

Work Request No. _____
Sec. 14, Twp 50 S, Rge 42 E,
Parcel I.D. 504214360010

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Jessan Jacquet
Co. Name: Florida Power & Light
Address: 3020 N.W. 19th Street
Ft. Lauderdale, Florida 33311

(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 underground electric utility facilities (including wires, poles, guys, cables, conduits and 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 attached ("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:

(Witness' Signature)
Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____
(Witness)

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

By: Sunnaz Toreihi Digitally signed by Sunnaz Toreihi
Date: 2026.03.09 11:54:46 -04'00'
Sunnaz Toreihi, Assistant County Attorney Date

BROWARD COUNTY, through its Board of County Commissioners

By: _____
(Mayor/Vice Mayor)

Print Name: _____

Print Address: _____

Attest: _____

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

Print Name: _____

Print Address: _____

(Corporate Seal)

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this _____ day of _____, 20__, by _____, as the Mayor/Vice Mayor of Broward County, a political subdivision of the State of Florida, through its Board of County Comminssioners, and 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 _____

SKETCH AND DESCRIPTION
FPL EASEMENT
EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "PORT EVERGLADES PLAT NO. 2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°04'52" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1153.48 FEET; THENCE SOUTH 01°55'08" EAST, A DISTANCE OF 7.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°50'49" EAST, A DISTANCE OF 4.47 FEET; THENCE SOUTH 68°07'17" EAST, A DISTANCE OF 3.62 FEET; THENCE SOUTH 45°35'06" EAST, A DISTANCE OF 2.23 FEET; THENCE SOUTH 44°24'54" WEST, A DISTANCE OF 9.94 FEET; THENCE SOUTH 89°50'49" WEST, A DISTANCE OF 0.69 FEET; THENCE SOUTH 69°55'26" WEST, A DISTANCE OF 27.62 FEET; THENCE SOUTH 51°29'21" WEST, A DISTANCE OF 10.17 FEET; THENCE SOUTH 24°07'13" WEST, A DISTANCE OF 3.48 FEET; THENCE NORTH 67°18'02" WEST, A DISTANCE OF 14.78 FEET; THENCE NORTH 23°33'26" EAST, A DISTANCE OF 16.59 FEET; THENCE SOUTH 66°16'07" EAST, A DISTANCE OF 9.15 FEET; THENCE NORTH 69°55'26" EAST, A DISTANCE OF 34.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 628 SQUARE FEET OR (0.014 ACRES MORE OR LESS).

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF PARCEL "A", "PORT EVERGLADES PLAT NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 88°04'52" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271


Raymond
Young

Digitally signed by
Raymond Young
Date: 2026.01.26
10:44:18 -05'00'

