

Work Request No. 9130715

Sec. 26 Twp 51 S, Rge 42 E

Parcel I.D. 5142 26 13 0010-11
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Greg Chavarria, City Manager
Co. Name: City of Hallandale Beach
Address: 400 S. Federal Highway
Hallandale Beach, FL 33009

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:

Entity name CITY OF HALLANDALE BEACH

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

Print Address: _____

(Witness' Signature)

Print Name: _____
(Witness)

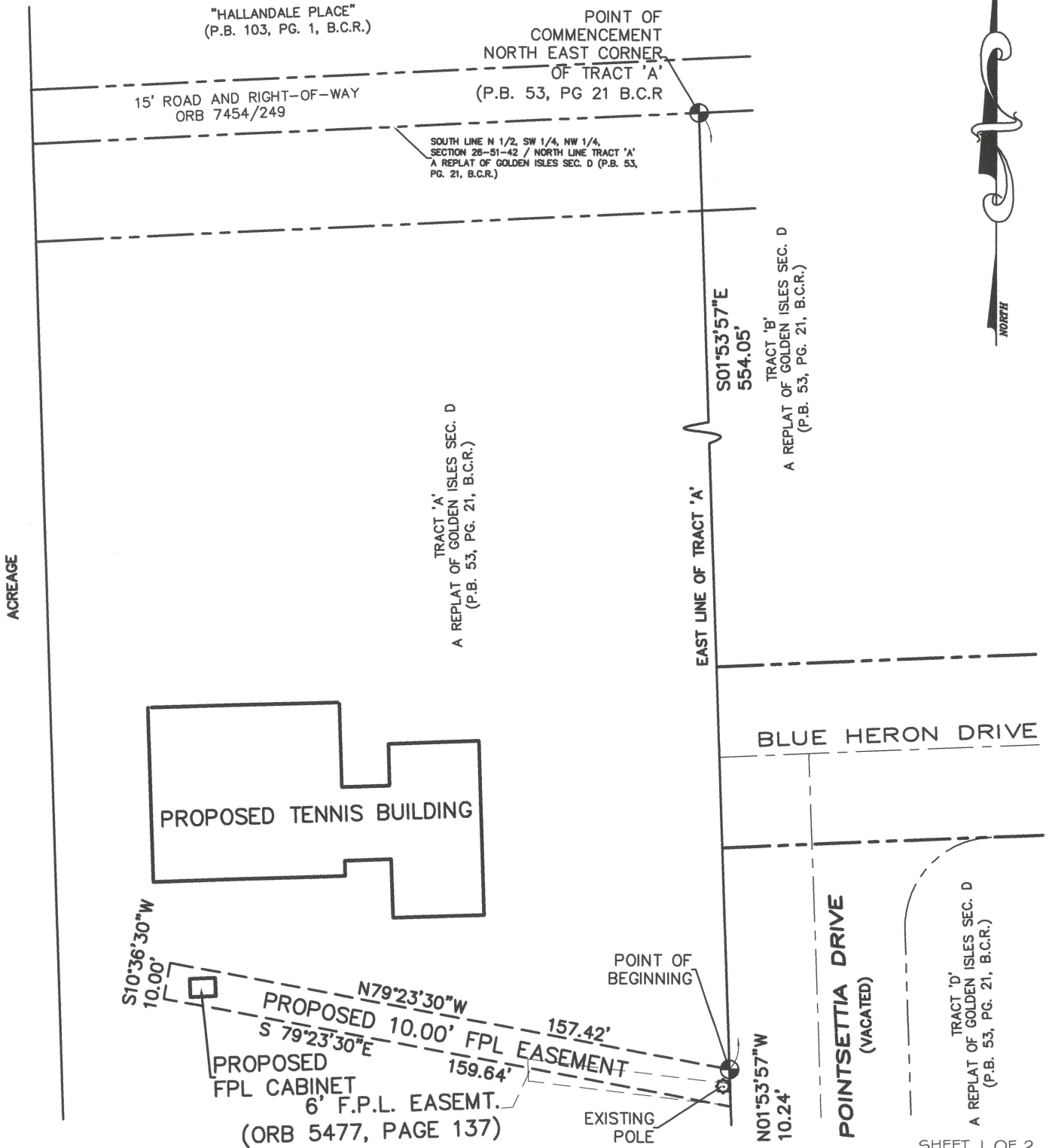
STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

EXHIBIT "A"



SHEET 1 OF 2

SKETCH TO ACCOMPANY DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY.

