

Work Request No.
12759964

SEC 32 TWP 50S RGE 41E

Parcel I.D.
'504132020020
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Katie Hudson, Project Manager
Co. Name: Bowman Consulting Group
Address: 4450 W. Eau Gallie Blvd Ste 232
Melbourne, FL 32934

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:

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.

Reserved for Circuit Court

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)

Print Address: _____

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

CITY OF COOPER CITY, FLORIDA, A MUNICIPAL CORPORATION

By: _____

Print Name: GREG ROSS, MAYOR

Print Address: 9090 SW 50 PL
COOPER CITY, FL 33328

By: _____

Print Name: _____

Print Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ by _____,
(Date)

and _____, who is (are) personally known to me or has (have) produced _____ as identification or who did (did not) take an oath.
(Type of Identification)

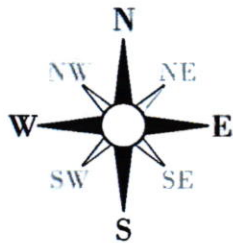
My Commission Expires:

ID 171
IMAGINATION 6

Notary Public, Signature

Print Name _____

**SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY**

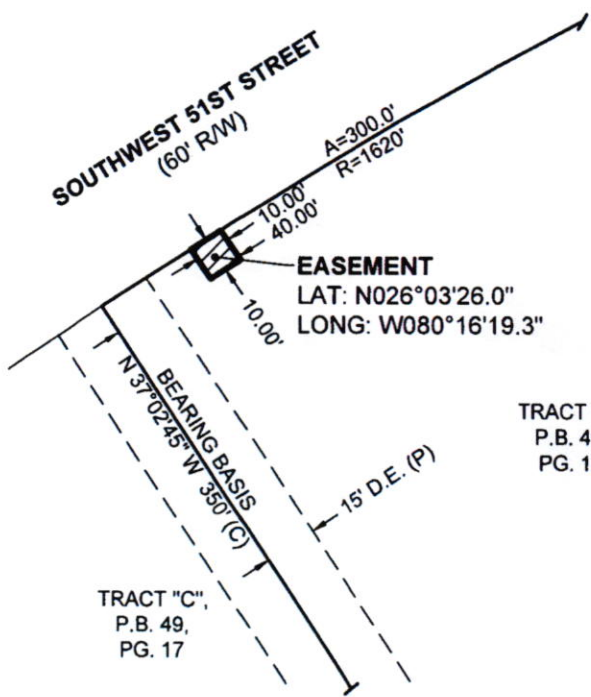


1 INCH = 50 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 50'

LEGEND

- A = ARC LENGTH
- (C) = CALCULATED
- D.E. = DRAINAGE EASEMENT
- LAT: = LATITUDE
- LB = SURVEYOR BUSINESS
- LONG: = LONGITUDE
- LS = SURVEYOR AND MAPPER
- LTD. = LIMITED
- NO. = NUMBER
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- R = RADIUS
- R/W = RIGHT-OF-WAY
- = EASEMENT



TRACT "B",
P.B. 49,
PG. 17

TRACT "C",
P.B. 49,
PG. 17

SURVEYOR'S NOTES:

1. PRINTED VERSIONS OF THIS DOCUMENT ARE NOT VALID AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.
2. OTHER MATTERS OF RECORD AFFECTING LANDS SHOWN HEREON MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE WESTERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF N 37°02'45" W.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

LEGAL DESCRIPTION:

THE NORTHEASTERLY 10.00' OF THE SOUTHWESTERLY 40.00' OF THE NORTHWESTERLY 10.00' OF TRACT "B", COOPER COLONY ESTATES, SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING IN SECTION 32, TOWNSHIP 50 SOUTH, RANGE 41 EAST.

ADDRESS:

9070 SOUTHWEST 51ST STREET

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA 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.



04/05/2024

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (772) 249-0733
10815 S.W. Tradition Square
Port St. Lucia, FL 34987 www.bowman.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate NO. LB-8030

**EXHIBIT "A"
FLORIDA POWER AND LIGHT
EASEMENT**

BROWARD COUNTY

FLORIDA

PROJECT NO. 100207-01-055	EXISTING EASEMENTS: YES #1	DATE: Apr. 4, 2024
CADD FILE: EXHIBIT 171	WR NO. 12759964	SCALE: 1" = 50'
		SHEET: 1 OF 1