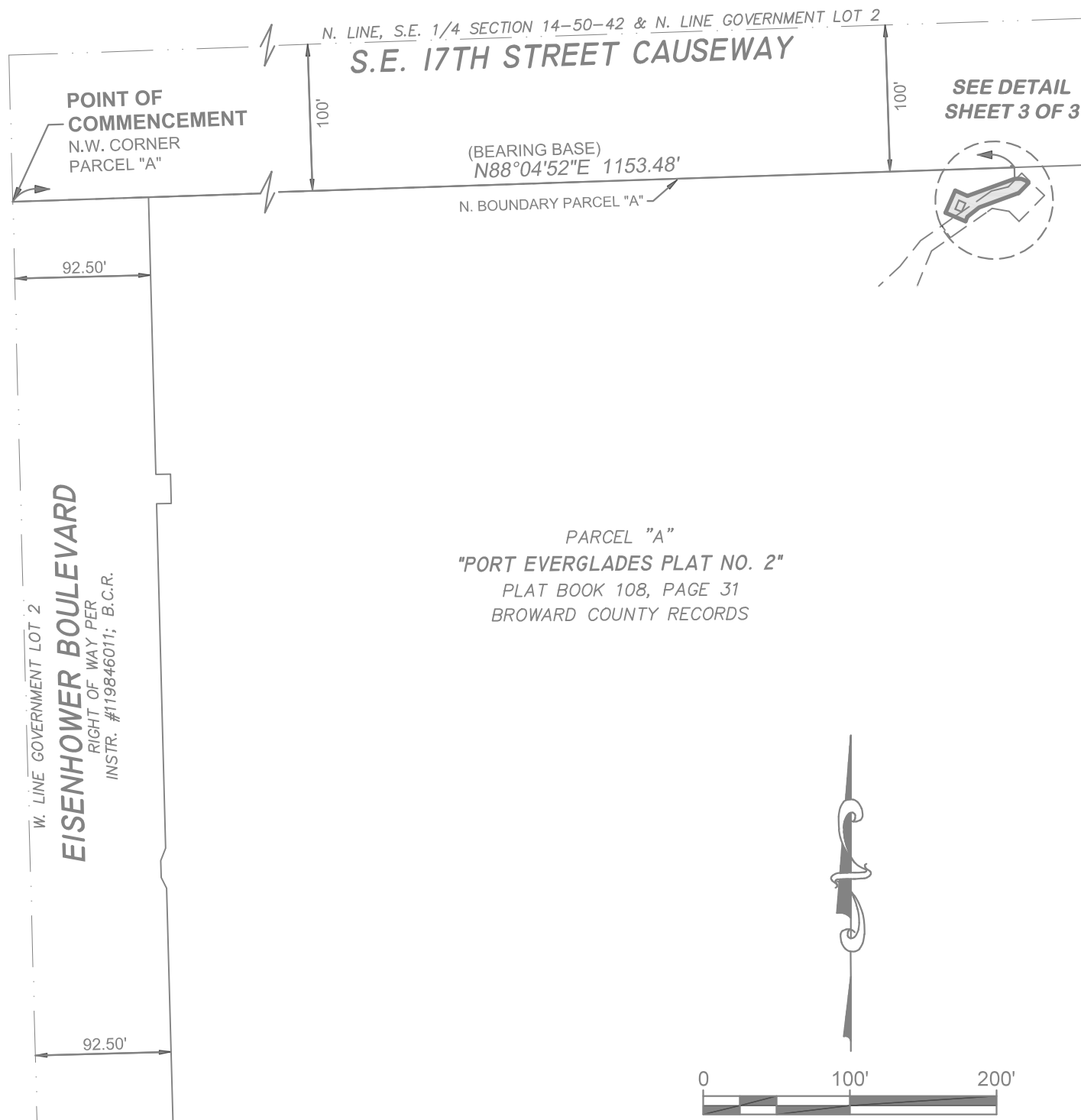
RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

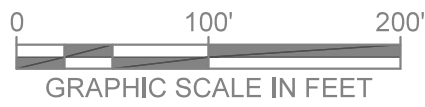
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\1987\87-0028-025-04 BCCC WEST EXPAN CONSTRUCTION LAYOUT\DRAWINGS\87-0028-025-04 BCCC_SD_FPL RESTAURANT

THIS IS <u>NOT</u> 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. 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. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	UPDATES and/or REVISIONS	DATE	BY	CK'D
	1. REVISE PER COUNTY COMMENTS	01/26/26	RY	RY
 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 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 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2026	JOB NO.: 87-0028-025-04	SHEET 1 OF 3 SHEETS		
	DRAWN BY: RY	F.B. N/A	PG. N/A	
	CHECKED BY: AC	DATED: 12/22/25		

FPL EASEMENT EXHIBIT "A"



PARCEL "A"
 "PORT EVERGLADES PLAT NO. 2"
 PLAT BOOK 108, PAGE 31
 BROWARD COUNTY RECORDS



ABBREVIATION LEGEND:

