

**FPL Pole Str 80B12 – Broward County PID 5142 07 07 3280**

Site Address: 5596 Monroe Street, Hollywood FL 33032

Abbr. Legal: Hollywood Hills 6-22 B Lot 44 Blk 293



**Existing FPL  
distribution facilities**

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Site Address: 5596 Monroe Street, Hollywood FL 33032

Abbr. Legal: Hollywood Hills 6-22 B Lot 44 Blk 293



Existing FPL distribution facilities



Existing FPL distribution facilities

**This instrument was prepared by:**

Peany Schwahl  
Florida Power & Light Company  
Corporate Real Estate Department  
425 N. Williamson Blvd.  
Daytona Beach, Florida 32114

**After recording return to: Peter Ramsey-B2A/JB**

Florida Power & Light Company  
700 Universe Blvd.  
Juno Beach, Florida 33408

Section, Township, Range: 18, 51S, 42E  
Parcel ID Number: 5142 07 07 3280  
(Maintained by County Appraiser)

**PARTIAL RELEASE OF EASEMENT**

**FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, hereinafter referred to as (“**FPL**”), whose mailing address is 700 Universe Boulevard, Juno Beach, FL, 33408, Attn: Corporate Real Estate Department, the owner and holder of an Easement dated October 16, 1963 and recorded on October 23, 1963 in Official Record Book 2687, Page 726 of the Public Records of BROWARD County, Florida, for and in consideration of certain benefits accruing to it, does hereby release so much of said Easement as lies within the following described property:

See **Exhibit “A”** attached hereto and made a part hereof;

and hereby agrees that from and after the date hereof the herein described property shall be freed of said Easement and the rights and privileges granted therein. This release applies only to the property specifically described herein and in no way affects other lands, if any, covered by said Easement.

IN WITNESS WHEREOF, the said FPL has caused this Partial Release of Easement to be signed in its name by its proper officers and its corporate seal to be affixed, this \_\_\_\_ day of 2024.

Signed, sealed and delivered  
in the presence of:

**FLORIDA POWER & LIGHT COMPANY**,  
a Florida corporation

\_\_\_\_\_  
Signature:

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

\_\_\_\_\_  
Print Name:  
Post Office Address: \_\_\_\_\_

Print Name: Peter K. Ramsey

Its: Corporate Real Estate Manager

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Print Name:  
Post Office Address: \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Peter K. Ramsey as Corporate Real Estate Manager of Florida Power & Light Company, a Florida corporation, on behalf of corporation.

(Notarial Seal)

Notary: \_\_\_\_\_

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

Notary Public, State of Florida

My commission expires: \_\_\_\_\_

Personally Known OR  Produced Identification

Type of Identification Produced \_\_\_\_\_

**SKETCH & DESCRIPTION**  
**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 Partial Release of  
 Easement for  
 Parcel 5142 07 07 3280

**LEGAL DESCRIPTION:**

The North 2.50 feet of the South 2.93 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 2.50 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 6.25 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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Bearings shown hereon are assumed based on the easterly right-way line of S 56th Avenue having a bearing of N 02°40'01" W.
6. This map is intended to be displayed at a scale of 1:240 (1"=20') or smaller.
7. Address per Ownership & Encumbrance Report: 5596 Monroe Street, City of Hollywood, Florida 33021.
8. 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.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description 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 Sketch and Description meets the Standards of Practice set forth in Chapters 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 02/21/2024

-----  
 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**

**REVISIONS**



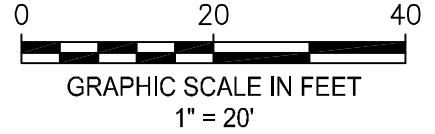
**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

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

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<b>JOB #:</b>	<b>11049-3.5.1</b>
<b>SCALE:</b>	N/A
<b>DATE:</b>	02/21/2024
<b>BY:</b>	K.C.
<b>CHECKED:</b>	K.M.C.
<b>F.B.</b>	N/A
<b>PG.</b>	N/A
<b>SHEET:</b>	<b>1 OF 2</b>