LEGEND

B.C.R. -BROWARD COUNTY RECORDS
O.R.B. -OFFICIAL RECORDS BOOK
P.B. -PLAT BOOK
PG. -PAGE

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LICENSED
SURVEYOR
AND MAPPER

REVISION	DATE	BY	SKETCH & DESCRIPTION
UPDATE	03-10-20	CM	
UPDATE	04-03-20	CM	
			JOB #:RN8982 DATE:02/17/2020
			SCALE: 1"=40' FILE No.:
			DRAWN BY:CM CHECKED BY: SKS

Stephen K. Seeley
STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

EXHIBIT "A"

DESCRIPTION: A PORTION OF TRACT 'A' OF 'A REPLAT OF GOLDEN ISLES SECTION D', ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 'A';
THENCE SOUTH 01°53'57" EAST, ALONG THE EAST LINE OF SAID TRACT 'A', A DISTANCE OF 554.05 FEET, TO THE POINT OF BEGINNING;
THENCE NORTH 79°23'30" WEST, A DISTANCE OF 157.42 FEET;
THENCE SOUTH 10°36'30" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 79°23'30" EAST, A DISTANCE OF 159.64 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 'A';
THENCE NORTH 01°53'57" WEST ALONG SAID EAST LINE, A DISTANCE OF 10.24 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY FLORIDA.

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SHEET 2 OF 2

NOTES

- 1) SKETCH TO ACCOMPANY DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.
- 2) LANDS SHOWN HERE ON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
- 3) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) BEARINGS BASED ON AN ASSUMED MERIDIAN FOR THE EAST LINE OF TRACT 'A' (P.B. 53. PG. 21)

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EXHIBIT "A"

"HALLANDALE PLACE"
(P.B. 103, PG. 1, B.C.R.)

POINT OF
COMMENCEMENT
NORTH EAST CORNER
OF TRACT 'A'
(P.B. 53, PG 21 B.C.R)

15' ROAD AND RIGHT-OF-WAY
ORB 7454/249

SOUTH LINE N 1/2, SW 1/4, NW 1/4,
SECTION 26-51-42 / NORTH LINE TRACT 'A'
A REPLAT OF GOLDEN ISLES SEC. D (P.B. 53,
PG. 21, B.C.R.)

POINT OF
BEGINNING

S88°06'03"W
10.00'

EAST LINE OF TRACT 'A'
S01°53'57"E
998.30'

POINTSETTIA DRIVE
(VACATED)

TRACT 'D'
A REPLAT OF GOLDEN ISLES SEC. D
(P.B. 53, PG. 21, B.C.R.)

PROPOSED
POLE

TRACT 'A'
A REPLAT OF GOLDEN ISLES SEC. D
(P.B. 53, PG. 21, B.C.R.)

EGRET DRIVE

S01°53'57"E 258.92'
PROPOSED 10.00' FPL EASEMENT
N01°53'57"W 266.99'

POINTSETTIA DRIVE

S01°53'57"E 15.28'
N88°06'03"E 10.00'
EXISTING FPL CABINET
PUMP HOUSE
S75°54'39"W 101.22'
N01°53'57"W 7.21'
N75°54'39"E 101.21'

SHEET 1 OF 2

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DISTANCE OF 998.30 FEET, TO THE POINT OF BEGINNING;
THENCE SOUTH 88°06'03" WEST, A DISTANCE OF 10.00 FEET;
THENCE SOUTH 01°53'57" EAST, A DISTANCE OF 258.92 FEET;
THENCE SOUTH 75°54'39" WEST, A DISTANCE OF 101.22 FEET;
THENCE SOUTH 01°53'57" EAST, A DISTANCE OF 15.28 FEET;
THENCE NORTH 88°06'03" EAST, A DISTANCE OF 10.00 FEET;
THENCE NORTH 01°53'57" WEST, A DISTANCE OF 7.21 FEET;
THENCE NORTH 75°54'39" EAST, A DISTANCE OF 101.21 FEET; TO A POINT ON THE
EAST LINE OF TRACT 'A';
THENCE NORTH 01°53'57" WEST ALONG SAID EAST LINE OF TRACT 'A', A DISTANCE
OF 266.99 FEET; TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY
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