Work Request No. _____

Sec.7, Twp 49 S, Rge 42 E

Parcel I.D.
494207000110
494207000190
492407000200
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Co. Name: City of Fort Lauderdale
Address: 1 East Broward Blvd. Ste 1320
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 _____, 2025.

Signed, sealed and delivered in the presence of:

_____
(Witness' Signature)

Print Name: _____
(Witness)

_____
(Witness' Signature)

Print Name: _____
(Witness)

City of Fort Lauderdale, a Florida municipal corporation

By: _____

Print Name: Rickelle Williams, City Manager

Print Address: 101 NE 3rd Avenue, Suite 2100
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 _____, 2025, by Rickelle Williams, City Manager of the City of Fort Lauderdale, a Florida municipal corporation, 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 _____

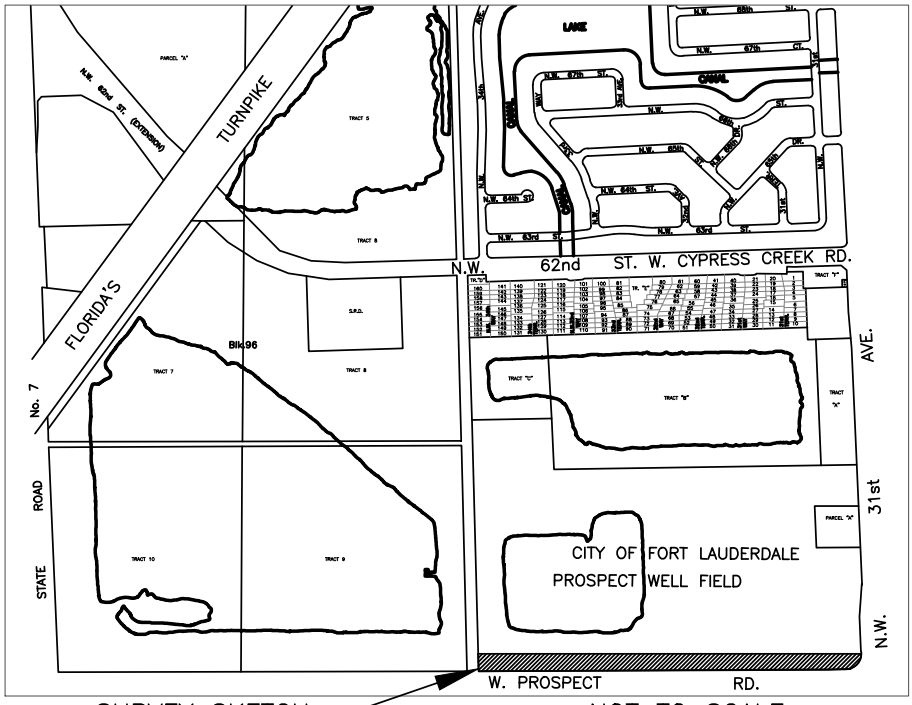
Approved as to form and correctness:
D'Wayne M. Spence, Interim City Attorney

_____
Shaun Amarnani, Asst City Attorney

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

LOCATION MAP



N

SURVEY SKETCH — NOT TO SCALE

DESCRIPTION: 15' FPL EASEMENT

A PORTION OF THE SOUTH HALF (S½) OF SOUTHEAST ONE–QUARTER (SE ¼) OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST.

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF WEST PROSPECT ROAD AND THE MOST EAST SOUTHEAST CORNER OF THE DESCRIPTION OF A 22.50 FOOT RIGHT OF WAY USAGE RECORDED IN OFFICIAL RECORDS BOOK 1743 AT PAGE 577 AND VACATED IN INSTRUMENT NUMBER 120079932, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S 89°06'44" E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2,223.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTH; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3,242.34 FEET, A CENTRAL ANGLE OF 3°22'31", AN ARC DISTANCE OF 191.01 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°37'32", AN ARC DISTANCE OF 29.07 FEET TO A POINT OF NON–TANGENT CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTH AND BEING 15.00 FEET NORTH OF AND PARALLEL TO SAID NORTH RIGHT OF WAY LINE WITH A RADIAL BEARING OF N 02°54'30" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3,227.34 FEET, A CENTRAL ANGLE OF 3°46'58", AN ARC DISTANCE OF 213.08 FEET TO A POINT OF TANGENCY; THENCE N 89°06'44" W ALONG A LINE BEING 15.00 FEET NORTH OF AND PARALLEL TO SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2,224.18 FEET TO THE EAST LINE OF SAID RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1743 AT PAGE 577; THENCE S 00°51'00" E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 36,469 SQUARE FEET OR 0.8372 ACRES MORE OR LESS.

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 BASED ON THE NORTH RIGHT OF WAY LINE OF WEST PROSPECT ROAD BEING S 89°06'44" E.

