

Work Request No. 13737347

UNDERGROUND EASEMENT (BUSINESS)

Sec. 21, Twp 42, Rge 43

Parcel I.D. _____
(Maintained by County Appraiser)

This Instrument Prepared By

Name: Andrew Boutte
Co. Name: Florida Power and Light
Address: 100 S Delaware Blvd
Jupiter, FL 33458

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:

Reserved for Circuit Court

See Exhibit "A" ("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:

Town of Lake Park

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

Print Address: _____

Print Title: _____

Print Address: 535 Park Avenue, Lake Park, FL 33403

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: _____

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20__, by _____, the _____ of the Town of Lake Park 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 _____

DESCRIPTION:

BEING A PORTION OF LOTS 26 THROUGH 31, BLOCK 114, KELSEY CITY (NOW KNOWN AS LAKE PARK), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 31, BLOCK 114; THENCE ALONG THE NORTH LINE OF SAID LOT 31, BLOCK 114, S84°52'19"W, A DISTANCE OF 194.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°07'41" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 84°52'19" WEST, A DISTANCE OF 4.74 FEET; THENCE SOUTH 56°39'54" WEST, A DISTANCE OF 16.34 FEET; THENCE SOUTH 02°10'59" EAST, A DISTANCE OF 54.45 FEET; THENCE NORTH 84°59'11" EAST, A DISTANCE OF 1.11 FEET; THENCE SOUTH 05°00'49" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 84°59'11" WEST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 05°00'49" EAST, A DISTANCE OF 18.68 FEET; THENCE NORTH 84°59'11" EAST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 00°00'52" EAST, A DISTANCE OF 122.18 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 26 AND TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 33°09'06" WEST, A RADIAL DISTANCE OF 262.04 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE AND THE ARC, THROUGH A CENTRAL ANGLE OF 02°34'28", A DISTANCE OF 11.77 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 00°00'52" WEST, A DISTANCE OF 117.48 FEET; THENCE SOUTH 84°59'11" WEST, A DISTANCE OF 89.09 FEET; THENCE NORTH 05°00'49" WEST, A DISTANCE OF 28.68 FEET; THENCE SOUTH 84°59'11" WEST, A DISTANCE OF 2.50 FEET; THENCE NORTH 05°00'49" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 84°59'11" EAST, A DISTANCE OF 3.88 FEET; THENCE NORTH 02°10'59" WEST, A DISTANCE OF 60.59 FEET; THENCE NORTH 56°39'54" EAST, A DISTANCE OF 21.37 FEET; THENCE NORTH 05°07'41" WEST, A DISTANCE OF 1.47 FEET; THENCE NORTH 84°52'19" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,397.47 SQUARE FEET OR 0.0780 ACRES, MORE OR LESS.

TOGETHER WITH:

BEING A PORTION OF LOTS 16 THROUGH 19, LOT 21 AND 31 OF BLOCK 114, KELSEY CITY (NOW KNOWN AS LAKE PARK), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 31, BLOCK 114; THENCE ALONG THE NORTH LINE OF SAID LOT 31, BLOCK 114, S84°52'19"W, A DISTANCE OF 254.82 FEET TO THE POINT OF BEGINNING; THENCE S5°00'18"E, A DISTANCE OF 20.32 FEET TO A POINT; THENCE S85°05'11"W, A DISTANCE OF 104.18 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH HAS A RADIAL BEARING OF S86°07'51"W; THENCE ON A NON-TANGENT 5811.84 FEET RADIUS CURVE TO THE RIGHT FOR AN ARC LENGTH OF 198.46 FEET HAVING A DELTA OF 1°57'23" HAVING A CHORD BEARING OF S02°53'27"E AND A CHORD LENGTH OF 198.45 FEET TO A POINT. THENCE S88°05'14"W, A DISTANCE OF 10.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 1 AS SHOWN IN F.D.O.T. R/W MAP SECTION 9302 AND ON A NON-TANGENT CURVE FROM WHICH HAS A RADIAL BEARING OF S88°05'14"W; THENCE ON A NON-TANGENT 5801.84 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 217.83 FEET HAVING A DELTA OF 2°09'04" HAVING A CHORD BEARING OF N02°59'18"W AND A CHORD LENGTH OF 217.81 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16; THENCE N84°52'19"E, ALONG SAID NORTH LINE A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE FROM WHICH HAS A RADIAL BEARING OF N85°56'04"E; THENCE ON A NON-TANGENT 5811.84 FEET RADIUS CURVE TO THE LEFT FOR AN ARC LENGTH OF 9.93 FEET HAVING A DELTA OF 0°05'52" HAVING A CHORD BEARING OF S4°01'00"W TO A POINT; THENCE N85°05'11"E A DISTANCE OF 93.99 FEET TO A POINT; THENCE N5°00'18"W A DISTANCE OF 10.28 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16 THENCE N84°52'19"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,883 SQUARE FEET OR 0.158 ACRES, MORE OR LESS.

