

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. 5, Twp. 46S, Rge. 43E

Parcel I.D.

08-43-46-05-00-002-0030

(Maintained by County Appraiser)

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:

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: _____
_____**THE CITY OF DELRAY BEACH**

By: _____

Print Name: _____

Print Address: 100 NW 1ST AVE
DELRAY BEACH FL 33444

By: _____

Print Name: _____

Print Address: _____

(Witness' Signature)

Print Name: _____
(Witness)Print Address: _____

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**

LEGAL DESCRIPTION:

A PORTION OF THE FOLLOWING DESCRIBED PARCEL; BEGINNING AT A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MISSION HILL ROAD AS RECORDED IN THE SUBDIVISION OF CHAPEL HILL IN PLAT BOOK 24, PAGE 111, AND THE EAST RIGHT-OF-WAY LINE OF THE PROPOSED STATE ROAD #9; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 902 FEET MORE OR LESS TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-4; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 580 FEET MORE OR LESS TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE WITH A LINE PARALLEL WITH AND 290 FEET SOUTHEASTERLY AND AT RIGHT ANGLES TO THE AFOREMENTIONED EAST RIGHT-OF-WAY OF STATE ROAD #9; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 296 FEET MORE OR LESS TO WHERE SAID PARALLEL LINE INTERSECTS THE AFOREMENTIONED NORTH LINE OF MISSION HILL ROAD; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 308.82 FEET TO THE POINT OF BEGINNING, OF THE PUBLIC RECORDS OF RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, THE PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A 10.00 FOOT WIDE EASEMENT, 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID PARCEL;
THENCE NORTH 87°57'50" EAST, ALONG THE SOUTH PROPERTY LINE, A DISTANCE OF 152.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 08°57'50" EAST, A DISTANCE OF 275.00 FEET TO POINT NOW KNOW AS **POINT A**, CONTINUE NORTH 08°57'50" EAST, A DISTANCE OF 160.00 FEET TO THE **POINT OF TERMINUS 1**, TOGETHER WITH; **BEGIN AT POINT A**; THENCE NORTH 82°02'10" WEST, A DISTANCE OF 87 FEET TO A FLORIDA POWER & LIGHT EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1756, PAGE 889 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE **POINT OF TERMINUS 2**, THE SIDE LINES BEING PARALLEL WITH AND PERPENDICULAR TO SAID CENTERLINE BY RIGHT ANGLES AND THE SIDE LINES TO BE PROLONGED OR SHORTENED TO INTERSECT THE RELATIVE PROPERTY LINE OR FLORIDA POWER & LIGHT 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 PALM BEACH COUNTY, FLORIDA.
3. THE BASIS OF BEARING IS THE SOUTHERLY PROPERTY LINE OF THE PARCEL AS DESCRIBED ABOVE, HAVING AN ASSUMED BEARING OF S 87°57'50" W.
4. NO FIELD WORK WAS PERFORMED.
5. LATITUDE AND LONGITUDE ARE FOR RELATIVE LOCATION AND ARE NOT FOR CONSTRUCTION PURPOSES.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

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 Brion D
Brion D Yancy
Date: 2025.09.12 11:03:06
-04'00'

BRION D. YANCY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS 7162

DATE OF SIGNATURE

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE BY THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER.

Bowman

Bowman Consulting Group, Ltd., Inc.
10815 S.W. Tradition Square
Port St. Lucie, FL 34987

Phone: (772) 249-0733

www.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

FILE: V:\100207 - PIKE-FPL\100207-01-025 (SUR) - PIKE FPL EAST 2023 - GOLF 35\SURVEY\TASK 1 GOLF #1\SURVEY\GIS\EXHIBIT 119 DCR3

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

EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 100207-01-025	EXISTING EASEMENTS: 1	DATE: Sep. 10, 2025
CADD FILE: EXHIBIT 119 DCR3	WR NO. 11979382	SCALE: N/A

