



July 2, 2024

VIA E-MAIL

Mr. Mark Johnson
Senior Project Manager
City of Hollywood
Department of Development Services
P.O. Box 229045
Hollywood, FL 33022-9045

Re: Parcel 3 – Permanent Easement/FPL Str. 80B15A (Parcel ID Nos. 5142 07 07 2510)
Parcel 4 & 5 – Permanent Easements/FPL Strs. 80B15 & 80B14 (Parcel ID No. 5142 07 12 0680)
Parcel 7 – Permanent Easement/FPL Str. 80B12 (Parcel ID No. 5142 07 07 3280)
("Easements") among City of Hollywood and FLORIDA POWER & LIGHT COMPANY, a
Florida corporation, its contractors, agents, successors, and assigns

Dear Mr. Johnson:

The purpose of the letter is to confirm that Florida Power & Light Company agrees to pay the City of Hollywood a total amount of Sixteen Thousand One Hundred Dollars (\$16,100.00) upon receipt of the original fully executed Easements in recordable form as compensation for the Easements. This compensation amount is comprised of the combined total of the below aggregate values of the Easements, which amount has been reviewed and recommended by CBRE on behalf of City of Hollywood:

- a) \$1,200.00 (Parcel 3 – Str. 80B15A) Parcel ID Nos. 5142 07 07 2510;
- b) \$4,300.00 (Parcel 4 & 5 – Strs. 80B15 & 80B14) Parcel ID No. 5142 07 12 0680;
and
- c) \$10,600.00 (Parcel 7 – Str. 80B12) Parcel ID No. 5142 07 07 3280

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter K. Ramsey', is written over a horizontal line.

Peter K. Ramsey
Corporate Real Estate Manager
Florida Power & Light Company
700 Universe Boulevard B2A/JB
Juno Beach, FL 33408
(561) 694-6435 Office
Email: peter.ramsey@fpl.com

FPL GREYNOLDS-LAUDERDALE #1 138kV (PEMBROKE-LAUDERDALE)

Sample Pole Structure Design Image:



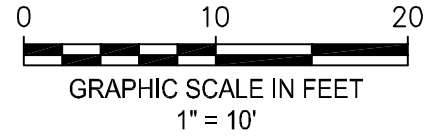
FPL GREYNOLDS-LAUDERDALE #1 138kV (PEMBROKE-LAUDERDALE)

Sample Pole Structure Dimensions:

STRUCTURE#	TOTAL LENGTH (FT)	EMBEDMENT DEPTH (FT)	POLE DIAMETER AT GROUND LEVEL (IN)
80B15A	90	16.5	33.43
80B14	90	17.5	35.37
80B12	90	18.5	35.15

**LOCATION MAP -
Location a) 80B15A**

F.P.L. EASEMENT
LOT 1, BLOCK 289, HOLLYWOOD HILLS
(P.B. 6, PG. 22, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA



REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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JOB #: **11049-5.1**

SCALE: **1" = 10'**

DATE: **04/03/2023**

BY: **K.C.**

CHECKED: **K.M.C.**

F.B. **N/A** PG. **N/A**

SHEET: **2 OF 2**

**LOCATION MAP -
Location b) 80B14**

F.P.L. EASEMENT

PORTION OF TRACT A, HOLLYWOOD HILLS SECOND ADDITION
(P.B. 56, PG. 33, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA



REVISIONS



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JOB #: 11049-5.3

SCALE: 1" = 20'

DATE: 03/31/2023

BY: K.C.

CHECKED: K.M.C.

