

Work Request No. 9071568

# UNDERGROUND EASEMENT (BUSINESS)

Sec. 09, Twp 49 S, Rge 42 E

This Instrument Prepared By

Parcel I.D. 494209290010  
(Maintained by County Appraiser)

Name: Charlie Leikauf  
Co. Name: FPL  
Address: 330 SW 12<sup>TH</sup> AVE  
POMPANO BEACH FL 33069

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 ATTACHED EXHIBIT "A" FOR SKETCH AND DESCRIPTION (4 PAGES)

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 November 10, 2021.

Signed, sealed and delivered in the presence of:

Donna Varisco  
(Witness' Signature)

Print Name: Donna Varisco  
(Witness)

Aimee Lauro  
(Witness' Signature)

Print Name: Aimee Lauro  
(Witness)

City of Fort Lauderdale

By:

Christopher J. Lagerbloom  
Print Name: Christopher J. Lagerbloom, ICMA-CM

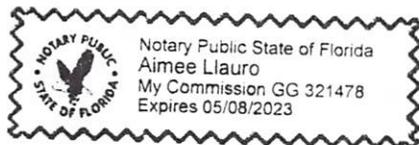
Print Address 100 N. Andrews Ave.

Fort Lauderdale, FL 33301

STATE OF FLORIDA AND COUNTY OF BROWARD.

The foregoing instrument was acknowledged before me by means of [  ] physical presence or [  ] online notarization, this 10 day of November, 2021, by Christopher J. Lagerbloom ICMA-CM, City Manager of the City of Fort Lauderdale, a Florida municipal corporation and who is personally known to me or has (have) produced \_\_\_\_\_ as identification.

[Notary Seal]



Aimee Lauro  
Notary Public, Signature

Print Name: Aimee Lauro

Title or Rank

Serial Number, if any

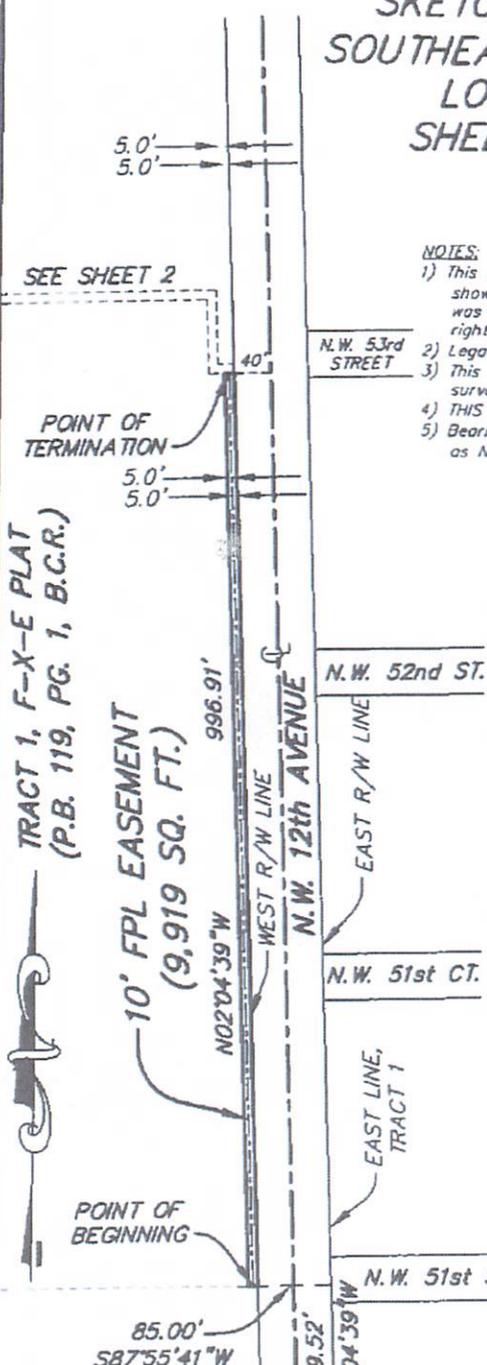
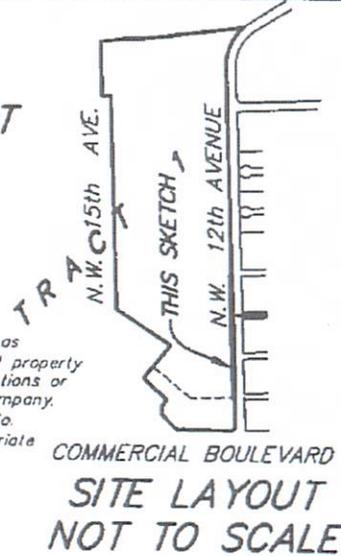


