

Work Request No 12423228 **UNDERGROUND EASEMENT (BUSINESS)**

Sec 25 Twp 43 S Rge 42 E

Parcel ID \_\_\_\_\_  
(Maintained by County Appraiser)

This Instrument Prepared By

Name Clinton Canales  
Co Name Florida Power & Light  
Address 21400 Powerline Rd  
Boca Raton, FL 33433

ID # 1242462502000030

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 attached

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 June 13 2023

Signed, sealed and delivered in the presence of

[Signature]  
(Witness' Signature)  
Print Name Robin Blomquist  
(Witness)

[Signature]  
(Witness' Signature)  
Print Name FERNANDO SALCHAZ ELIAS  
(Witness)

Delaire Country Club, INC  
By David Kaplan, President  
Print Name David Kaplan  
Print Address 4645 White Cedar Lane  
Delray Beach, FL 33445

STATE OF Florida AND COUNTY OF Palm Beach The foregoing instrument was acknowledged before me this 13 day of June 2023 by David Kaplan the President of Delaware Inc a Florida NOT FOR PROFIT Corp who is personally known to me or has produced License as identification and who did (did not) take an oath, and who appeared by me and physical presence

My Commission Expires

[Signature]  
Notary Public Signature  
Print Name Robin BRADSHAW



**EXHIBIT A**



947 Clint Moore Road  
 Boca Raton Florida 33487

**SURVEYING & MAPPING**  
 Certificate of Authorization No LB7264

Tel (561) 241-8988  
 Fax: (561) 241-8182

**SKETCH AND LEGAL DESCRIPTION  
 (NOT A SURVEY)**

**DELAIRE - 10' F P.L. EASEMENT**

**LEGAL DESCRIPTION**

A 10 00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACTS E AND F, "DELAIRE GOLF CLUB", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35 AT PAGES 1 THROUGH 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE CENTERLINE OF SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHERNMOST CORNER OF SAID TRACT E, THENCE SOUTH 41° 30' 00" EAST, ALONG THE EAST LINE OF SAID TRACT E, A DISTANCE OF 160 61 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE (SIDE LINES OF SAID STRIP OF LAND TO BE EXTENDED OR SHORTENED TO TERMINATE AT SAID EAST LINE) THENCE NORTH 67° 12' 37" EAST, A DISTANCE OF 49 32 FEET, THENCE SOUTH 22° 47' 23" EAST A DISTANCE OF 140 13 FEET, THENCE SOUTH 19° 12' 06" WEST A DISTANCE OF 115 10 FEET TO THE POINT OF TERMINATION

SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA SIDE LINES OF SAID STRIP OF LAND TO BE EXTENDED OR SHORTENED TO FORM A CONTINUOUS FIGURE

**ABBREVIATIONS**

B C R	BROWARD COUNTY RECORDS
L	ARLENGTH
CONC	CONCRETE
COR	CORNER
D	DELTA (CENTRAL ANGLE)
D E	DRAINAGE EASEMENT
I R	IRON ROD
I R C	IRON ROD AND CAP
L B	LICENSED BUSINESS
L S	LICENSED SURVEYOR
MON	MONUMENT
O R B	OFFICIAL RECORDS BOOK
P O B	POINT OF BEGINNING
P O C	POINT OF COMMENCEMENT
P B	PLAT BOOK
P B C R	PALM BEACH COUNTY RECORDS
PG	PAGE
P S M	PROFESSIONAL SURVEYOR B MAPPER
R/W	RIGHT-OF WAY
U E	UTILITY EASEMENT

**NOTES**

- 1 REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2 NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION
- 3 BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 051 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 027 FLORIDA STATUTES AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION

  
 JEFF S. HODAPP  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO LS5111

Project Name: DELAIRE	DATE: 05/26/2023
JOB NO 08134	DWG BY: JSH
	CK D By: AJR
	SHEET 1 OF 2

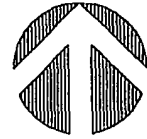
# PERIMETER

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## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