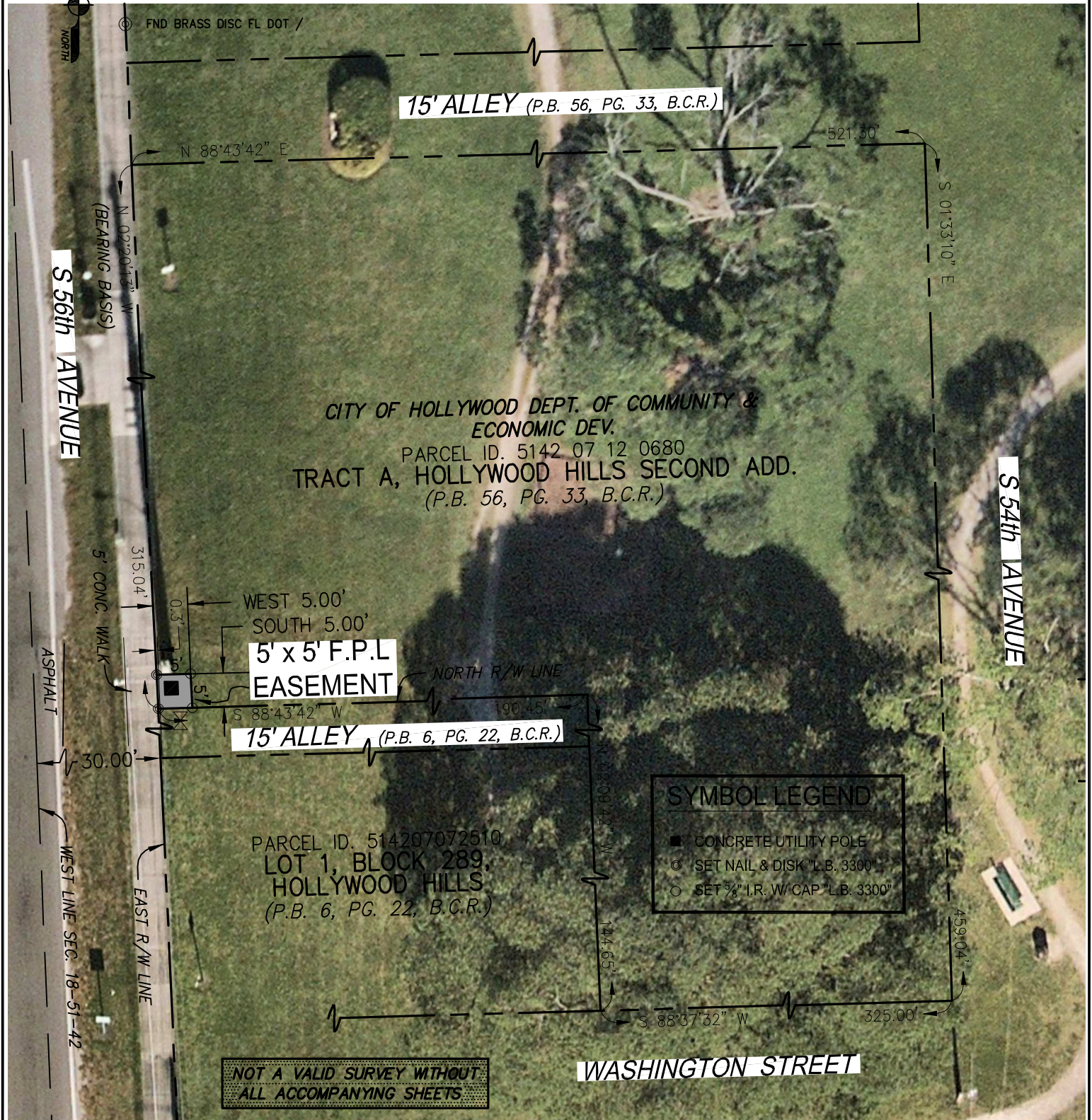
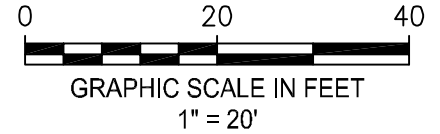
F.B. N/A **PG.** N/A

SHEET: 2 OF 2

**LOCATION MAP -
Location b) 80B15**

F.P.L. EASEMENT

TRACT A, HOLLYWOOD HILLS SECOND ADDITION
(P.B. 56, PG. 33, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA



REVISIONS

IMAGE UNDERLAY 03/31/2023 K.M.C.



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JOB #: **11049-5.2**

SCALE: 1" = 20'

DATE: 03/31/2023

BY: K.C.

