

Work Request No. _____

Sec. 7, Twp 49 S, Rge 42 E

Parcel I.D.
494207061630
494207010280
494207010160

(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Co. Name: City of Fort Lauderdale
Address: 100 North Andrews Avenue
Fort Lauderdale FL, 33301

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 _____, 2023.

Signed, sealed and delivered in the presence of:

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____
(Witness)

City of Fort Lauderdale

By: _____

Print Name: Dean J. Trantalis

Print Address: 100 N. Andrews Ave.

Fort Lauderdale, FL 33301

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 2023, by Dean J. Trantalis, the Mayor 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:

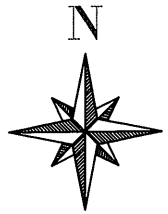
Notary Public, Signature

Print Name _____

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

Lynn Solomon, Asst City Attorney

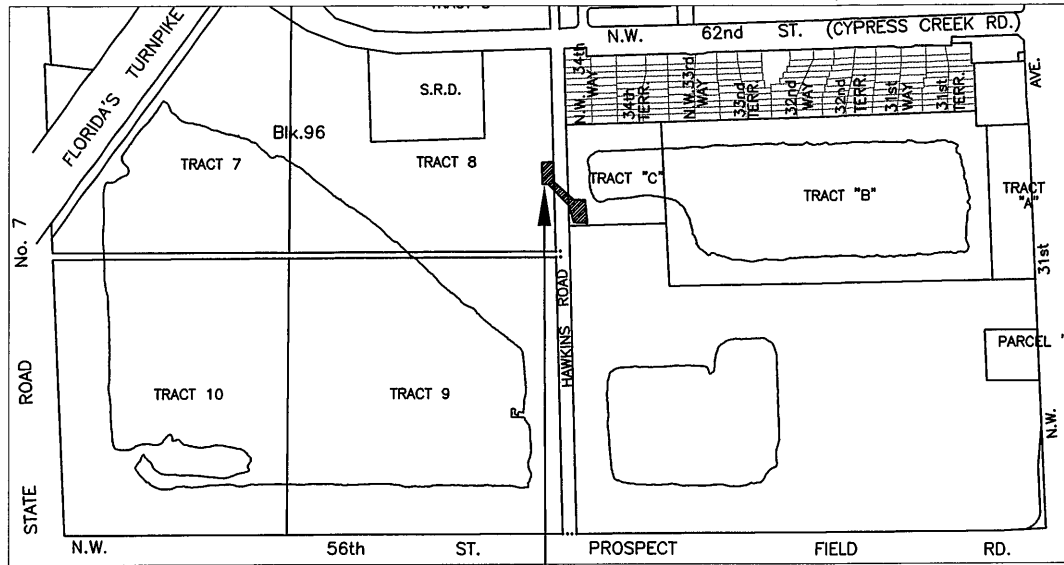
SKETCH AND DESCRIPTION



THIS IS NOT A FIELD SURVEY

LOCATION MAP

(NOT TO SCALE)



LOCATION OF SKETCH

DESCRIPTION:

A PORTION OF TRACT "C", "PALM AIRE VILLAGE 4TH SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 96, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH A PORTION OF TRACT 8, BLOCK 96, "THE PALM BEACH FARMS COMPANY", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF HAWKINS ROAD RIGHT OF WAY LYING COINCIDENT WITH SAID TRACTS. BEING MORE PARTICULARLY DESCRIBED BELOW.

26' X 50' FPL EASEMENT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C"; THENCE NORTH 89°53'16 EAST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 59.41 FEET; THENCE NORTH 00°51'57 WEST, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING (1); THENCE CONTINUING NORTH 00°51'57 WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°53'16 WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 00°51'57 EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°53'16 EAST, A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING (1).

