

This instrument prepared by:
Russell J. Morrison, Sr. Assistant County Attorney
Office of the County Attorney
1850 Eller Drive, Suite 502
Fort Lauderdale, Florida 33316
954-523-3404

NON-EXCLUSIVE UTILITY EASEMENT

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, a Florida corporation, its affiliates, licensees, agents, successors, and assigns, an 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 10 feet in width as shown in the attached sketch located within the following described property:

See Exhibit "A" attached hereto and made a part hereof ("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 said 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; 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 executed this NON-EXCLUSIVE UTILITY EASEMENT on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, duly authorized to execute same by Board action on the ____ day of _____, 2014

ATTEST:

BROWARD COUNTY, by and through its
Board of County Commissioners

Broward County Administrator, as
Ex-officio Clerk of the Broward
County Board of County
Commissioners

By: _____
____ day of _____, 2014. Mayor

Approved as to form by
Joni Armstrong Coffey
Broward County Attorney
Port Everglades Dept. of Broward County
1850 Eller Drive, Suite 502
Fort Lauderdale, Florida 33316
Telephone: (954) 523-3404
Telecopier: (954) 523-2613

By: _____ *my* 4/21/14
Russell J. Morrison (Date)
Senior Assistant County Attorney

By: _____ *NO* 4/22/14
Noel M. Pfeffer (Date)
Deputy County Attorney

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by _____, Mayor or Vice-Mayor, who is personally known to me or who has produced _____ as identification.

Print Name: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

SURVEYOR'S NOTES:

1) THE BEARINGS SHOWN HEREON ON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (1990), REFERENCED TO EASTERN BROWARD HORIZONTAL GPS NETWORK CONTROL POINTS, AS ESTABLISHED BY BROWARD COUNTY ENGINEERING DEPARTMENT (BCED), SURVEY SECTION, A LINE BETWEEN POINT #J37 AND 201 (LISTED BELOW) BEARS NORTH 17°22'16" EAST.

GPS PT#	EASTINGS	NORTHINGS	DESCRIPTION
201	944306.134	636426.132	NAIL AND DISC "BCED GPS"
205	943891.177	643113.996	NAIL AND DISC "BCED GPS"
206	944747.685	643142.831	NAIL AND DISC "BCED GPS"
213	941237.258	629288.824	NAIL AND DISC "BCED GPS"
214	939930.931	629270.003	NAIL AND DISC "BCED GPS"
219	939786.118	640417.882	NAIL AND DISC "BCED GPS"
J37	942178.788	629625.731	NAIL AND DISC "BCED GPS"

DESCRIPTION:

A PORTION OF PARCELS A AND C, PORT EVERGLADES INDUSTRIAL PARK SECTION THREE, RECORDED IN PLAT BOOK 148, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A STRIP OF LAND 10.00 FEET WIDE, LYING 5.00 FEET ON EACH SIDE OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL C; THENCE NORTH 87°28'12" EAST, ALONG THE NORTH LINE OF SAID PARCEL C, A DISTANCE OF 218.43 FEET; THENCE NORTH 07°33'54" EAST, A DISTANCE OF 32.83 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 82°26'06" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 69°53'54" EAST, A DISTANCE OF 135.13 FEET; THENCE SOUTH 75°49'35" EAST, A DISTANCE OF 11.82 FEET TO THE POINT OF TERMINUS, SAID POINT BEING ON THE WEST FACE OF THE EXISTING FPL METERING FACILITY.

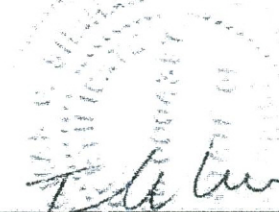
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAIN 1,737 SQUARE FEET OR 0.040 ACRES MORE OR LESS.

THE SIDE LINES OF THE DESCRIBED PARCEL ARE TO BE SHORTENED OR LENGTHENED SO AS TO CREATE A CONTINUOUS STRIP OF LAND, THE SIDE LINES AT THE EAST END ARE TO BE LENGTHENED TO A POINT OF INTERSECTION WITH THE NORTH AND WEST FACE OF THE EXISTING FPL METERING FACILITY.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.052(5), (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB271


 THOMAS C. SHAHAN
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4387
 STATE OF FLORIDA


THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

2011\11-0082 INTERMODAL FACILITY TOPO SURVEY\DWG\SD-FPL EASE

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, setting of the subject property, or monuments set in connection with the preparation of the information shown hereon.

I, undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected herein pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by one through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS		DATE	BY	CK'D
JOB NO.: 11-0082-005		SHEET 2 OF 3 SHEETS		
DRAWN BY: T.S.		F.B. N/A		PG. N/A
CHECKED BY: R.Y.		DATED: 03-24-14		

 **CRAVEN • THOMPSON & ASSOCIATES, INC.**
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 33RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8408 TEL.: (954) 738-8400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2014

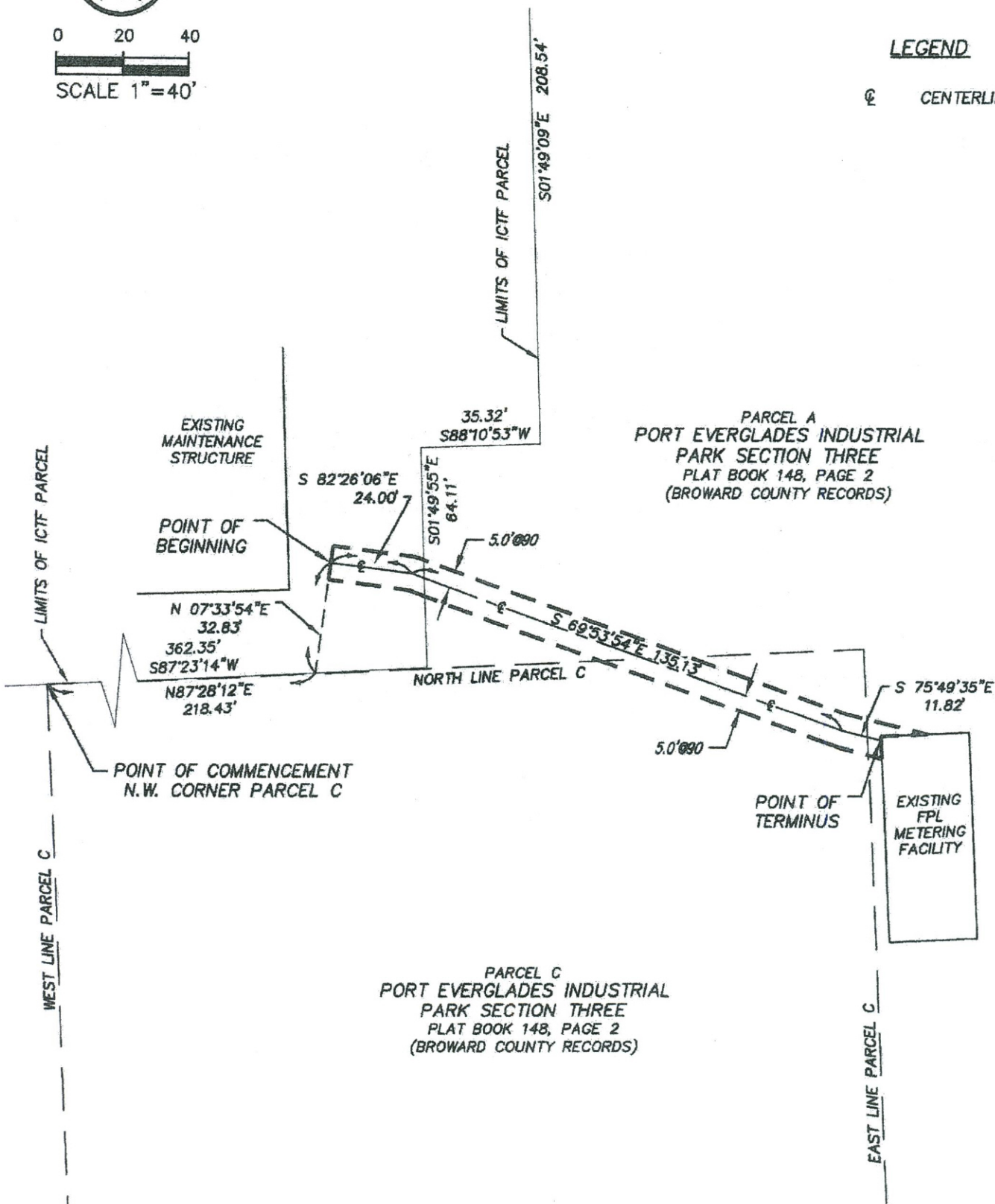
SKETCH TO ACCOMPANY DESCRIPTION EXHIBIT "A" - 10' FPL EASEMENT



0 20 40
SCALE 1"=40'

LEGEND

⊕ CENTERLINE



\\2011\\11-0082 INTERMODAL FACILITY TOPO SURVEY\\DWG\\SD-FPL EASE

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SHEET 3 OF 3 SHEETS

DRAWN BY: T.S.

F.B. N/A PG. N/A

CHECKED BY: R.Y.

DATED: 03/24/14