

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

Sec. \_\_, Twp \_\_ S, Rge \_\_ E

Parcel I.D. \_\_\_\_\_  
(Maintained by County Appraiser)

## EASEMENT (BUSINESS)

This Instrument Prepared By

Name: \_\_\_\_\_  
Co. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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 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 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 heretofore described, 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)

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_ 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

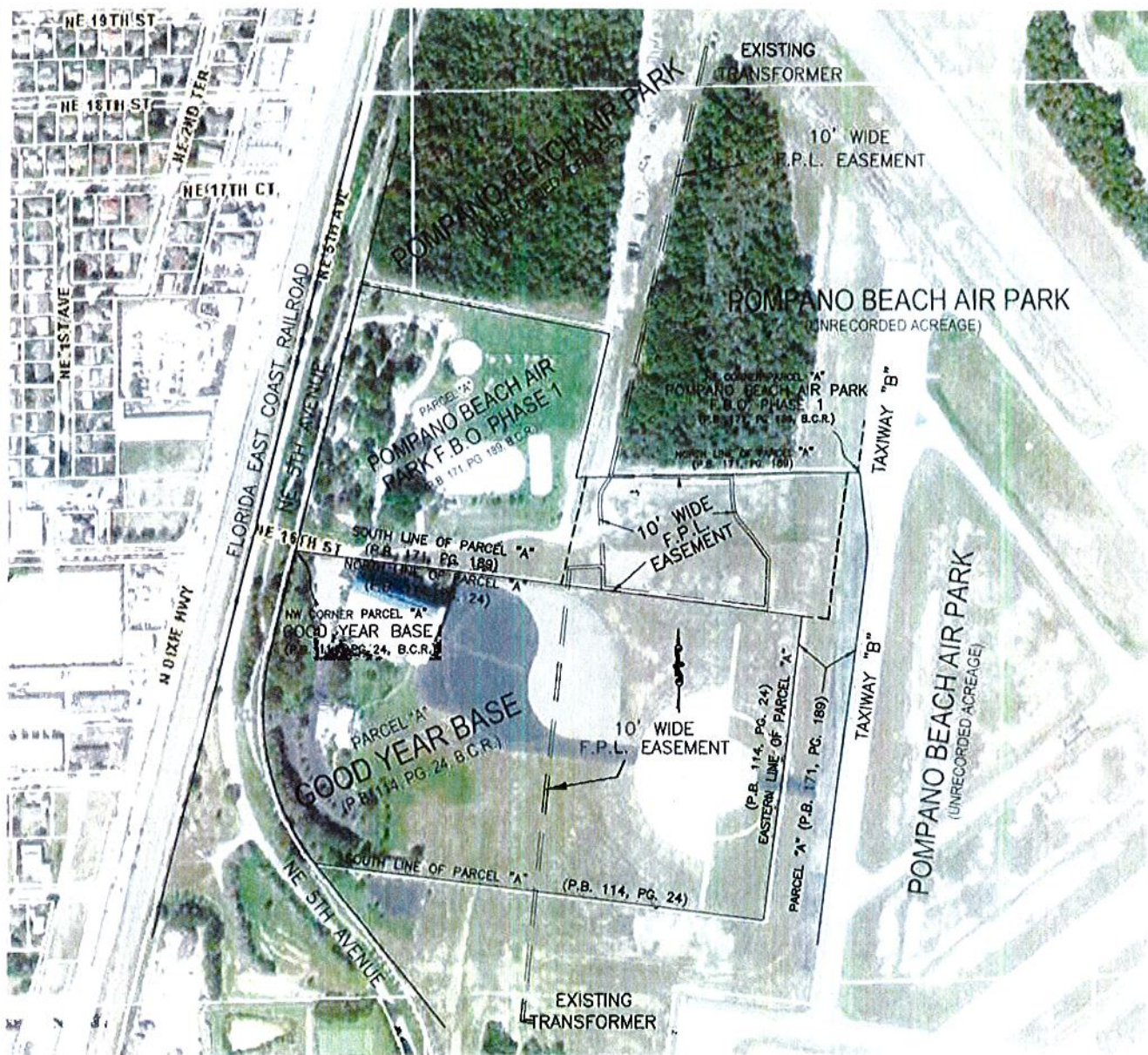
Print Name \_\_\_\_\_

**LEGEND:**

C/L= CENTERLINE  
P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER  
L.B.=LICENSED BUSINESS

P.B. = PLAT BOOK  
PG. = PAGE  
R/W= RIGHT OF WAY

# SKETCH & DESCRIPTION



BEARING ARE BASED ON THE SOUTH LINE OF PARCEL "A", POMPANO BEACH AIR PARK F.B.O. PHASE 1 (P.B. 171, PG. 189, B.C.R.) REFERENCE BEARING: N 82°41'26"W

THIS IS NOT A BOUNDARY SURVEY

## SKETCH & DESCRIPTION OF PROPOSED 10' WIDE FLORIDA POWER & LIGHT EASEMENT

**CERTIFICATION:**

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*[Signature]*

ERNEST W. DUNCAN, P.S.M. State of Florida,  
Professional Surveyor & Mapper No. 5182

THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 450'

DRAWN BY: ELF.