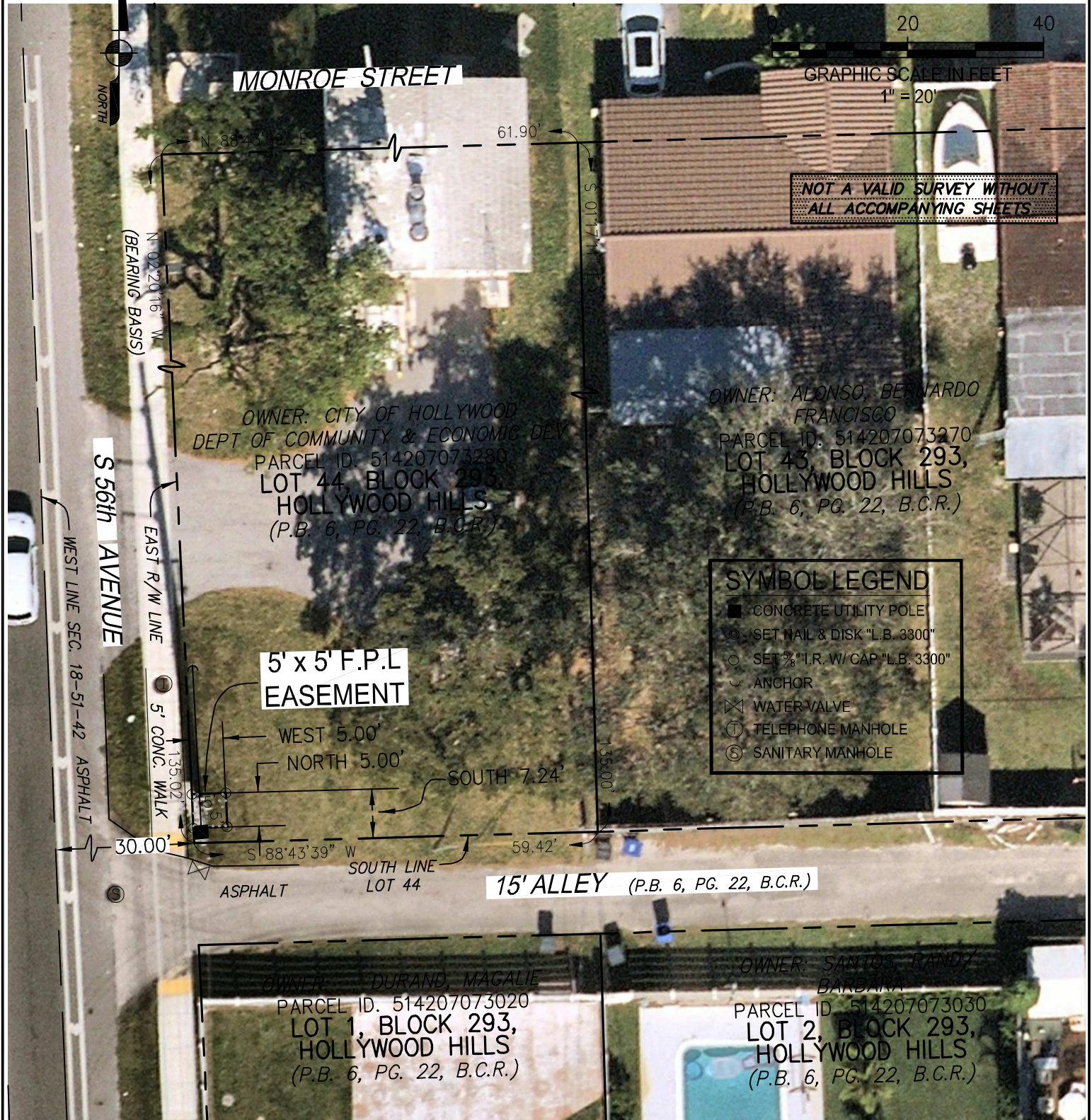
CHECKED: K.M.C.

F.B. N/A PG. N/A

SHEET: **2 OF 2**

LOCATION MAP - Location c) 80B12

PORTION OF LOT 44, BLOCK 293, HOLLYWOOD HILLS
(P.B. 6, PG. 22, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA



REVISIONS

REVISIONS	DATE	BY
IMAGE UNDERLAY	03/31/2023	K.M.C.



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JOB #: 11049-5.5

SCALE: 1" = 20'

DATE: 03/31/2023

BY: K.C.

CHECKED: K.M.C.

F.B. N/A PG. N/A

SHEET: 2 OF 2

Prepared by and Return to:

Peter K. Ramsey
Florida Power & Light Company
700 Universe Boulevard B2A/JB
Juno Beach, FL 33408

FPL Structure
Affected FPL Parcel# 0
Parcel ID 5142 07 07 2510

EASEMENT (Corporate)

In consideration of the payment of \$1.00 and other valuable considerations, receipt of which is hereby acknowledged, the undersigned, successors, heirs and assigns ("**Grantor**") grant and give to FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose mailing address is 700 Universe Blvd, Juno Beach, FL 33418 and to its successors and assigns ("**Grantee**") the right to install and maintain one pole and appurtenant equipment necessary for electric transmission and distribution lines (all of the foregoing hereinafter referred to as "**Facilities**") with the right to reconstruct, inspect, alter, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate such facilities or any part of them within an easement five (5) feet in width ("**Easement**") described as follows:

See Exhibit "A" attached hereto and made a part hereof ("**Easement Area**");

together with the right to cut and keep clear all trees, undergrowth, and other obstructions within the Easement Area; the right to trim, cut, keep trimmed, and keep cut all dead, weak, leaning, or dangerous trees or limbs outside of the Easement Area that may interfere with the proper construction, operation and maintenance of the Facilities or any part of them; together with the right of ingress and egress for personnel, vehicles and equipment over the adjoining lands of Grantor, for the purpose of exercising and enjoying the rights granted by this Easement and any or all of the rights granted hereunder.

Notwithstanding anything contained herein to the contrary, by the execution and delivery hereof Grantor acknowledges and agrees that (i) Grantor's activities shall not interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee, or as might cause a hazardous condition; and (ii) no portion of the Easement Area shall be excavated, altered, obstructed, surfaced or paved and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across the Easement Area by Grantor, or the heirs, personal representatives, successors or assigns of Grantor without the prior written permission of Grantee. Grantor acknowledges and agrees that any improvement, structure or alteration that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation, maintenance or enjoyment of the Easement Area and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within thirty (30) days of such notice.