B.C.R. BROWARD COUNTY RECORDS
 INSTR. OFFICIAL INSTRUMENT

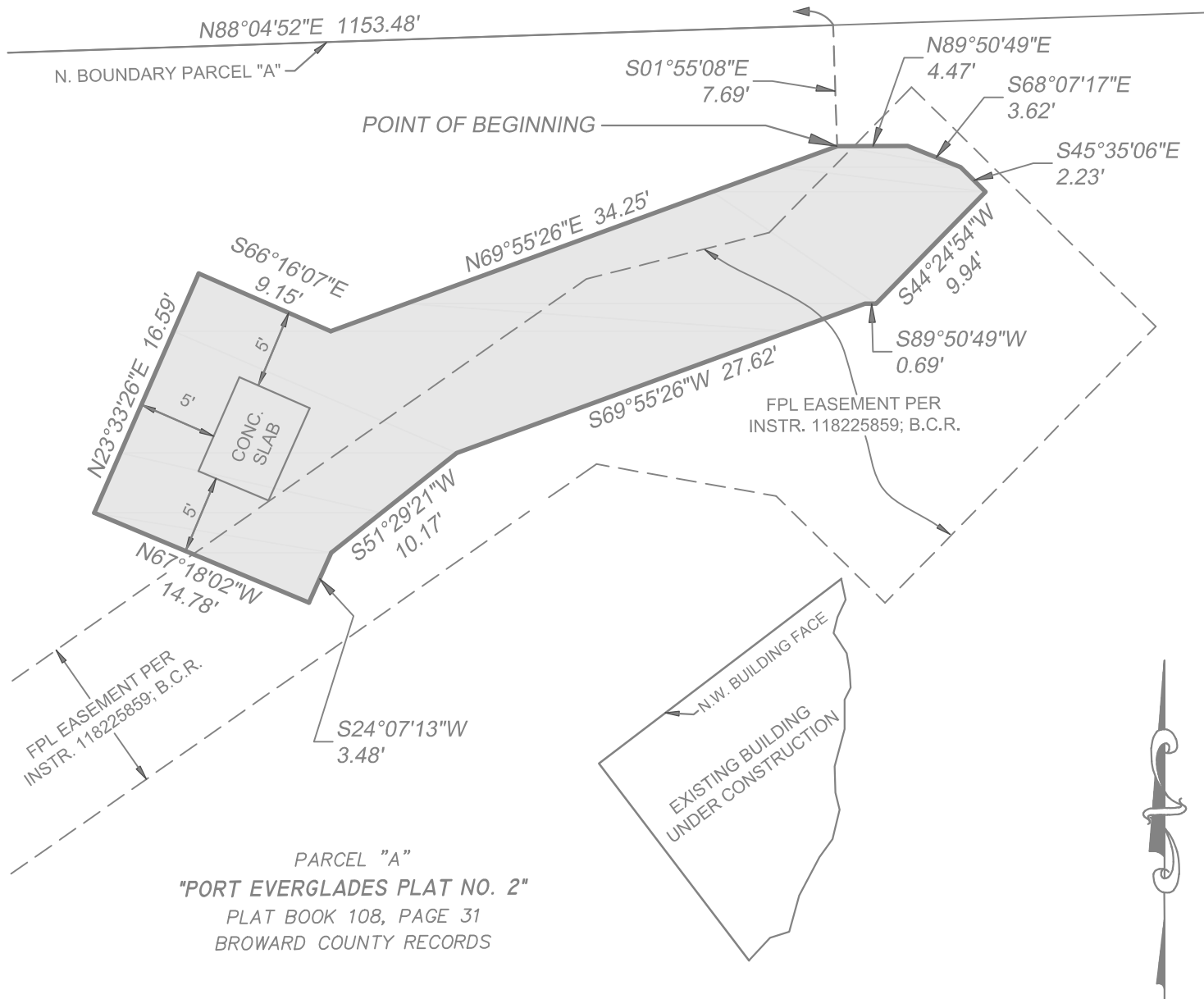
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\1987\87-0028-025-04 BCCC WEST EXPAN CONSTRUCTION LAYOUT\DRAWINGS\87-0028-025-04 BCCC_SD_FPL RESTAURANT

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JOB NO.: 87-0028-025-04	SHEET 2 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: AC	DATED: 12/22/25

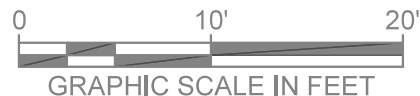
FPL EASEMENT EXHIBIT "A"

S.E. 17TH STREET CAUSEWAY



ABBREVIATION LEGEND:

B.C.R. BROWARD COUNTY RECORDS
INSTR. OFFICIAL INSTRUMENT



\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\1987\87-0028-025-04 BCCC WEST EXPAN CONSTRUCTION LAYOUT\DRAWINGS\87-0028-025-04 BCCC_SD_FPL RESTAURANT

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JOB NO.: 87-0028-025-04	SHEET 3 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: AC	DATED: 12/22/25