

Work Request No.

Sec. , Twp , Rge

Parcel I.D 5042 12 01 0210
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name:

Co. Name:

Address:

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:

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

CITY OF FORT LAUDERDALE, A municipal corporation
of the State of Florida

By: _____
Susan Grant, Acting City Manager
101 NW 3rd Avenue, Suite 2100
Fort Lauderdale, FL 33301

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

Shaun Amarnani

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20__, by Susan Grant, Acting City Manager of the City of Fort Lauderdale, a municipal corporation of the State of Florida on behalf of the City of Fort Lauderdale. She is [] personally known to me or [] has produced _____ as identification, and who did (did not) take an oath

My Commission Expires:

Notary Public, Signature

Print Name _____

Refer to hard copy for official records

LEGAL DESCRIPTION: (SUBSURFACE EASEMENT)

Exhibit A

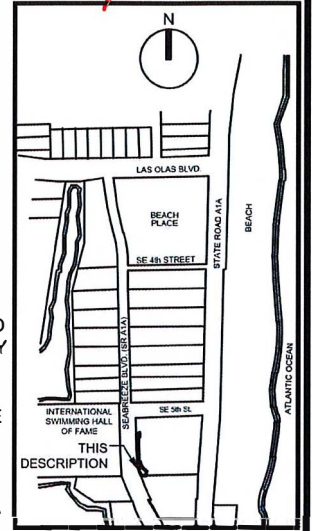
A PORTION OF LOTS 10 AND 11 OF BLOCK 2, AND A PORTION OF BLOCK B, OF THE RE-AMENDED PLAT OF BLOCKS "A" AND "2" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THAT PARTICULAR VACATED 40 FOOT RIGHT OF WAY (SUNSET BOULEVARD), PER OFFICIAL RECORDS BOOK 16461, PAGE 98, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL "B", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF SEA BREEZE BOULEVARD; THENCE SOUTH 01°29'26" EAST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 75.75 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THAT CERTAIN 77 FOOT RIGHT OF WAY EASEMENT AS RECORDED IN INSTRUMENT NUMBER 115123317 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE NORTH 88°15'10" EAST, A DISTANCE OF 6.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 88°15'10" EAST, A DISTANCE OF 10.80 FEET; THENCE SOUTH 01°29'26" EAST, A DISTANCE OF 20.90 FEET; THENCE SOUTH 88°30'34" WEST, A DISTANCE OF 5.80 FEET; THENCE SOUTH 01°29'26" EAST, A DISTANCE OF 95.47 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, THENCE ALONG SAID CURVE, HAVING A RADIUS OF 1,301.80 FEET, A CENTRAL ANGLE OF 01°26'55", AN ARC DISTANCE OF 32.91 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 81°14'45" EAST, A DISTANCE OF 1.83 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST (A RADIAL BEARING FROM SAID POINT BEARS NORTH 81°14'45" EAST, THENCE ALONG SAID CURVE, HAVING A RADIUS OF 69.00 FEET, A CENTRAL ANGLE OF 50°56'33", AN ARC DISTANCE OF 61.35 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 01°27'29" EAST, A DISTANCE OF 15.67 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A", ZURO'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°32'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 24.73 FEET; THENCE NORTH 22°26'35" WEST, A DISTANCE OF 22.47 FEET; THENCE NORTH 04°18'30" WEST, A DISTANCE OF 26.50 FEET; THENCE NORTH 22°26'35" WEST, A DISTANCE OF 13.09 FEET TO A POINT ON A CURVE CONCAVE TO EAST, THENCE ALONG SAID CURVE, HAVING A RADIAL BEARING OF NORTH 86°49'55" EAST FROM SAID POINT, A RADIUS OF 1,306.80 FEET; A CENTRAL ANGLE OF 01°41'29", AN ARC DISTANCE OF 38.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°29'26" WEST, A DISTANCE OF 116.32 FEET TO THE POINT OF BEGINNING.



LOCATION MAP:
NOT TO SCALE

SAID LANDS SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1,959 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

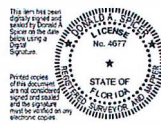
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°32'31" EAST ALONG THE NORTH LINE OF PARCEL A, ZURO'S PLAT, ACCORDING TO THE PLAT THERE OF, AS RECORDED IN PLAT BOOK 117, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 50' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON APRIL 29, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)



Digitally signed
by DONALD A
SPICER

Date:
2024.08.07
11:19:19-04'00'

