

EXHIBIT 4

Work Request No. 11950625

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. __, Twp __ S, Rge __ E

This Instrument Prepared By

Parcel I.D. _____

(Maintained by County Appraiser)

Name: Megan Bailey

Co. Name: Florida Power & Light

Address: 330 SW 12th Ave.,
Pompano Beach, FL 33069

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:

(Witness' Signature)

Print Name: _____
(Witness)

(Witness' Signature)

Print Name: _____
(Witness)

Entity Name

By: _____

Print Name: _____

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 _____ 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 _____



EXHIBIT "A"

**LEGAL DESCRIPTION OF
FPL EASEMENT No. 1
EV BUS CHARGING FACILITY**

BEING A PORTION OF THE W.1/2 OF OUTLOT 9, MAP OF TOWN OF HALLANDALE,
RECORDED IN PLAT BOOK "B", PAGE. 13, M.D.C.R.
SECTION 28, TOWNSHIP 51 S., RANGE, 43 E.
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

AN FPL EASEMENT BEING A PORTION OF THE EAST 236.49 FEET OF THE WEST HALF (W. 1/2) OF OUTLOT 9, MAP OF TOWN OF HALLANDALE, DADE CO. FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID OUTLOT 9;

THENCE ON A GRID BEARING OF N.87°50'35"E., ALONG THE SOUTH LINE OF SAID OUTLOT 9, A DISTANCE OF 513.57 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N.87°50'35"E., ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST HALF (W.1/2) OF SAID OUTLOT 9;

THENCE N.02°04'56"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 27.67 FEET TO A POINT ON A LINE PARALLEL WITH THE SAID SOUTH LINE OF OUTLOT 9;

THENCE S.87°50'35"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH THE SAID EAST LINE OF THE WEST HALF (W.1/2) OF OUTLOT 9;

THENCE S.02°04'56"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 27.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING WITHIN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 277 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AN MAPPER.
3. THIS LEGAL DESCRIPTION AND SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N.87°50'35"E., ALONG THE SOUTH LINE OF OUTLOT 9, MAP OF HALLANDALE, RECORDED IN PLAT BOOK "B", PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
5. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREON.

DATE: Jul 13, 2023 - 5:30pm EST

FILE: F:\Draw\Saltz Michelson Architects\22-9497 EV Bus Charging Facility\01-Drawing\FPL Easements\22-9497 FPL Esmt No. 1.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 7.13.2023

