

Work Request No.

Sec. , Twp , Rge

Parcel I.D 5042 09 56 0010 &  
5042 09 56 0020 (Maintained by  
County Appraiser)

# UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Shaun Amarnani, Esq  
Co. Name: City of Fort Lauderdale  
Address: 1 East Broward Blvd. #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 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, Interim City Attorney  
\_\_\_\_\_  
Shaun Amarnani, Esq. Asst. City Attorney

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

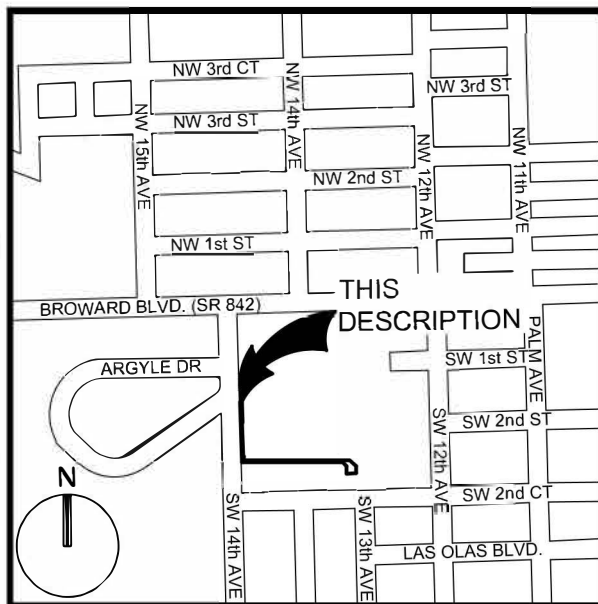
My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature  
Print Name \_\_\_\_\_

**LEGAL DESCRIPTION: (FP&L UTILITY EASEMENT)**

A UTILITY EASEMENT LYING, OVER, UNDER AND ACROSS, PORTIONS OF PARCELS "A" & "B", FT. LAUDERDALE POLICE HEADQUARTERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 655 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERNMOST SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 02°05'07" WEST ALONG THE WEST LINE OF SAID PARCEL "B", ALSO BEING THE EAST RIGHT OF WAY LINE OF SW 14th AVENUE, A DISTANCE OF 98.55 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE NORTH 02°05'07" WEST ALONG SAID WEST LINE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 322.49 FEET; THENCE NORTH 87°56'57" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 02°05'07" EAST, A DISTANCE OF 107.14 FEET; THENCE SOUTH 87°54'53" WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 02°05'07" EAST, A DISTANCE OF 182.00 FEET; THENCE NORTH 87°54'53" EAST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 02°05'07" EAST, A DISTANCE OF 18.68 FEET; THENCE NORTH 89°53'46" EAST, A DISTANCE OF 567.63 FEET; THENCE SOUTH 47°03'03" EAST, A DISTANCE OF 45.40 FEET; THENCE SOUTH 02°03'03" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 87°56'57" WEST, A DISTANCE OF 53.00 FEET; THENCE NORTH 02°03'03" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 47°03'03" WEST, A DISTANCE OF 26.07 FEET; THENCE SOUTH 89°53'46" WEST, A DISTANCE OF 538.28 FEET TO THE POINT OF BEGINNING.



**LOCATION MAP:**  
NOT TO SCALE

SAID LAND SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 14,358 SQUARE FEET MORE OR LESS.

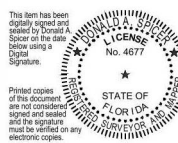
**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BASED ON UTILITY AS CONSTRUCTED.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS LB #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 02°05'07" WEST ALONG THE WEST LINE OF PARCEL "B", FT. LAUDERDALE POLICE HEADQUARTERS, RECORDED IN PLAT BOOK 183, PAGE 655, 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"= 100' 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 MARCH 21, 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



Digitally signed  
by DONALD A  
SPICER  
Date:  
2024.10.16  
14:12:33-04'00'

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

**SKETCH & DESCRIPTION**

FP&L UTILITY EASEMENT  
A PORTION OF PARCELS "A" & "B"  
FT. LAUDERDALE POLICE HEADQUARTERS  
P.B. 183, PG. 655, B.C.R.



