

Work Request No. 12048311

Sec. 12, Twp 50 S, Rge 42 E

Parcel I.D. 504212270017
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Greg Chavarria
Co. Name: City of Fort Lauderdale
Address: 100 N ANDREWS AVE
Fort 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 overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant 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 _____, 20__.

Signed, sealed and delivered in the presence of:

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____
(Witness)

Entity name

By: _____

Print Name: Greg Chavarria

Print Address: 100 N. Andrews Ave.

Fort Lauderdale, FL 33301

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 23 20__, by Greg Chavarria, the City Manager of the City of Fort Lauderdale a municipal corporation of the State of Florida, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

ATTEST:

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

Lynn Solomon, Asst City Attorney

David R. Soloman, City Clerk



Exhibit A

Section 12 Township 50 S, Range 42 E

BROWARD County, Florida Scale: 1" = 30'

FPL Work Request # _____

Reserved for Circuit Court

LEGAL DESCRIPTION:

FPL EASEMENT

A PARCEL OF LAND LYING IN A PORTION OF PARCEL 1, BAHIA MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BOUNDED ON THE SOUTH BY THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (A1A) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) MAINTENANCE MAP, SECTION 86180-MAINT (3), DATED 1-15-15, SHEET 5 OF 10, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF PARCEL 1, BAHIA MAR ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, AT PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE WEST RIGHT OF WAY LINE OF SEABREEZE BOULEVARD (A1A) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) MAINTENANCE MAP, SECTION 86180-MAINT (3) DATED 1-15-15, SHEET 5 OF 10; THENCE NORTH 82°12'34" WEST ALONG THE NORTH LINE OF SAID PARCEL "1" A DISTANCE OF 23.92 FEET; THENCE SOUTH 07°47'26" WEST A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 07°47'26" A DISTANCE OF 10.00 FEET; THENCE SOUTH 82°12'34" EAST A DISTANCE OF 14.50 FEET; THENCE SOUTH 05°26'56" WEST A DISTANCE OF 122.90 FEET; THENCE SOUTH 84°07'05" EAST A DISTANCE OF 7.03 FEET TO A POINT ON THE SAID FLORIDA DEPARTMENT OF TRANSPORTATION MAINTAINED RIGHT OF WAY LINE; THENCE NORTH 06°52'37" EAST ALONG THE SAID F.D.O.T. MAINTAINED RIGHT OF WAY LINE A DISTANCE OF 19.36 FEET; THENCE NORTH 18°54'08" EAST A DISTANCE OF 10.57 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE, FROM A TANGENT THAT BEARS NORTH 06°32'56" EAST, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2,639.40 FEET, THROUGH A CENTRAL ANGLE OF 02°14'04", AN ARC LENGTH OF 102.93 FEET; THENCE DEPARTING SAID CURVE NORTH 82°12'34" WEST A DISTANCE OF 24.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,435 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

- Bearings shown hereon are referenced to southwesterly line of parcel 1, having a bearing of N33°19'55"W.
- Legal Description as per client's written instructions.
- Platted easements, if any, are not shown.
- Surveyor makes no statement as to ownership.

B.E.C. ORDER NO. 03-85503, DRAWING:
2633-SS-20, DATE: 06-23-23

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
Tel. (305) 324-7671, Fax (305) 324-0809
State of Florida Department of Agriculture
LB-0000129

- Document is not complete
without all 2 pages.
THIS IS NOT A SURVEY
PAGE 1 OF 2

SURVEYOR'S CERTIFICATE:

I hereby certify that the attached "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" was prepared in accordance with the Standards of Practice for Surveying and Mapping, as set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Digitally signed by WOLFGANG S HUECK
Date: 2023.06.23 11:54:53 -04'00'

