

Work Request No. 12876503

Sec. 06, Twp 50 S, Rge 42 E

Parcel I.D. 504206090060
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (INDIVIDUAL)

This Instrument Prepared By
Name: CAROL HEVIA
Co. Name: Florida Power & Light
Address: 700 Universe Blvd
Juno Beach, FL 33408

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 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, 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 September 4, 2024

Signed, sealed and delivered in the presence of:

By: 

Print Name: Desorae Bides-Smith

Print Address: 3800 NW 4 CT
LAUDERHILL, FL 33311

By: City Manager

Print Name: City of Lauderhill

Print Address: 5581 W. Oakland Park Blvd.
LAUDERHILL, FL 33313

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: 700 Universe Blvd
Juno Beach, FL 33408

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: 700 Universe Blvd
Juno Beach, FL 33408

STATE OF Florida AND COUNTY OF Broward. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this ____ day of _____, 2024, by _____, and _____ who is (are) personally known to me or has (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"
LEGAL DESCRIPTION AND SKETCH

DESCRIPTION:

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT A, BLOCK 12, ACADEMY AWARD HOMES - SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°27'23" EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 196.36 FEET TO THE WEST RIGHT-OF-WAY OF NORTHWEST 38th AVENUE; THENCE SOUTH 02°34'56" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 41.65 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 284.37 FEET AND A CENTRAL ANGLE OF 03°41'59"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.36 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THOUGH A CENTRAL ANGLE OF 02°37'33" AND AN ARC DISTANCE OF 13.03 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 88°27'23" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 02°34'56" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 88°27'23" EAST, A DISTANCE OF 11.14 FEET TO THE SAID WEST RIGHT-OF-WAY OF NORTHWEST 38th AVENUE AND THE **POINT OF BEGINNING**.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 138 SQUARE FEET MORE OR LESS.

NOTES:

1. THIS IS NOT A SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE LAND SHOWN HEREON AND ITS LEGAL DESCRIPTION; NO BOUNDARY CORNERS WERE SET IN THE FIELD RELATED TO THIS SKETCH.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. SEE SHEET 2 OF 2 FOR SKETCH. THIS LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT ALL SHEETS.
4. BEARINGS HEREON ARE ASSUMED AND REFERENCE THE NORTH LINE OF LOT A, BLOCK 12, ACADEMY AWARD HOMES - SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING NORTH 88°27'23" EAST.
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LEONARDO V TREJO ON 05/22/2024.
6. WR# **12876503**.

ADDRESS: 3800 NW 4th CT

ID#: 5042 06 09 0060

LAND OWNER SIGNATURE:



JOB NUMBER: 24-063 SEC. 06-50S-42E

TREJO
& associates inc
Certificate of authorization LB#8339
2848 N University Dr
Coral Springs, Florida 33065

