

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. 22, Twp. 51S, Rge. 42E

This Instrument Prepared By

Parcel I.D.

Name: Katie Hudson, Project Manager

'514222030190

Co. Name: Bowman Consulting Group

(Maintained by County Appraiser)

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:

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, 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)Print Address: _____

(Witness' Signature)

Print Name: _____

(Witness)

Print Address: _____
_____**THE CITY OF HALLANDALE BEACH, A FLORIDA
MUNICIPAL CORPORATION**

By: _____

Print Name: _____

Print Address: _____

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 _____



Typical Residential Pad-Mount Transformer
Typical Size: 40"L x 36"W

Project Name	HALLANDALE 36 - 4
WR#	13634619
BCG ID	P61
Property Address	416 NE 8 AVE



SKETCH EXHIBIT A



ACKNOWLEDGEMENT FOR ACCEPTANCE OF TRANSFORMER

Owner accepts Transformer? X Existing Transformer or replacement of same only - no additional transformer(s) Owner Initials:

Equipment Location/Easement Size: 6'x130'

Does the Esmt Area Flood? Y Ave Flood depth: It is a drainage area and designed to hold water

- Ave Flood depth greater than 12", Owner accepts 16"h TX Pad? N/A

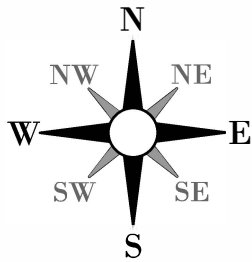
Owner Approved Vegetation Removal? N Type of Plants: Primarily Boston Ferns

Notch Fence for TX Placement? N Fencing Material: Wooden Stockade

Additional Notes/Comments:

Owner Signature: Date:


SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

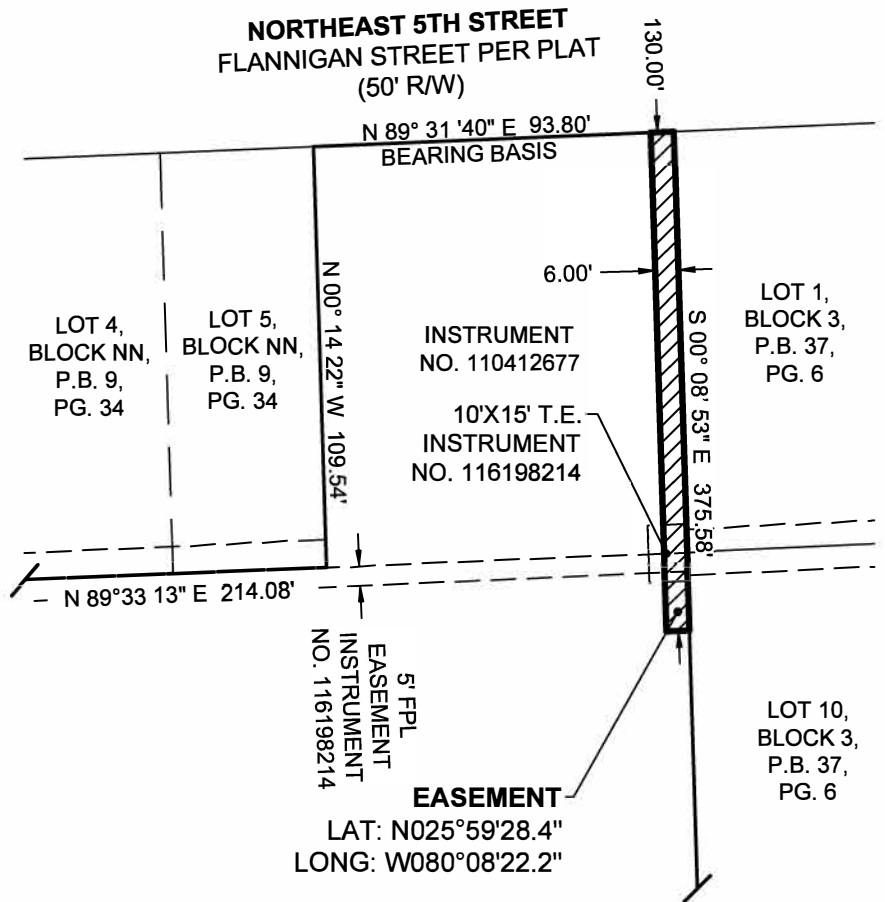


1 INCH = 50 FEET

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

LEGEND

- FPL = FLORIDA POWER & LIGHT
LAT: = LATITUDE
LB = LICENSED BUSINESS
LONG: = LONGITUDE
LS = SURVEYOR AND MAPPER
LTD. = LIMITED
NO. = NUMBER
P.B. = PLAT BOOK
PG. = PAGE
T.E. = RIGHT-OF-WAY
R/W = TRANSFORMER EASEMENT
 = EASEMENT



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 NORTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF N 89°31'40" E.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.
6. EASEMENTS SHOWN HEREON ARE PER PLAT, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

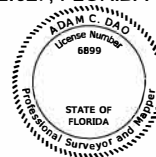
THE EASTERLY 6.00' OF THE NORTHERLY 130.00' OF THE PARCEL AS DESCRIBED AND RECORDED IN INSTRUMENT NUMBER 110412677 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS:

416 NORTHEAST 8TH AVENUE

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.



Digitally signed
by Adam C Dao
Date: 2025.07.14
15:00:15 -04'00'

ADAM C. DAO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 6899

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
10486 S.W. Village Center Dr.
Port St. Lucie, FL 34987 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

EXHIBIT "A"
FLORIDA POWER AND LIGHT

EASEMENT

BROWARD COUNTY

FLORIDA

PROJECT NO. 100207-01-086	EXISTING EASEMENTS: NO	DATE: Jul. 14, 2025
CADD FILE: EXHIBIT 61 DCR	WR NO. 13634619	SCALE: 1" = 50' SHEET: 1 OF 1

FILE: V:\100207 - PIKE-FPL\100207-01-086 (SUR) - PIKE FPL BROWARD 2025 - HALLANDALE 36\SURVEY\TASK 4 HALLANDALE 36-4 #619\SURVEY\GIS\EXHIBIT 61 DCR