**SKETCH & DESCRIPTION**  
**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**

**S 56th AVENUE**

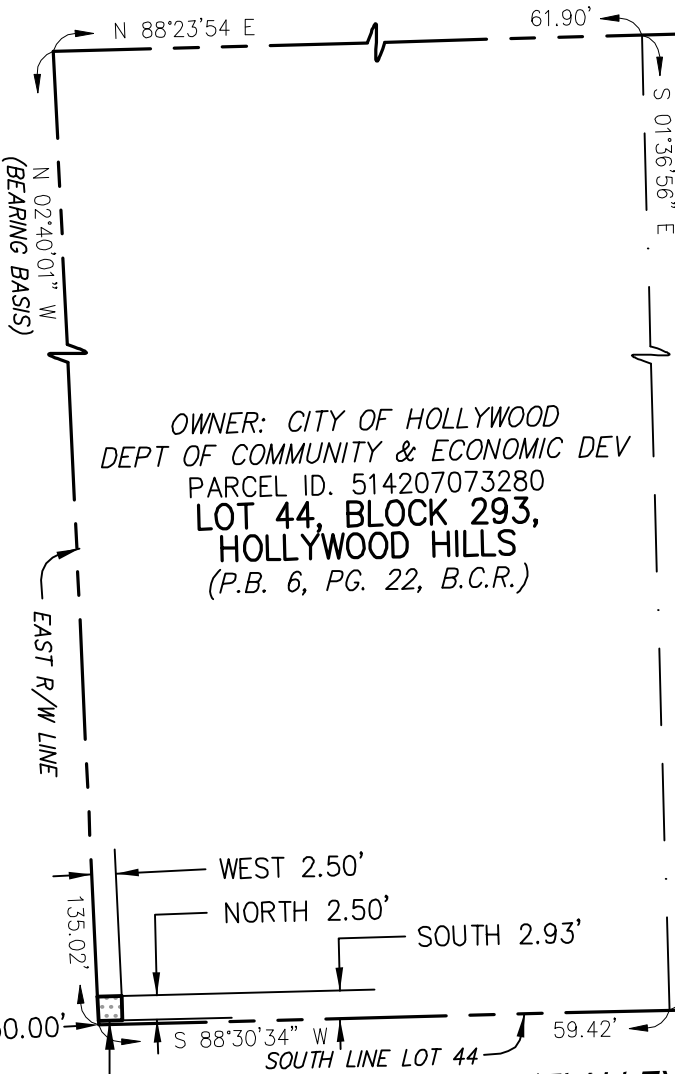
WEST LINE SEC. 18-51-42

EAST R/W LINE

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.)

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



**2.5' x 2.5' F.P.L.  
 EASEMENT**

**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**



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

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JOB #:	<b>11049-3.5.1</b>
SCALE:	1" = 20'
DATE:	02/21/2024
BY:	K.C.
CHECKED:	K.M.C.
F.B.	N/A PG. N/A
SHEET:	<b>2 OF 2</b>



Form 1733C 5/60

63-93027

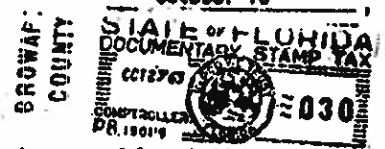
EASEMENT

OFF. REC. 2687 PAGE 726

DWO No. \_\_\_\_\_  
ER No. \_\_\_\_\_  
Pole No. \_\_\_\_\_

Section 17 & 18  
Township 51 South  
Range 42 East  
October 16, 19 63

FLORIDA POWER & LIGHT COMPANY  
Miami, Florida



Gentlemen:

In consideration of the payment to me by you of \$ 1.00 and other good and valuable consideration which I we have received, I we and those holding through me us, grant and give to you and your successors the right to set and maintain poles, guy stubs, guy wires and anchors for electric transmission and distribution lines and the necessary appurtenances for such lines, and the right to permit the attachment of conduits, wires or cables of any other Company or person; also, the right to cut, trim and keep clear all trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said lines, on my our property described as follows:

Various locations as shown on attached drawings numbers 1, 2, 3, and 4, dated July 15, 1963, to include a portion of Hollywood Hills Subdivision, Plat Book 6, page 22, and Hollywood Hills Second Addition, Plat Book 56, page 33 in Sections 17 and 18, Township 51 South, Range 42 east according to the Public Records of Broward County, Florida.

In the presence of:  
[Signature]  
[Signature]  
Corporate Seal

HOLLYWOOD, INC.  
By: [Signature]  
Attest: W. D. Horowitz President  
[Signature] Secretary  
S. H. Beckerman



STATE OF FLORIDA AND COUNTY OF Broward  
I, W. D. Horowitz and S. H. Beckerman  
respectively President and Secretary of HOLLYWOOD, INC.  
a Corporation organized under the Laws of the State of Florida, to me known to  
be and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their  
free will, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said  
corporation to the act and deed of said corporation.

WITNESS my hand and official seal to said County and State this 18th day of October  
Notary Public, State of Florida at Large  
My Commission expires: October 7, 1967  
Sealed by [Signature] County Co. of N. Y.

NOTARY PUBLIC  
STATE OF FLORIDA  
W. D. BERGEN  
100 W. Washington  
Ft. Lauderdale, Fla.