20' X 20' FPL EASEMENT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°53'16 WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 70.01 FEET TO THE WEST RIGHT OF WAY LINE OF SAID HAWKINS ROAD; THENCE NORTH 00°51'57 WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 260.23 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A"; THENCE NORTH 90°00'00 WEST, A DISTANCE OF 17.40 FEET TO THE POINT OF BEGINNING (2); THENCE CONTINUE NORTH 90°00'00 WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°00'00 EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 90°00'00 EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°00'00 EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING (2);

10' FPL CONDUIT AND ACCESS EASEMENT:

COMMENCE AT THE AFORESAID REFERENCE POINT "A"; THENCE SOUTH 00°51'57" EAST ALONG THE WEST RIGHT OF WAY LINE OF HAWKINS ROAD, A DISTANCE OF 5.70 FEET TO THE POINT OF BEGINNING (3); THENCE NORTH 90°00'00 WEST, A DISTANCE OF 17.49 FEET TO THE EAST LINE OF THE AFOREMENTIONED 20.00 FEET BY 20.00 FEET FPL EASEMENT; THENCE SOUTH 00°00'00 EAST, A DISTANCE OF 14.31 FEET; THENCE SOUTH 44°03'37 EAST, A DISTANCE OF 180.89 FEET TO THE NORTH LINE OF THE AFOREMENTIONED 26.00 FEET BY 50.00 FEET FPL EASEMENT; THENCE NORTH 89°53'16 EAST, A DISTANCE OF 13.89 FEET; THENCE NORTH 44°03'37 WEST, A DISTANCE OF 175.32 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE NORTH 00°51'57 WEST, A DISTANCE OF 18.29 FEET TO THE POINT OF BEGINNING (3).

ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 4) BEARINGS ARE BASED ON THE SOUTH LINE OF SAID PARCEL "C" BEING N89°53'16"E
- 5) COORDINATES SHOWN ARE BASED ON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE, EAST ZONE, U.S. FOOT.

