

#16

Nov. 16. 2006 1:34PM No. 9189 P. 4/5
Work Request No. 1346493
Sec. ____ Twp. ____ S. Rge. ____ E
Parcel I.D. ____
(Authenticated by County Appraiser)
Form 3722 (Stocks) Rev. 7/04

EASEMENT
This Instrument Prepared By
Name: ____
Co. Name: Florida Power & Light Company
Address: ____
pg. ____ of ____

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 licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric 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 10 feet in width described as follows:

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 and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; 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 land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on DEC 26, 2006

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Jonathan S. Ormazabal

[Signature]
Print Name: Jonathan S. Ormazabal
(Witness)

MASTER BUILDERS OF FL. LLC
(Corporate Seal)
By: [Signature]
Print Name: FRANK GUERRERO
Print Address: 14340 BURNING PLANE
DAVIE, FL 33325
Attest: [Signature]
Print Name: ANTHONY SIRAUD
Print Address: 14300 BURNING PLANE
DAVIE, FL 33325
(Corporate Seal)

STATE OF FLORIDA AND COUNTY OF BROWARD. The foregoing instrument was acknowledged before me this 26 day of December, 2006 by FRANK GUERRERO and ANTHONY SIRAUD respectively the President and Secretary of MASTER BUILDERS OF FL. LLC Florida corporation, on behalf of said corporation, who are personally known to me or have produced identification, and who did (did not) take an oath.

My Commission:


