

Work Request No. 8766756

Sec. 2, Twp 50 S, Rge 42 E

Parcel I.D. 504202320010
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Troy Lewis
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:

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____
(Witness)

Entity name City of Fort Lauderdale

By: _____

Print Name: Chris Lagerbloom, City Manager

Print Address: 100 North Andrews Avenue
Fort Lauderdale, FL 33301

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Chris Lagerbloom, the City Manager of the City of Fort Lauderdale a 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 _____



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 30'

SKETCH AND DESCRIPTION
16' X 16' FPL EASEMENT
PARKER PLAYHOUSE

LEGAL DESCRIPTION:

A portion of Tract "A", THEATER CENTER, according to the plat thereof, as recorded in Plat Book 53, Page 5, of the public records of Broward County, Florida, more fully described as follows:

Commenceing at the Northwest corner of said Tract "A"; thence South 89°59'00" East, on the North line of said Tract "A", a distance of 111.50 feet to the Point of Beginning; thence continuing South 89°59'00" East, on said North line, a distance of 16.00 feet; thence South 00°00'00" East, on the West right-of-way line of N.E. 7th Avenue, a distance of 16.00 feet; thence North 89°59'00" West, a distance of 16.00 feet; thence North 00°00'00" East, a distance of 16.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 256 square feet or 0.0059 acres more or less.

LOT 6, BLOCK 251, PROGRESSO
(PLAT BOOK BOOK 2, PG. 18, D.C.R.)

NORTH LINE, TRACT "A"

S89°59'00"E

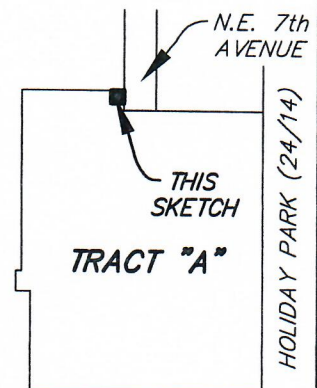
111.50'

POINT OF BEGINNING
POINT OF COMMENEMENT
NW CORNER, TRACT "A"

16' X 16' FPL EASEMENT
(256 SQUARE FEET)

TRACT "A", THEATER CENTER (PLAT BOOK 63, PG. 5, B.C.R.)

EXHIBIT "A"



SANDY NININGER DRIVE
(N.E. 8th STREET)

SITE LAYOUT
NOT TO SCALE

WEST
R/W LINE
N.E. 7th
AVENUE
(40' R/W)

NORTH LINE,
TRACT "A"

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of Tract "A", as South 89°59'00" East.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
24th day of May, 2019.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-4315

CHECKED BY: _____

REF. DWG.: 18-3-15

C: \JMMjr\2019\V4315 (FPL)