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

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

DRAWING NO. 11112.02-SK&D FPL EASEMENT.DWG

DATE 03/21/24

SCALE AS SHOWN

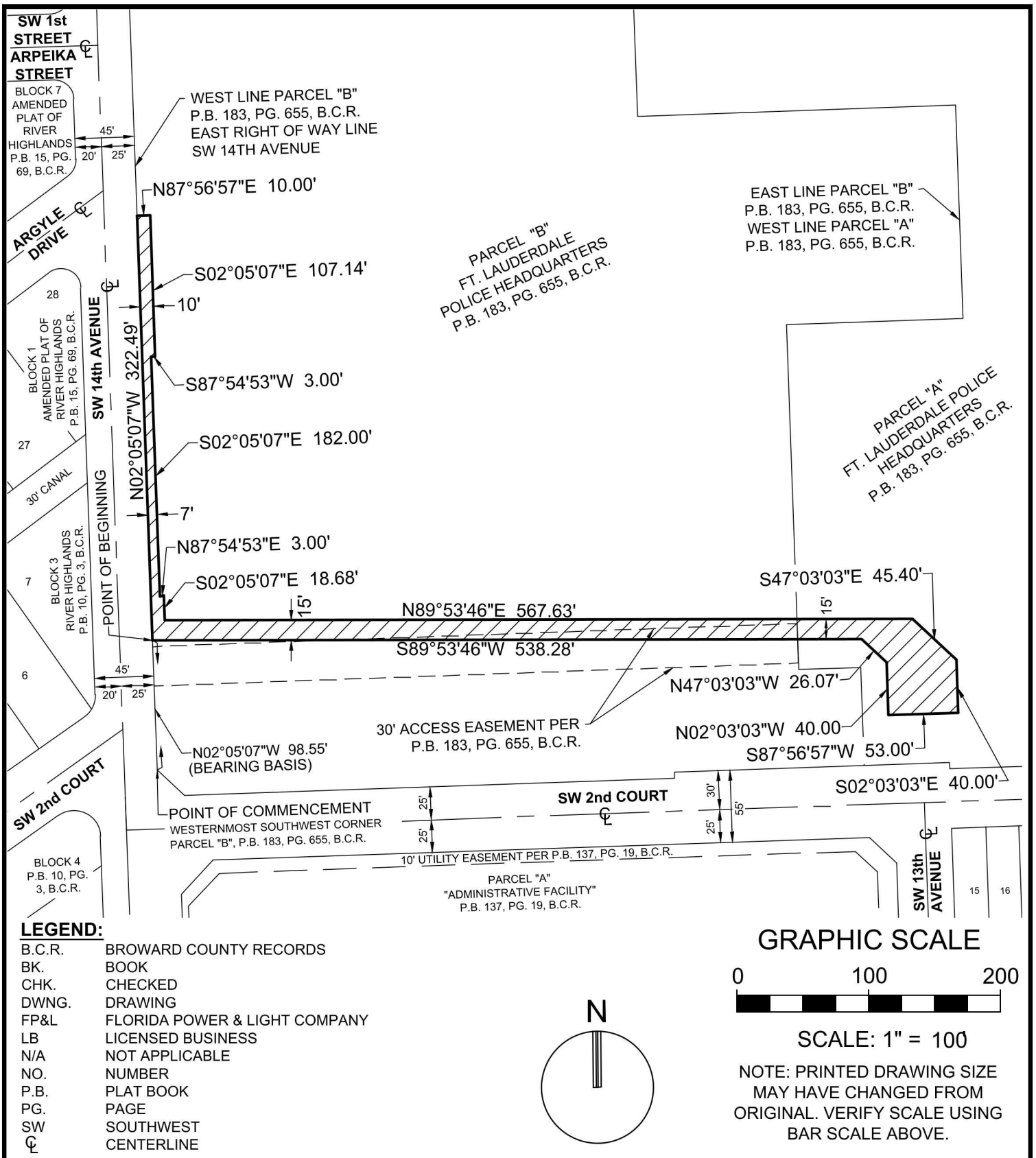
FIELD BK. N/A

DWNG. BY DB

CHK. BY SH

DATE	REVISIONS
10/14/24	PER CLIENT

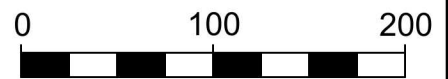
CAM 24-1098



**LEGEND:**

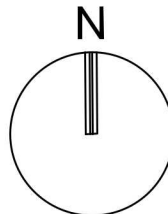
- B.C.R. BROWARD COUNTY RECORDS
- BK. BOOK
- CHK. CHECKED
- DWNG. DRAWING
- FP&L FLORIDA POWER & LIGHT COMPANY
- LB LICENSED BUSINESS
- N/A NOT APPLICABLE
- NO. NUMBER
- P.B. PLAT BOOK
- PG. PAGE
- SW SOUTHWEST
- CL CENTERLINE

**GRAPHIC SCALE**



SCALE: 1" = 100

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.



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(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 11112.02-SK&D FPL EASEMENT.DWG

DATE 03/21/24

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DB

CHK. BY SH

DATE	REVISIONS
10/14/24	PER CLIENT