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**THIS IS NOT
A SURVEY**

SKETCH & DESCRIPTION (TOWN)

FLORIDA POWER & LIGHT EASEMENT
PALM BEACH COUNTY, FLORIDA

DATE 4/22/2025

DRAWN BY dl

F.B./ PG. N/A

SCALE NONE

JOB 9622-1FPLTOWNv4

SURVEYOR'S NOTES:

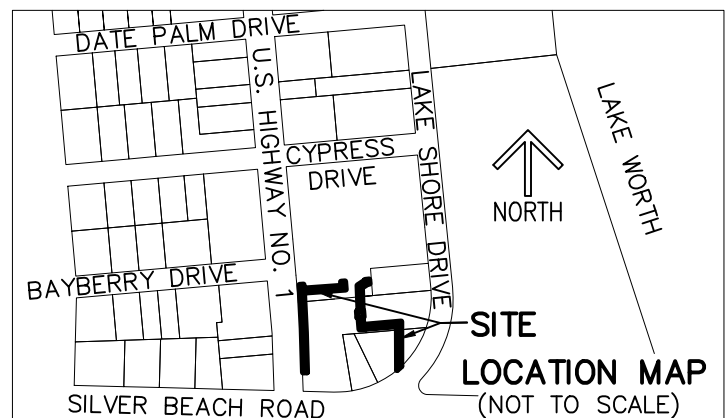
1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 31, BLOCK 114, KELSEY CITY (NOW KNOWN AS LAKE PARK), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAVING AN ASSUMED BEARING OF S84°52'19"W.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 22, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

LEGEND/ABBREVIATIONS:

- CL - CENTERLINE
- FPL - FLORIDA POWER & LIGHT COMPANY
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- PG(S). - PAGES
- R/W - RIGHT-OF-WAY
- SUAE - SEACOAST UTILITY AUTHORITY EASEMENT
- UE - UTILITY EASEMENT
- (R) - RADIAL BEARING



THIS IS NOT A SURVEY

SHEET 2 OF 4

**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

SKETCH & DESCRIPTION (TOWN)

