

Work Request No. 7378708

Sec. __, Twp __ S, Rge __ E

Parcel I.D. _____

(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Jeffrey Dubs

Co. Name: FPL

Address: 3020 NW 19TH ST
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:

City of Fort Lauderdale, a Florida municipal corporation

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

Print Address: _____

(Witness' Signature)

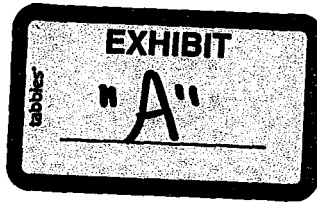
Print Name: _____
(Witness)

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ 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 _____



**SKETCH AND LEGAL DESCRIPTION
10 FT. FPL EASEMENT
MILLS POND PARK – SOCCER FIELDS
FORT LAUDERDALE, FLORIDA**

A 10-foot strip of land being a portion of Tract "A", "LAKE LAUDERDALE RECREATION AREA", according to the plat thereof, as recorded in Plat Book 134, Page 38, of the Public Records of Broward County, Florida, the centerline of said 10-foot strip being more particularly described as follows:

COMMENCE at the Northwest Corner of "FORT LAUDERDALE ESTATES FIRST ADDITION" according to the plat thereof, as recorded in Plat Book 80, Page 28, of the Public Records of Broward County, Florida;

THENCE on an assumed bearing of S 89°59'37" E along the North line of said "FORT LAUDERDALE ESTATES FIRST ADDITION", said line also being the South line of said Tract "A", a distance of 35.00 feet;

THENCE S 89°36'00" E continuing along the South line of said Tract "A" and the North line of said "FORT LAUDERDALE ESTATES FIRST ADDITION", a distance of 25.41 feet to the POINT OF BEGINNING;

THENCE N 11°02'35" E a distance of 297.26 feet to a point on the arc of a non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of S 56°29'13" W;

THENCE Northwesterly, Northerly and Northeasterly along the arc of said curve to the right, having a central angle of 113°19'39" and a radius of 542.40 feet for an arc distance of 1072.83 feet to a point on a non-tangent line;

THENCE N 20°10'28" E a distance of 42.45 feet to a point on the arc of a non-tangent curve concave to the South, a radial line of said curve through said point having a bearing of N 07°55'29" W;

THENCE Easterly along the arc of said curve to the right, having a central angle of 16°32'40" and a radius of 579.00 feet for an arc distance of 167.19 feet to a point on a non-tangent line;

THENCE N 00°05'12" W a distance of 25.68 feet to a point to be referred to later in this description as Point "A", said point also being the POINT OF TERMINATION of the 10-foot wide easement;

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
March 8, 2017

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TOGETHER WITH the following described 11-foot strip of land, the centerline of said 11-foot strip being more particularly described as follows:

BEGIN at previously described Point "A";

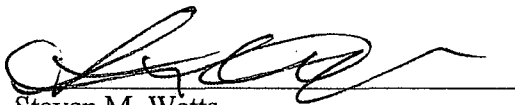
THENCE N 00°05'12" W a distance of 13.00 feet to the POINT OF TERMINATION.

Said lands situated in the City of Fort Lauderdale, Broward County, Florida, containing 16,197 Square Feet, more or less.

NOTES:

1. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County, Florida.
2. The legal description shown hereon was prepared by Calvin, Giordano & Associates, Inc.
3. Bearings shown hereon are based upon an assumed bearing of S 89°36'00"E along the South line of Tract "A", "LAKE LAUDERDALE RECREATION AREA", as recorded in Plat Book 134, Page 38, Public Records of Broward County, Florida.
4. The description contained herein does not represent a field boundary survey.
5. This document is intended to provide for a legal description of a FPL Easement.