Grantor covenants that Grantor is the fee simple owner of the Easement Area. And further covenants that the Easement Area is free and clear of liens, encumbrances and third party rights and/or claims of any kind.

IN WITNESS WHEREOF, the undersigned has executed this Easement this _____ day of _____, 20_____.

City of Hollywood, a municipal corporation
of the State of Florida

By: _____
Josh Levy, Mayor

Attest:

Patricia A. Cerny, MMC
City Clerk

Approved As To Form

Approved By: _____
Stephanie Tinsley
Director of Financial Services

Douglas R. Gonzales
City Attorney

Signed, sealed and delivered
in the presence of:

Signature:
Print Name: _____

Signature:
Print Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
)ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this _____ day of _____, 20____
by _____, as _____ of
_____, on behalf of the _____.

(NOTARIAL SEAL)

Notary: _____
Print Name: _____
Notary Public, State of _____
My commission expires: _____

☐ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced _____

BOUNDARY SURVEY
F.P.L. EASEMENT
LOT 1, BLOCK 289, HOLLYWOOD HILLS
(P.B. 6, PG. 22, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA

Exhibit "A"
to Easement for
Parcel ID 5142 07 07 2510

LEGAL DESCRIPTION:

The North 5.00 feet of the South 19.57 feet of the West 5.00 feet of Lot 1, Block 289, HOLLYWOOD HILLS according to the plat thereof, recorded in Plat Book 6, Page 22 of the Public Records of Broward County, Florida.

Said lands lying and being in Section 18, Township 51 South, Range 42 East, City of Hollywood, Broward County Florida containing 25.00 square feet.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the electronic signature of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. Ownership and Encumbrance Report to the subject property was provided by National Abstract & Title Company, File Number 22-91130, Telephone: (305) 642-6220. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor. NOTICE: There may be encumbrances that are not delineated on this survey that may be found in the Public Records of Broward County, Florida.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the easterly right-way line of S 56th Avenue having a bearing of N 02°20'13" W.
5. This map is intended to be displayed at a scale of 1:120 (1"=10') or smaller.
6. Address: Washington Street, City of Hollywood, Florida 33021.
7. Abbreviation Legend: ID.= Identification; L.B.= Licensed Business; B.C.R.= Broward County Records; O.R.B.= Official Records Book; P.B.= Plat Book; PG.= Page; P.L.S.= Professional Land Surveyor; R/W= Right-of-Way; SEC.= Section.

**NOT A VALID SURVEY WITHOUT
ALL ACCOMPANYING SHEETS**

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapters 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 04/03/2023

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
E-Mail: Keith@AviromSurvey.com

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
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JOB #: **11049-5.1**

SCALE: N/A

DATE: 04/03/2023

BY: K.C.

CHECKED: K.M.C.

F.B. N/A PG. N/A

SHEET: **1 OF 2**

0 10 20

GRAPHIC SCALE IN FEET

1" = 10'

PARCEL ID. 514207072510
LOT 2, BLOCK 289, HOLLYWOOD HILLS
(P.B. 6, PG. 22, B.C.R.)

- CONCRETE UTILITY POLE
- ◎ SET NAIL & DISK "L.B. 3300"
- SET 5/8" I.R. W/ CAP "L.B. 3300"
- ⤿ ANCHOR
- ◇ FIBER OPTIC MARKER
- 🌴 PALM TREE
- ▮ UTILITY VAULT
- ✱ CONCRETE POLE WITH LIGHT
- ◼ TRAFFIC SIGNAL POLE
- WOOD POLE

S 56th AVENUE
ASPHALT

5' x 5' F.P.L
EASEMENT

WASHINGTON STREET

SHEET: 2 OF 2

Prepared by and Return to:

Peter K. Ramsey
Florida Power & Light Company
700 Universe Boulevard B2A/JB
Juno Beach, FL 33408

FPL Structure
Affected FPL Parcel# 0-A (Str. 80B14)
0-B (Str. 80B15)
Parcel ID 5142 07 12 0680

EASEMENT (Corporate)

In consideration of the payment of \$1.00 and other valuable considerations, receipt of which is hereby acknowledged, the undersigned, successors, heirs and assigns ("**Grantor**") grant and give to FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose mailing address is 700 Universe Blvd, Juno Beach, FL 33408 and to its successors and assigns ("**Grantee**") the right to install and maintain one pole and appurtenant equipment necessary for electric transmission and distribution lines (all of the foregoing hereinafter referred to as "**Facilities**") with the right to reconstruct, inspect, alter, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate such facilities or any part of them within an easement five (5) feet in width ("**Easement**") described as follows:

See Exhibit "A" attached hereto and made a part hereof ("**Easement Area**");

together with the right to cut and keep clear all trees, undergrowth, and other obstructions within the Easement Area; the right to trim, cut, keep trimmed, and keep cut all dead, weak, leaning, or dangerous trees or limbs outside of the Easement Area that may interfere with the proper construction, operation and maintenance of the Facilities or any part of them; together with the right of ingress and egress for personnel, vehicles and equipment over the adjoining lands of Grantor, for the purpose of exercising and enjoying the rights granted by this Easement and any or all of the rights granted hereunder.