FLORIDA POWER & LIGHT EASEMENT
 PALM BEACH COUNTY, FLORIDA

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE 4/22/2025

DRAWN BY dl

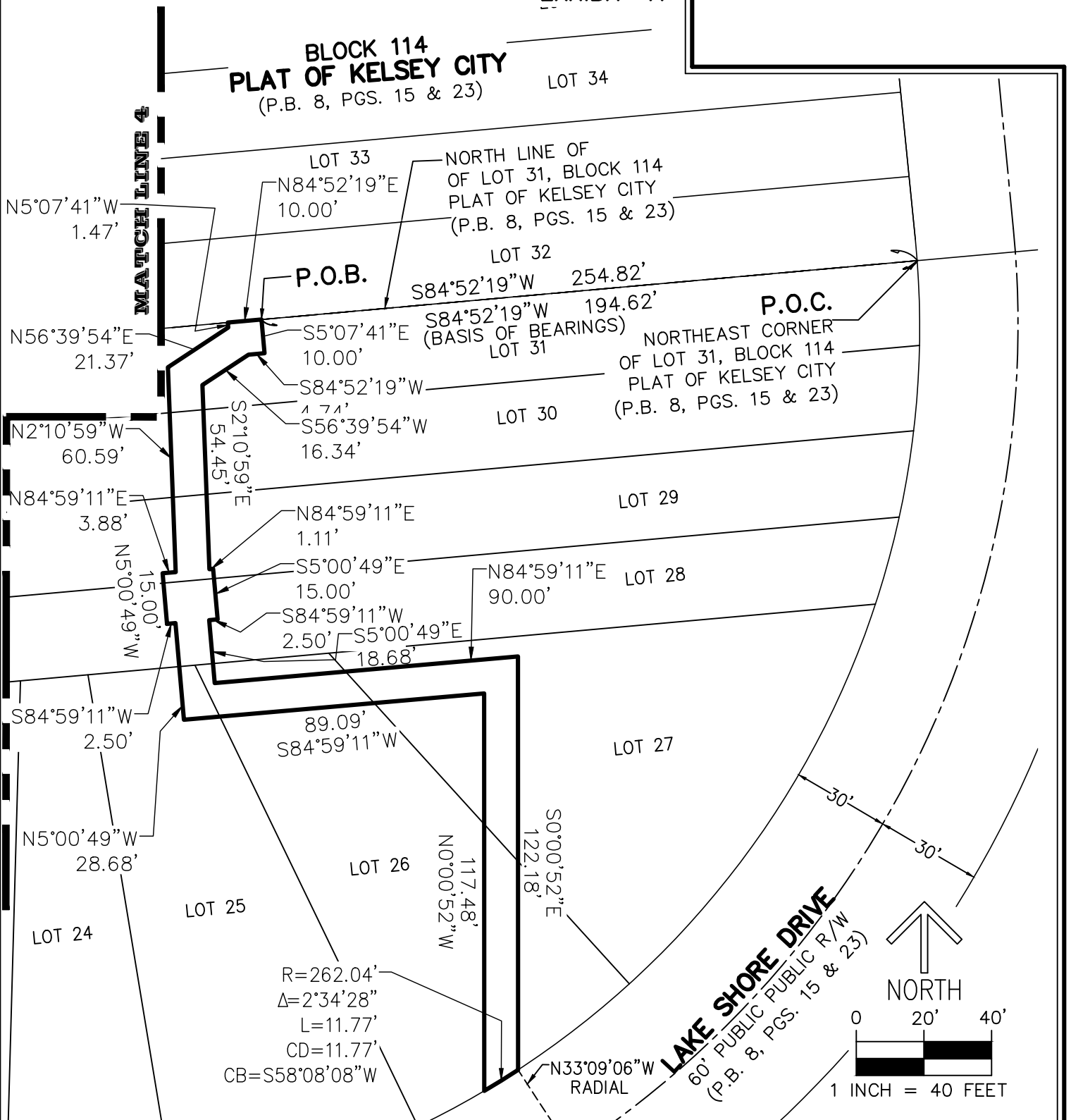
F.B./ PG. N/A

SCALE NONE

JOB 9622-1FPLTOWNv4

EXHIBIT "A"

BLOCK 114 PLAT OF KELSEY CITY (P.B. 8, PGS. 15 & 23)



THIS IS NOT A SURVEY

SHEET 3 OF 4



CAULFIELD & WHEELER, INC.

