

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

Sec.17, Twp 49 S, Rge 41 E

Parcel

I.D. 4941 1701 0102

(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

## EASEMENT

This Instrument Prepared By

Name: Mark Markos

Co. Name: Florida Power & Light Company

Address: 3020 NW 19 ST

Fort Lauderdale, FL 33311

pg 1 o f 3

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:

Reserved for Circuit Court

See Sketch and Legal Description - sheet \_\_\_\_ of \_\_\_\_ sheets

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 \_\_\_\_\_, 20\_\_\_\_.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Corporate's name)

By: \_\_\_\_\_  
(President's signature)

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

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

Attest: \_\_\_\_\_  
(Secretary's signature)

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

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

\_\_\_\_\_  
(Corporate Seal)

STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_. The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, and \_\_\_\_\_ respectively the \_\_\_\_\_ President and \_\_\_\_\_ Secretary of \_\_\_\_\_, a \_\_\_\_\_ corporation, on behalf of said corporation, who are personally known to me or have produced \_\_\_\_\_ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature

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

FOR: City of Sunrise

**SKETCH AND DESCRIPTION  
FPL EASEMENT  
DESCRIPTION TO ACCOMPANY SKETCH**

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTH ONE-HALF (N. 1/2) OF THE WEST ONE-HALF (W. 1/2) OF TRACT 14, OF THE SUBDIVISION OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 41 EAST, OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A 10 FOOT WIDE STRIP OF LAND, LYING 5 FEET ON EACH SIDE OF, AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (N. 1/2) OF THE WEST ONE-HALF (W. 1/2) OF SAID TRACT 14; THENCE SOUTH 89°33'36" WEST, ALONG THE SOUTH LINE OF SAID NORTH ONE-HALF (N. 1/2), A DISTANCE OF 614.52 FEET; THENCE NORTH 01°28'49" WEST, ALONG THE EAST RIGHT OF WAY LINE OF NOB HILL ROAD A DISTANCE OF 115.32 FEET TO THE POINT OF BEGINNING NO. 1 OF SAID CENTERLINE; THENCE NORTH 57°45'02" EAST, A DISTANCE OF 43.70 FEET; THENCE NORTH 61°05'38" EAST, A DISTANCE OF 50.87 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 31°49'46" FOR A DISTANCE OF 108.33 FEET; THENCE SOUTH 39°13'28" EAST, ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 45.18 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE, SAID POINT ALSO BEING THE POINT OF BEGINNING NO. 2.

**TOGETHER WITH:**

BEGINNING AT THE AFORESAID POINT OF BEGINNING NO. 2; THENCE NORTH 64°43'04" EAST, A DISTANCE OF 11.80 FEET; THENCE SOUTH 25°16'56" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 64°43'04" WEST, A DISTANCE OF 17.00 FEET; THENCE NORTH 25°16'56" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 64°43'04" EAST, A DISTANCE OF 5.20 FEET TO THE POINT OF BEGINNING NO. 2.

SAID LANDS SITUATE IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA. CONTAINING 2,284 SQUARE FEET OR 0.052 ACRES MORE OR LESS.

THE SIDELINES OF THE CENTERLINE DESCRIBED HEREON ARE TO BE SHORTENED OR LENGTHEN SO AS TO CREATE A CONTINUOUS STRIP OF LAND AND TO INTERSECT THE EAST RIGHT OF WAY LINE OF NOB HILL ROAD AND THE DESCRIBED LINE WITH A BEARING OF NORTH 64°43'04" EAST.

**NOTES:**

THE BEARINGS SHOWN HEREON ON ARE BASED ON AN ASSUMED MERIDIAN, WITH THE SOUTH LINE OF THE NORTH ONE-HALF (N. 1/2) TRACT 14 BEARING SOUTH 89°33'36" WEST AS SHOWN OF THE SUBDIVISION OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 41 EAST, OF FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 2, PLAT BOOK 1, PAGE 102, PALM BEACH COUNTY RECORDS.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, 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 SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

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

THOMAS C. SHAHAN-FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER NO 4387  
STATE OF FLORIDA

R:\SURVEY\2007\07-0003-001 NOB HILL RD PASSIVE PARK\DRAWINGS\SD-FPL EASE

THIS IS NOT 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
JOB NO.: 07-0003-001-08		SHEET 2 OF 3 SHEETS		
DRAWN BY: T.S.		F.B. N/A	PG. N/A	
CHECKED BY: R.Y.		DATED: 08/30/19		



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) 2019



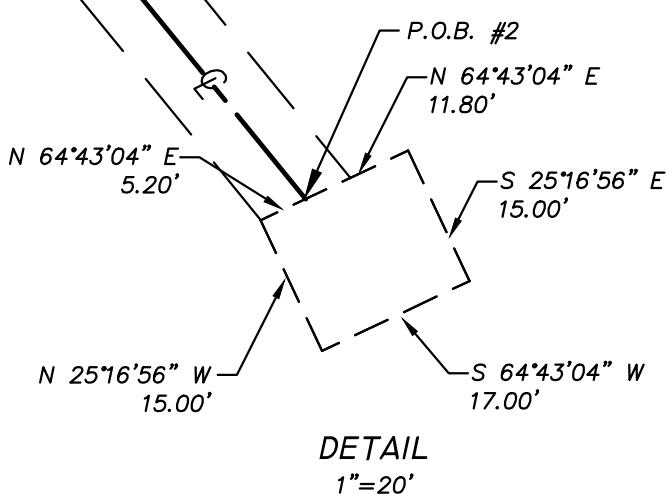
SC-LE 1" = 40"