SHEET: 1 OF 2

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY

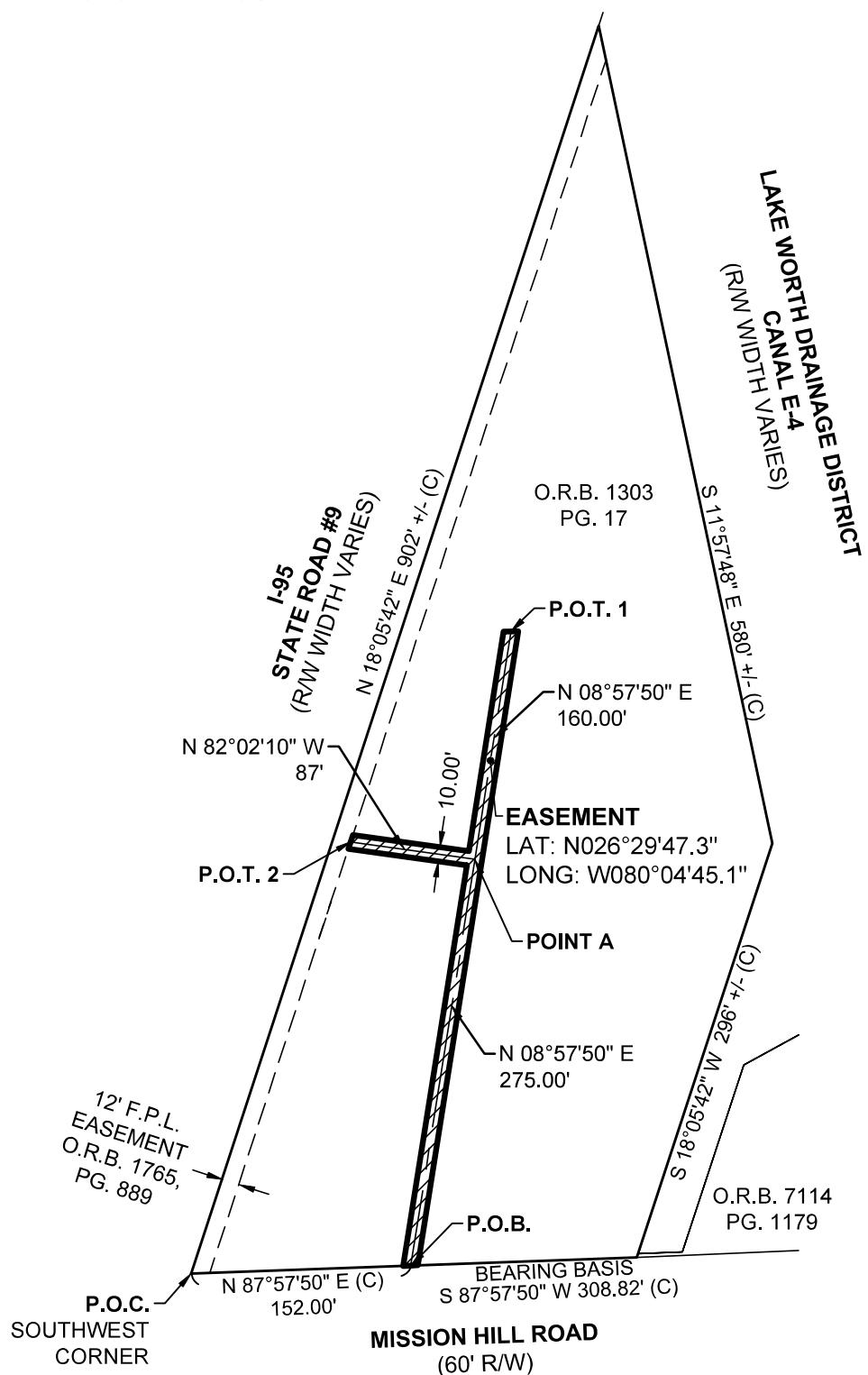


0 120'
1 INCH = 120 FEET

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1"=120'

LEGEND

- (C) = CALCULATED
- F.P.L. = FLORIDA POWER AND LIGHT
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- LAT. = LATITUDE
- LONG. = LONGITUDE
- LTD. = LIMITED
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- PG. = PAGE
- P.I.D. = PARCEL IDENTIFICATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINUS
- R/W = RIGHT-OF-WAY
- EASEMENT



ADDRESS:

1025 MISSION HILL ROAD

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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CADD FILE: EXHIBIT 119 DCR3	WR NO. 11979382	SCALE: 1"=120'
		SHEET: 2 OF 2