

Work Request No. 6428792

Sec. __, Twp __ S, Rge __ E

Parcel I.D. _____

(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: TROY LEWIS

Co. Name: FLORIDA POWER & LIGHT

Address: 3020 NW 19TH ST
FT 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:

Entity name

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: Chris Lagerbloom, City Manager

Print Address: 100 North Andrews Avenue

(Witness' Signature)

Fort Lauderdale, FL 33301

Print Name: _____
(Witness)

STATE OF FLORIDA AND COUNTY OF BROWARD. 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 _____

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF FPL EASEMENT
A PORTION OF PARCEL "A",
INTERNATIONAL SWIMMING HALL OF FAME COMPLEX
FORT LAUDERDALE, BROWARD COUNTY, FL

LEGAL DESCRIPTION:

AN FPL EASEMENT BEING A PORTION OF PARCEL "A", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, ACCORDING TO THE PLAT THEREOF RECORDS IN PLAT BOOK 138, PAGE, 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A" ;

THENCE S.01°22'07"E., ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 69.49 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED FPL EASEMENT;

THENCE CONTINUE S.01°22'07"E., ALONG SAID EAST LINE A DISTANCE OF 10.05 FEET;

THENCE N.85°30'33"W., A DISTANCE OF 114.11 FEET TO A POINT ON A LINE 68.00 FEET SOUTH OF AND PARALLEL WITH THE MOST EASTERLY NORTH LINE OF SAID PARCEL "A";

THENCE S.88°40'54"W., ALONG SAID PARALLEL LINE A DISTANCE OF 50.24 FEET;

THENCE S.01°00'19"E., A DISTANCE OF 25.96 FEET;

THENCE S.88°59'41"W., A DISTANCE OF 15.00 FEET;

THENCE N.01°00'19"W., A DISTANCE OF 25.87 FEET;

THENCE S.88°40'54"W., A DISTANCE OF 149.64 FEET;

THENCE N.88°04'01"W., A DISTANCE OF 389.32 FEET;

THENCE S.63°13'12"W., A DISTANCE OF 40.46 FEET;

THENCE S.07°42'52"W., A DISTANCE OF 33.92 FEET TO A POINT ON A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A";

THENCE S.00°53'06"E., ALONG SAID PARALLEL LINE A DISTANCE OF 107.95 FEET;

THENCE S.36°13'53"E., A DISTANCE OF 48.85 FEET;

THENCE N.89°00'53"E., A DISTANCE OF 69.90 FEET;

THENCE S.72°35'49"E., A DISTANCE OF 76.08 FEET;

THENCE N.00°59'07"W., A DISTANCE OF 31.00 FEET;

THENCE N.89°00'53"E., A DISTANCE OF 10.00 FEET;

THENCE S.00°59'07"E., A DISTANCE OF 31.00 FEET TO A POINT ON A LINE 18.00 FEET NORTH OF AND PARALLEL WITH THE MOST WESTERLY SOUTH LINE OF SAID PARCEL "A";

THENCE N.89°00'53"E., ALONG SAID PARALLEL LINE A DISTANCE OF 360.94 FEET;

THENCE N.00°59'07"W., A DISTANCE OF 12.83 FEET;

THENCE N.89°00'53"E., A DISTANCE OF 10.00 FEET;

THENCE S.00°59'07"E., A DISTANCE OF 12.83 FEET TO A POINT ON A LINE 18.00 FEET NORTH OF AND PARALLEL WITH THE MOST WESTERLY SOUTH LINE OF SAID PARCEL "A";

THENCE N.89°00'53"E., ALONG SAID PARALLEL LINE A DISTANCE OF 172.22 FEET;

THENCE N.00°59'07"W., A DISTANCE OF 47.00 FEET;

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY
1 ADD EXISTING FPL EASEMENTS	04/04/19	WDLR

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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DATE OF SIGNATURE: 4/4/19

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
3/01/19	JDS	LSG	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

CAM 19-0176
SHEET 1 OF 4
Exhibit 1

19-8824 FPL ESMT.