[Signature]  
Notary Public, State of Florida

# HOLLYWOOD HILLS

UTILITY ENGINEER'S LAYOUT

STAGE 5

SHEET 1 of 4

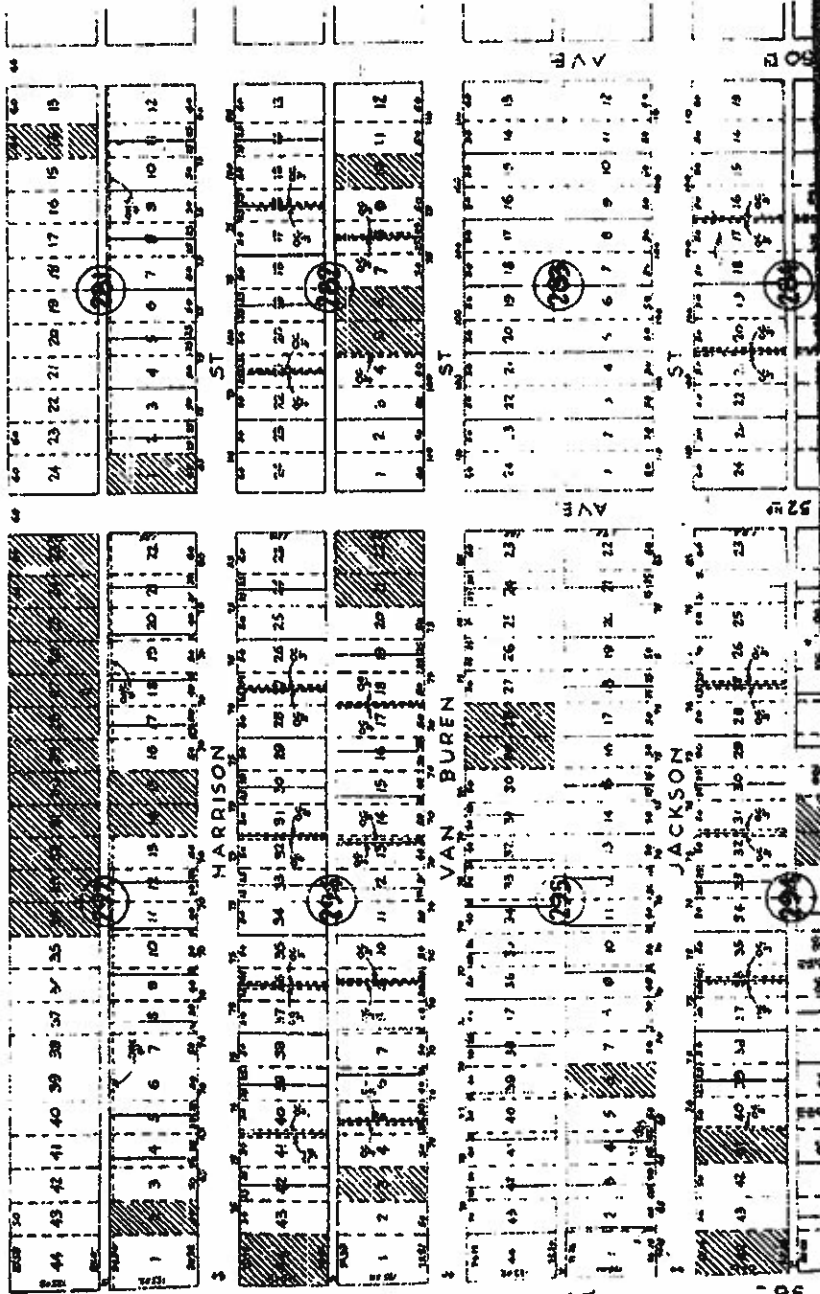
SCALE 1" = 100'

C-1 - CHANGING CURBLINE - TO ACCOMMODATE FOR RELOCATION OF STREET LIGHT POLES  
 C-2 - CHANGING CURBLINE - ACCORDING TO ALLEY  
 A-1 - ALLEY ENCLOSURE - TO ACCOMMODATE FOR STRENGTHENED LEAVE BUYING  
 A-2 - ALLEY AND OVERHEAD CONDUIT - A COMBINATION OF BOTH ENCLOSURES  
 AS SHOWN ABOVE

SIZE OF ALL ENCLOSURES IS INDICATED ON THIS DRAWING

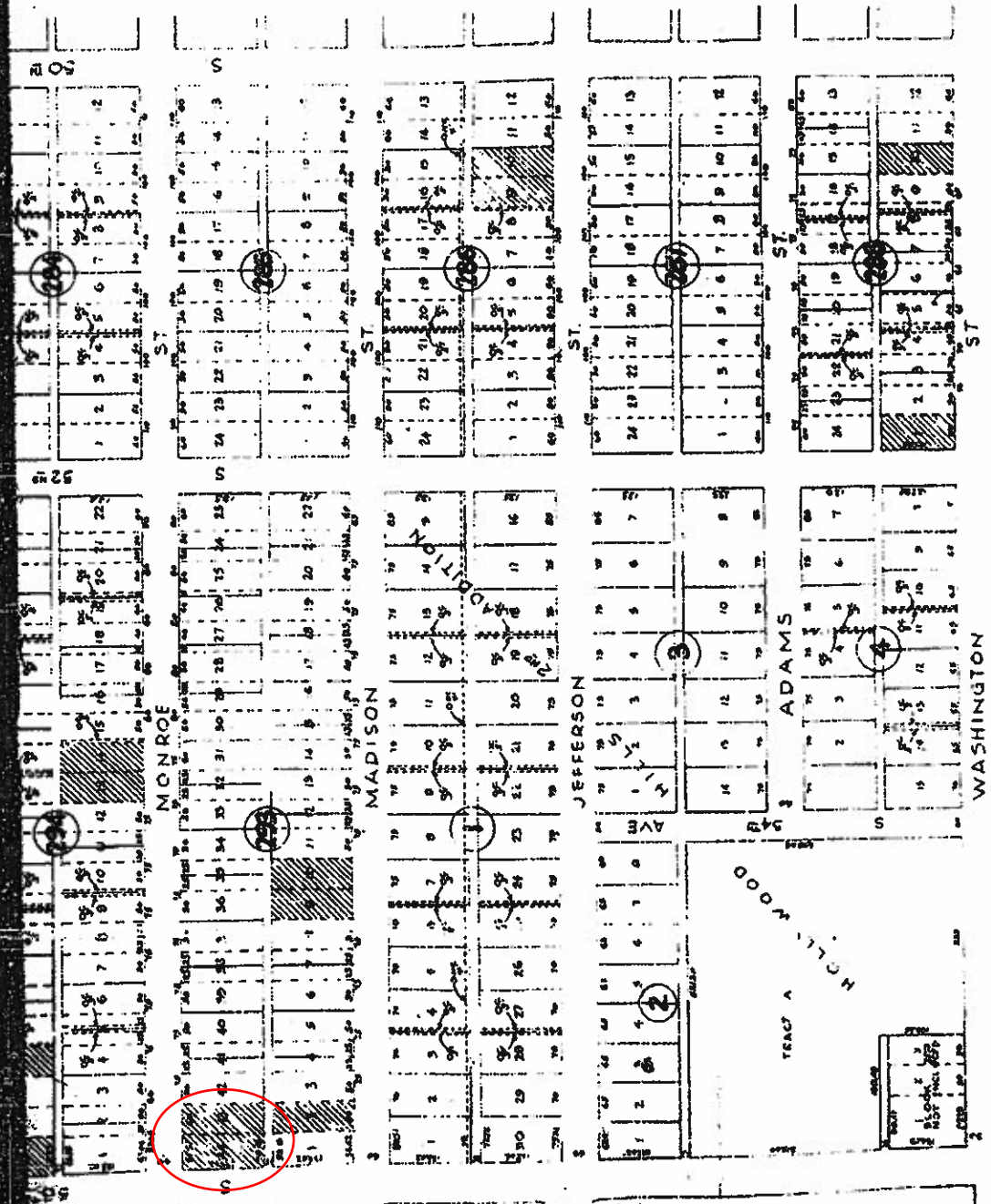
FLOOR POWER & LIGHT C.  
 SEE PLANS NO. 1 DATE 7-18-48