Notwithstanding anything contained herein to the contrary, by the execution and delivery hereof Grantor acknowledges and agrees that (i) Grantor's activities shall not interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee, or as might cause a hazardous condition; and (ii) no portion of the Easement Area shall be excavated, altered, obstructed, surfaced or paved and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across the Easement Area by Grantor, or the heirs, personal representatives, successors or assigns of Grantor without the prior written permission of Grantee. Grantor acknowledges and agrees that any improvement, structure or alteration that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation, maintenance or enjoyment of the Easement Area and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within thirty (30) days of such notice.

Grantor covenants that Grantor is the fee simple owner of the Easement Area. And further covenants that the Easement Area is free and clear of liens, encumbrances and third party rights and/or claims of any kind.

IN WITNESS WHEREOF, the undersigned has executed this Easement this _____ day of _____, 20_____.

City of Hollywood, a municipal corporation
of the State of Florida

By: _____
Josh Levy, Mayor

Attest:

Patricia A. Cerny, MMC
City Clerk

Approved As To Form

Approved By: _____
Stephanie Tinsley
Director of Financial Services

Douglas R. Gonzales
City Attorney

Signed, sealed and delivered
in the presence of:

Signature:
Print Name: _____

Signature:
Print Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
)ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____ by _____, as _____ of _____, on behalf of the _____.

(NOTARIAL SEAL)

Notary: _____
 Print Name: _____
 Notary Public, State of _____
 My commission expires: _____

☐ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced_____

**BOUNDARY SURVEY
F.P.L. EASEMENT**
PORTION OF TRACT A, HOLLYWOOD HILLS SECOND ADDITION
(P.B. 56, PG. 33, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA

LEGAL DESCRIPTION:

The South 5.00 feet of the North 24.00 feet (as measured southerly from the north line of Tract A, HOLLYWOOD HILLS SECOND ADDITION according to the plat thereof, recorded in Plat Book 56, Page 33 of the Public Records of Broward County, Florida) of the West 5.00 feet (as measured easterly from the east right-of-way line of South 56th Avenue) of said Tract A, HOLLYWOOD HILLS SECOND ADDITION.

Said lands lying and being in Section 18, Township 51 South, Range 42 East, City of Hollywood, Broward County Florida containing 25.00 square feet.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the electronic signature of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. Ownership and Encumbrance Report to the subject property was provided by National Abstract & Title Company, File Number 22-91131, Telephone: (305) 642-6220. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor. NOTICE: There may be encumbrances that are not delineated on this survey that may be found in the Public Records of Broward County, Florida.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the easterly right-way line of S 56th Avenue having a bearing of N 02°20'13" W.
5. This map is intended to be displayed at a scale of 1:240 (1"=20') or smaller.
6. Address per Ownership & Encumbrance Report: 5451 Washington Street, City of Hollywood, Florida 33021.
7. Abbreviation Legend: ID.= Identification; L.B.= Licensed Business; B.C.R.= Broward County Records; O.R.B.= Official Records Book; P.B.= Plat Book; PG.= Page; P.L.S.= Professional Land Surveyor; R/W= Right-of-Way; SEC.= Section.
8. Image Source: NearMap.com, Tel: (844) 463-2762. Date of Flight: October 03, 2022.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapters 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 04/03/2023

**NOT A VALID SURVEY WITHOUT
ALL ACCOMPANYING SHEETS**

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
E-Mail: Keith@AviromSurvey.com

