



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 that reads "Peter K. Ramsey".

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](mailto:peter.ramsey@fpl.com)

Florida Power & Light Company

FPL/CRE/JB 700 Universe Boulevard, North Palm Beach, Florida 33408

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

Sample Pole Structure Design Image:



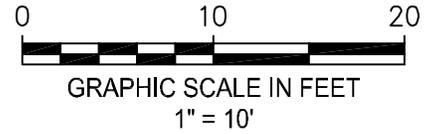
# FPL GREYNOLDS-LAUDERDALE #1 138kV (PEMBROKE-LAUDERDALE)

Sample Pole Structure Dimensions:

<b>STRUCTURE#</b>	<b>TOTAL LENGTH (FT)</b>	<b>EMBEDMENT DEPTH (FT)</b>	<b>POLE DIAMETER AT GROUND LEVEL (IN)</b>
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



SYMBOL LEGEND	
■	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

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

REVISIONS



**AVIROM & ASSOCIATES, INC.**  
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50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
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JOB #:	<b>11049-5.1</b>
SCALE:	1" = 10'
DATE:	04/03/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B.	N/A
PG.	N/A
SHEET:	<b>2 OF 2</b>

# 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**




**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

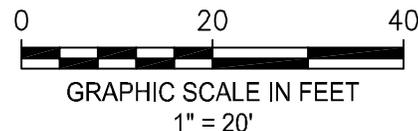
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JOB #:	<b>11049-5.3</b>
SCALE:	1" = 20'
DATE:	03/31/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B.	N/A
PG.	N/A
SHEET:	<b>2 OF 2</b>

# 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 #:	<b>11049-5.2</b>
SCALE:	1" = 20'
DATE:	03/31/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B.	N/A PG. N/A
SHEET:	<b>2 OF 2</b>

# 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**

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:**

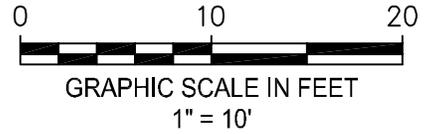
I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapters 5J-17, Florida Administrative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

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td></tr> </table>													 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>© 2023 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<table border="1" style="width: 100%; height: 100px;"> <tr><td>JOB #:</td><td><b>11049-5.1</b></td></tr> <tr><td>SCALE:</td><td>N/A</td></tr> <tr><td>DATE:</td><td>04/03/2023</td></tr> <tr><td>BY:</td><td>K.C.</td></tr> <tr><td>CHECKED:</td><td>K.M.C.</td></tr> <tr><td>F.B.</td><td>N/A</td></tr> <tr><td>PG.</td><td>N/A</td></tr> <tr><td>SHEET:</td><td><b>1 OF 2</b></td></tr> </table>	JOB #:	<b>11049-5.1</b>	SCALE:	N/A	DATE:	04/03/2023	BY:	K.C.	CHECKED:	K.M.C.	F.B.	N/A	PG.	N/A	SHEET:	<b>1 OF 2</b>
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PG.	N/A																													
SHEET:	<b>1 OF 2</b>																													