HOLLYWOOD BOULEVARD



OFF REC 2687 PAGE 727





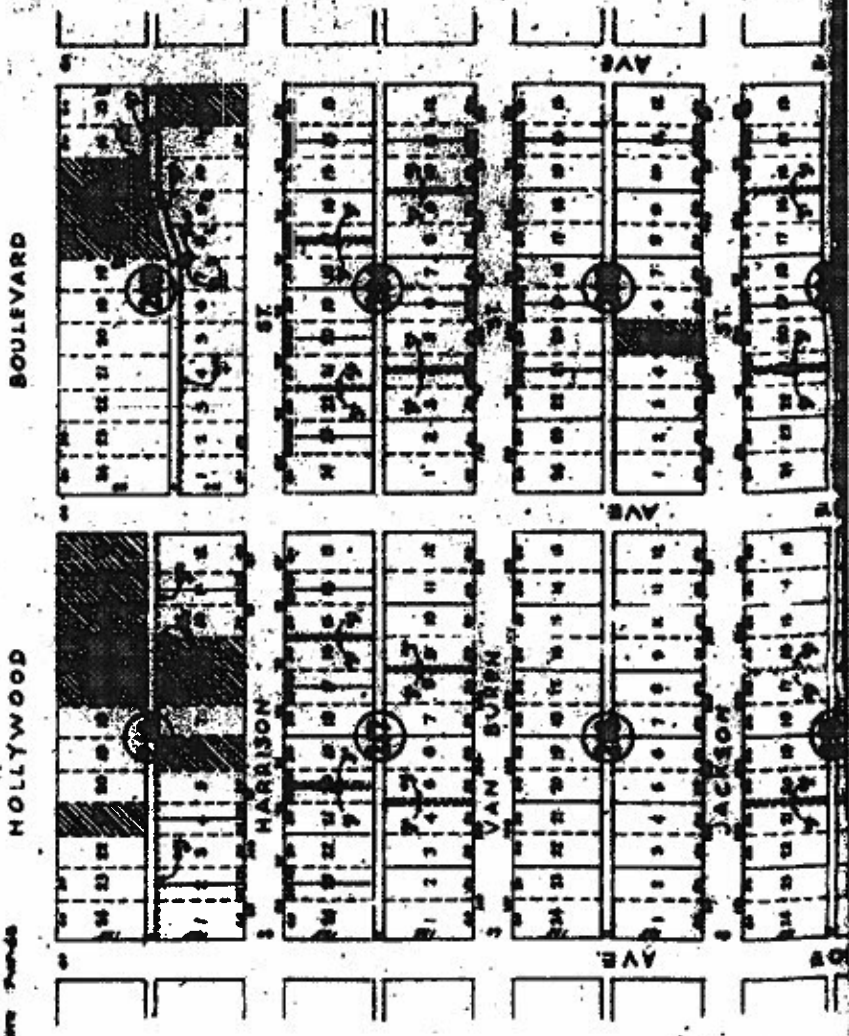
OFF. REC. 2687 CASE 729

# HOLLYWOOD HILLS

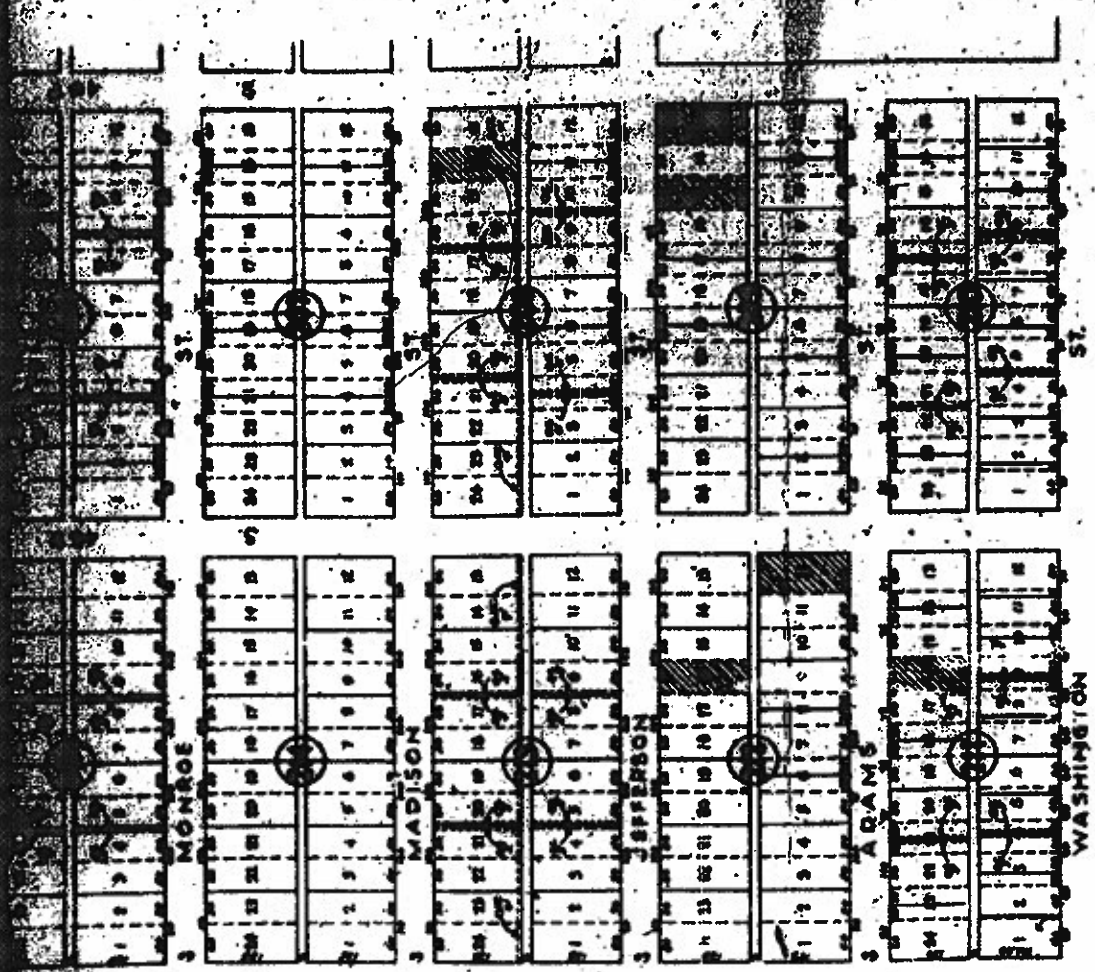
STAGE 5  
SHEET 2 of 4  
SCALE 1" = 100'

To show the boundaries of the lots and the  
location of the alley  
To show the proposed street and alley  
To show the proposed street and alley  
To show the proposed street and alley  
To show the proposed street and alley

