

Work Request No. 5287153

UNDERGROUND EASEMENT

Sec. 4, Twp 48 S, Rge 42 E

Parcel I.D. 484204000140/0072
(Maintained by County Appraiser)

This Instrument Prepared By
Name: Dale Wilson
Co. Name: Broward County Real Property Section
Address: 115 S. Andrews Avenue
Fort Lauderdale, FL 33301

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.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By: _____
Mayor/Vice Mayor

Print Name: _____

Print address: Broward County Governmental Center

115 S. Andrews Avenue
Fort Lauderdale, FL 33301

Attest: _____

Print Name: _____

Print address: _____

(Witness Signature)
Print name: _____
(Witness)

(Witness Signature)
Print name: _____
(Witness)

STATE OF _____ AND COUNTY OF _____.

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, and _____ respectively the _____ grantor and Secretary of _____ a _____ corporation, on behalf of said corporation, who are personally known to me or have produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name: _____

EXHIBIT "A"

DESCRIPTION: FLORIDA POWER AND LIGHT EASEMENT

A STRIP OF LAND, TEN (10) FEET IN WIDTH, BEING A PORTION OF GOVERNMENT LOT 3, IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THE CENTERLINE OF SAID STRIP DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF ELEMENTARY SCHOOL "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 20 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°18'01" WEST, ALONG THE SOUTH RIGHT OF WAY OF HILLSBORO BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 13007, AT PAGE 307 OF SAID PUBLIC RECORDS, A DISTANCE OF 408.68 FEET; THENCE SOUTH 00°41'59" EAST, ALONG THE WEST BOUNDARY OF THOSE LANDS AS DESCRIBED IN CORRECTIVE QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 45951, PAGE 1617, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 89°18'01" WEST, ALONG A LINE 10.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL SAID SOUTH RIGHT OF WAY, A DISTANCE OF 457.01 FEET; THENCE SOUTH 02°41'42" EAST, A DISTANCE OF 136.84 FEET; THENCE SOUTH 04°19'46" EAST, A DISTANCE OF 21.39 FEET; TO THE POINT OF TERMINUS.

SAID LANDS SITUATE IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA

NOTES:

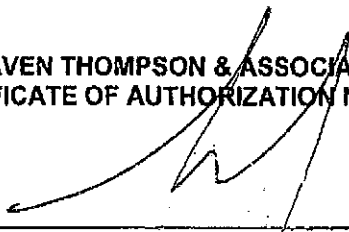
THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ELEMENTARY SCHOOL "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 20 OF SAID PUBLIC RECORDS OF BROWARD COUNTY. THE WEST BOUNDARY OF SAID PLAT BEARS SOUTH 01°41'59" EAST.

THIS DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SKETCH.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052, (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, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Craven Thompson & Associates, Inc.
CERTIFICATE OF AUTHORIZATION NUMBER 271



DOUGLAS M. DAVIE.

PROFESSIONAL SURVEYOR AND MAPPER NO. 4343
THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT
VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.



CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN-THOMPSON & ASSOCIATES, INC. WRITING CRAVEN-THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2004

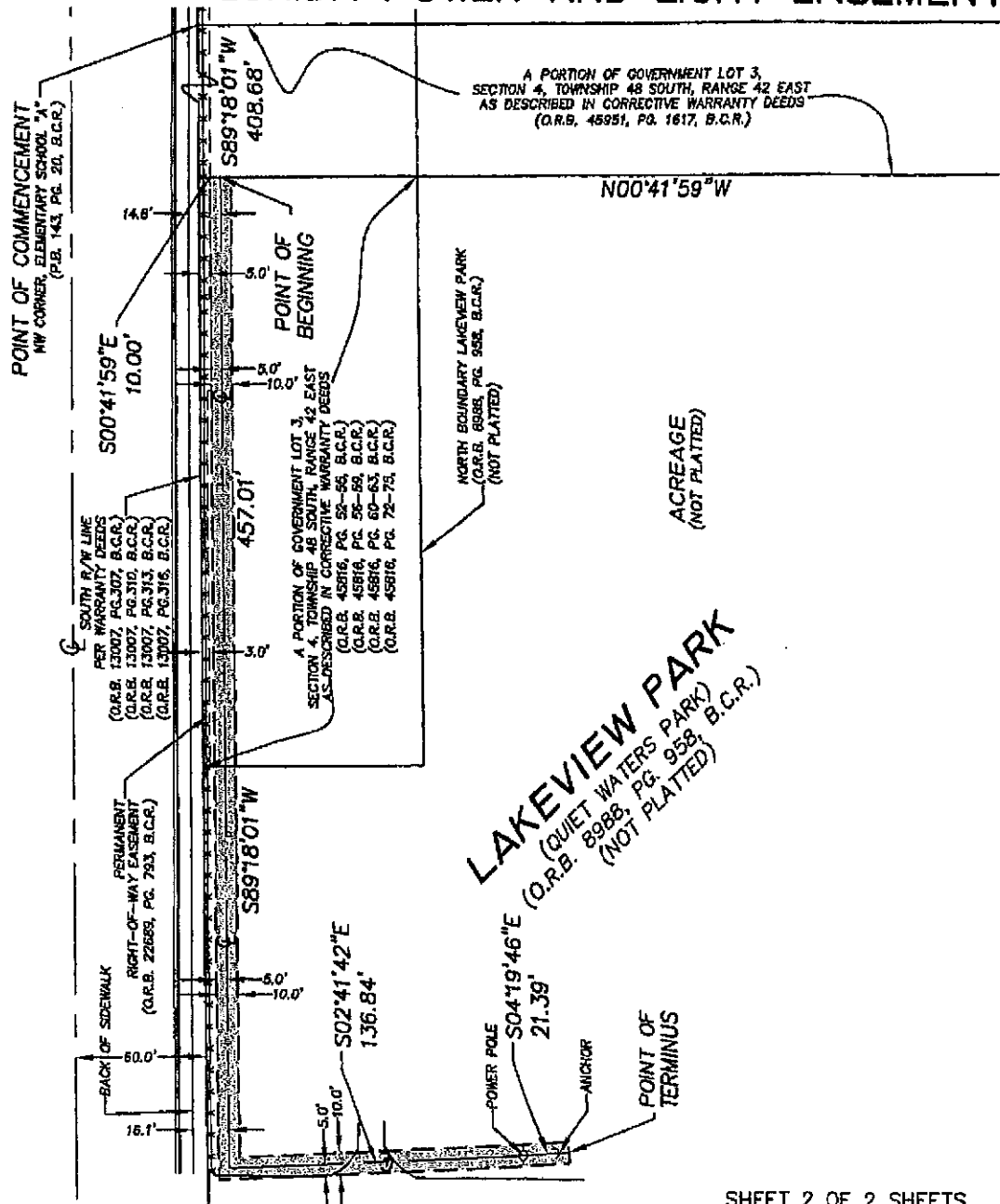
FOR: **CITY OF DEERFIELD BEACH**

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

SCALE= 1"=80'

SKETCH TO ACCOMPANY DESCRIPTION FLORIDA POWER AND LIGHT EASEMENT

HILLSBORO BLVD. (STATE ROAD #810)
 RIGHT-OF-WAY MAP SECTION 86120-2508, SHEET 12 OF 19,
 DATED 11-5-92, LAST REVISED 3-14-94



SHEET 2 OF 2 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D	NOTE
				The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon 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 others through appropriate title verification.
				NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.
				G:\2004\040006\DWG\SD-FPL2.DWG
JOB NO.: 04-0006	DRAWN BY: DMD	CHECKED BY: RAY	F.B. 2619 PG. 51	DATED: