

Work Order No. _____
Sec. 22 , Twp 50 S, Rge 42 E

**EASEMENT
(BUSINESS)**

This Instrument Prepared By

Name: Tim Doe
Co. Name: Florida Power & Light
Address 3020 NW 19TH St.
Ft. Lauderdale, FL 33311

Parcel I.D. # 50-42-22-03-0360
(Maintained by County Appraiser)

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 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 18 feet in width described as follows:

Reserved for Circuit Court

See Exhibit A, attached hereto ("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 _____, 2017.

Signed, sealed and delivered
in the presence of:

BROWARD COUNTY, through its Board of
County Commissioners ("Board")

(Witness' Signature)

By: _____
(Mayor/Vice-Mayor)

Print Name _____
(Witness)

Print Name _____
Print Address: _____

(Witness' Signature)

Attest: _____
(Signature of Ex Officio Clerk of Board)

Print Name _____
(Witness)

Print Name _____
Print Address: _____

Approved as to form by the Office of the Broward County Attorney

By: James D. Rowlee 05/16/17
James D. Rowlee, Senior Assistant County Attorney

(Corporate Seal)

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me this day of _____, 20____, by _____, the Mayor/Vice-Mayor of Broward County, a political subdivision of the State of Florida, through its Board of County Commissioners, and who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.

My Commission Expires:

Notary Public, Signature

Print Name _____

EXHIBIT A



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF
10' FPL BARC
A PORTION OF BLOCK 12,
CORRECTED PLAT OF EVERGLADE LAND
SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA,
PLAT BOOK 1, PAGE 52, MIAMI-DADE COUNTY RECORDS,
SITUATE WITH THE CITY OF FORT LAUDERDALE, FLORIDA
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 42 EAST**

LEGAL DESCRIPTION:

AN FPL EASEMENT BEING A PORTION OF LOTS 1 THRU 4, BLOCK 12 OF THE CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LAND SITUATE AND LYING WITHIN BROWARD COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE S.88°29'22"W., ALONG THE NORTH LINE OF SAID LOTS 1 THRU 4, A DISTANCE OF 192.09 FEET;

THENCE S.01°30'38"E., A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE;

THENCE N.88°29'22"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 192.13 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 1;

THENCE N01°44'38"W, ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1,921 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AN MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.88°29'22"W., ALONG THE NORTH LINE OF BLOCK 12, CORRECTED PLAT OF EVERGLADE LAND SALE'S COMPANY'S, RECORDED IN PLAT BOOK 1 PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE 10-FOOT FPL EASEMENT.

DATE: Mar 16, 2017 - 3:55pm EST

FILE: F:\Draw\MISC\16-8468 Pirtle FPL BARC\01-Drawing\16-8468 FPL BARC.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE OF SIGNATURE: 3/16/17
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
COPYRIGHT © 2017

DATE OF SKETCH: 03/16/17	DRAWN BY JDS	CHECKED BY LSG	FIELD BOOK N/A
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SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

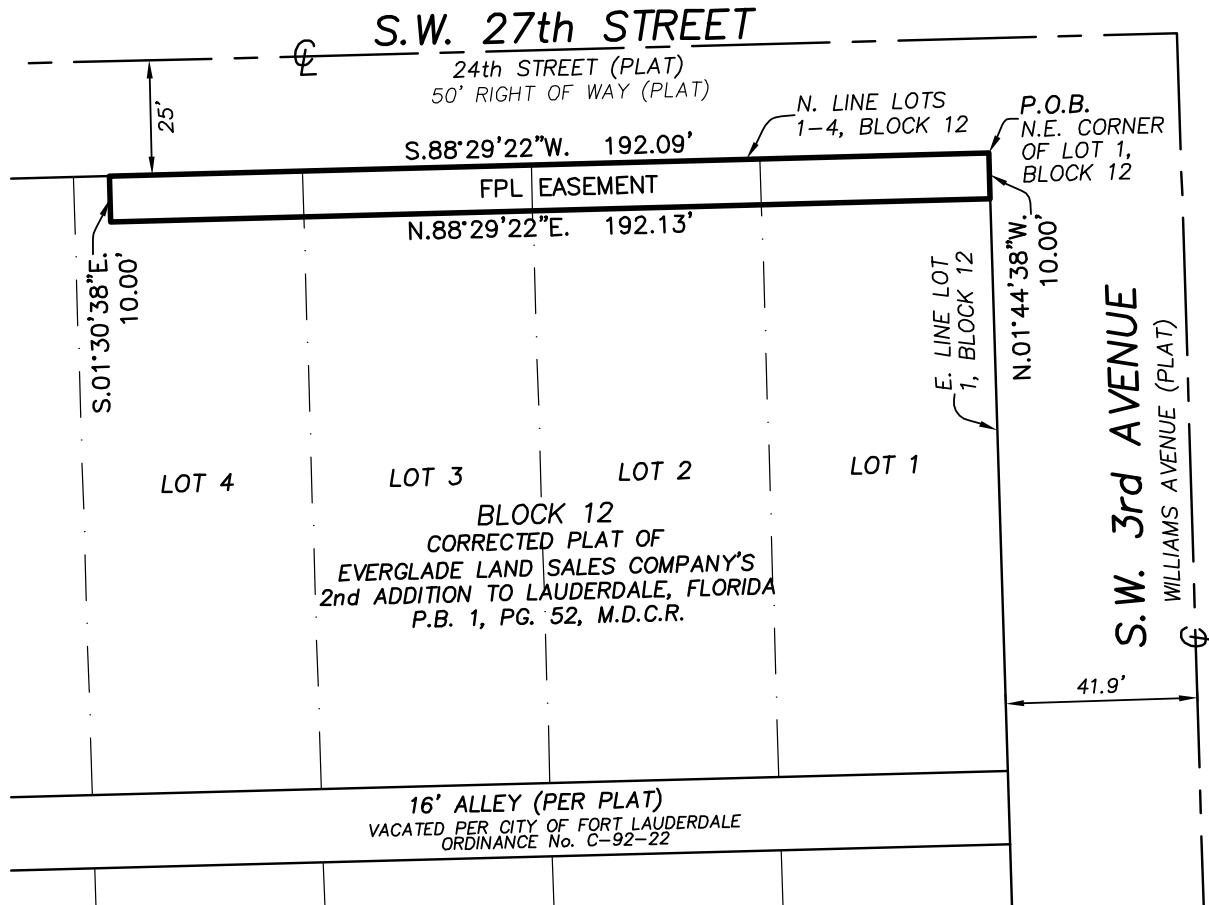
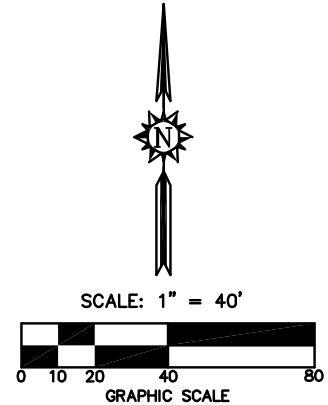
SKETCH NO.
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LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- (C) DATA BASED ON CALCULATIONS
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- (P) PER BOOK
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- PG. PAGE
- R/W RIGHT OF WAY
- SQ.FT. SQUARE FEET

NOTE:
SEE SHEET 1 OF 2 FOR
THE LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN HEREON.

DATE: Mar 16, 2017 - 3:56pm EST

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SHEET 2 OF 2 SKETCH NO.
16-8468-BARC-FPL