City of Hollywood  
Hollywood, California



OFF. REC. 2687 REV. 730





# HOLLYWOOD HILLS

UTILITY - UTILITY LAYOUT

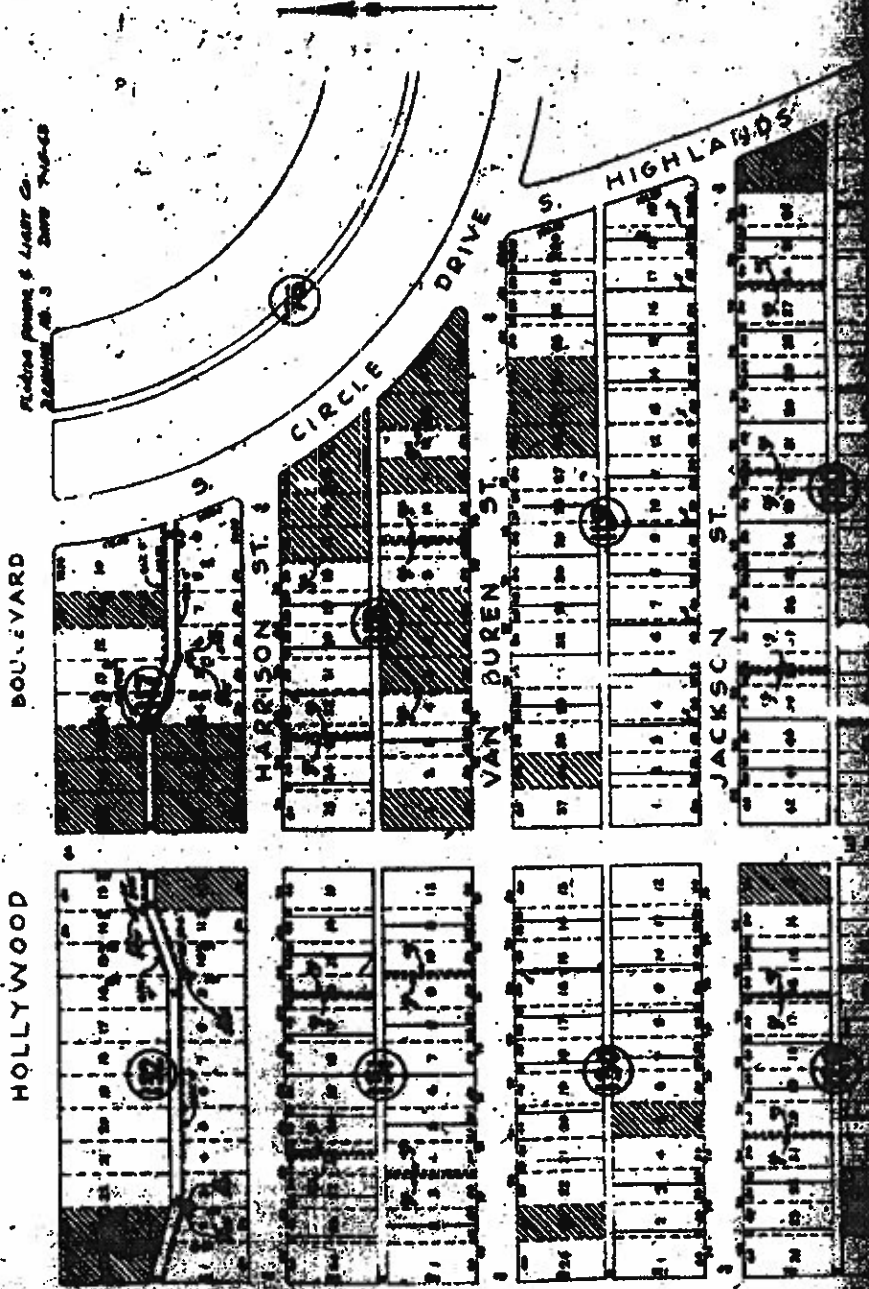
STAGE 5  
SHEET 3 OF 4  
SCALE: 1" = 100'

- CC - CONCRETE CURB - TO BE SET FOR INSTALLATION OF STREET LIGHT WIRING
- CS - CONCRETE CURB - TO BE SET FOR INSTALLATION OF STREET LIGHT WIRING