**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

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" = 200'

**EXHIBIT "A"**  
**SKETCH AND DESCRIPTION**  
**SOUTHEAST 10' FPL EASEMENT**  
**LOCKHART STADIUM**  
**SHEET 1 OF 4 SHEETS**



**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 appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY
- 5) Bearings shown assume the East line of Tract 1, as North 02°04'39" East.

**LEGAL DESCRIPTION:**

A strip of land 10.00 feet in width, lying 5.00 feet on each side of the centerline, over, under, across and through a portion of Tract 1, F-X-E PLAT, according to the plat thereof, as recorded in Plat Book 119, Page 1, of the public records of Broward County, Florida, said centerline being more fully described as follows:

Commencing at the most Southerly, East corner of said Tract 1; thence North 02°04'39" West on the East right-of-way line of N.W. 12th Avenue, a distance of 269.52 feet; thence South 87°55'41" West, a distance of 85.00 feet to the Point of Beginning; thence North 02°04'39" West, on a line 5.00 feet West of and parallel with the West right-of-way line of said N.W. 12th Avenue, a distance of 969.91 feet to the Point of Termination of the herein described centerline.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 9,919 square feet or 0.2277 acres more or less.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 31st day of March, 2020.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
**JERALD A. McLAUGHLIN**  
 Registered Land Surveyor No. 5269  
 State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMj

JOB ORDER NO. V-5000

CHECKED BY: \_\_\_\_\_

REF. DWG.: 18-3-056



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SCALE 1" = 200'

**EXHIBIT "A"**  
**SKETCH AND DESCRIPTION**  
**10' FPL EASEMENT**  
**LOCKHART STADIUM**  
**SHEET 2 OF 4 SHEETS**

**LEGAL DESCRIPTION:**

A strip of land 10.00 feet in width, lying 5.00 feet on each side of the centerline and 20.00 feet in width, lying 10.00 feet on each side of the of the centerline, over, under, across and through a portion of Tract 1, F-X-E PLAT, according to the plat thereof, as recorded in Plat Book 119, Page 1, of the public records of Broward County, Florida, said centerline being more fully described on Sheet 3 of 4 Sheets.

**CERTIFICATION**

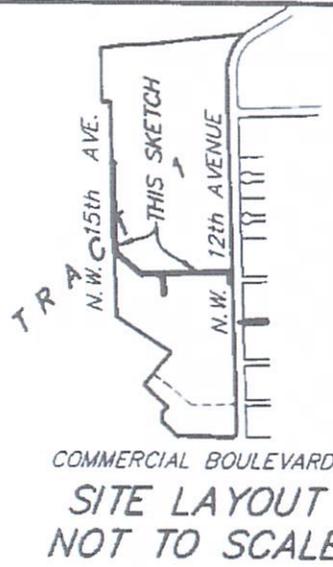
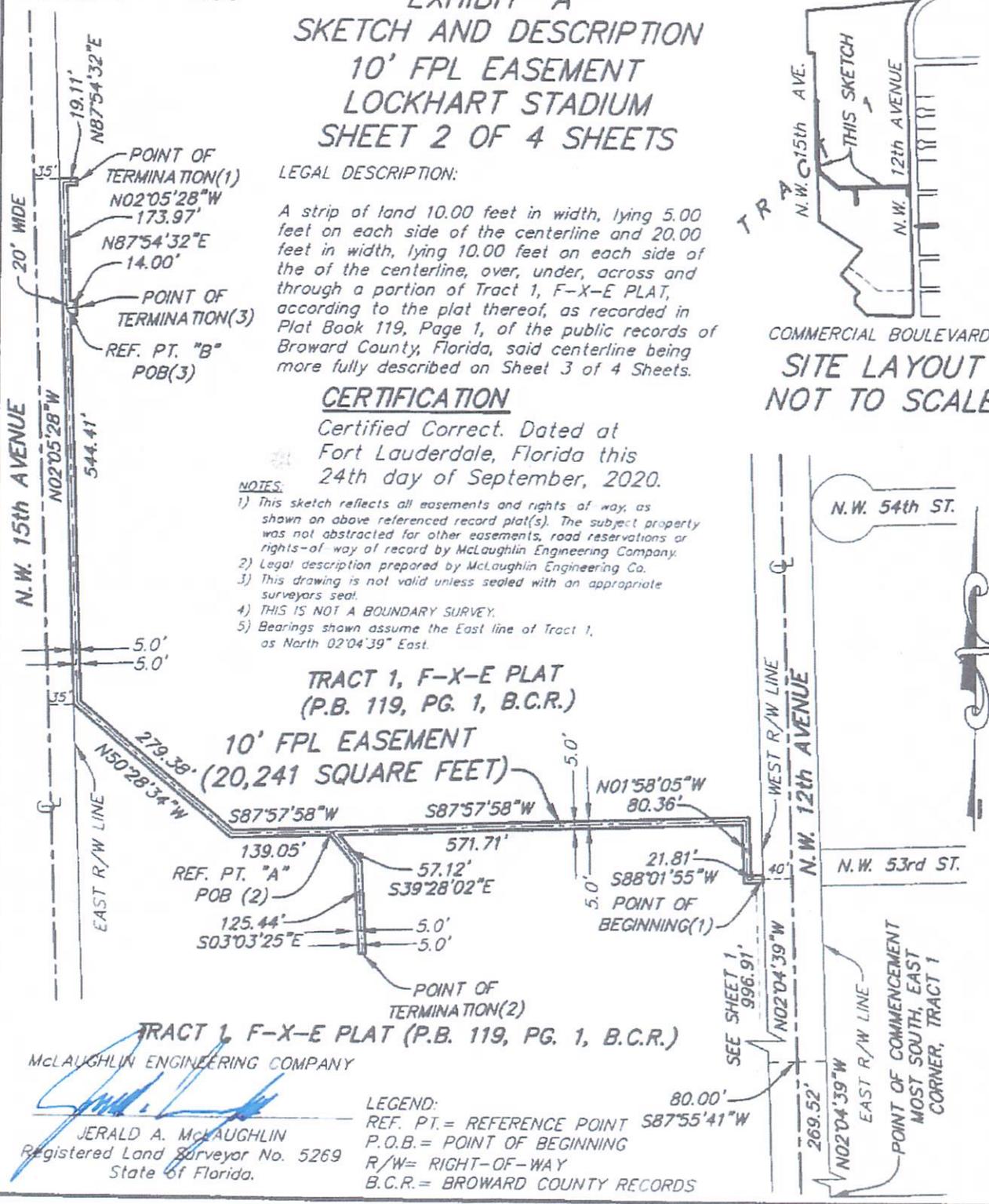
Certified Correct. Dated at Fort Lauderdale, Florida this 24th day of September, 2020.

**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 appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of Tract 1, as North 02°04'39" East.

**TRACT 1, F-X-E PLAT**  
**(P.B. 119, PG. 1, B.C.R.)**

**10' FPL EASEMENT**  
**(20,241 SQUARE FEET)**



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

**LEGEND:**  
 REF. PT. = REFERENCE POINT S87°55'41"W  
 P.O.B. = POINT OF BEGINNING  
 R/W = RIGHT-OF-WAY  
 B.C.R. = BROWARD COUNTY RECORDS

FIELD BOOK NO. \_\_\_\_\_  
 JOB ORDER NO. V-5000  
 REF. DWG.: 18-3-056

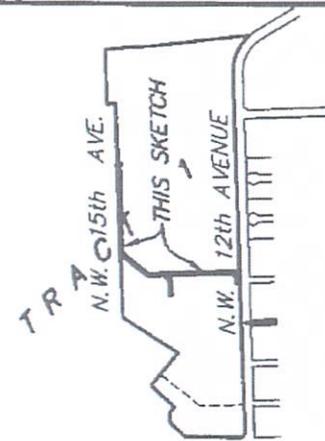
DRAWN BY: JMM/jr  
 CHECKED BY: \_\_\_\_\_  
 C:\JMM\18-3-056 (FPL LOCKHART)



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**EXHIBIT "A"**  
**SKETCH AND DESCRIPTION**  
**10' FPL EASEMENT**  
**LOCKHART STADIUM**  
**SHEET 3 OF 4 SHEETS**