EXHIBIT "A"
LEGAL DESCRIPTION OF FPL EASEMENT

A PORTION OF PARCEL "A",
INTERNATIONAL SWIMMING HALL OF FAME COMPLEX
FORT LAUDERDALE, BROWARD COUNTY, FL

LEGAL CONTINUED

THENCE N.89°00'53"E., A DISTANCE OF 36.97 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", SAID POINT ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.87°13'54"W.,

THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID PARCEL "A" AND THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°10'11" AND A RADIUS OF 1375.00 FEET FOR AN ARC DISTANCE OF 52.07 FEET TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING 13.00 FEET NORTH OF AND PARALLEL WITH THE MOST WESTERLY SOUTH LINE OF SAID PARCEL "A";

THENCE S.89°00'53"W., ALONG SAID PARALLEL LINE A DISTANCE OF 607.99 FEET;

THENCE N.68°29'07"W., A DISTANCE OF 62.72 FEET;

THENCE S.89°00'53"W., A DISTANCE OF 77.61 FEET;

THENCE N.36°13'53"W., A DISTANCE OF 51.09 FEET TO A POINT ON A LINE 5.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A";

THENCE N.00°53'06"W., ALONG SAID PARALLEL LINE A DISTANCE OF 111.89 FEET;

THENCE N.07°42'52"E., A DISTANCE OF 39.93 FEET;

THENCE N.63°13'12"E., A DISTANCE OF 48.28 FEET;

THENCE S.88°04'01"E., A DISTANCE OF 391.60 FEET TO A POINT ON A LINE 58.00 FEET SOUTH OF AND PARALLEL WITH THE SAID MOST EASTERLY NORTH LINE;

THENCE N.88°40'54"E., ALONG SAID PARALLEL LINE A DISTANCE OF 159.88 FEET;

THENCE N.01°19'06"W., A DISTANCE OF 58.00 FEET TO A POINT ON THE SAID MOST EASTERLY NORTH LINE OF SAID PARCEL "A";

THENCE N.88°40'54"E., ALONG SAID NORTH LINE A DISTANCE OF 10.00 FEET;

THENCE S.01°19'06"E., A DISTANCE OF 58.00 FEET TO A POINT ON A LINE 58.00 FEET SOUTH OF AND PARALLEL WITH THE SAID MOST EASTERLY NORTH LINE OF SAID PARCEL "A";

THENCE N.88°40'54"E., THENCE ALONG SAID PARALLEL A DISTANCE OF 45.22 FEET;

THENCE S.85°30'33"E., A DISTANCE OF 113.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.38 ACRES (16,687 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AN MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. THE BEARINGS SHOWN HEREON ARE BASED ON S.01°22'07"E., ALONG THE EAST LINE PARCEL "A", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, RECORDED IN PLAT BOOK 138, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. SEE SHEET 3 AND 4 OF 4 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.

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EXHIBIT "A"