- AS - ASPHALT DRIVEWAY - TO BE SET FOR INSTALLATION OF DRIVEWAY
- AS - ASPHALT DRIVEWAY - TO BE SET FOR INSTALLATION OF DRIVEWAY

NOTE: ALL DIMENSIONS AS INDICATED ON THIS SHEET

PLANNING BOARD & LIGHT CO.  
REVISION NO. 3 DATE 7-14-63

OFF. 2687 PAGE 731



HOLLYWOOD

BOULEVARD

HARRISON ST.

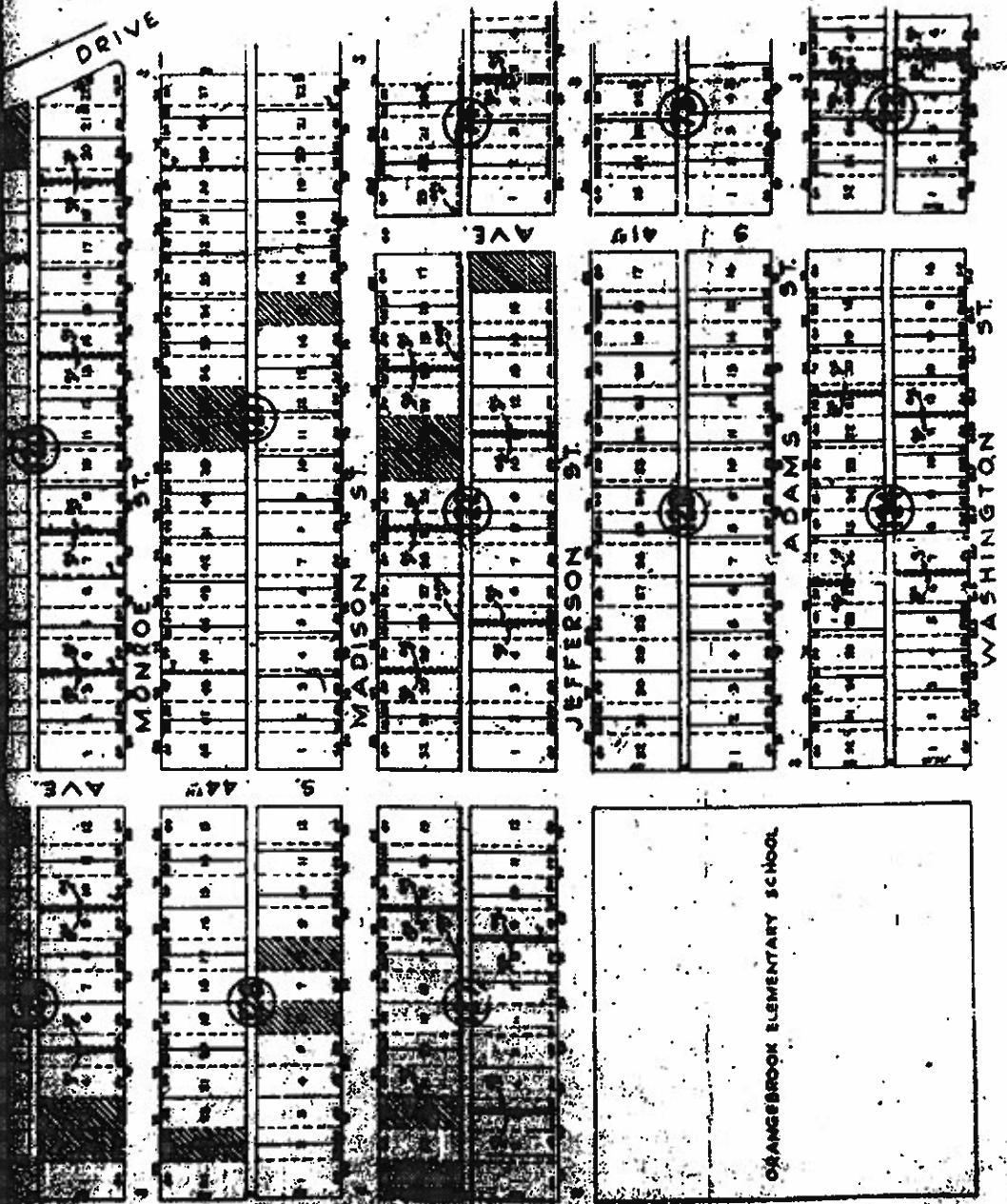
VAN BUREN ST.