COMMERCIAL BOULEVARD  
**SITE LAYOUT**  
**NOT TO SCALE**

**LEGAL DESCRIPTION:**

A strip of land 10.00 feet in width, lying 5.00 feet on each side of the centerline, over, under, across and through a portion of Tract 1, F-X-E PLAT, according to the plat thereof, as recorded in Plat Book 119, Page 1, of the public records of Broward County, Florida, said centerline being more fully described as follows:

Commencing at the most Southerly, East corner of said Tract 1; thence North 02°04'39" West on the East right-of-way line of N.W. 12th Avenue, a distance of 269.52 feet; thence South 87°55'41" West, a distance of 80.00 feet; thence North 02°04'39" West, on the West right-of-way line of said N.W. 12th Avenue, a distance of 996.91 feet to the Point of Beginning (1) of the herein described centerline; thence South 88°01'55" West, a distance of 21.81 feet; thence North 01°58'05" West, a distance of 80.36 feet; thence South 87°57'58" West, a distance of 571.71 feet to a Reference Point "A"; thence continuing South 87°57'58" West, a distance of 139.05 feet; thence North 50°28'34" West, a distance of 279.38 feet; thence North 02°05'28" West, on a line 5.00 feet East of and parallel with the East right-of-way line of N.W. 15th Avenue, a distance of 544.41 feet to a Reference Point "B"; thence continuing North 02°05'28" West, on said parallel line, a distance of 173.97 feet; thence North 87°54'32" East, a distance of 19.11 feet to the Point of Termination (1) of the herein described centerline.

**TOGETHER WITH:**

Beginning (2) at the aforementioned Reference Point "A"; thence South 39°28'02" East, a distance of 57.12 feet; thence South 03°03'25" East, a distance of 125.44 feet to the Point of Termination (2) of the herein described centerline.

**TOGETHER WITH:**

A strip of land 20.00 feet in width, lying 10.00 feet on each side of the centerline, over, under, across and through a portion of said Tract 1, said centerline being more fully described as follows:

Beginning (3) at the aforementioned Reference Point "B"; thence North 87°54'32" East, a distance of 14.00 feet to the Point of Termination (3) of the herein described centerline.

All of said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 20,241 square feet or 0.4647 acres more or less.

**NOTES:**

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- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of Tract 1, as North 02°04'39" East.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 24th day of September, 2020.

