

Work Request No. \_\_\_\_\_

**UNDERGROUND EASEMENT  
(BUSINESS)**

Sec. 24, Twp 50 S, Rge 42 E

This Instrument Prepared By

Parcel I.D. 5042-24-05-0010  
(Maintained by County Appraiser)

Name: Armando Llauro, PMP  
Co. Name: Florida Power & Light Company  
Address: 3020 NW 19<sup>th</sup> Street  
Ft. Lauderdale, Florida 33311

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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_

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

Print Address: \_\_\_\_\_

By:  5/14/19  
Irma Qureshi, Assistant County Attorney Date

(Corporate Seal)

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me this day of \_\_\_\_\_, 2019 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 \_\_\_\_\_

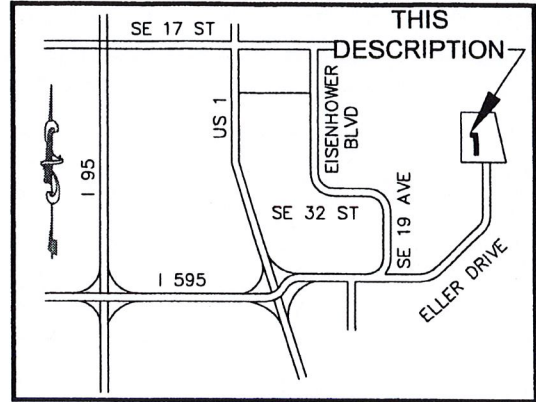
**LEGAL DESCRIPTION:**

A PORTION OF TRACT "A", PORT EVERGLADES PLAT NO. 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, ON PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10.00 FOOT WIDE STRIP OF LAND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 01°58'07" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 157.60 FEET; THENCE NORTH 88°01'53" EAST, A DISTANCE OF 228.58 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHT COURSES (1) NORTH 04°37'41" WEST, A DISTANCE OF 90.31 FEET; (2) NORTH 08°24'23" WEST, A DISTANCE OF 145.54 FEET; (3) NORTH 06°21'31" WEST, A DISTANCE OF 69.63 FEET; (4) NORTH 08°37'12" WEST, A DISTANCE OF 64.77 FEET; (5) NORTH 13°28'41" WEST, A DISTANCE OF 154.14 FEET; (6) NORTH 10°32'55" WEST, A DISTANCE OF 67.19 FEET; (7) NORTH 20°19'19" WEST, A DISTANCE OF 25.71 FEET AND (8) SOUTH 72°19'48" WEST, A DISTANCE OF 78.34 FEET TO THE POINT OF TERMINATION. THE END LINES THROUGH THE POINT OF BEGINNING AND THE POINT OF TERMINATION ARE PRESUMED TO BE AT RIGHT ANGLES TO THE CENTERLINE.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA CONTAINING 6,956 SQUARE FEET MORE OR LESS.



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°58'07" WEST ALONG THE WEST LINE OF TRACT "A", PORT EVERGLADES PLAT NO. 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, ON PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=200' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON SEPTEMBER 11, 2018 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

LEE POWERS  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6805  
STATE OF FLORIDA

**SKETCH & DESCRIPTION**  
10' FP&L EASEMENT

A PORTION OF TRACT "A"  
PORT EVERGLADES PLAT NO. 10  
P.B. 149, PG. 26, B.C.R.

CITY OF HOLLYWOOD BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10059.00 FP&L Vault Easement-SKD.dwg

DATE 9/11/2018

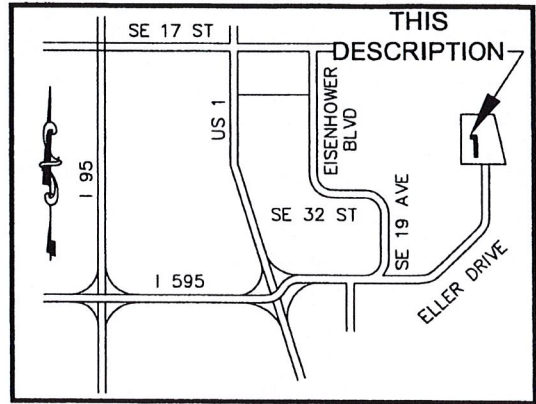
SCALE N/A

FIELD BK. 832

DWNG. BY S.M.

CHK. BY L.P.

