

Sec. 4, Twp 48, Rge 42 E**UNDERGROUND EASEMENT**

This Instrument Prepared By

Parcel I.D. 484204000150
(Maintained by County Appraiser)Name: _____
Co. Name: Florida Power & Light Company
Address: _____

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, its affiliates, licensees, agents, successors, and assign ("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")

Reserved for Circuit Court

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 _____, 2014.

Signed, sealed and delivered in the presence of:

(Witness's Signature)Print Name: _____
(Witness)_____
(Witness' Signature)Print Name: _____
(Witness)

Approved as to form and legal content.

 03/03/14
Office of the General Counsel

The School Board of Broward County, Florida

By: _____
(Chair signature)Print Name: Patricia GoodPrint Address: 600 S.E. Third Avenue
Fort Lauderdale, FL 33301Attest: _____
(Superintendent of Schools Signature)Print Name: Robert W. RunciePrint Address: 600 S.E. Third Avenue
Fort Lauderdale, FL 33301

STATE OF _____ AND COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 200_, by _____, and _____ respectively the _____ grantor and Secretary of _____, a _____ corporation, on behalf of said corporation, who are personally known to me or have produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

DESCRIPTION: FLORIDA POWER AND LIGHT EASEMENT

A PORTION OF GOVERNMENT LOT 3, IN SECTION 4, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF ELEMENTARY SCHOOL "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 89°18'01" WEST, ALONG THE SOUTH RIGHT OF WAY OF HILLSBORO BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 13007, AT PAGE 307 OF SAID PUBLIC RECORDS, A DISTANCE OF 408.68 FEET; THENCE SOUTH 00°41'59" EAST, ALONG THE WEST BOUNDARY OF THOSE LANDS AS DESCRIBED IN CORRECTIVE QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 45951, PAGE 1617, A DISTANCE OF 2.13 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°18'01" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 00°41'59" EAST, ALONG A LINE 13.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID WEST BOUNDARY, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 13.00 FEET; THENCE NORTH 00°41'59" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA

NOTES:

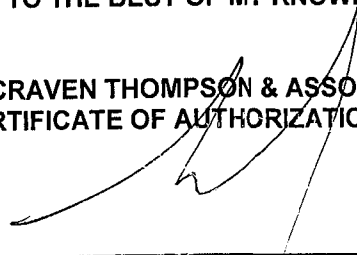
THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ELEMENTARY SCHOOL "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 20 OF SAID PUBLIC RECORDS OF BROWARD COUNTY. THE WEST BOUNDARY OF SAID PLAT BEARS SOUTH 00°41'59" EAST.

THIS DESCRIPTION IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SKETCH.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER 271**



DOUGLAS M. DAVIE.

PROFESSIONAL SURVEYOR AND MAPPER NO. 4343

**THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT
VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.**



CRAVEN • THOMPSON & ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN • THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN • THOMPSON & ASSOCIATES, INC. WRITING CRAVEN • THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2004

FOR: **CITY OF DEERFIELD BEACH**

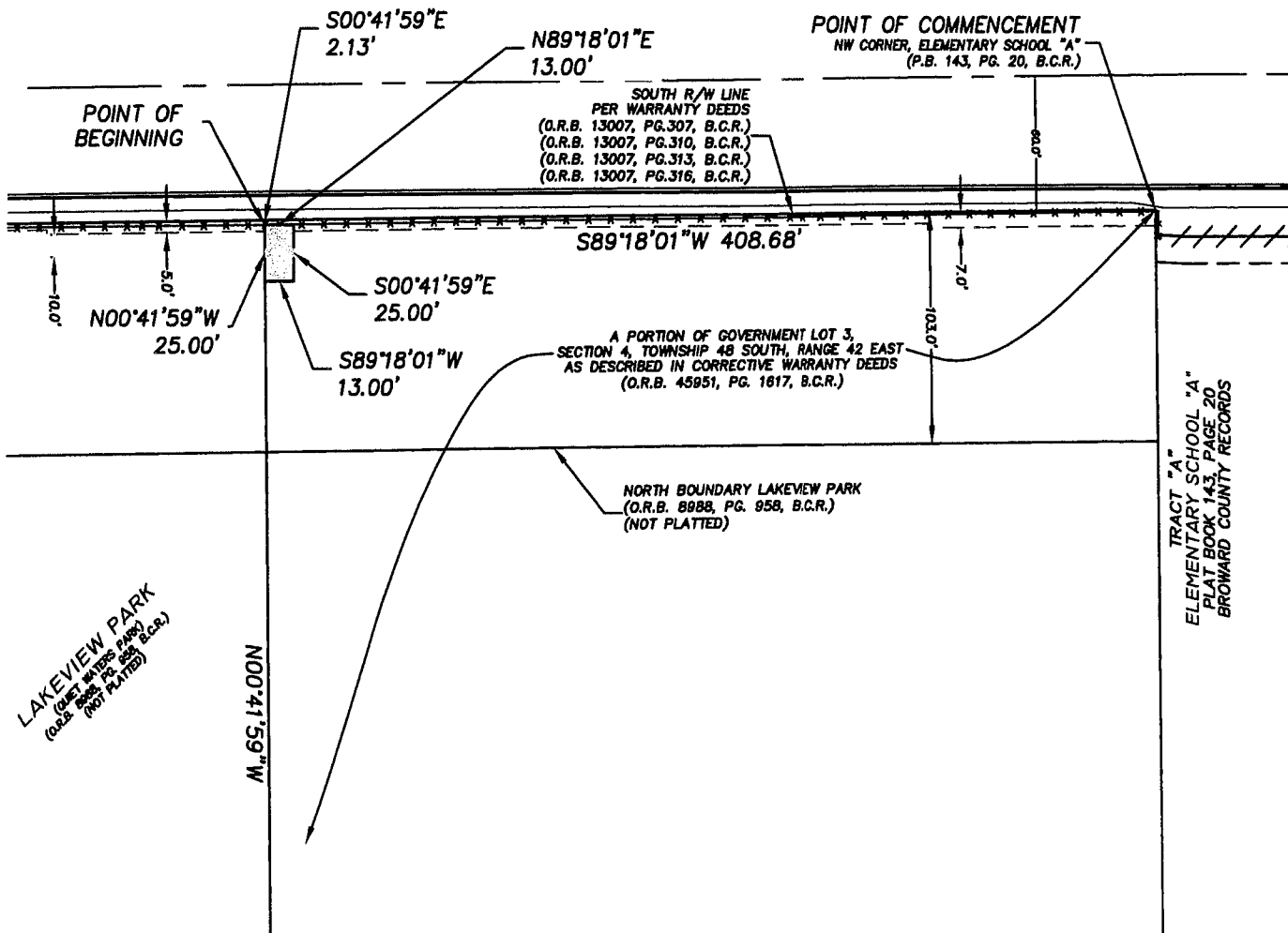
NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

SKETCH TO ACCOMPANY DESCRIPTION FLORIDA POWER AND LIGHT EASEMENT

HILLSBORO BLVD. (STATE ROAD #810)

RIGHT-OF-WAY MAP SECTION 86120-2508, SHEET 12 OF 19,
DATED 11-5-92, LAST REVISED 3-14-94

SCALE = 1"=80'



SHEET 2 OF 2 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D
REV TO 13x25 MOVE TO CLF	1/27/14	DMD	

NOTE The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.

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JOB NO.: 04-0006

DRAWN BY: DMD

CHECKED BY: RAY

F.B. 2619

PG. 51

DATED: 1/22/14