

Work Request No. 9372696

Sec. 9, Twp 49 S, Rge 42 E

Parcel I.D. 494209010160  
(Maintained by County Appraiser)

## **UNDERGROUND EASEMENT (BUSINESS)**

This Instrument Prepared By

Name: Paul E. Brewer  
Co. Name: Paul E. Brewer & Associates, Inc.  
Address: 12321 N.W. 35th Street  
Coral Springs, FL 333065

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.

THE BALANCE OF THIS PAGE REMAINS INTENTIONALLY BLANK

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on February 9, 2021.

WITNESSES:

Aimee Liauro

Aimee Liauro  
[Witness type or print name]

Donna Varisco

Donna Varisco  
[Witness type or print name]

**CITY OF FORT LAUDERDALE,  
A MUNICIPAL CORPORATION OF FLORIDA**

By Christopher J. Lagerbloom  
Christopher J. Lagerbloom, ICMA-CM  
City Manager

ATTEST:

Jeffery A. Modarelli

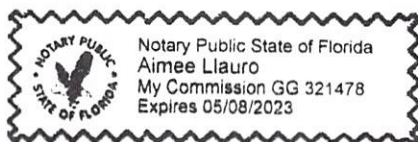
Jeffery A. Modarelli, City Clerk

Approved as to form:  
Alain E. Boileau, City Attorney

By Shari C. Wallen  
Shari C. Wallen, Esq., Assistant City Attorney

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of February, 2021, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale.



Aimee Liauro  
Notary Public, State of Florida  
Aimee Liauro  
Name of Notary Typed, Printed or Stamped

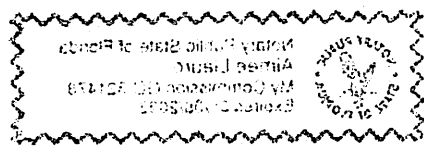
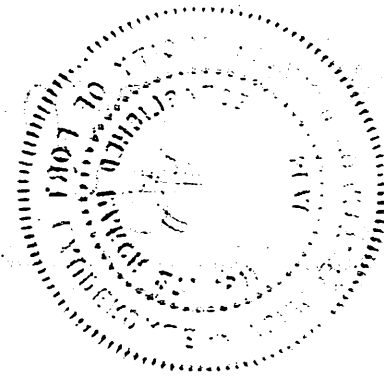
Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced \_\_\_\_\_

1947

Handwritten notes and signatures in the upper middle section.

Handwritten notes and signatures in the upper right section.

Handwritten notes and signatures in the middle section.



TENANT

WITNESSES:

[Signature]

Signature

Nicole Minsal

Print Name

Sarah Willson

Signature

SARAH WILLSON

Print Name

(CORPORATE SEAL)

FIRST INDUSTRIAL HARRISBURG, L.P., a  
Delaware limited partnership

By: [Signature]

Print Name: Chris Willson

Title: Sr Regional Director

ATTEST:

[Signature]

Executive V. P., Secretary

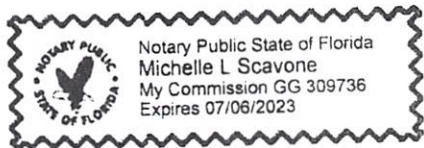
[Print Name] David Harker

STATE OF FLORIDA  
COUNTY OF Broward:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of February, 2021, by Chris Willson as Sr. Regional Dir of FIRST INDUSTRIAL HARRISBURG, L.P., a Delaware limited partnership, who is personally known to me or has produced N/A as identification, and who did (did not) take an oath.  
(Type of Identification)

(SEAL)