CHECKED BY: E.W.D.

LANZO CONSTRUCTION CO.

LB 7329

125 SE 5TH COURT  
DEERFIELD BEACH, FL 33441

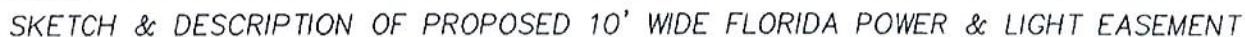
(954) 973 9700

JOB NO. :1062

SHEET NO. 1 of 6



SKETCH &  
DESCRIPTION



SHEET NO. 2 of 6

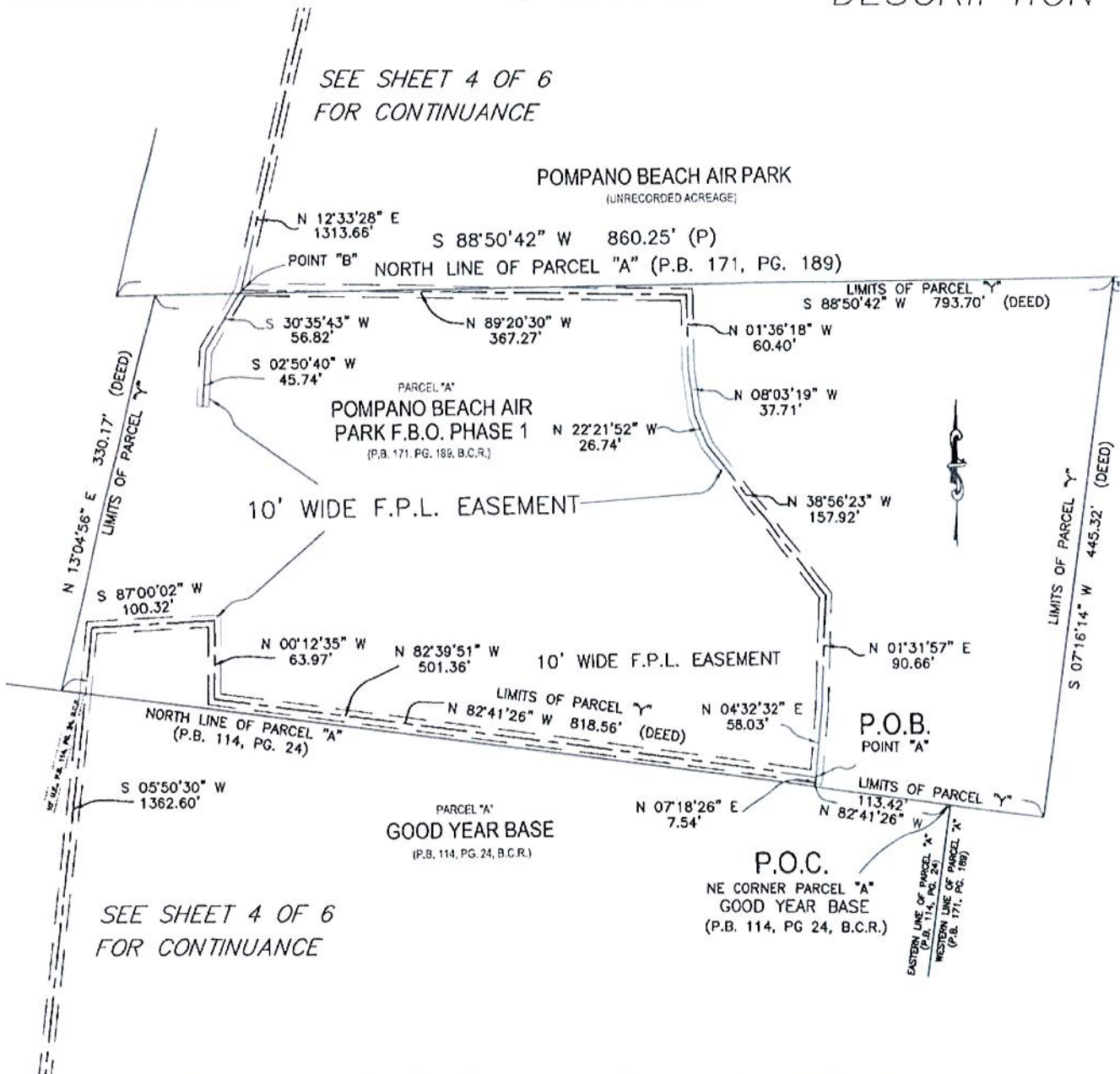
ERNEST W. DUNCAN, PSM. State of Florida  
Professional Surveyor & Mapper No. 5182  
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**SKETCH &  
DESCRIPTION**



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SCALE: 1" = 120'

DRAWN BY: ELF.