SKETCH OF FPL EASEMENT

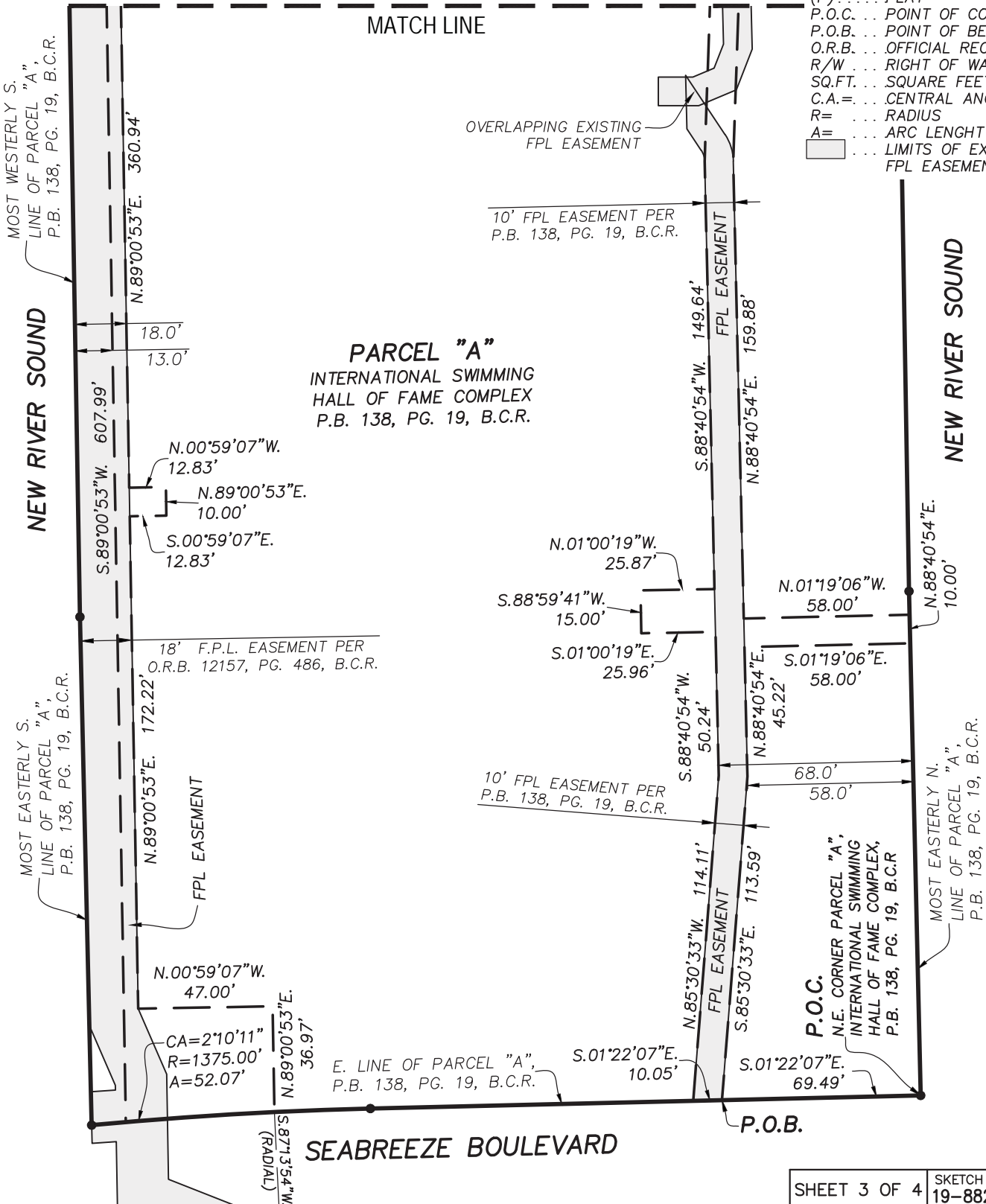
A PORTION OF PARCEL "A",
INTERNATIONAL SWIMMING HALL OF FAME COMPLEX
FORT LAUDERDALE, BROWARD COUNTY, FL



SCALE 1" = 50'

LEGEND:

B.C.R. . . . BROWARD COUNTY RECORDS
LB LICENSED BUSINESS
FPL FLORIDA POWER & LIGHT
P.B. PLAT BOOK
PG. PAGE
(P) PLAT
P.O.C. . . . POINT OF COMMENCEMENT
P.O.B. . . . POINT OF BEGINNING
O.R.B. . . . OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY
SQ.FT. . . . SQUARE FEET
C.A.= CENTRAL ANGLE
R= RADIUS
A= ARC LENGTH
[Shaded Box] . . . LIMITS OF EXISTING
FPL EASEMENT



SHEET 3 OF 4

SKETCH NO. CAM 19-0176
19-8824 FPL ESMT

4341 S.W. 62nd Avenue
Davie, Florida 33314



SCALE 1" = 50'