[Signature]  
Signature of Notary Public – State of \_\_\_\_\_



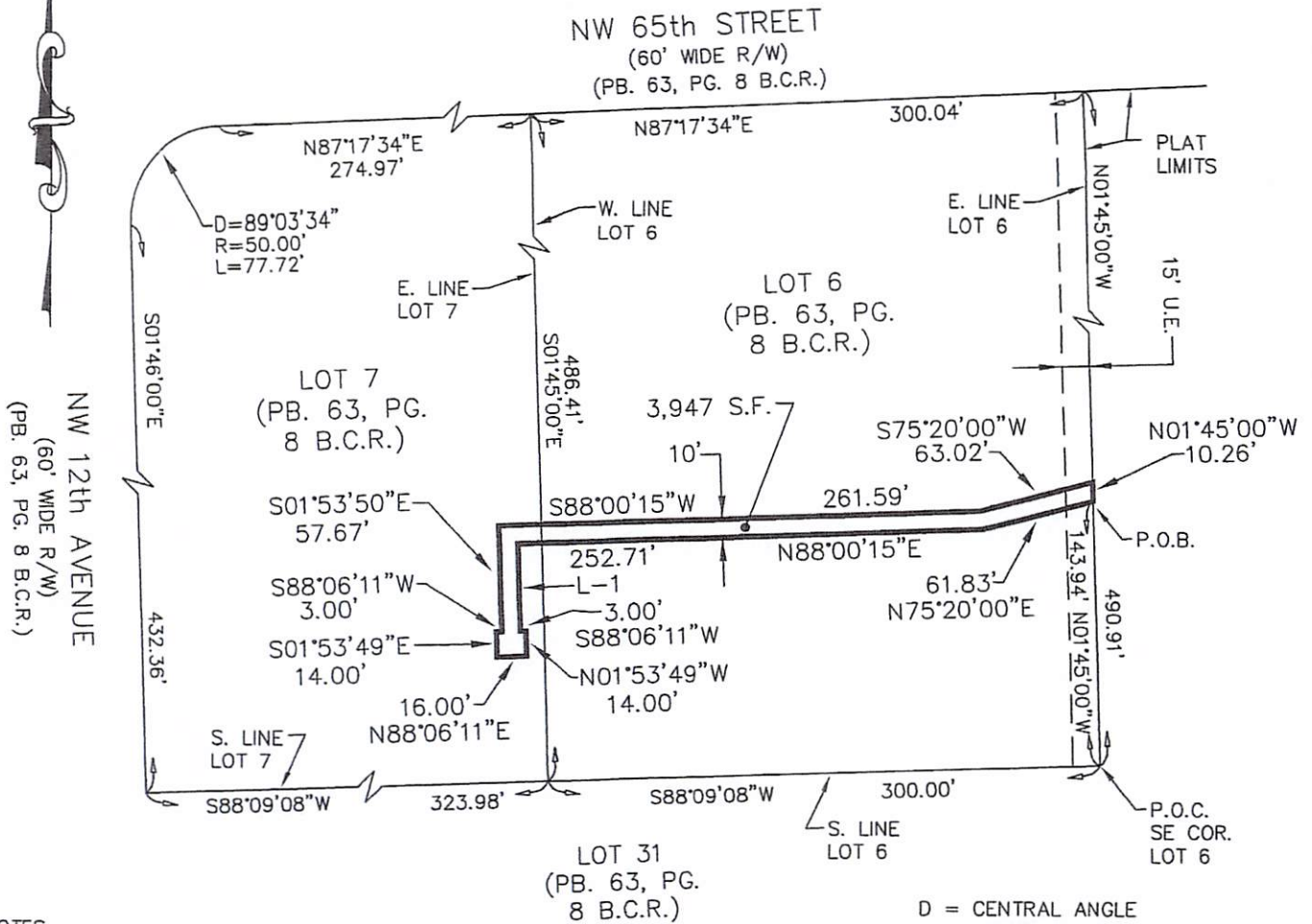
Print, Type, or Stamp Commissioned Name of  
Notary Public

My Commission Expires: \_\_\_\_\_



# SKETCH AND DESCRIPTION

## FP&L EASEMENT



### NOTES:

1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2 (PB. 63, PG. 8 B.C.R.)
3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
4. EASEMENTS SHOWN HEREON ARE PER FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2 (PB. 63, PG. 8 B.C.R.) UNLESS NOTED OTHERWISE.

D = CENTRAL ANGLE  
 R = RADIUS  
 L = ARC LENGTH  
 S.F. = SQUARE FEET  
 PB. = PLATBOOK  
 PG. = PAGE  
 R/W = RIGHT OF WAY  
 COR. = CORNER  
 U.E. = UTILITY EASEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 B.C.R. = BROWARD COUNTY RECORDS

### LINE TABLE

L-1  
 N01°53'50"W  
 47.68'

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 63-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 11/23/20

PAUL E. BREWER  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 3240  
 CERTIFICATE OF AUTHORIZATION NO. LB 2794

### NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, 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 ALL 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 OF RECORD

**PEB**  
**PAUL E. BREWER**  
**& ASSOCIATES, INC.**  
 12321 N.W. 35th Street  
 Coral Springs, FL 33065  
 PH: (954) 753-5210  
 FAX: (954) 753-9813  
 brewer.in@bellsouth.net

SCALE: 1" = 100'

FB/PG: N/A

DRAWN BY: AFF

CKD. BY: WDK

JOB NO:  
 19-59-FPL-BLDG III

### REVISIONS

DATE BY CKD FB/PG

ADDRESS CLIENT COMMENTS 1/5/21 AFF WDK N/A

# SKETCH AND DESCRIPTION

## FP&L EASEMENT

### DESCRIPTION:

A 10.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 6 AND LOT 7 OF FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 63 AT PAGE 8 OF THE PUBLIC RECORDS OF BROWARD, COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 6 OF SAID FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 2;