No	REVISIONS	DATE

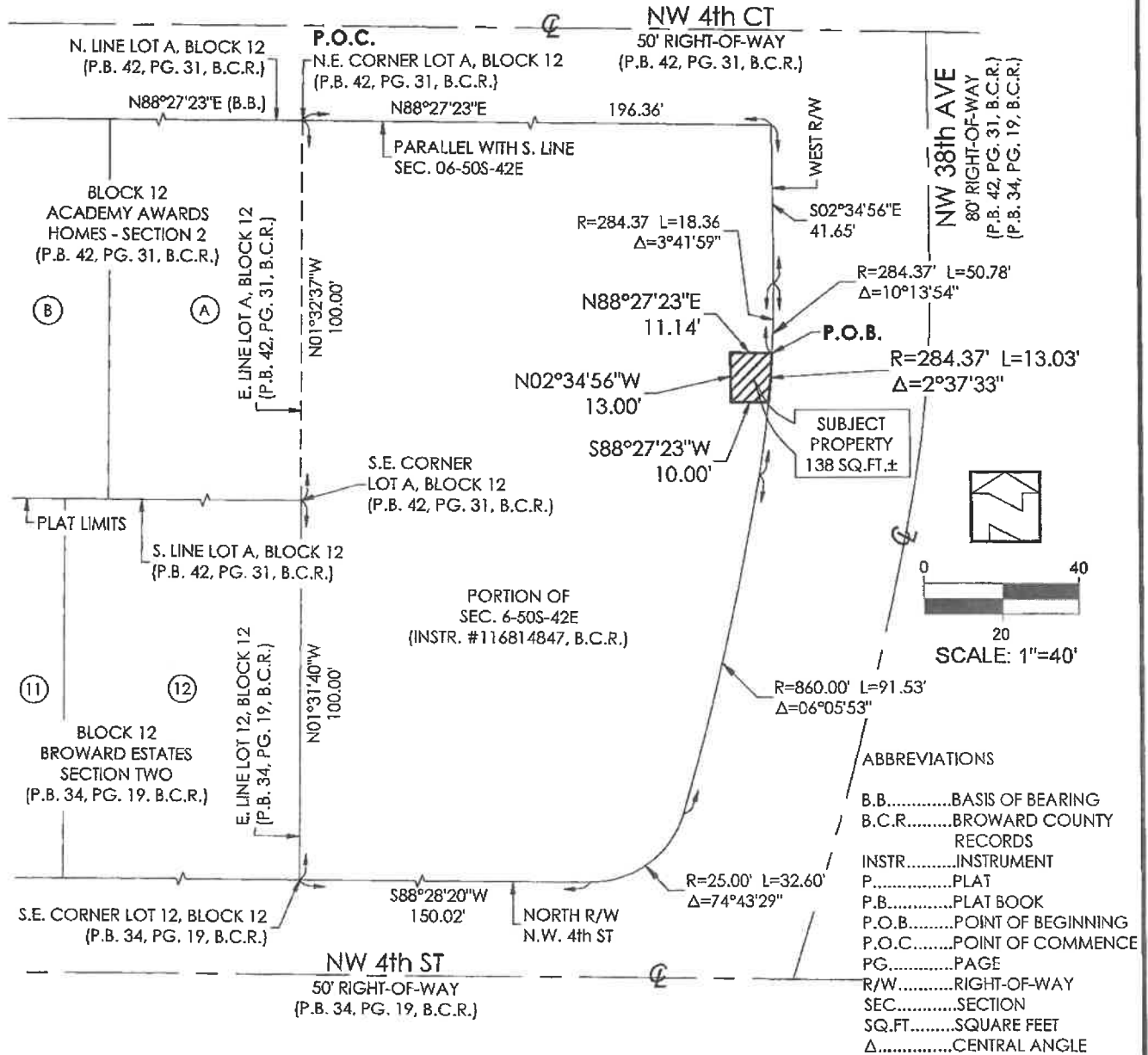
DRAWN BY
CR

CHECKED BY
LT

SCALE
N/A

SHEET NUMBER
1 OF 2

"EXHIBIT A" LEGAL DESCRIPTION AND SKETCH



ADDRESS: 3800 NW 4th CT

ID#: 5042 06 09 0060

LAND OWNER SIGNATURE:

JOB NUMBER: 24-063 SEC 06-50S-42E

DRAWN BY
CR

TRJO
& associates inc

Certificate of authorization LB#8339
2848 N University Dr
Coral Springs, Florida 33065

No	REVISIONS	DATE

CHECKED BY
LT

SCALE
1"=40'

SHEET NUMBER
2 OF 2

FORM SECURE
UNDERGROUND PROGRAM

Resident Visit
05/22/2024
11:16 AM

Resident Name
**HALL,
FREDERICK B...**

Resident Address
**3800 NW Fourth Ct
Lauderhill, FL 33311**

NOTES

Tx-6 POB NE corne 60' (10x13')