JACKSON ST.

CIRCLE DRIVE

S. HIGHLANDS

OFF. REC. 2087 ME 732



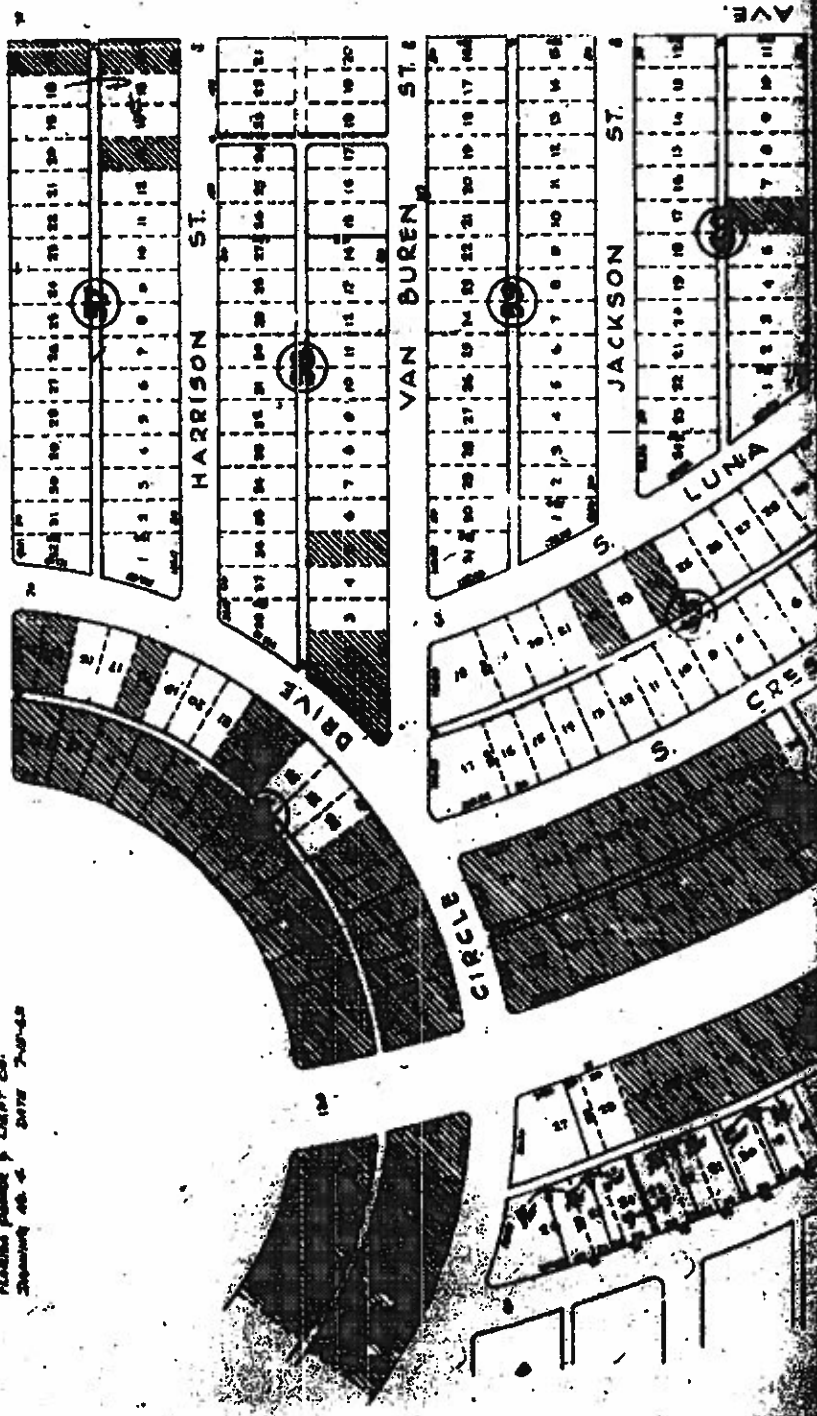
# HOLLYWOOD HILLS

STAGE 5  
SHEET 4 W 4  
SCALE: 1"=100'