REVISIONS



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JOB #: **11049-5.3**

SCALE: N/A

DATE: 03/31/2023

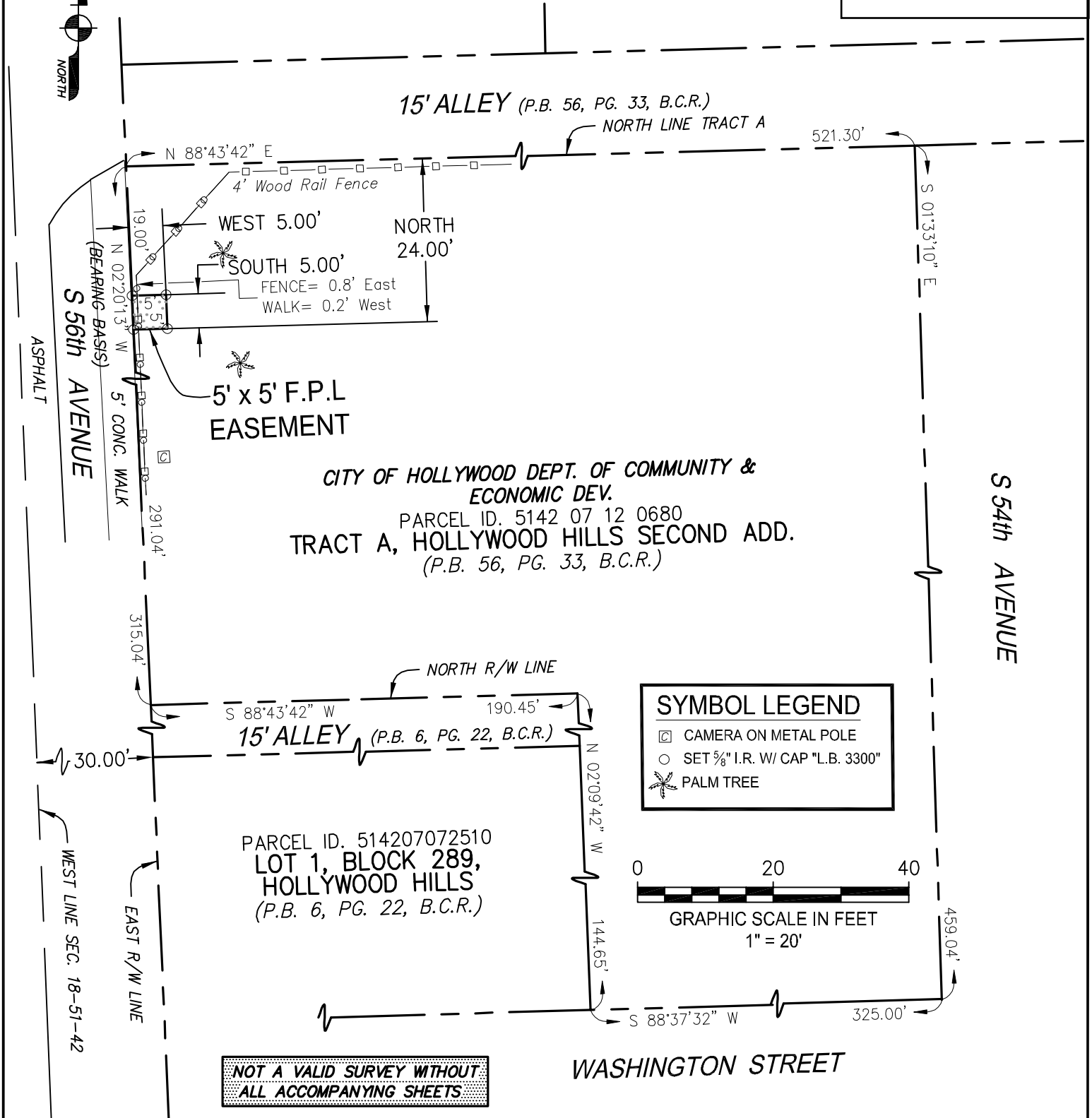
BY: K.C.

CHECKED: K.M.C.

F.B. N/A PG. N/A

SHEET: **1 OF 2**

**BOUNDARY SURVEY
F.P.L. EASEMENT**
PORTION OF TRACT A, HOLLYWOOD HILLS SECOND ADDITION
(P.B. 56, PG. 33, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA



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JOB #: **11049-5.3**

SCALE: 1" = 20'

DATE: 03/31/2023

BY: K.C.

CHECKED: K.M.C.

F.B. N/A PG. N/A

SHEET: **2 OF 2**

**BOUNDARY SURVEY
F.P.L. EASEMENT**
TRACT A, HOLLYWOOD HILLS SECOND ADDITION
(P.B. 56, PG. 33, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA

LEGAL DESCRIPTION:

The South 5.00 feet (as measured northerly from the north right-of-way line of the platted 15 Alley, HOLLYWOOD HILLS according to the plat thereof, recorded in Plat Book 6, Page 22 of the Public Records of Broward County, Florida) of the West 5.00 feet (as measured easterly from the east right-of-way line of South 56th Avenue) of Tract A, HOLLYWOOD HILLS SECOND ADDITION according to the plat thereof, recorded in Plat Book 56, Page 33 of said Public Records.

Said lands lying and being in Section 18, Township 51 South, Range 42 East, City of Hollywood, Broward County Florida containing 25.00 square feet.

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5. This map is intended to be displayed at a scale of 1:120 (1"=10') or smaller.
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Date: 03/31/2023

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ALL ACCOMPANYING SHEETS**

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
E-Mail: Keith@AviromSurvey.com

REVISIONS

IMAGE UNDERLAY	03/31/2023	K.M.C.



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SURVEYING & MAPPING

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JOB #: **11049-5.2**

SCALE: N/A

DATE: 03/31/2023

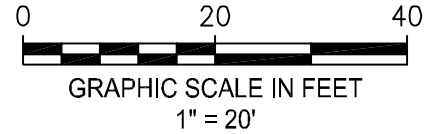
BY: K.C.

CHECKED: K.M.C.

F.B. N/A PG. N/A

SHEET: **1 OF 2**

BOUNDARY SURVEY
F.P.L. EASEMENT
TRACT A, HOLLYWOOD HILLS SECOND ADDITION
(P.B. 56, PG. 33, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA



15' ALLEY (P.B. 56, PG. 33, B.C.R.)

N 88°43'42" E
N 02°20'13" W
(BEARING BASIS)

S 56th AVENUE

CITY OF HOLLYWOOD DEPT. OF COMMUNITY &
ECONOMIC DEV.

PARCEL ID. 5142 07 12 0680
TRACT A, HOLLYWOOD HILLS SECOND ADD.
(P.B. 56, PG. 33, B.C.R.)

S 54th AVENUE

315.04'
5' CONC. WALK

ASPHALT

WEST LINE SEC. 18-51-42

EAST R/W LINE

WEST 5.00'
SOUTH 5.00'
5' x 5' F.P.L.
EASEMENT

NORTH R/W LINE

S 88°43'42" W
15' ALLEY (P.B. 6, PG. 22, B.C.R.)

PARCEL ID. 514207072510
LOT 1, BLOCK 289,
HOLLYWOOD HILLS
(P.B. 6, PG. 22, B.C.R.)

SYMBOL LEGEND

- CONCRETE UTILITY POLE
- ⊙ SET NAIL & DISK "L.B. 3300"
- SET 5/8" I.R. W/ CAP "L.B. 3300"

NOT A VALID SURVEY WITHOUT
ALL ACCOMPANYING SHEETS

WASHINGTON STREET

REVISIONS

IMAGE UNDERLAY 03/31/2023 K.M.C.



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: **11049-5.2**

SCALE: 1" = 20'

DATE: 03/31/2023

BY: K.C.

CHECKED: K.M.C.

F.B. N/A PG. N/A

SHEET: **2 OF 2**

Prepared by and Return to:

Peter K. Ramsey
Florida Power & Light Company
700 Universe Boulevard B2A/JB
Juno Beach, FL 33408

FPL Structure
Affected FPL Parcel# 2
Parcel 5142 07 07 3280

EASEMENT (Corporate)

In consideration of the payment of \$1.00 and other valuable considerations, receipt of which is hereby acknowledged, the undersigned, successors, heirs and assigns ("**Grantor**") grant and give to FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose mailing address is 700 Universe Blvd, Juno Beach, FL 33418 and to its successors and assigns ("**Grantee**") the right to install and maintain one pole and appurtenant equipment necessary for electric transmission and distribution lines (all of the foregoing hereinafter referred to as "**Facilities**") with the right to reconstruct, inspect, alter, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate such facilities or any part of them within an easement five (5) feet in width ("**Easement**") described as follows:

See Exhibit "A" attached hereto and made a part hereof ("**Easement Area**");

together with the right to cut and keep clear all trees, undergrowth, and other obstructions within the Easement Area; the right to trim, cut, keep trimmed, and keep cut all dead, weak, leaning, or dangerous trees or limbs outside of the Easement Area that may interfere with the proper construction, operation and maintenance of the Facilities or any part of them; together with the right of ingress and egress for personnel, vehicles and equipment over the adjoining lands of Grantor, for the purpose of exercising and enjoying the rights granted by this Easement and any or all of the rights granted hereunder.

Notwithstanding anything contained herein to the contrary, by the execution and delivery hereof Grantor acknowledges and agrees that (i) Grantor's activities shall not interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee, or as might cause a hazardous condition; and (ii) no portion of the Easement Area shall be excavated, altered, obstructed, surfaced or paved and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across the Easement Area by Grantor, or the heirs, personal representatives, successors or assigns of Grantor without the prior written permission of Grantee. Grantor acknowledges and agrees that any improvement, structure or alteration that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation, maintenance or enjoyment of the Easement Area and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within thirty (30) days of such notice.

Grantor covenants that Grantor is the fee simple owner of the Easement Area. And further covenants that the Easement Area is free and clear of liens, encumbrances and third party rights and/or claims of any kind.

IN WITNESS WHEREOF, the undersigned has executed this Easement this _____ day of _____, 20_____.

City of Hollywood, a municipal corporation
of the State of Florida

By: _____
Josh Levy, Mayor

Attest:

Patricia A. Cerny, MMC
City Clerk

Approved As To Form

Approved By: _____
Stephanie Tinsley
Director of Financial Services

Douglas R. Gonzales
City Attorney

Signed, sealed and delivered
in the presence of:

Signature:
Print Name: _____

Signature:
Print Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
)ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this _____ day of _____, 20____
by _____, as _____ of
_____, on behalf of the _____.