McLAUGHLIN ENGINEERING COMPANY

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

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr \_\_\_\_\_

JOB ORDER NO. V-5000 \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

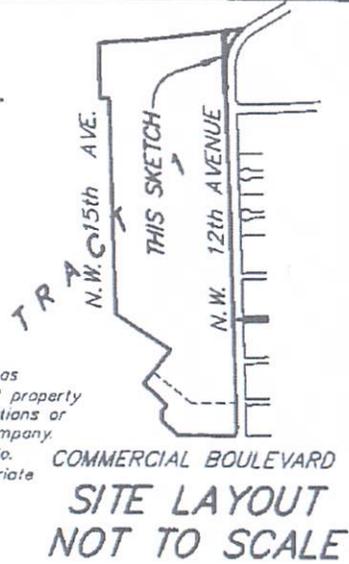
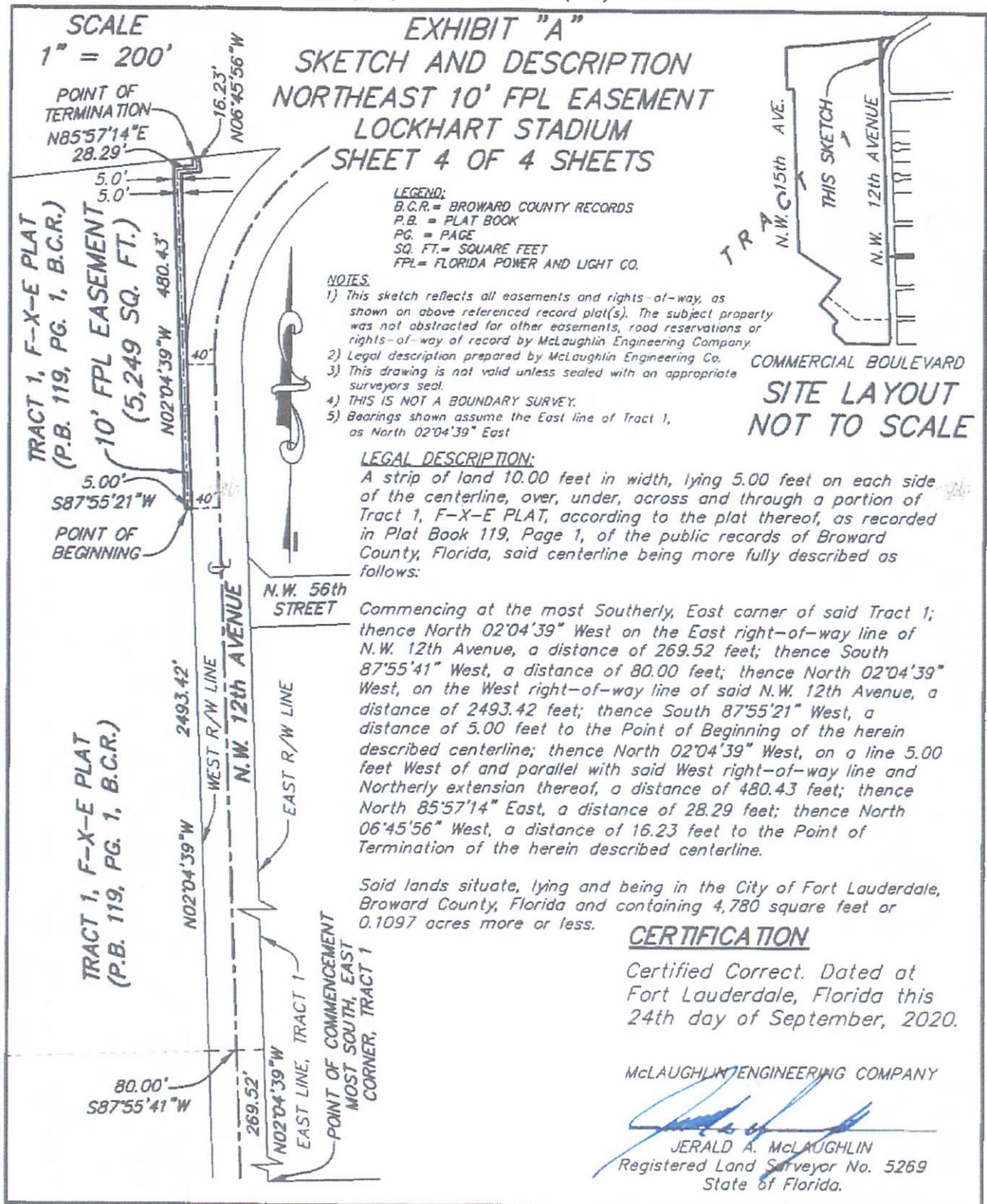
REF. DWG.: 18-3-056

C: JMMjr/2020/V5000 (FPL LOCKHART)



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FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. V-5000

CHECKED BY: \_\_\_\_\_

REF. DWG.: 18 3-056

C:\JMMjr\2020\V5000 (FPL LOCKHART)

1743



COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM

11  
11/10/2021

Today's Date: 11/4/2021

DOCUMENT TITLE: FPL Easement over DRV PNK Stadium for Utilities

COMM. MTG. DATE: 11/02/21 CAM #: 21-0405 ITEM #: CR-1 CAM attached:  YES  NO

Routing Origin: CAO Router Name/Ext: Sonia/ x-5598 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) Dept: CMO Router Name/Ext: Angela/ x3442 # of originals routed: 1 Date to CAO: 11/4/2021

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

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

Date to CCO: 11/10/21 Lynn Solomon [Signature]  
Attorney's Name Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Aimee L./CMO Date: 11/10/2021

4) City Manager's Office: CMO LOG #: Nov. 23 Document received from: 11/10/21

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 1 originals to  Mayor  CCO Date: 11-10-21

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

6) City Clerk: Forward \_\_\_\_\_ originals to CAO for FINAL APPROVAL Date: returned 11/10/2021 CMO

7) CAO forwards \_\_\_\_\_ originals to CCO Date: \_\_\_\_\_ SONIA SIERRA/CAO/EXT. 5598

8) City Clerk: Scan original and forwards 2 originals to: Angela Salmon / CMO/ Ext. 3442

\*\*\*\* Please send scan of executed agreement to ssierra@fortlauderdale.gov

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

Original Route form to Sonia ext. 5598