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: MARCH 4th, 2025

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

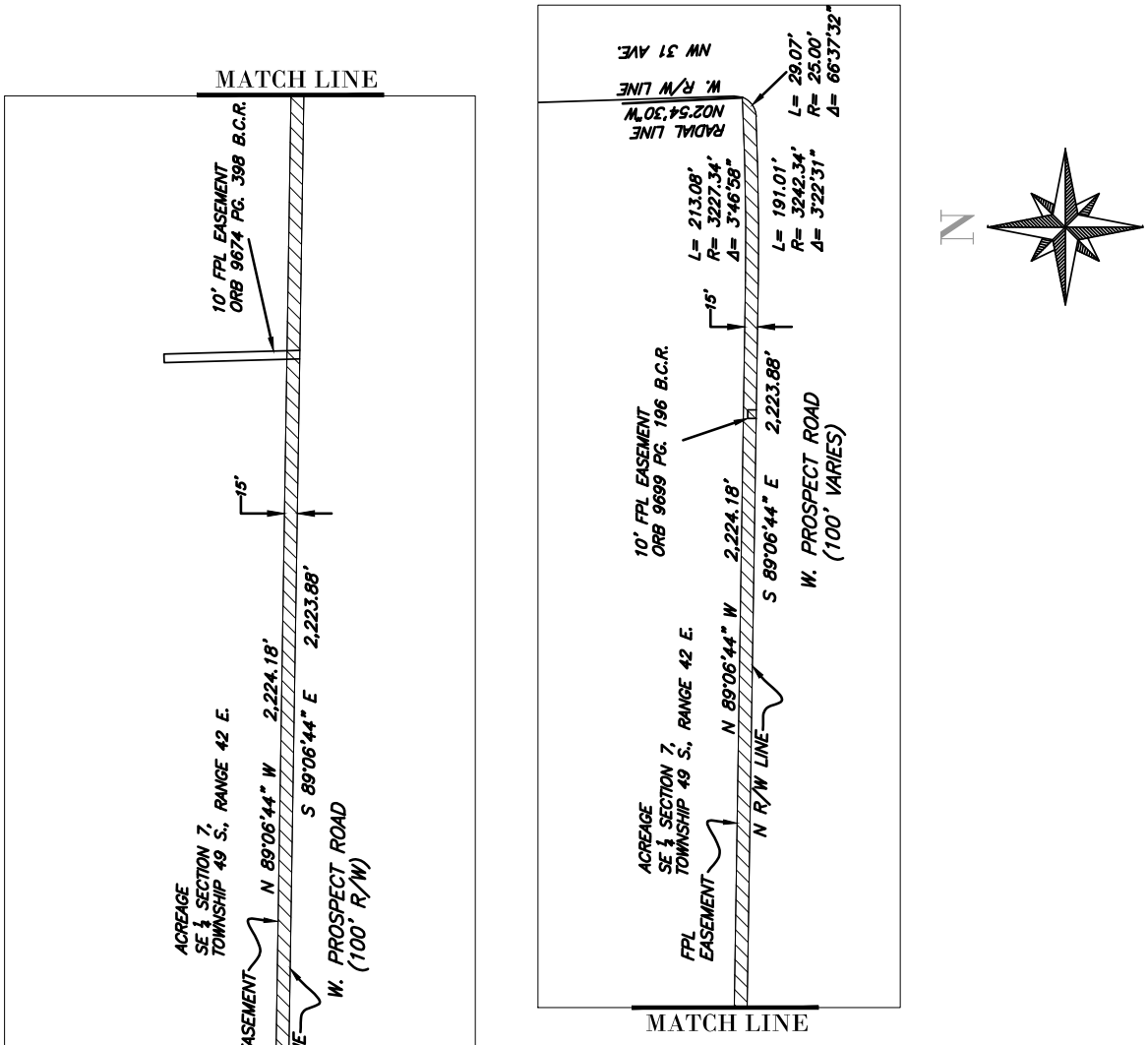
MICHAEL W. DONALDSON LICENSE NUMBER 6490 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Michael W Donaldson
Date: 2025.03.04 14:07:46 -05'00'

CITY OF FORT LAUDERDALE		
EXHIBIT A SKETCH AND DESCRIPTION FPL 15' EASEMENT		
BY: M.D.	ENGINEERING DIVISION	DATE: 3/4/25
CHK'D M.D.		SCALE: N.T.S.

PLOT

SKETCH AND DESCRIPTION



LEGEND

B.C.R.	DENOTES BROWARD COUNTY RECORDS
P.O.B.	DENOTES POINT OF BEGINNING
PG.	DENOTES PAGE
R/W	DENOTES RIGHT-OF-WAY
FPL	DENOTES FLORIDA POWER AND LIGHT
N.T.S.	DENOTES NOT TO SCALE
ORB	DENOTES OFFICIAL RECORDS BOOK
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
Δ	DENOTES ARC LENGTH

200 100 0 200'

1"=200'-0"

THIS IS NOT A SURVEY

CITY OF FORT LAUDERDALE		
EXHIBIT A SKETCH AND DESCRIPTION FPL 15' EASEMENT		
BY: M.D.	ENGINEERING DIVISION	DATE: 3/4/25
CHK'D M.D.		SCALE: 1"=200'

PLOT