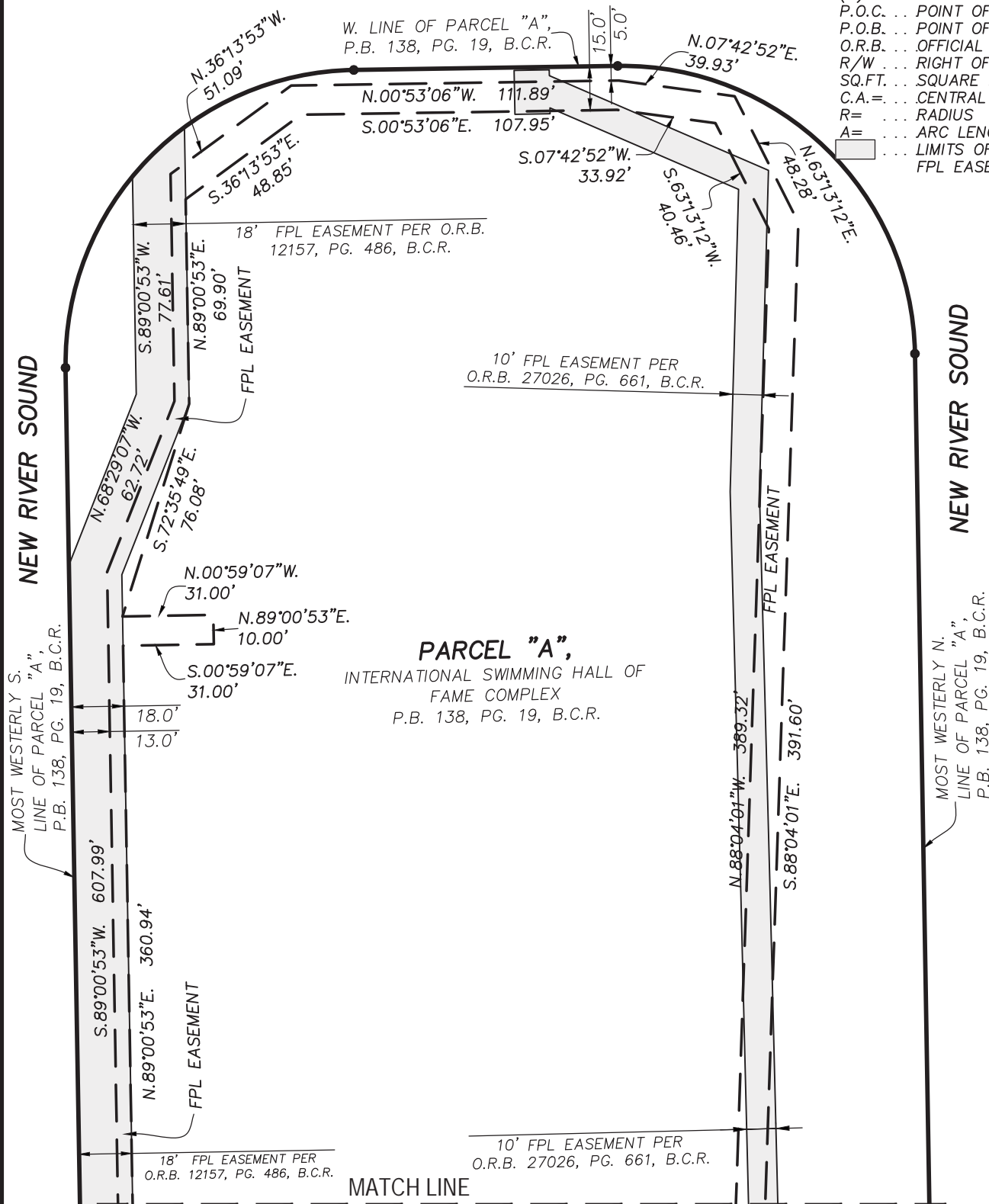
EXHIBIT "A"

SKETCH OF FPL EASEMENT

A PORTION OF PARCEL "A",
INTERNATIONAL SWIMMING HALL OF FAME COMPLEX
FORT LAUDERDALE, BROWARD COUNTY, FL

LEGEND:

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 LIMITS OF EXISTING
FPL EASEMENT



MATCH LINE

SHEET 4 OF 4

SKETCH NO. CAM 19-0176
19-8824 FPL ESMT Exhibit 1