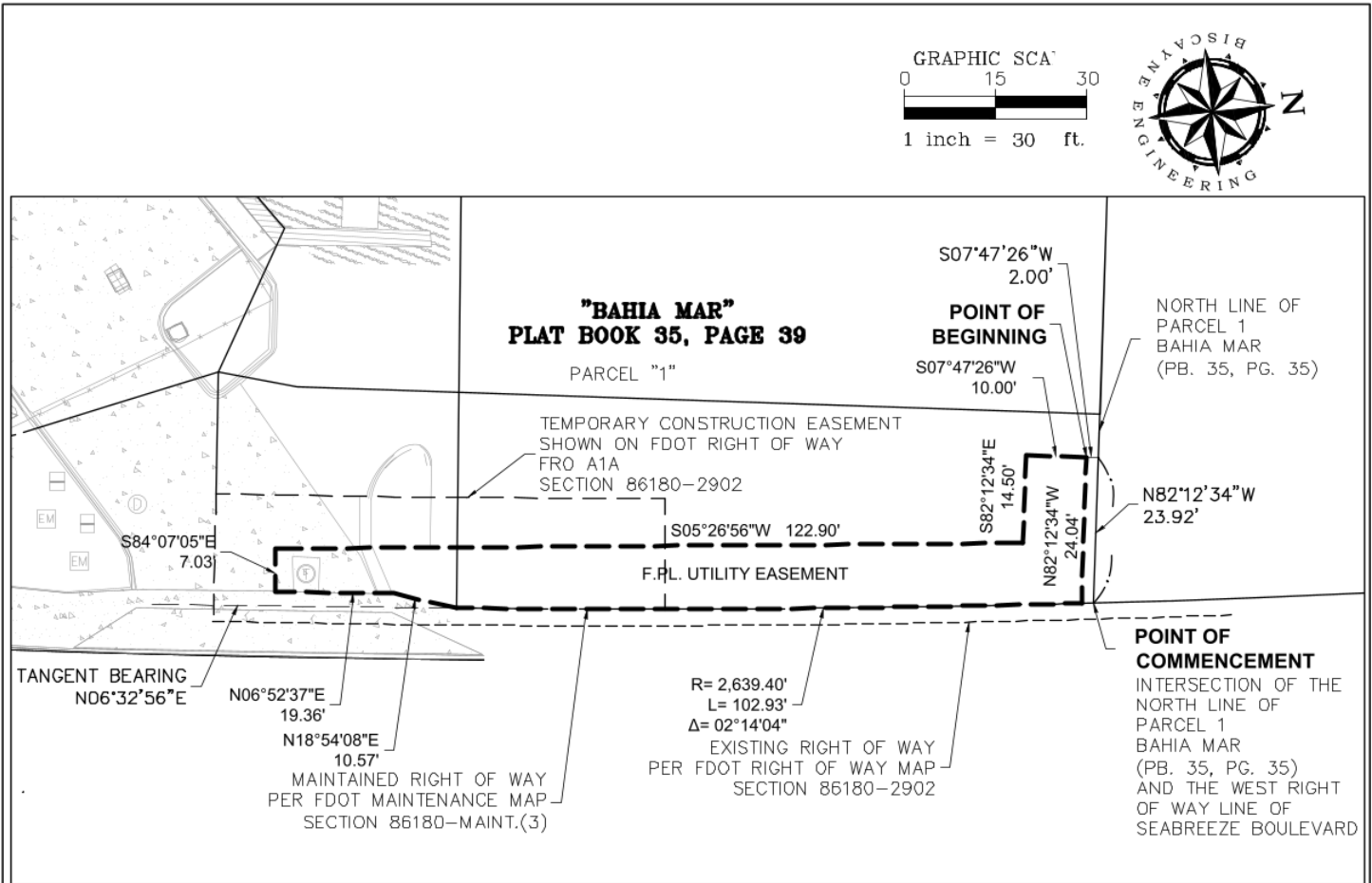
Wolfgang S. Hueck
Professional Surveyor and Mapper No. 6519
State of Florida

Exhibit A

Section 12 Township 50 S, Range 42 E
BROWARD County, Florida Scale: 1"=30'

FPL Work Request # _____

Reserved for Circuit Court



ABBREVIATIONS:

- (C) = CALCULATED
- E = EAST
- FPL = FLORIDA POWER AND LIGHT
- (L) = PER LEGAL DESCRIPTION
- L.A. = LIMITED ACCESS
- N = NORTH
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- S = SOUTH
- SEC. = SECTION
- S'LY = SOUTHERLY
- S.R. = STATE ROAD
- TWP = TOWNSHIP
- W = WEST
- CL = CENTER LINE
- M = MONUMENT LINE

- Document is not complete
 without all 2 pages.
 THIS IS NOT A SURVEY
 PAGE 2 OF 2