

Work Request No. 14036011

# UNDERGROUND EASEMENT (BUSINESS)

Sec. \_\_, Twp \_\_, Rge \_\_

This Instrument Prepared By

Parcel I.D. \_\_\_\_\_  
(Maintained by County Appraiser)

Name: CHRISTINA TRIOZZI  
Co. Name: FLORIDA POWER AND LIGHT  
Address: 21400 POWERLINE RD  
BOCA RATON, FL 33433

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)

Print Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_

Print Address: \_\_\_\_\_  
(Witness)

Print Address: \_\_\_\_\_  
\_\_\_\_\_

### Entity Name

By: \_\_\_\_\_

Print Name: Thomas F. Carney, Jr.

Print Title: Mayor

Print Address: 100 NW 1st Ave

Delray, Beach, FL 33444

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form and Legal Sufficiency:

\_\_\_\_\_  
City Attorney

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)

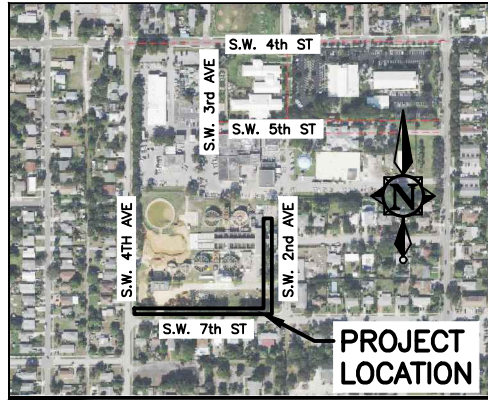
My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature

Print Name \_\_\_\_\_

**LOCATION MAP**

SCALE: N.T.S.



**LEGAL DESCRIPTION**

BEING A PORTION OF LOTS 1 THROUGH 9, NICHOLS SECOND ADDITION TO DELRAY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 70, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH RIGHT-OF-LINE OF S.W. 7th STREET AS SHOWN ON SAID PLAT, BEING THE MOST SOUTHERLY SOUTHEAST CORNER;

THENCE SOUTH 89°30'41" WEST ALONG SAID NORTH LINE, A DISTANCE OF 6.11 FEET TO THE POINT OF BEGINING;

THENCE CONTINUE SOUTH 89°30'41" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 555.19 FEET (AS A BASIS OF BEARINGS) TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA OF 53°07'48";

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.18 FEET;

THENCE NORTH 89°30'41" EAST, A DISTANCE OF 72.35 FEET;

THENCE NORTH 37°35'08" WEST, A DISTANCE OF 26.66 FEET;

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 5.84 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 2.43 FEET;

THENCE SOUTH 37°35'08" EAST, A DISTANCE OF 30.82 FEET;

THENCE NORTH 89°30'41" EAST, A DISTANCE OF 490.31 FEET TO A POINT OF CURVATURE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5.00 FEET, A DELTA OF 89°30'41";

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 7.81 FEET;

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 125.51 FEET TO THE NORTH LINE OF SAID PLAT;

THENCE NORTH 89°30'56" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 125.59 FEET TO A POINT OF CURVATURE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°30'41";

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH

CONTAINING 7,432 SQUARE FEET/ 0.17 ACRES MORE OR LESS.

**THIS IS NOT A  
BOUNDARY SURVEY**

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE STANDARDS OF PRACTICE 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.

FOR THE FIRM,

ROBERT D. KEENER  
PROFESSIONAL SURVEYOR AND MAPPER #4846

REVISED PER COMMENTS	TW	4/20/26	N/A	RDK
SKETCH_&_DESCRIPTION	TW	4/3/26	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD

**CRAIG A. SMITH & ASSOCIATES**

21045 COMMERCIAL TRAIL  
BOCA RATON, FLORIDA 33486  
(561)791-9280  
CERT. NO. LB0003110



**FLORIDA POWER & LIGHT EASEMENT**

**DELRAY BEACH, PALM BEACH COUNTY, FLORIDA**

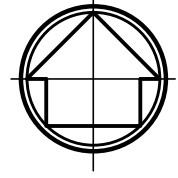
**PROJECT NUMBER: 08-24-042**

FILE NAME: XR-08-24-042-EASE-BASE.dwg

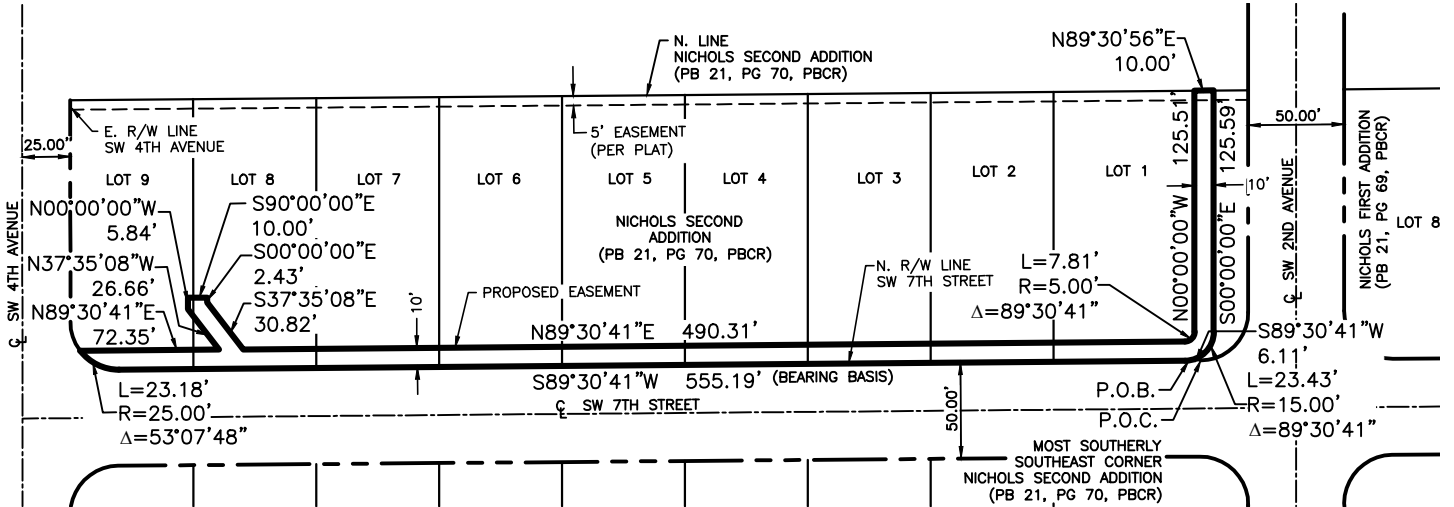
SHEET 1 OF 2

# LEGEND

SYM	DESCRIPTION
L	ARC LENGTH
R	RADIUS
Δ	DELTA / CENTRAL ANGLE
ORB	OFFICIAL RECORD BOOK
PBCR	PALM BEACH COUNTY RECORDS
PB	PLAT BOOK
PG	PAGE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING



SCALE: 1" = 100'



THIS IS NOT A BOUNDARY SURVEY

PREPARED FOR:

CDM SMITH

REVISION	DWN	DATE	FB/PG	CKD
REVISD PER COMMENTS	TW	4/20/26	N/A	RDK
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SHEET 2 OF 2