CHECKED BY: E.W.D.

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JOB NO. :1062

SHEET NO. 3 of 6

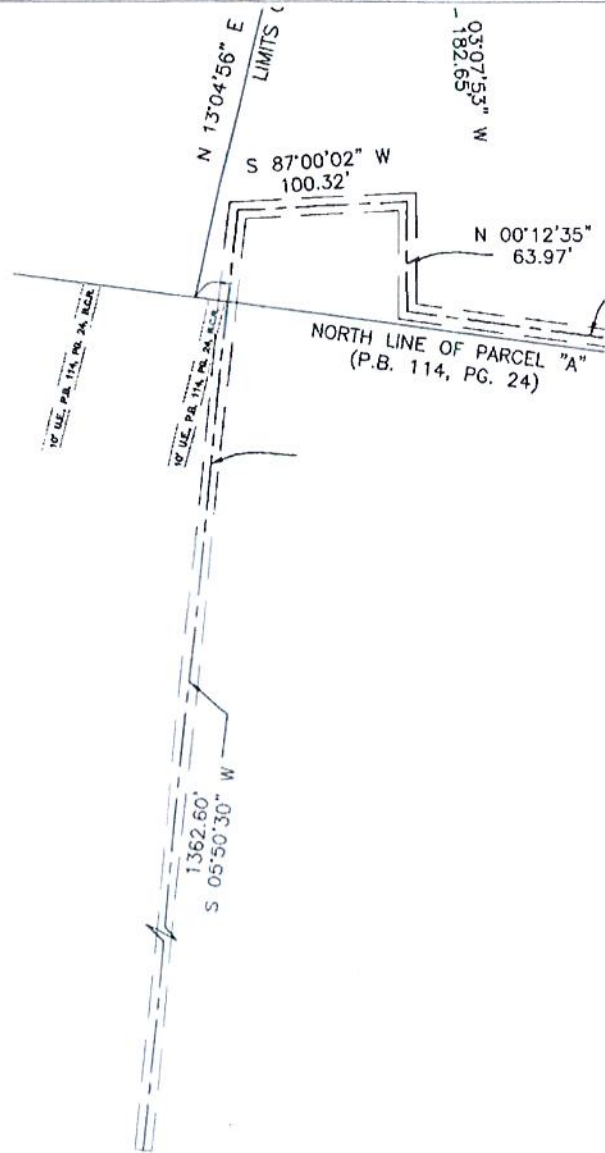
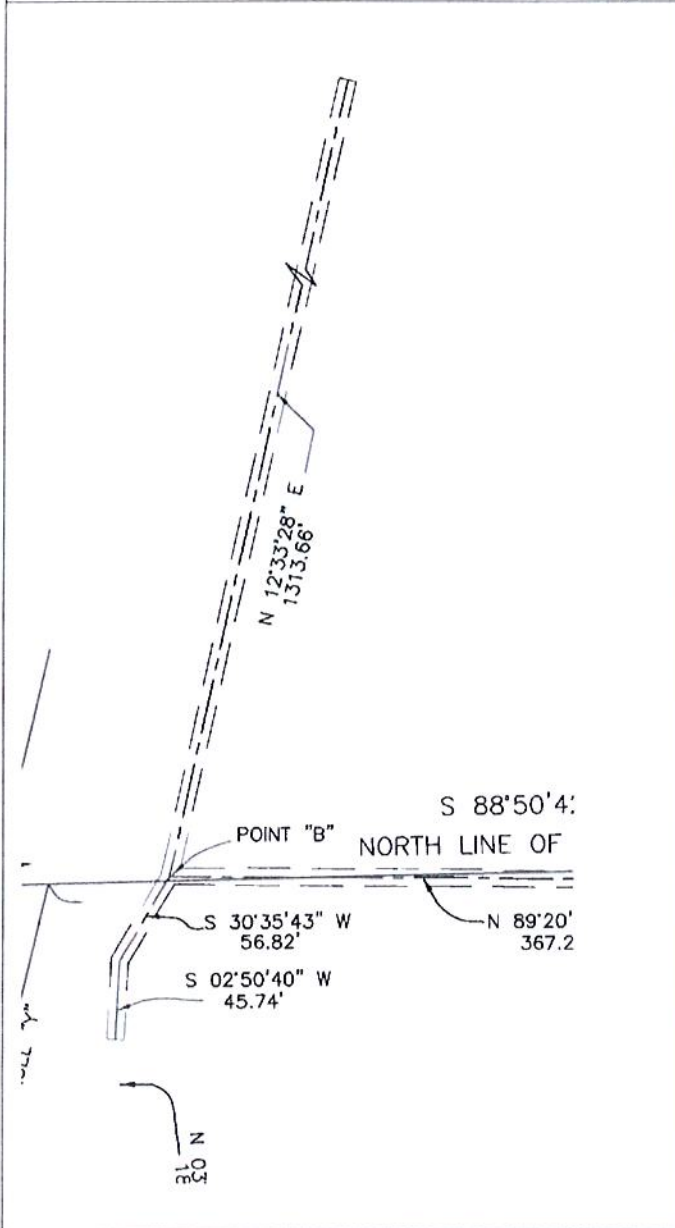