SKETCH AND DESCRIPTION  
FPL EASEMENT  
SKETCH TO ACCOMPANY DESCRIPTION

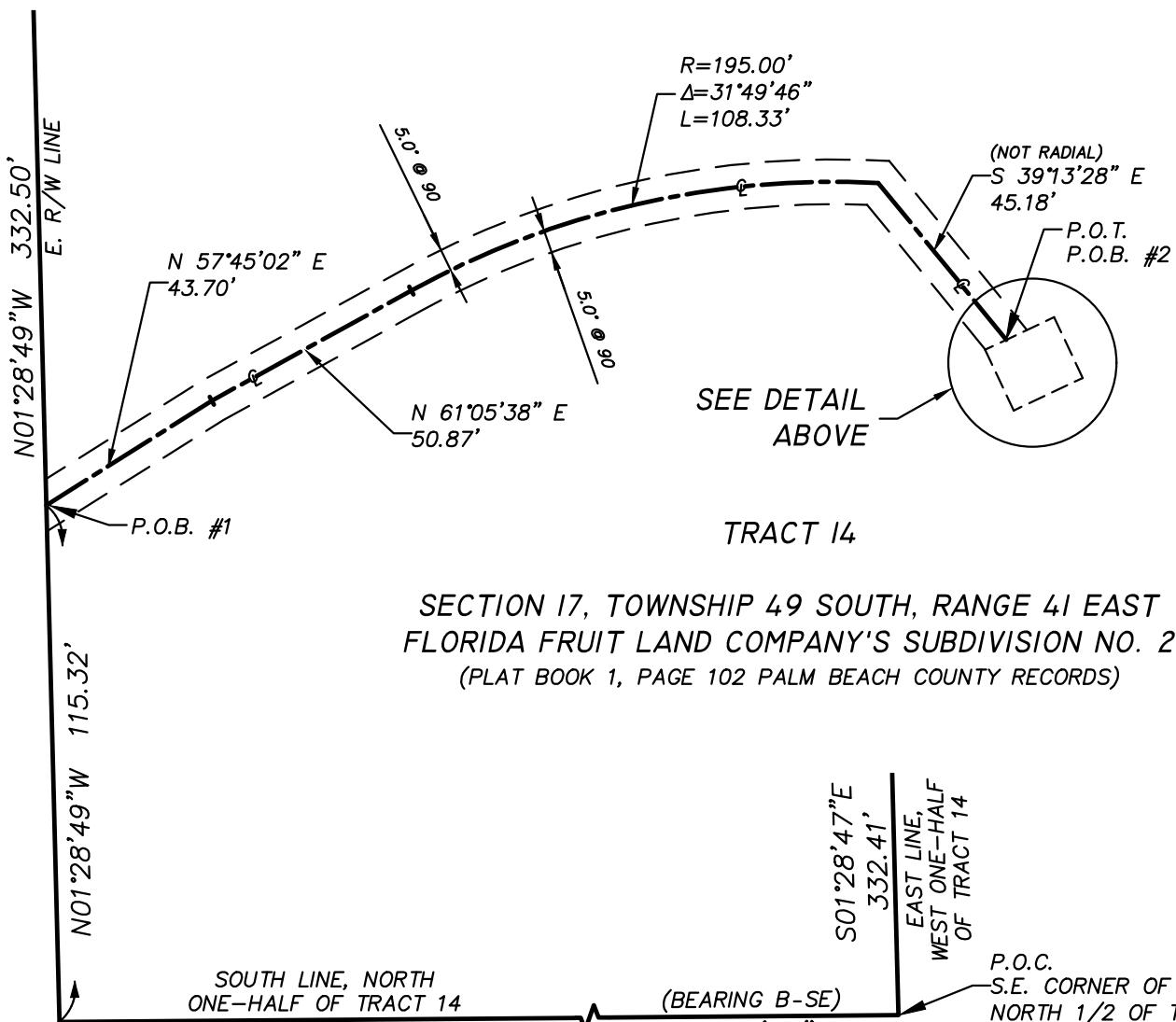
## ***ABBREVIATION LEGEND***

<i>L</i>	<i>-RC DIST-NCE</i>
<i>C</i>	<i>CENTERLINE</i>
<i>A</i>	<i>CENTR-L -NGL</i>
<i>P.O.B.</i>	<i>POINT OF BEGINNING</i>
<i>P.O.C.</i>	<i>POINT OF COMMENCEMENT</i>
<i>P.O.T.</i>	<i>POINT OF TERMINUS</i>
<i>R</i>	<i>R-DIUS DIST-NCE</i>
<i>R/W</i>	<i>RIGHT OF W-Y</i>



## DETAIL

$$1'' = 20'$$



SECTION 17, TOWNSHIP 49 SOUTH, RANGE 41 EAST  
FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 2  
(PLAT BOOK 1, PAGE 102 PALM BEACH COUNTY RECORDS)

D:\SUBMISSION\2007\07-2007-201-NCR-HILL-PP-P-2015E-P-PK\PP-WIN2003\PP-FBI-E-25



CRAVEN • THOMPSON & ASSOCIATES, INC.  
ENGINEERS • PL-NNERS • SURVEYOR'S  
3563 N.W. 53RD STREET, FORT L-UDERL-LE, FLORID- 33309 F-X: (954) 739-6409 TEL: (954) 739-6400  
FLORID- LICENSED ENGINEERING, SURVEYING & M-PPING BUSINESS No. 271  
M-TERI-L SHOWN HEREON IS THE PROPERTY OF CR-VEN-THOMPSON & -SSOC-IES, INC. - ND SH-LL  
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JOB NO : 07-0003-001-08

SHEET 3 OF 3 SHEETS

DB WN BY: TS

B N /      PC N /

CHECKED BY: RY

- TED: 08 /30 /19