UTILITY SERVICE LEGEND  
 (C) - UTILITY CONDUIT - TO BE INSTALLED BY OWNER  
 (S) - SANITARY SEWER - TO BE INSTALLED BY OWNER  
 (W) - WATER MAIN - TO BE INSTALLED BY OWNER  
 (G) - GAS MAIN - TO BE INSTALLED BY OWNER  
 (E) - ELECTRIC MAIN - TO BE INSTALLED BY OWNER  
 (T) - TELEPHONE MAIN - TO BE INSTALLED BY OWNER  
 (F) - FIBER OPTIC MAIN - TO BE INSTALLED BY OWNER  
 (A) - ALL OTHERS - TO BE INSTALLED BY OWNER

PLANNED BY  
 ENGINEER  
 DATE 7-10-63

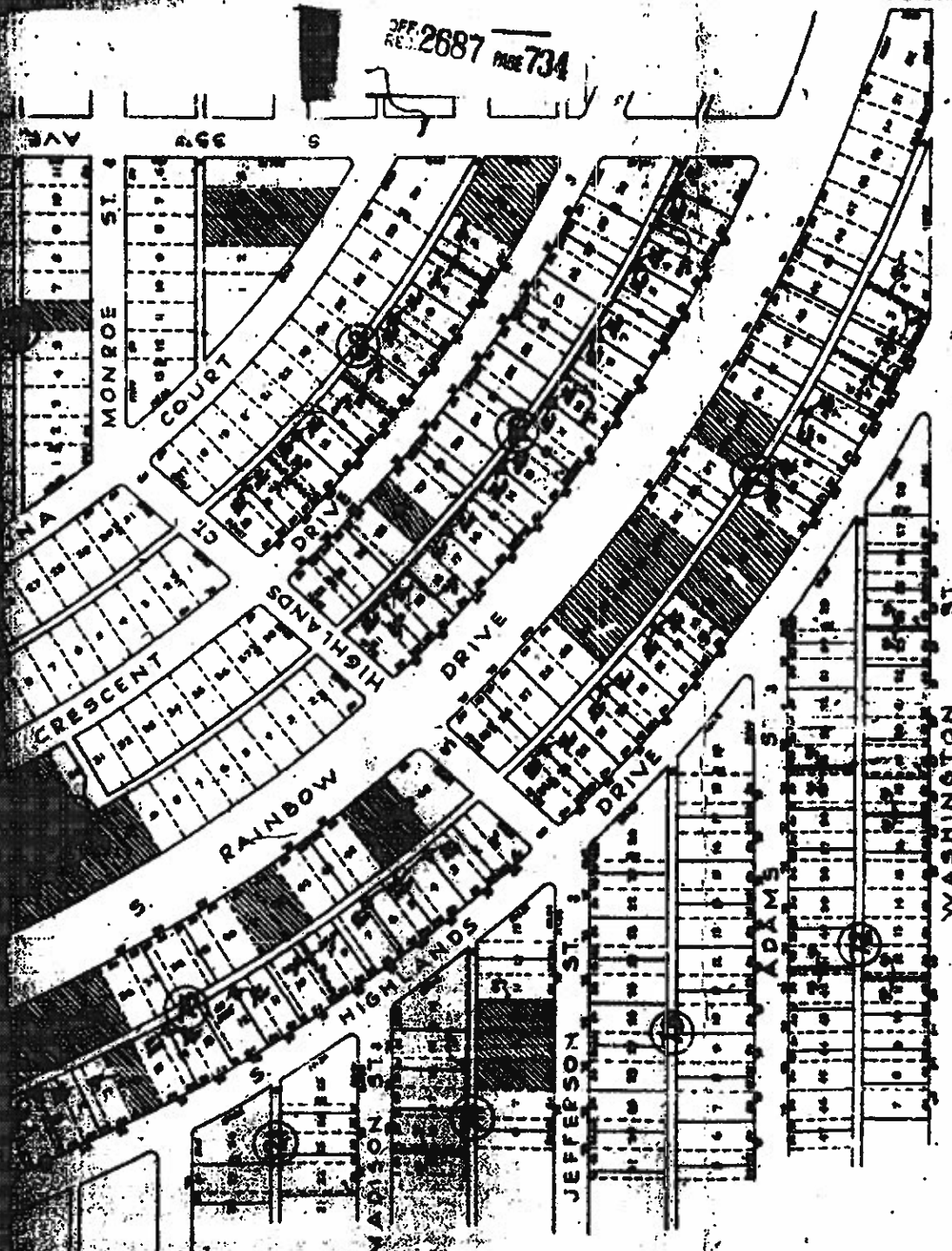
HOLLYWOOD BOULEVARD



OFF REC. 2687 PAGE 733



OFF 2687 PAGE 734



RECORDED IN OFFICE, RECORDS DEPT.  
OF BROWARD COUNTY, FLORIDA  
**W. E. FITCH, JR.**  
CLERK OF BROWARD COUNTY

23