

Work Request No.
13201904

SEC 15 TWP 51S RGE 41E

Parcel I.D.
'514115000020
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Katie Hudson, Project Manager
Co. Name: Bowman Consulting Group
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:

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:

CITY OF PEMBROKE PINES, A
MUNICIPAL CORPORATION

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

By: _____

Print Name: CHARLES DODGE, CITY MANAGER

Print Address: 601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

By: _____

Print Name: _____

Print Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ by _____,
(Date)

and _____, ☐ who is (are) personally known to me or ☐ has (have) produced _____ as identification or who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

ID 207

DRIFTWOOD 36 - 3

Notary Public, Signature

Print Name _____

Page ____ of ____

Project Name	DRIFTWOOD 36 - 3
WR#	13201904
BCG ID	207
Property Address	7900 JOHNSON ST



Transformer Location Sketch Exhibit A



Does the Esmt Area Flood? **Y or N** Avg Flood depth: _____

Owner accepts 16"h Transformer Pad **Y or X**

Owner Approved Vegetation Removal? **Y or X** Type of Plants: _____

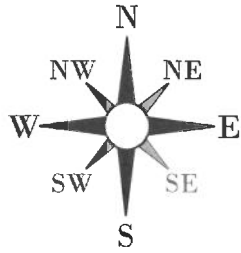
Notch Fence for Transformer Placement? **Y or X** Fencing Material: _____

Transformer Location/Easement Size: 10 ft Wide Easement per legal description referenced on exhibit "A"

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

- D.O.U. = DRAINAGE OR UTILITY EASEMENT
LAT: = LATITUDE
LB = SURVEYOR BUSINESS
LONG: = LONGITUDE
LS = SURVEYOR AND MAPPER
LTD. = LIMITED
NO. = NUMBER
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
 = 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 S89°52'19"E.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

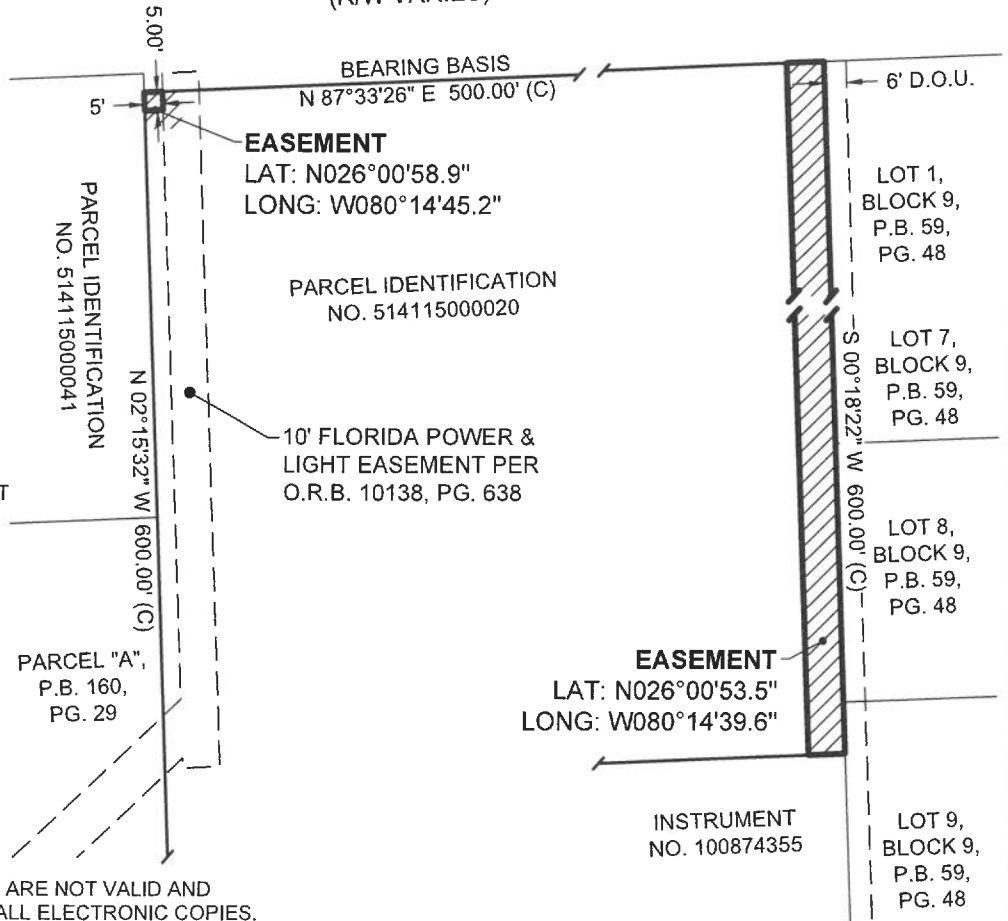
LEGAL DESCRIPTION:

THE NORTHERLY 5.00' OF THE WESTERLY 5', ABUTTING BOTH THE WESTERLY PROPERTY LINE AND THE EXISTING FLORIDA POWER AND LIGHT EASEMENT, AS DESCRIBED AND RECORDED ON OFFICIAL RECORDS BOOK 10138, PAGE 638, TOGETHER WITH THE EASTERLY 10.00' OF PARCEL IDENTIFICATION NUMBER 514115000020 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 41 EAST.

ADDRESS:

7900 JOHNSON STREET

**JOHNSON STREET
(R/W VARIES)**



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: 2025.03.27

07:31:08 -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

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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. 100207-01-060	EXISTING EASEMENTS: YES 1	DATE: Mar. 26, 2025
CADD FILE: EXHIBIT 207 DCR	WR NO. 13201904	SCALE: 1" = 50' SHEET: 1 OF 1

FILE: V:\100207 - PIKE-FPL\100207-01-060 (SUR) - PIKE FPL BROWARD 2024 - DRIFTWOOD 36\SURVEY\TASK 3 DRIFTWOOD 36-3 #904\SURVEY\GIS\EXHIBIT 207 DCR