

Work Request No. 12876557

Sec. 06, Twp 50S, Rge 42E

Parcel I.D. 504206480010
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: FERNANDO COLLAZO
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 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 _____, 2024.

Signed, sealed and delivered in the presence of:

On behalf of CITY OF LAUDERHILL FINANCE DEPARTMENT RM 230

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: 700 Universe Blvd
Juno Beach, FL 33408

By: _____

Print Name: X _____

Print Address: 3501 NW 8th STREET
LAUDERHILL, FL 33312

(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 _____, the _____ of CITY OF LAUDERHILL FINANCE DEPARTMENT RM 230 a _____, who is personally known to me or has 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:

LEGAL DESCRIPTION AND SKETCH

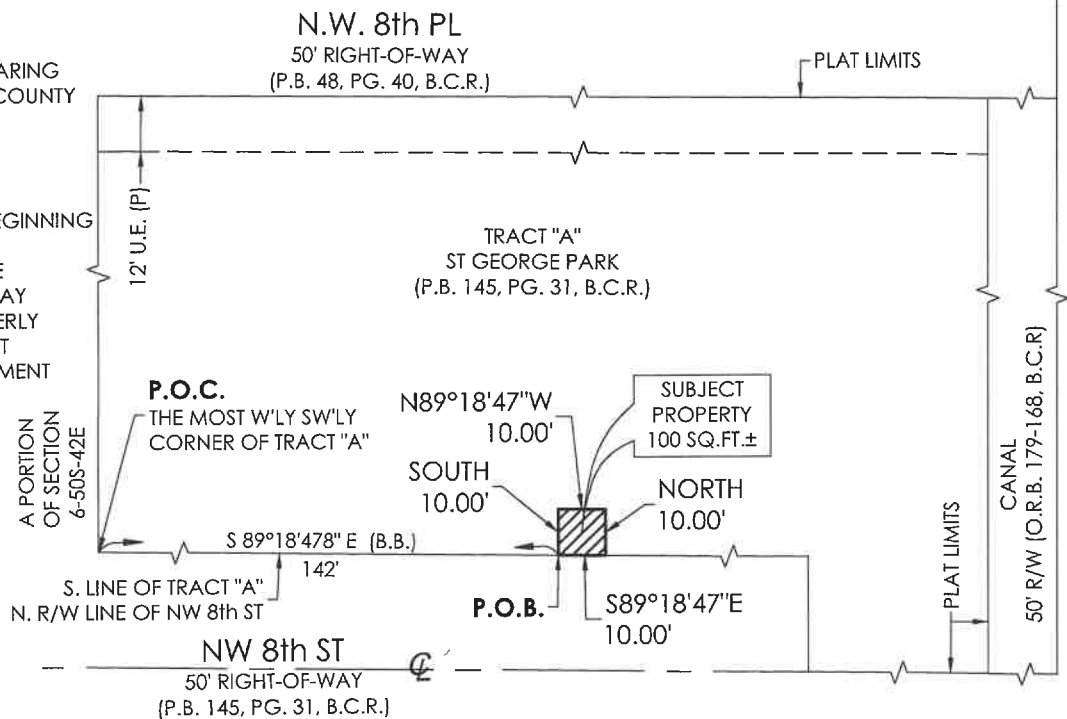
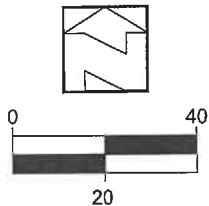
A PORTION OF LAND LYING IN TRACT "A", "ST. GEORGE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 145, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY SOUTHWESTERLY CORNER OF SAID TRACT "A"; THENCE SOUTH $89^{\circ}18'47''$ EAST, ALONG THE SOUTH LINE OF SAID TRACT "A" AND THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 8TH STREET, ACCORDING TO THE AFOREMENTIONED "ST. GEORGE PARK" PLAT, A DISTANCE OF 142.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $89^{\circ}18'47''$ EAST, ALONG SAID LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH, A DISTANCE OF 10.00 FEET; THENCE NORTH $89^{\circ}18'47''$ WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 100 SQUARE FEET MORE OR LESS.

ABBREVIATIONS

B.B.....BASIS OF BEARING
B.C.R.....BROWARD COUNTY
RECORDS
P.....PLAT
P.B.....PLAT BOOK
PG.....PAGE
P.O.B.....POINT OF BEGINNING
P.O.C.....POINT OF
COMMENCE
R/W.....RIGHT-OF-WAY
SW'LY.....SOUTHWESTERLY
SQ.FT.....SQUARE FEET
U.E.....UTILITY EASEMENT
W'LY.....WESTERLY



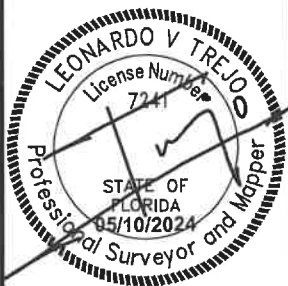
NOTES:

- 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.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- BEARINGS ARE ASSUMED AND REFERENCED TO THE SOUTH LINE OF TRACT "A", "ST. GEORGE PARK" (P.B. 145, PG. 31, B.C.R.). BEING SOUTH $89^{\circ}18'47''$ SOUTH.
- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LEONARDO V TREJO ON 05/10/2024.
- WR# **12876557**.

ADDRESS: 3501 NW 8th ST

ID#: 5042 06 48 0010

LAND OWNER SIGNATURE: X



JOB NUMBER: 24-057 TRACT "A"

TREJO
& associates inc

Certificate of authorization LB#8339
2848 N University Dr
Coral Springs, Florida 33065
Telephone 954-449-5971

No	REVISIONS	DATE

DRAWN BY
OB

CHECKED BY
LT

SCALE
1"=40'

SHEET NUMBER

1 OF 1

Resident Visit

05/10/2024
12:56 PM

Resident Name

City of Lauderhill

Resident Address

3501 NW eighth st

Notes

Tx-14 // 522 going east // sw located// wr 12876557 Fairmont 36-9 // gate