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



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

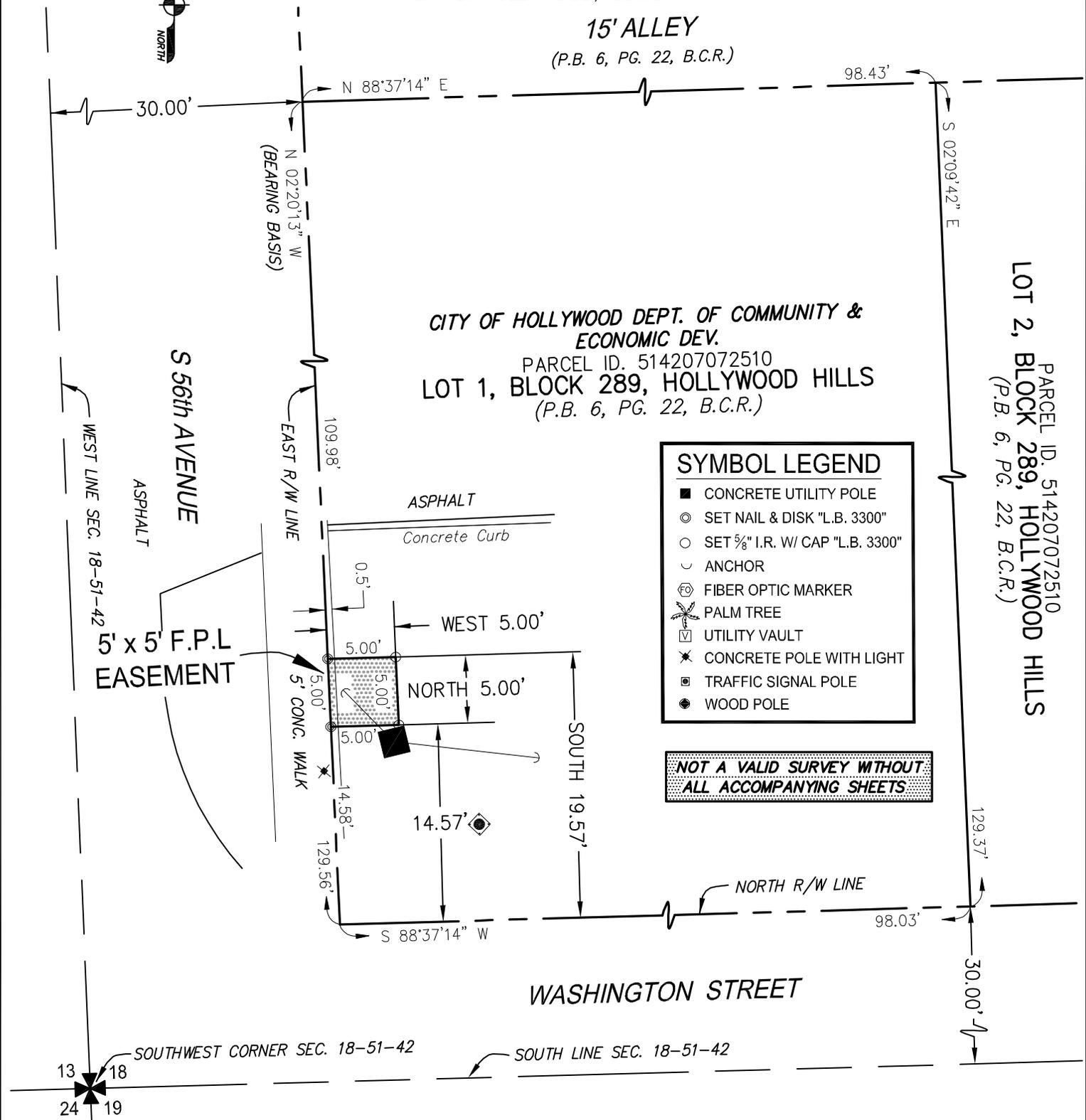
CITY OF HOLLYWOOD DEPT. OF COMMUNITY &  
ECONOMIC DEV.  
PARCEL ID. 514207072510  
**LOT 1, BLOCK 289, HOLLYWOOD HILLS**  
(P.B. 6, PG. 22, B.C.R.)

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

**S 56th AVENUE**  
ASPHALT  
WEST LINE SEC. 18-51-42  
**5' x 5' F.P.L. EASEMENT**

SYMBOL LEGEND	
■	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

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REVISIONS



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(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)  
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DATE:	04/03/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B.	N/A
PG.	N/A
SHEET:	<b>2 OF 2</b>

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

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

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

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; height: 100px;"> <tr><td> </td><td> </td></tr> </table>																	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>© 2023 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<table border="1" style="width: 100%; height: 100%;"> <tr><td>JOB #:</td><td><b>11049-5.3</b></td></tr> <tr><td>SCALE:</td><td>N/A</td></tr> <tr><td>DATE:</td><td>03/31/2023</td></tr> <tr><td>BY:</td><td>K.C.</td></tr> <tr><td>CHECKED:</td><td>K.M.C.</td></tr> <tr><td>F.B.</td><td>N/A</td></tr> <tr><td>PG.</td><td>N/A</td></tr> <tr><td>SHEET:</td><td><b>1 OF 2</b></td></tr> </table>	JOB #:	<b>11049-5.3</b>	SCALE:	N/A	DATE:	03/31/2023	BY:	K.C.	CHECKED:	K.M.C.	F.B.	N/A	PG.	N/A	SHEET:	<b>1 OF 2</b>
JOB #:	<b>11049-5.3</b>																																	
SCALE:	N/A																																	
DATE:	03/31/2023																																	
BY:	K.C.																																	
CHECKED:	K.M.C.																																	
F.B.	N/A																																	
PG.	N/A																																	
SHEET:	<b>1 OF 2</b>																																	

**Exhibit "A"**  
to Easement for  
Parcel ID 5142 07 12 0680

**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



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

NORTH LINE TRACT A

521.30'

N 88°43'42" E

4' Wood Rail Fence

WEST 5.00'

NORTH 24.00'

SOUTH 5.00'

FENCE = 0.8' East  
WALK = 0.2' West

(BEARING BASIS)

**S 56th AVENUE**

5' CONC. WALK

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

**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**

NORTH R/W LINE

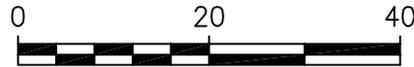
S 88°43'42" W

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

190.45'

**SYMBOL LEGEND**

- ☐ CAMERA ON METAL POLE
- SET 5/8" I.R. W/ CAP "L.B. 3300"
- ✳ PALM TREE



GRAPHIC SCALE IN FEET  
1" = 20'

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

144.65'

S 88°37'32" W

325.00'

459.04'

**WASHINGTON STREET**

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

**REVISIONS**




**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
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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.