SKETCH & DESCRIPTION

FP&L UTILITY EASEMENT

A PORTION OF LOTS 10 & 11, OF BLOCK 2, A PORTION OF SUNSET BLVD., AND A PORTION OF BLOCK B, RE-AMENDED PLAT OF BLOCKS "A" AND "2" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA, P.B. 1, PG. 16, B.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10046 FPL SKETCH&DESCRIPTION.DWG

DATE 04/29/2024

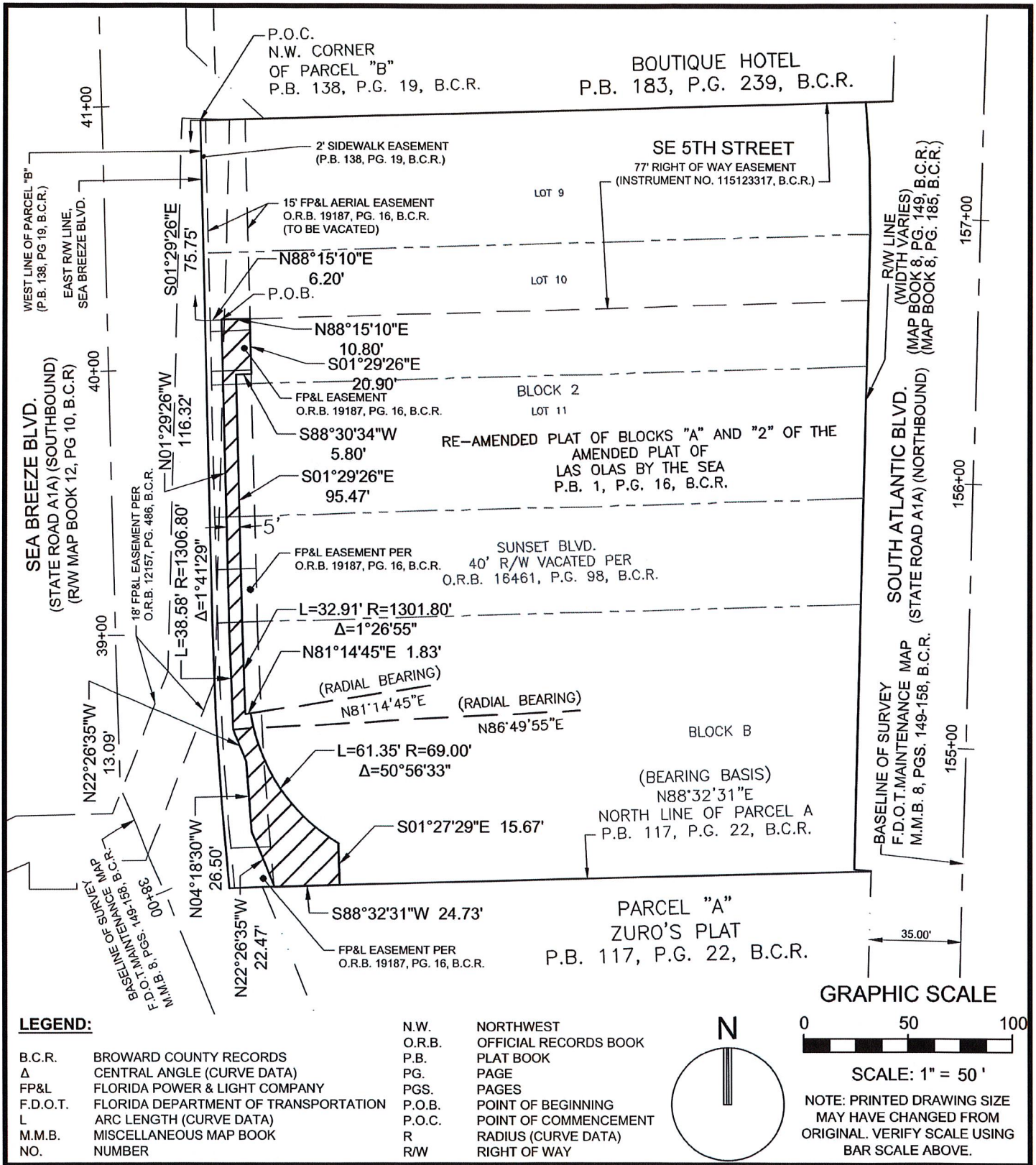
SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY PI

CHK. BY DS

| DATE | REVISIONS |
|----------|--------------|
| 08/01/24 | PER COMMENTS |
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SKETCH & DESCRIPTION
FP&L UTILITY EASEMENT

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CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH

301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10046 FPL SKETCH&DESCRIPTION.DWG

DATE 04/24/2024

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY PI

CHK. BY DS

| DATE | REVISIONS |
|----------|--------------|
| 08/01/24 | PER COMMENTS |
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