(NOTARIAL SEAL)

Notary: _____
Print Name: _____
Notary Public, State of _____
My commission expires: _____

☐ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced _____

BOUNDARY SURVEY
F.P.L. EASEMENT
PORTION OF LOT 44, BLOCK 293, HOLLYWOOD HILLS
(P.B. 6, PG. 22, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA

Exhibit "A"
to Easement for
Parcel 5142 07 07 3280

LEGAL DESCRIPTION:

The North 5.00 feet of the South 7.24 feet (as measured northerly from the south line of Lot 44, Block 293, HOLLYWOOD HILLS according to the plat thereof, recorded in Plat Book 6, Page 22 of the Public Records of Broward County, Florida) of the West 5.00 feet (as measured easterly from the east right-of-way line of South 56th Avenue) of said Lot 44, HOLLYWOOD HILLS.

Said lands lying and being in Section 18, Township 51 South, Range 42 East, City of Hollywood, Broward County Florida containing 25.00 square feet.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the electronic signature of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. Ownership and Encumbrance Report to the subject property was provided by National Abstract & Title Company, File Number 22-911332, Telephone: (305) 642-6220. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor. NOTICE: There may be encumbrances that are not delineated on this survey that may be found in the Public Records of Broward County, Florida.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the easterly right-way line of S 56th Avenue having a bearing of N 02°20'16" W.
5. This map is intended to be displayed at a scale of 1:240 (1"=20') or smaller.
6. Address per Ownership & Encumbrance Report: 5596 Monroe Street, City of Hollywood, Florida 33021.
7. Abbreviation Legend: ID.= Identification; L.B.= Licensed Business; B.C.R.= Broward County Records; O.R.B.= Official Records Book; P.B.= Plat Book; PG.= Page; P.L.S.= Professional Land Surveyor; R/W= Right-of-Way; SEC.= Section.
8. Image Source: NearMap.com, Tel: (844) 463-2762. Date of Flight: October 03, 2022.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapters 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 04/02/2023

**NOT A VALID SURVEY WITHOUT
ALL ACCOMPANYING SHEETS**

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
E-Mail: Keith@AviromSurvey.com

REVISIONS

IMAGE UNDERLAY	03/31/2023	K.M.C.



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JOB #: **11049-5.5**

SCALE: N/A

DATE: 03/23/2022

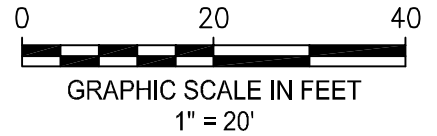
BY: K.C.

CHECKED: K.M.C.

F.B. N/A PG. N/A

SHEET: **1 OF 2**

BOUNDARY SURVEY
F.P.L. EASEMENT
PORTION OF LOT 44, BLOCK 293, HOLLYWOOD HILLS
(P.B. 6, PG. 22, B.C.R.)
CITY OF HOLLYWOOD, FLORIDA



MONROE STREET

**NOT A VALID SURVEY WITHOUT
ALL ACCOMPANYING SHEETS.**

OWNER: CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV
PARCEL ID. 514207073280
**LOT 44, BLOCK 293,
HOLLYWOOD HILLS**
(P.B. 6, PG. 22, B.C.R.)

OWNER: ALONSO, BERNARDO
FRANCISCO
PARCEL ID. 514207073270
**LOT 43, BLOCK 293,
HOLLYWOOD HILLS**
(P.B. 6, PG. 22, B.C.R.)

SYMBOL LEGEND

- CONCRETE UTILITY POLE
- ⊙ SET NAIL & DISK "L.B. 3300"
- SET 5/8" I.R. W/ CAP "L.B. 3300"
- ⋄ ANCHOR
- ⊗ WATER VALVE
- Ⓣ TELEPHONE MANHOLE
- Ⓢ SANITARY MANHOLE

**5' x 5' F.P.L.
EASEMENT**

WEST 5.00'
NORTH 5.00'

SOUTH 7.24'

15' ALLEY (P.B. 6, PG. 22, B.C.R.)

OWNER: DURAND, MAGALIE
PARCEL ID. 514207073020
**LOT 1, BLOCK 293,
HOLLYWOOD HILLS**
(P.B. 6, PG. 22, B.C.R.)

OWNER: SANTOS, RAND/
BARBARA
PARCEL ID. 514207073030
**LOT 2, BLOCK 293,
HOLLYWOOD HILLS**
(P.B. 6, PG. 22, B.C.R.)

REVISIONS

IMAGE UNDERLAY 03/31/2023 K.M.C.



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JOB #: **11049-5.5**

SCALE: 1" = 20'

DATE: 03/31/2023

BY: K.C.

CHECKED: K.M.C.

F.B. N/A PG. N/A

SHEET: **2 OF 2**