THENCE NORTH 01°45'00" WEST, ALONG THE EAST LINE OF LOT 6, A DISTANCE OF 143.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 01°45'00" WEST ALONG SAID EAST LINE OF LOT 6, A DISTANCE OF 10.26 FEET;

THENCE SOUTH 75°20'00" WEST, A DISTANCE OF 63.02 FEET;

THENCE SOUTH 88°00'15" WEST, A DISTANCE OF 261.59 FEET;

THENCE SOUTH 01°53'50" EAST, A DISTANCE OF 57.67 FEET;

THENCE SOUTH 88°06'11" WEST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 01°53'49" EAST, A DISTANCE OF 14.00 FEET;

THENCE NORTH 88°06'11" EAST, A DISTANCE OF 16.00 FEET;

THENCE NORTH 01°53'49" WEST, A DISTANCE OF 14.00 FEET;

THENCE SOUTH 88°06'11" WEST, A DISTANCE OF 3.00 FEET;

THENCE NORTH 01°53'50" WEST, A DISTANCE OF 47.68 FEET;

THENCE NORTH 88°00'15" EAST, A DISTANCE OF 252.71 FEET;

THENCE NORTH 75°20'00" EAST, A DISTANCE OF 61.83 FEET TO THE POINT OF BEGINNING.

SAID 10.00 FOOT WIDE STRIP OF LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 3,947 SQUARE FEET MORE OR LESS.

### NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, 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 ALL 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 OF RECORD



**PAUL E. BREWER  
& ASSOCIATES, INC.**

12321 N. W. 35th Street  
Coral Springs, FL 33065  
PH: (954) 753-5210

FAX: (954) 753-9813  
brewer.in@bellsouth.net

SCALE:  
N/A

FB/PG:  
N/A

DRAWN BY:  
AFF

CKD. BY:  
WDK

JOB NO:  
19-59-FPL-BLDG III

### REVISIONS

DATE

BY

CKD

FB/PG

ADDRESS CLIENT COMMENTS

1/5/21

AFF

WDK

N/A

SHEET 2 OF 2





COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM

**RUSH!**  
306219/2021

Today's Date: 2/4/2021

**DOCUMENT TITLE:** FIRST INDUSTRIAL HARRISBURG, L.P. – FPL EASEMENTS FOR PARCEL ID NOS. 494209010180 (3 ORIGINALS), 494209010170 (3 ORIGINALS), AND 494209010160 (3 ORIGINALS)

**COMM. MTG. DATE:** 2/2/2021 **CAM #:** 21-0123 **ITEM #:** CR-1 **CAM attached:** ☒ YES ☐ NO

**Routing Origin:** CAO **Router Name/Ext:** J. Larregui/5106 **Action Summary attached:** ☐ YES ☒ NO

**CIP FUNDED:** ☐ YES ☒ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

**1) City Attorney's Office:** Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 9

Is attached Granicus document Final? ☒ YES ☐ NO Approved as to Form: ☒ YES ☐ NO

**Date to CCO:** 2/4/2021 Shari C. Wallen  
Attorney's Name Initials

**2) City Clerk's Office:** # of originals: 3 Routed to: Donna V./Aimee L./CMO Date: 2/8/2021

**3) City Manager's Office:** CMO LOG #: \_\_\_\_\_ Document received from: \_\_\_\_\_

Assigned to: CHRIS LAGERBLOOM ☐ TARLESHA SMITH ☐ GREG CHAVARRIA ☐  
CHRIS LAGERBLOOM as CRA Executive Director ☐

☐ APPROVED FOR C. LAGERBLOOM'S SIGNATURE ☐ N/A FOR C. LAGERBLOOM TO SIGN

PER ACM: T. Smith \_\_\_\_\_ (Initial/Date) PER ACM: G. Chavarria \_\_\_\_\_ (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: \_\_\_\_\_

Forward 3 originals to ☐ Mayor ☒ CCO Date: 2-9-21

**4) Mayor/CRA Chairman:** Please sign as indicated. Forward \_\_\_\_\_ originals to CCO for attestation/City seal (as applicable) Date: \_\_\_\_\_

**5) City Clerk:** Forward 9 originals to CAO for FINAL APPROVAL Date: \_\_\_\_\_

**6) CAO forwards** 9 originals to CCO

**7) City Clerk:** Scan original and forwards 9 originals to: J. Larregui/CAO/Ext. 5106

- 1) One (1) Original to Chris Willson at First Industrial Harrisburg, L.P.
- 2) Two (2) Originals to Rufus James at FXE for (1) To FPL and (1) For FXE

Attach \_\_\_\_\_ certified Reso # \_\_\_\_\_ ☒ YES ☐ NO

Original Route form to J. Larregui/CAO