DATE	REVISIONS



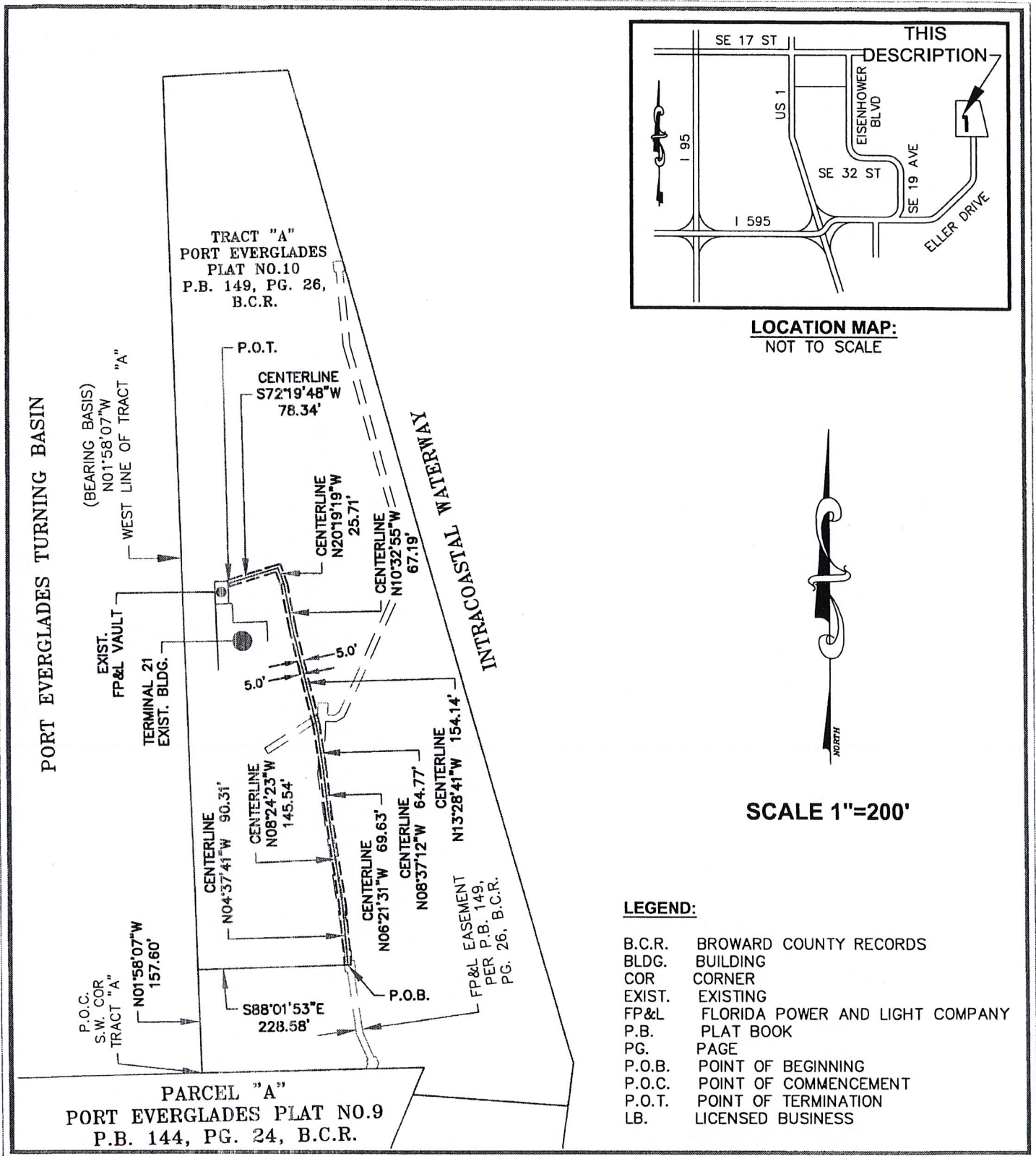
**LOCATION MAP:**  
NOT TO SCALE



SCALE 1"=200'

**LEGEND:**

- B.C.R. BROWARD COUNTY RECORDS
- BLDG. BUILDING
- COR CORNER
- EXIST. EXISTING
- FP&L FLORIDA POWER AND LIGHT COMPANY
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- LB. LICENSED BUSINESS



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SHEET 2 OF 2

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DATE 9/11/2018

SCALE AS SHOWN

FIELD BK. 832

DWG. BY S.M.

CHK. BY L.P.

DATE	REVISIONS