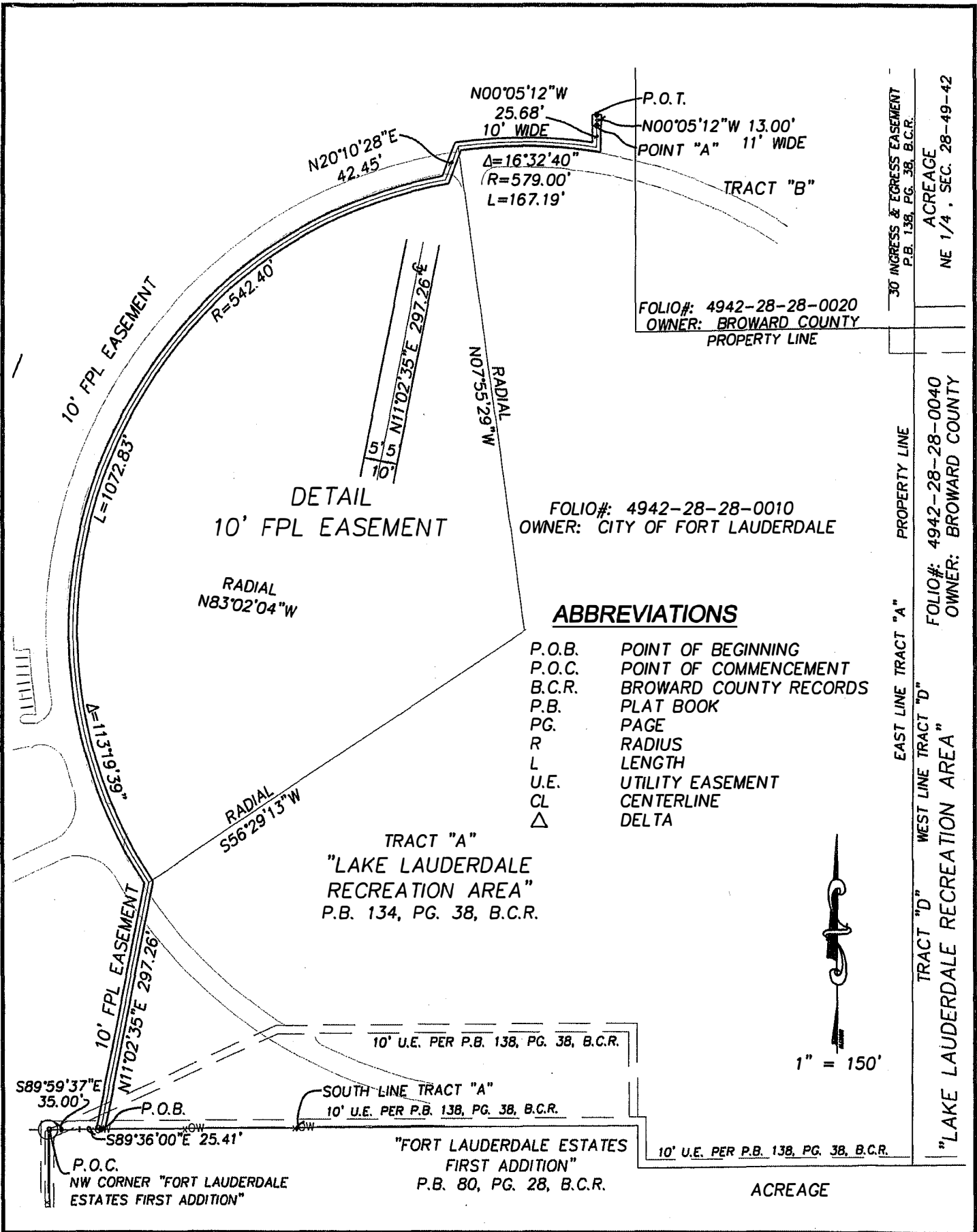
CALVIN, GIORDANO AND ASSOCIATES, INC.




Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number PSM 4588

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
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 <p>Calvin, Giordano & Associates, Inc. EXCEPTIONAL SOLUTIONS™ 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316 Phone: 954.921.7781 • Fax: 954.921.8807</p>	<p align="center">10 FT. - FPL EASEMENT MILLS POND PARK - SOCCER FIELDS FORT LAUDERDALE, FLORIDA</p>	<p>SCALE 1"=150'</p> <p>DATE 03/08/2017</p>	<p>PROJECT No. 15- 7678</p> <p>CAD FILE</p>	<p>SHEET 3 OF 3</p>
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