Work Request No. 10697224

Sec. 19, Twp 57 S, Rge 39 E

Parcel I.D. (Maintained by County Appraiser)

This Instrument Prepared By

Name:

Samuel Becker

Address:

Co. Name: Electrify America, LLC 2003 Edmund Halley Dr Reston, VA, 20191

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 Fasement Area. the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned ha	as signed and sealed this instrument on, 20
Signed, sealed and delivered in the presence	of: <u>Entity name</u>
(Witness' Signature)	Ву:
Print Name: (Witness)	Print Name:
	Print Address:
(Witness' Signature)	
Print Name:(Witness)	
STATE OF AND COUNTY	OF The foregoing instrument was acknowledged
before me this day of	, 20, by, tne
of	a, 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

"EXHIBIT A" SKETCH & DESCRIPTION FOR: FLORIDA POWER & LIGHT CO.

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN HOLIDAY-PARK, A RESUBDIVISION IN PROGRESSO, FORT LAUDERDALE, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 24, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE ROAD RIGHT-OF-WAY FOR PARK DRIVE, AS SHOWN ON SAID PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PLAT OF HOLIDAY PARK;

THENCE NORTH 02°08'41" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,078.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°08'41" WEST ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°00'49" EAST AND DEPARTING SAID EAST LINE, A DISTANCE OF 299.39 FEET; THENCE SOUTH 44°00'49" WEST, A DISTANCE OF 91.05 FEET; THENCE SOUTH 87°36'53" WEST, A DISTANCE OF 220.42 FEET; THENCE NORTH 58°06'21" WEST, A DISTANCE OF 328.91 FEET; THENCE SOUTH 87°37'47" WEST, A DISTANCE OF 271.64 FEET; THENCE NORTH 59°51'05 WEST, A DISTANCE OF 51.01 FEET; THENCE SOUTH 25°32'08" WEST, A DISTANCE OF 45.95 FEET; THENCE SOUTH 25°41'55" WEST, A DISTANCE OF 57.30 FEET; THENCE NORTH 02°36'09" WEST, A DISTANCE OF 520.99 FEET TO A POINT ON THE SOUTH LINE OF A 40 FOOT WIDE RIGHT-OF-WAY FOR NORTHEAST 10th AVENUE AS SHOWN ON THE PLAT OF BMW SUNRISE PLAT, AS RECORDED IN PLAT BOOK 181, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING (CONT.)

NOTES:

- 1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- 2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
- 3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
- 4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF HOLIDAY PARK HAVING AN ASSUMED BEARING OF NORTH 02°08'41" WEST..
- 5. THIS SKETCH AND DESCRIPTION CONSISTS OF FOUR (4) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS
- 6. THE SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE CERTIFYING SURVEYOR. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 2/21/2022.

REVISIONS		DATE	BY	CHKD	F.B./PG.
DJS SURVEYORS, INC. PROFESSIONAL SURVEYORS AND MAPPERS 20283 STATE ROAD 7, SUITE 200 BOCA RATON, FL 33498 PH. 561.883.0470, FX. 561.883.0480 CERTIFICATE OF AUTHORIZATION NO. LB 7870 www.djssurveyors.com	DATED: 2/21/20	SELIMINATOR OF THE PROPERTY OF			SHEET No: 1/4

"EXHIBIT A" SKETCH & DESCRIPTION FOR: FLORIDA POWER & LIGHT CO.

LEGAL DESCRIPTION (CONT.)

5.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY; THENCE SOUTH 87°52'19" WEST, ALONG SAID SOUTH RIGHT-OF-WAY AND THE SOUTH LINE OF SAID BMW SUNRISE PLAT, A DISTANCE OF 10.00 FEET; THENCE SOUTH 02°36'09" EAST AND DEPARTING SAID SOUTH LINE OF BMW SUNRISE PLAT, A DISTANCE OF 537.29 FEET; THENCE SOUTH 69°14'12" WEST, A DISTANCE OF 104.63 FEET; THENCE SOUTH 20°45'48" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 69°14'12" EAST, A DISTANCE OF 110.25 FEET; THENCE NORTH 25°41'55" EAST, A DISTANCE OF 73.93 FEET; THENCE SOUTH 60°12'29" EAST, A DISTANCE OF 40.14 FEET; THENCE NORTH 26°29'03" EAST, A DISTANCE OF 38.64 FEET; THENCE NORTH 87°37'47" EAST, A DISTANCE OF 274.07 FEET; THENCE SOUTH 58°06'21" EAST, A DISTANCE OF 328.91 FEET; THENCE NORTH 87°36'53" EAST, A DISTANCE OF 227.50 FEET; THENCE NORTH 44°00'49" EAST, A DISTANCE OF 90.91 FEET; THENCE NORTH 89°00'49" EAST, A DISTANCE OF 295.45 FEET TO A POINT ON THE EAST LINE OF THE AFORE MENTIONED PLAT HOLIDAY PARK AND THE POINT OF BEGINNING.

CONTAINING 21,743.29 SQUARE FEET, MORE OR LESS.

REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.

PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.dissurveyors.com

JOB No:	22-11/
FB/PG: ELEC	
	1.0

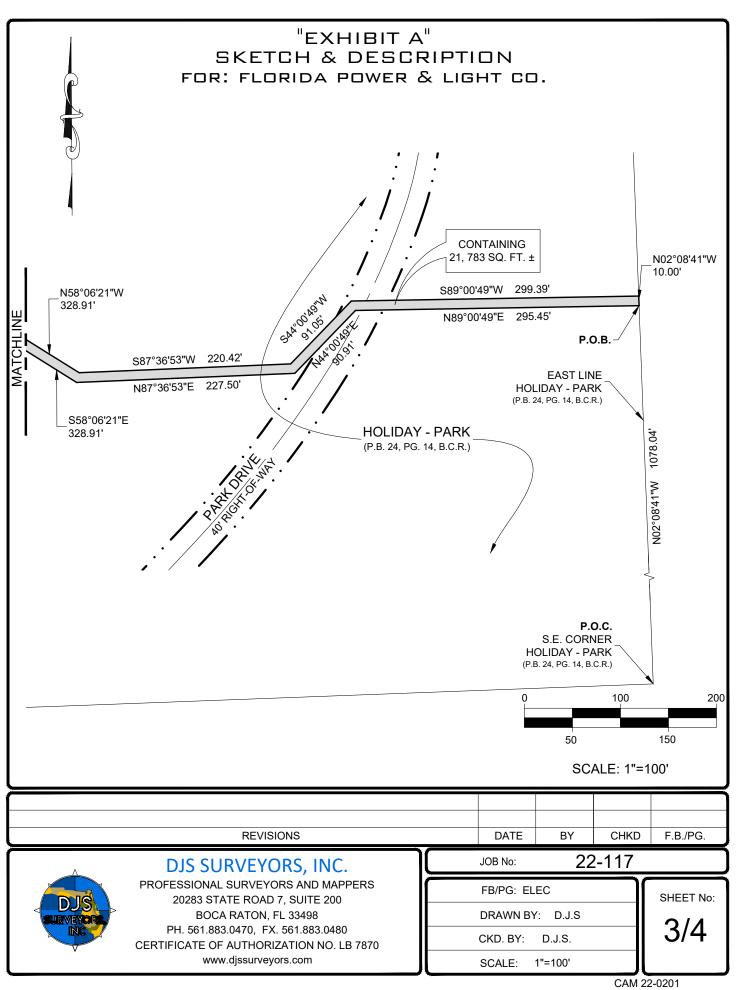
DRAWN BY: D.J.S

CKD. BY: D.J.S.

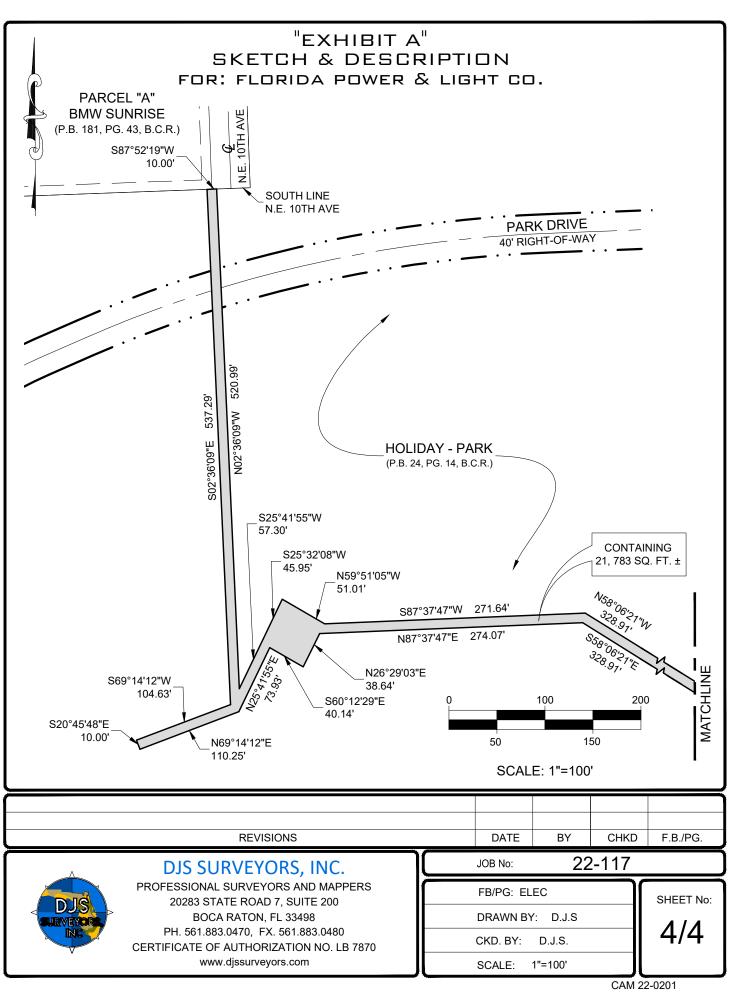
SCALE: N/A

22 447

2/4



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