[Signature]
Notary Public Signature
Print Name: ____

DRC

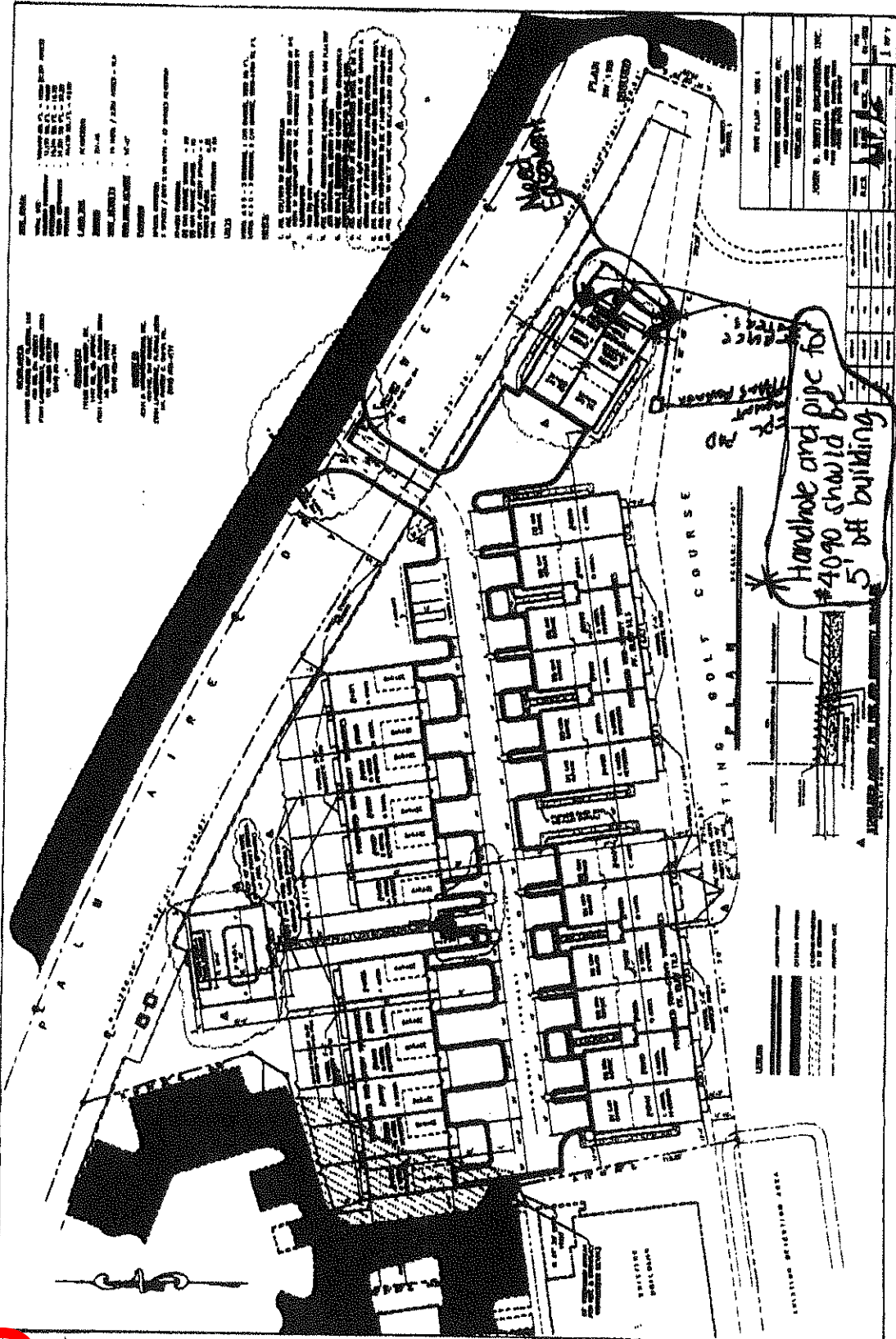
PZ21-12000003

8/18/2021



Nov. 16, 2006 3:34 PM OM-

T-No. 918901/P. 5/5573



5103-0043

DRC

PZ21-12000003
8/18/2021

FPL
KATIE SUTTON

FOR REVIEW ONLY



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING • SURVEYING • PLATTING • LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
 PHONE (954) 763-7611 • FAX (954) 763-7615

SCALE 1" = 30'

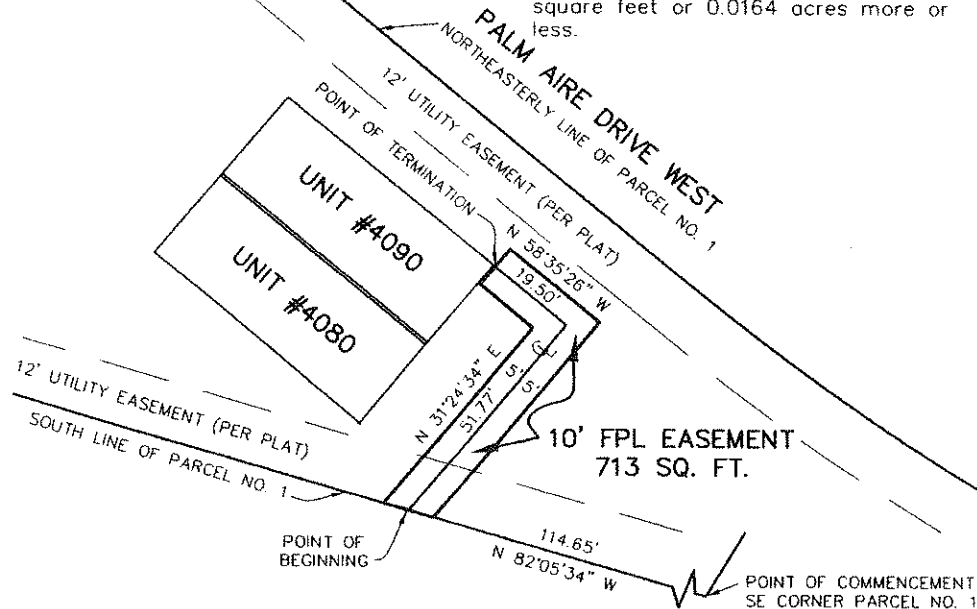
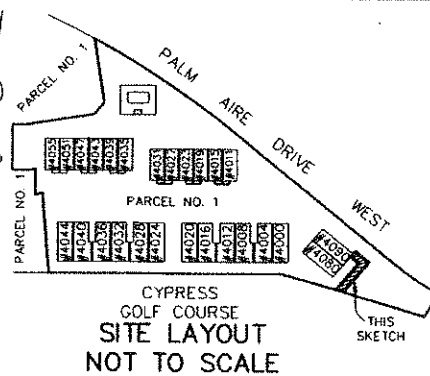
SKETCH AND DESCRIPTION
10' FPL EASEMENT
VIZCAYA AT PALM-AIRE

LEGAL DESCRIPTION:

A strip of land 10.00 feet in width, lying 5.00 feet on each side of the centerline, under, across and through a portion of Parcel No. 1, PALM AIRE CYPRESS COURSE ESTATES 3RD SECTION, according to the plat thereof, as recorded in Plat Book 108, Page 48, of the public records of Broward County, Florida, said centerline more fully described as follows:

Commencing at the Southeast corner of said Parcel No. 1; thence North 82°05'34" West, on the South line of of said Parcel No. 1, a distance of 114.65 feet to the Point of Beginning of the herein described centerline; thence North 31°24'34" East, a distance of 51.77 feet; thence North 58°35'26" West, a distance of 19.50 feet to the Point of Termination of the herein described centerline.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 713 square feet or 0.0164 acres more or less.



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat (108/48 B.C.R.) and assume the most Easterly South line of Parcel No. 1, as North 82°05'34" West.

CERTIFICATION:

Certified Correct. Dated at Fort Lauderdale, Florida, this 19th day of December, 2006.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. U-3018

CHECKED BY: _____

C:\PAUL\U3018

DEC 20 2006

DRC

PZ21-12000003

8/18/2021