I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED: JULY 14th, 2023

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA

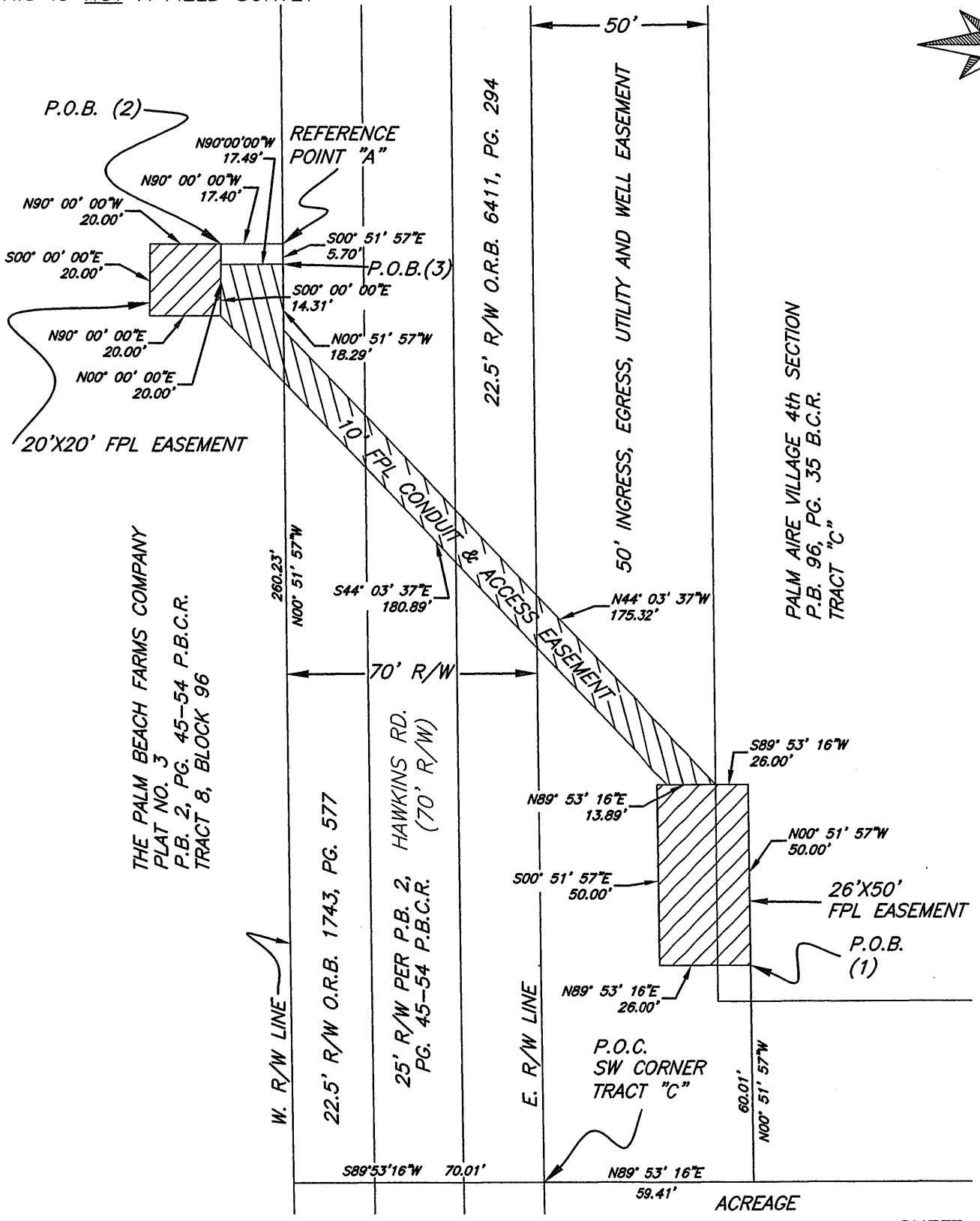
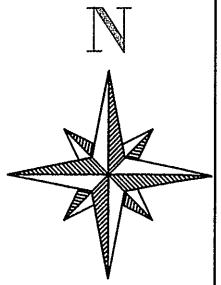
Michael W. Donaldson
7/14/23

SHEET 1 OF 3

CITY OF FORT LAUDERDALE		
EXHIBIT A		
FPL EASEMENT		
PROSPECT LAKE WATER PLANT		
BY: SP	ENGINEERING	DATE: 7/14/23
CHK'D MD	DIVISION	SCALE: NTS

SKETCH AND DESCRIPTION

THIS IS NOT A FIELD SURVEY



1" = 40'-0"