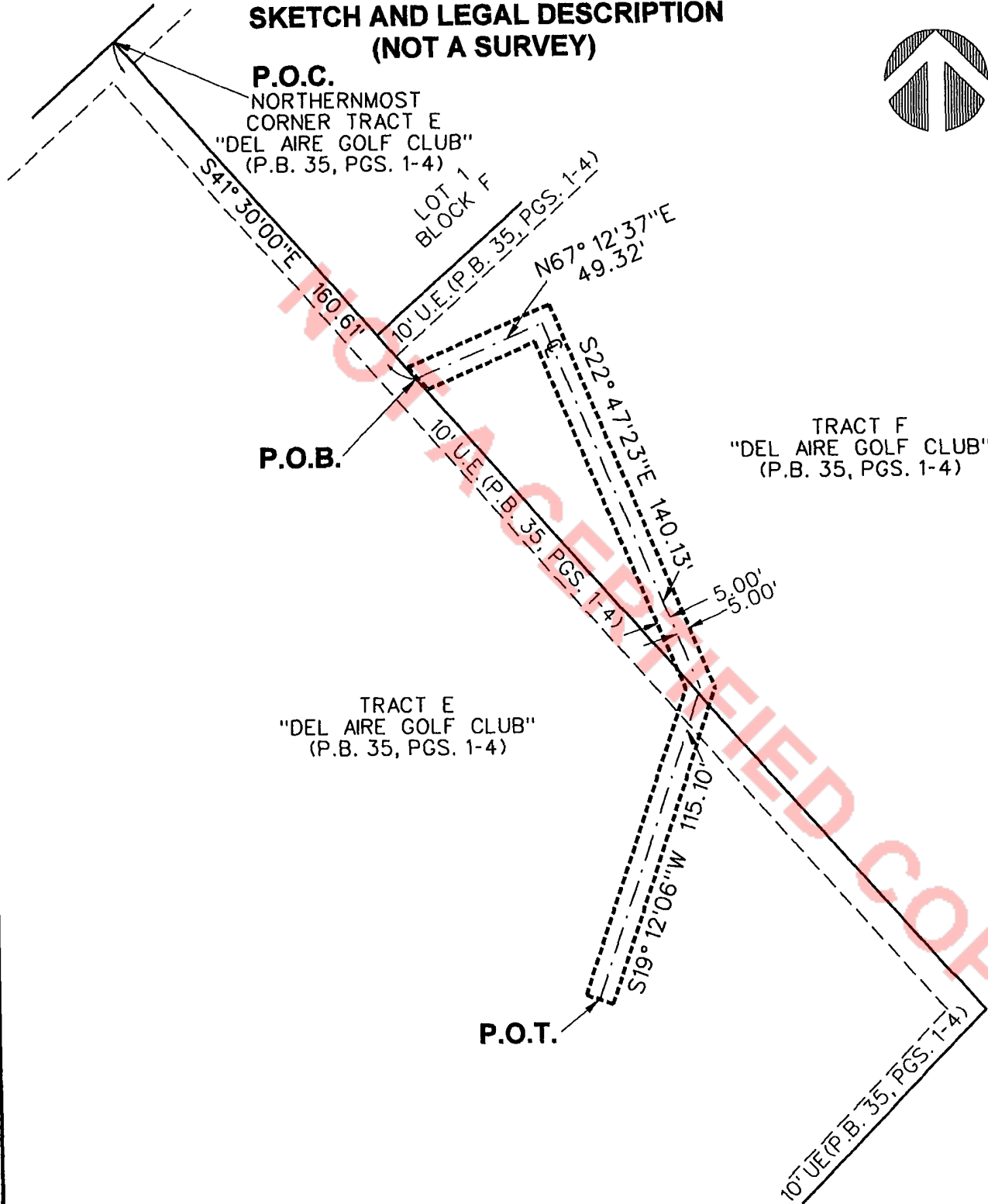
**P.O.C.**  
 NORTHERNMOST  
 CORNER TRACT E  
 "DEL AIRE GOLF CLUB"  
 (P.B. 35, PGS. 1-4)

**P.O.B.**

TRACT E  
 "DEL AIRE GOLF CLUB"  
 (P.B. 35, PGS. 1-4)

**P.O.T.**

TRACT F  
 "DEL AIRE GOLF CLUB"  
 (P.B. 35, PGS. 1-4)



JOB NO.	08134	Project Name:	DELAIRE	DWG BY:	JSH	SCALE:	1"=50'
		CK'D By:	AJR	DATE:	5/26/2023		SHEET 2 OF 2