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
07.13.2023	JDS	LAS	N/A



SHEET 1 OF 2

SKETCH NO. 22-9497
FPL ESMT. No. 1



STONER
SURVEYORS • MAPPERS
 Licensed Business No. 6633

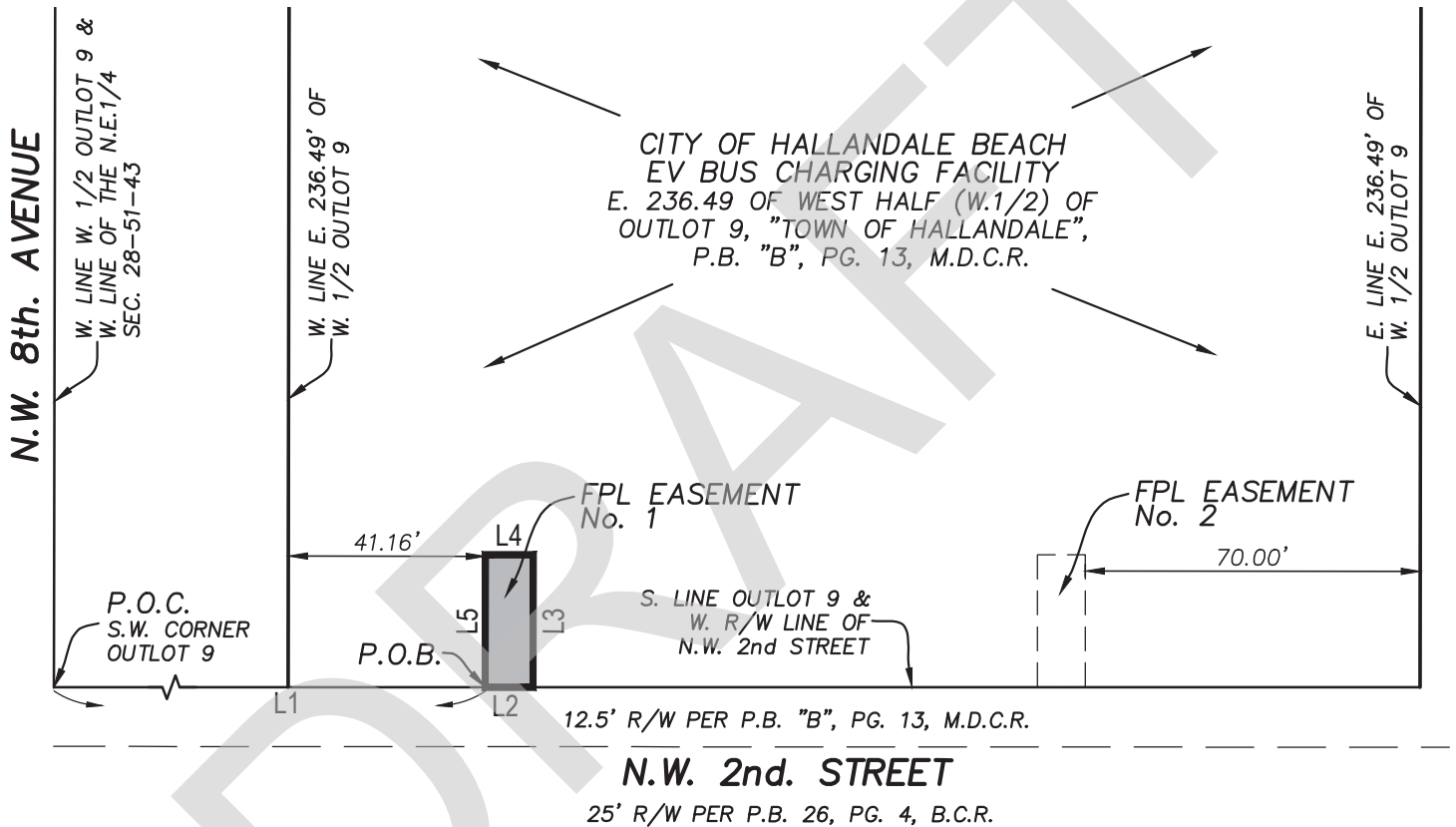
4341 S.W. 62nd Avenue
 Davie, Florida 33314

TEL (954) 585-0997
 www.stonersurveyors.com



SKETCH OF DESCRIPTION
FPL EASEMENT No. 1
EV BUS CHARGING FACILITY

BEING A PORTION OF THE W. 1/2 OF OUTLOT 9, MAP OF TOWN OF HALLANDALE,
 RECORDED IN PLAT BOOK "B", PAGE. 13, M.D.C.R.
 SECTION 28, TOWNSHIP 51 S., RANGE, 43 E.
 CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA



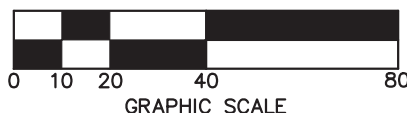
LINE TABLE ESMT. No. 1

LINE #	BEARING	DISTANCE
L1	N.87°50'35"E.	513.57'
L2	N.87°50'35"E.	10.00'
L3	N.02°04'56"W.	27.67'
L4	S.87°50'35"W.	10.00'
L5	S.02°04'56"E.	27.67'

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
 CL CENTERLINE
 L1 LINE NUMBER
 LB LICENSED BUSINESS
 P.B. PLAT BOOK
 M.D.C.R. MIAMI-DADE COUNTY RECORDS
 PG. PAGE
 R/W RIGHT OF WAY
 Break in line scale

SCALE: 1" = 40'



NOTE:
 SEE SHEET 1 OF 2 FOR
 THE LEGAL DESCRIPTION OF
 THE SKETCH GRAPHICALLY
 SHOWN HEREON.