NORTH LINE OF SAID SECTION 13, NORTH 88°32'25" EAST, A DISTANCE OF 50.35 FEET; THENCE SOUTH 01°27'35" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PETERS ROAD ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 723.94 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'44" AND AN ARC DISTANCE OF 9.00 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 01°27'35" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°32'25" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 01°27'35" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE WITH A RADIUS OF 723.94 FEET AND THE SOUTH RIGHT-OF-WAY LINE OF PETERS ROAD; THENCE CONTINUE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°47'30", A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 100 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 ARE ASSUMED AND REFERENCED TO THE NORTH LINE OF SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST, FLORIDA. BEING NORTH 88°32'25" EAST.
4. SEE SHEET 2 OF 2 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 01/05/2023.
6. W.R.# **11715092**.

LAND OWNER SIGNATURE:



JOB NUMBER: 22-108 W. 1/2 OF TRACT 7, TIER 16



Certificate of authorization LB#8339
2848 N University Dr
Coral Springs, Florida 33065
Telephone 954-449-5971

No	REVISIONS	DATE
△	REVISE BOUNDARY LOCATION AND SIZE	04/10/23
△	REVISE SKETCH & DESCRIPTION	09/29/23

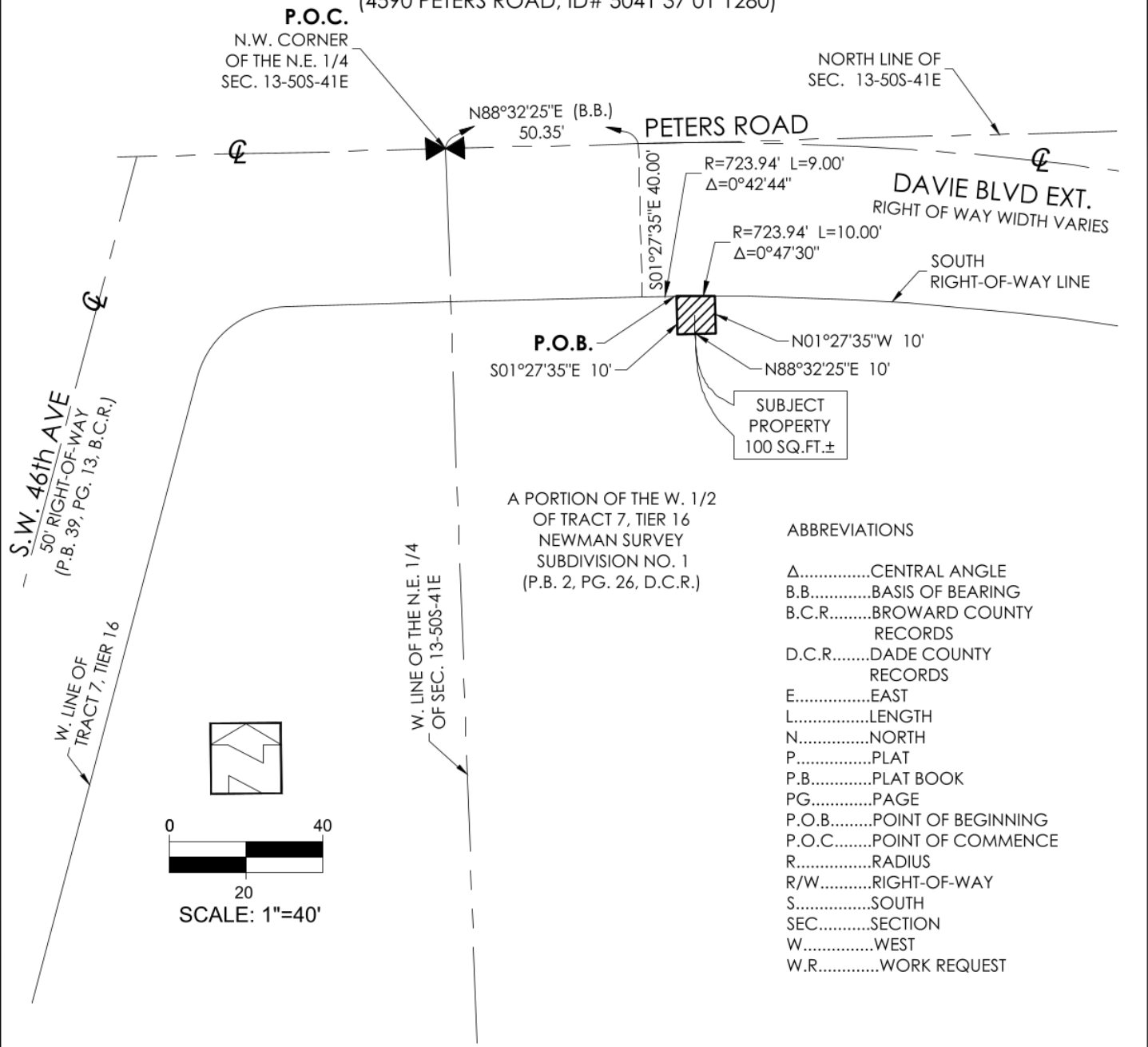
DRAWN BY
OB

CHECKED BY
LT

SCALE
N/A

SHEET NUMBER
1 OF 2

"EXHIBIT A"
LEGAL DESCRIPTION AND SKETCH
 (4590 PETERS ROAD, ID# 5041 37 01 1280)



LAND OWNER SIGNATURE:

JOB NUMBER: 22-108 W. 1/2 OF TRACT 7, TIER 16

DRAWN BY
OB

CHECKED BY
LT

SCALE
1"=40'

SHEET NUMBER
2 OF 2



Certificate of authorization LB#8339
 2848 N University Dr
 Coral Springs, Florida 33065
 Telephone 954-449-5971

No	REVISIONS	DATE
△	REVISE BOUNDARY LOCATION AND SIZE	04/10/23
△	REVISE SKETCH & DESCRIPTION	09/29/23