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**SKETCH &  
DESCRIPTION**



BEARING ARE BASED ON THE SOUTH LINE OF PARCEL "A", POMPANO BEACH AIR PARK  
F.B.O. PHASE 1 (P.B. 171, PG. 189, B.C.R.) REFERENCE BEARING: N 82°41'26"W

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**SKETCH & DESCRIPTION OF PROPOSED 10' WIDE FLORIDA POWER & LIGHT EASEMENT**

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ERNEST W. DUNCAN, PSM, State of Florida  
Professional Surveyor & Mapper No. 5182

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SCALE: 1" = 100'

DRAWN BY: ELF.

CHECKED BY: E.W.D.

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125 SE 5TH COURT  
DEERFIELD BEACH, FL 33441

(954) 973 9700

JOB NO. :1062

SHEET NO. 4 of 6

**LEGEND:**

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# SKETCH & DESCRIPTION

## LEGAL DESCRIPTION:

A 10' Wide Florida Power & Light Easement being a portion of Parcel "A", POMPANO BEACH AIR PARK F.B.O PHASE 1 according to the plat thereof as recorded in Plat Book 171, Page 189, a portion of Parcel "A" GOOD YEAR BASE, according to the Plat thereof as recorded in Plat Book 114, Page 24, all of the Public Records of Broward County, Florida, and the unrecorded acreage belonging to the air park lying north and south of said Parcels "A", the centerline of said 10 foot wide easement being more particularly described as follows:

Commence at the NE corner of Parcel "A" of "GOOD YEAR BASE" according to the plat thereof, as recorded in Plat Book 114, Page 24, of the Public Records of Broward County, Florida; thence run N 82°41'26" W along the North line of said Parcel "A" "GOOD YEAR BASE" and the South line of said Parcel "A" POMPANO BEACH AIR PARK F.B.O. PHASE 1 a distance of 113.42 feet; thence run N 07°18'26" E, a distance of 7.54 feet to the Point of Beginning and reference Point "A"; thence run N 82°39'51" W, a distance of 501.36 feet to a point; thence run N 00°12'35" W, a distance of 63.97 feet to a point; thence run S 87°00'02" W, a distance of 100.32 feet to a point; thence run S 05°50'30" W, a distance of 1362.60 feet to a Point of Terminus;

Together with:

continued on Sheet 6 of 6

BEARING ARE BASED ON THE SOUTH LINE OF PARCEL "A", POMPANO BEACH AIR PARK F.B.O. PHASE 1 (P.B. 171, PG. 189, B.C.R.) REFERENCE BEARING: N 82°41'26"W

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SCALE: NOT TO SCALE

DRAWN BY: ELF.

CHECKED BY: E.W.D.

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SHEET NO. 5 of 6



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# SKETCH & DESCRIPTION

## LEGAL DESCRIPTION:

*continued from Sheet 5 of 6*

*thence from the Point of Beginning and said reference Point "A" run N 04°32'32" E, a distance of 58.03 feet to a point; thence run N 01°31'57" E, a distance of 90.66 feet to a point; thence run N 38°56'23" W, a distance of 157.92 feet to a point; thence run N 22°21'52" W, a distance of 26.74 feet to a point; thence run N 08°03'19" W, a distance of 37.71 feet to a point; thence run N 01°36'18" W, a distance of 60.40 feet to a point; thence run N 89°20'30" W, a distance of 367.27 feet to a reference Point "B"; thence run S 30°35'43" W, a distance of 56.82 feet to a point; thence run S 02°50'40" W, a distance of 45.74 feet to a Point of Terminus.*

*Together with:*

*Begin at said reference Point "B"; thence run N 12°33'28" E, a distance of 1313.66 feet to a Point of Terminus.*

*Said lands situate, lying and being in Broward County, Florida*

BEARING ARE BASED ON THE SOUTH LINE OF PARCEL "A", POMPAÑO BEACH AIR PARK F.B.O. PHASE 1 (P.B. 171, PG. 189, B.C.R.) REFERENCE BEARING: N 82°41'26"W

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*ERNEST W. DUNCAN, PSM, State of Florida, Date*  
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SHEET NO. 6 of 6