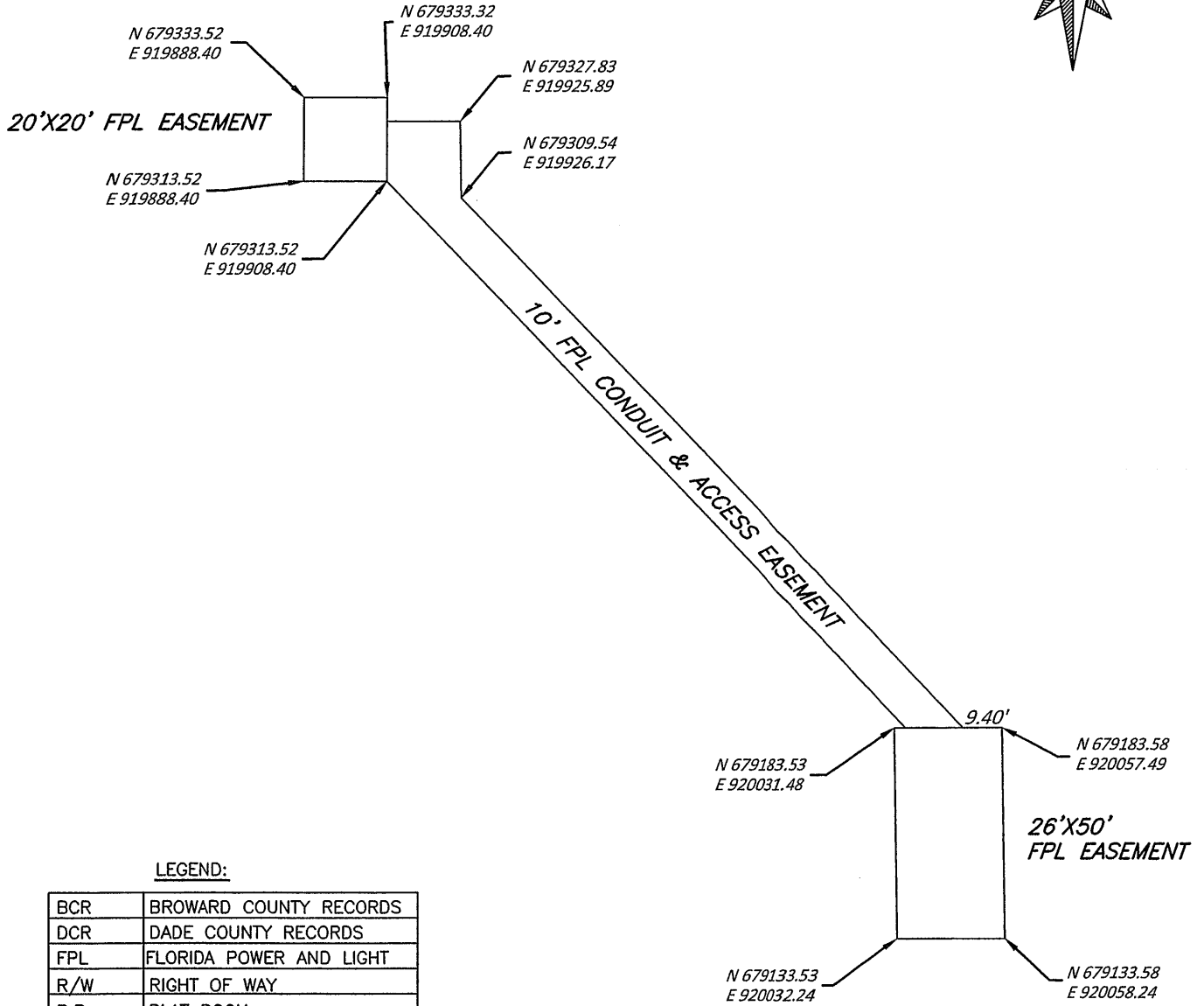
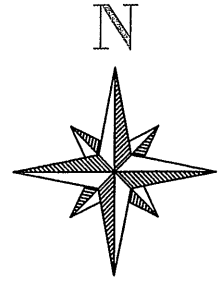
ACREAGE

SHEET 2 OF 3

CITY OF FORT LAUDERDALE		
EXHIBIT A		
FPL EASEMENT		
PROSPECT LAKE WATER PLANT		
BY: SP	ENGINEERING	DATE: 7/14/23
CHK'D MD	DIVISION	SCALE: 1" = 40'

SKETCH AND DESCRIPTION

THIS IS NOT A FIELD SURVEY



LEGEND:

BCR	BROWARD COUNTY RECORDS
DCR	DADE COUNTY RECORDS
FPL	FLORIDA POWER AND LIGHT
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE
P.B.C.R.	PALM BEACH COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
P.O.C	POINT OF COMMENCEMENT
P.O.B	POINT OF BEGINNING
N.T.S	NOT TO SCALE
NO.	NUMBER

1"=40'-0"



SHEET 3 OF 3

CITY OF FORT LAUDERDALE		
EXHIBIT A		
FPL EASEMENT		
PROSPECT LAKE WATER PLANT		
BY: SP	ENGINEERING	DATE: 7/14/23
CHK'D MD	DIVISION	SCALE: 1"=40'

DIOT