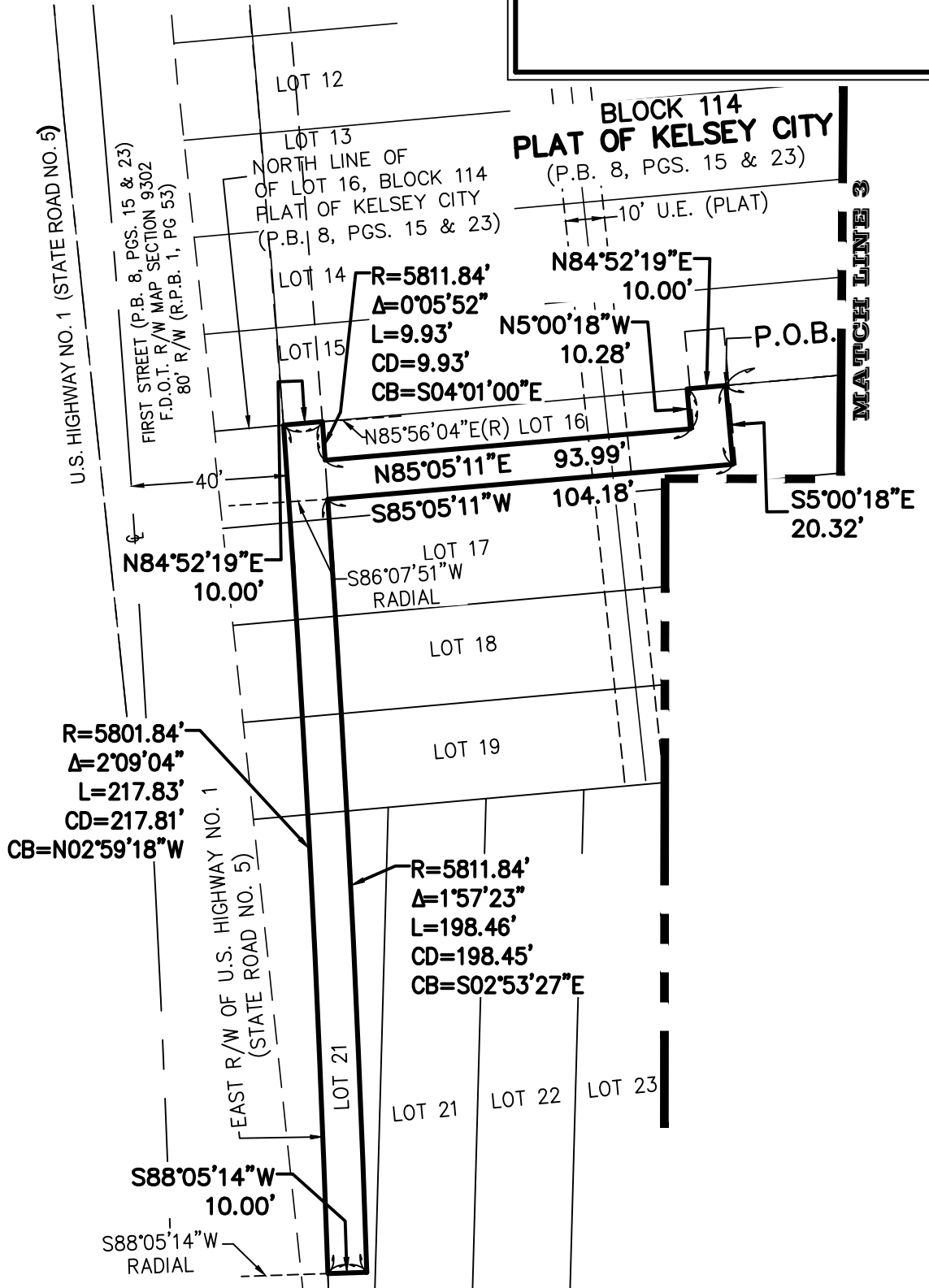
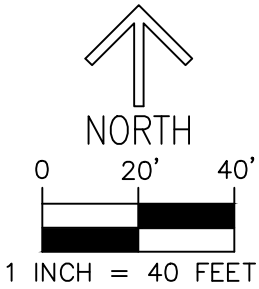
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SKETCH & DESCRIPTION (TOWN)

FLORIDA POWER & LIGHT EASEMENT
PALM BEACH COUNTY, FLORIDA

DATE	4/22/2025
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=40'
JOB	9622-1FPLTOWNv4

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SKETCH & DESCRIPTION (TOWN)
FLORIDA POWER & LIGHT EASEMENT
PALM BEACH COUNTY, FLORIDA

DATE	4/22/2025
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=40'
JOB	9622-1FPLTOWNv4