**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 1:120 (1"=10') 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: 03/31/2023

**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

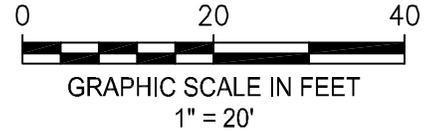
REVISIONS		
IMAGE UNDERLAY	03/31/2023	K.M.C.



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JOB #:	<b>11049-5.2</b>
SCALE:	N/A
DATE:	03/31/2023
BY:	K.C.
CHECKED:	K.M.C.
F.B.	N/A PG. N/A
SHEET:	<b>1 OF 2</b>

**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.)

**S 56th AVENUE**

**S 54th 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.)

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**

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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

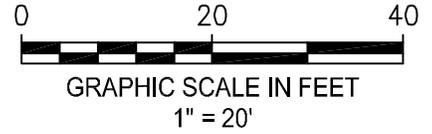
<b>REVISIONS</b>		
IMAGE UNDERLAY	03/31/2023	K.M.C.



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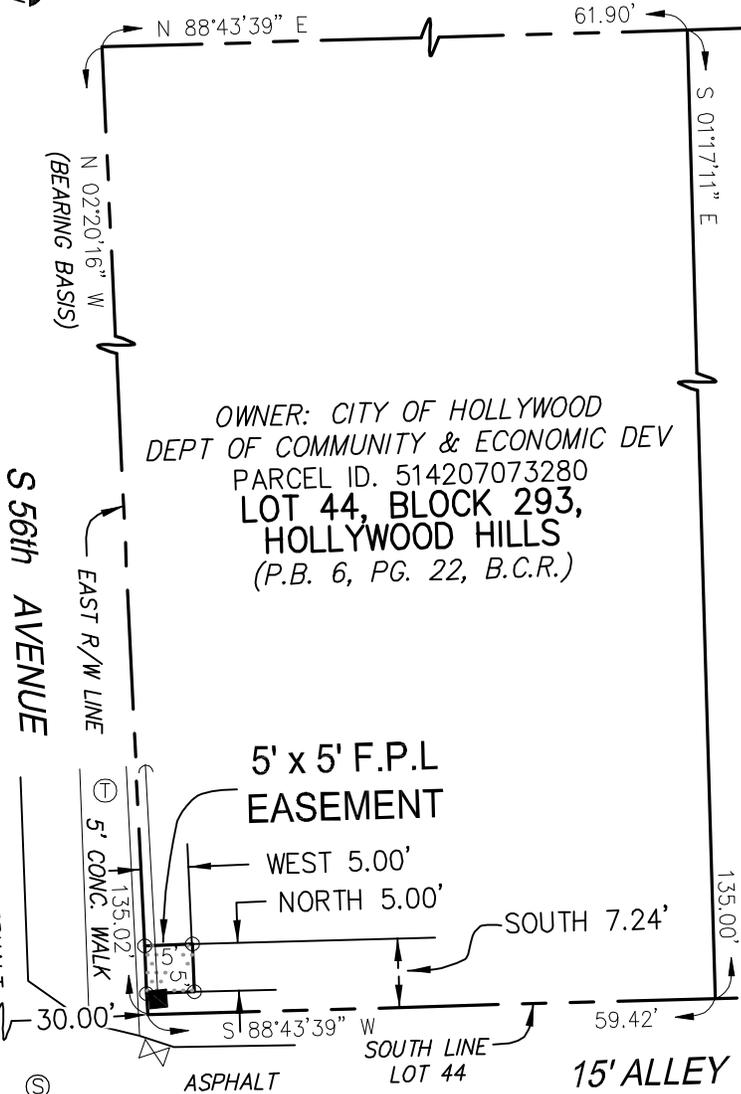
JOB #:	<b>11049-5.5</b>
SCALE:	N/A
DATE:	03/23/2022
BY:	K.C.
CHECKED:	K.M.C.
F.B. PG.	N/A N/A
SHEET:	<b>1 OF 2</b>

**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

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.



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

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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**