

Work Request No. 12064112

# UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Sec. 21 Twp. 46S, Rge. 43E

Parcel I.D.  
12-43-46-21-09-001-0042  
(Maintained by County Appraiser)

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:

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: \_\_\_\_\_

## CITY OF DELRAY BEACH

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

Print Name: THOMAS F. CARNEY, JR.

Print Title: Mayor

Print Address: 100 NW 1<sup>ST</sup> AVE

Delray Beach, FL 33444

Attest:

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

Approved as to form and legal Sufficiency:

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

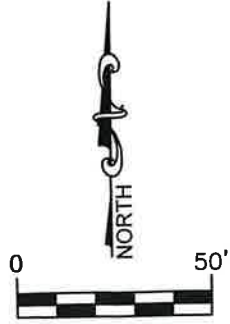
STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_. The foregoing instrument was acknowledged before me by [ ] physical presence or [ ] on-line notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

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

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

**SKETCH AND DESCRIPTION  
THIS IS NOT A SURVEY**

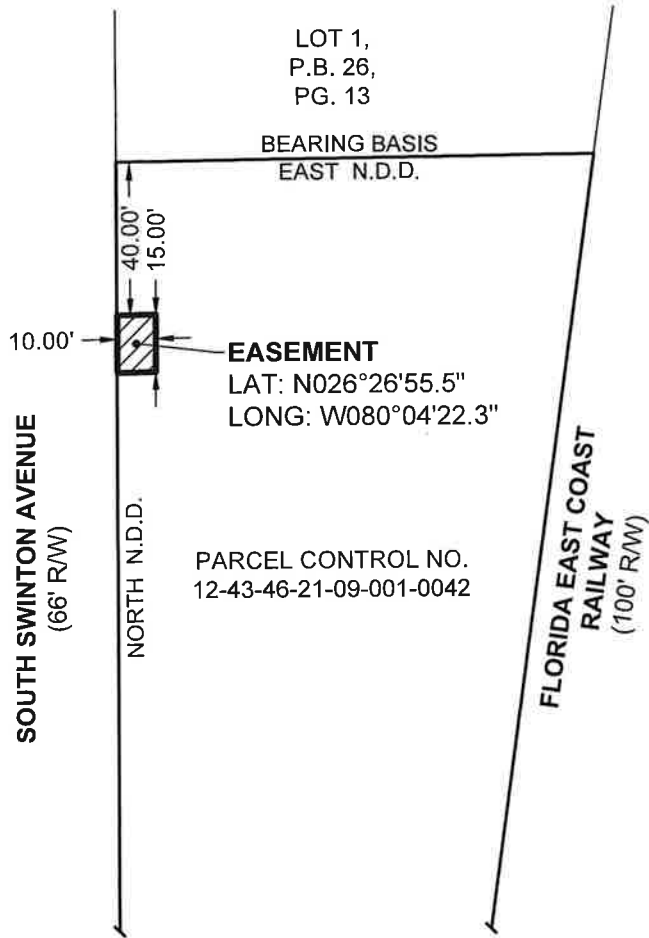


1 INCH = 50 FEET

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

**LEGEND**

- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LAT: = LATITUDE
- LONG: = LONGITUDE
- LTD. = LIMITED
- N.D.D. = NO DEEDED DISTANCE
- NO. = NUMBER
- PG. = PAGE
- P.B. = PLAT BOOK
- RW = RIGHT-OF-WAY
- = EASEMENT



PARCEL CONTROL NO.  
12-43-46-21-09-001-0042

**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 PALM BEACH COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE NORTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED BELOW, HAVING AN ASSUMED BEARING OF EAST.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

**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.

**LEGAL DESCRIPTION:**

THE SOUTHERLY 15.00' OF THE NORTHERLY 55.00' OF THE WESTERLY 10.00' OF THE PARCEL AS DESCRIBED AND RECORDED AS PARCEL CONTROL NUMBER 12-43-46-21-09-001-0042 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST.

2-24-2025  
 BRION D. YANCY  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS 7162  
 DATE OF SIGNATURE

**ADDRESS:**

SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA

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.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

**EXHIBIT "A"  
FLORIDA POWER AND LIGHT  
EASEMENT**

<b>PALM BEACH COUNTY</b>			<b>FLORIDA</b>
PROJECT NO. 100207-01-028	EXISTING EASEMENTS: 0	DATE: Mar. 11, 2024	
CADD FILE: EXHIBIT 119 DCR	WR NO. 12064112	SCALE: 1" = 50'	SHEET: 1 OF 1