

Work Request No. 12791575

# UNDERGROUND EASEMENT (BUSINESS)

Sec. 31, Twp 19 S, Rge 30 E

This Instrument Prepared By

Parcel I.D. 31193050200000310  
(Maintained by County Appraiser)

Name: TAWFEEQ HUSSEIN  
Co. Name: FLORIDA POWER & LIGHT  
Address: 2626 W 1ST ST  
SANFORD, FL, 32771

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 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 \_\_\_\_\_, 20\_\_.

Signed, sealed and delivered in the presence of:

Entity Name

\_\_\_\_\_  
(Witness' Signature)

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

Print Name: \_\_\_\_\_  
(Witness)

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

Print Address: \_\_\_\_\_  
\_\_\_\_\_

Print Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Witness' Signature)

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

Print Address: \_\_\_\_\_  
(Witness)  
\_\_\_\_\_

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 \_\_\_\_\_

IN WITNESS WHEREOF, this Easement has been executed by Grantor on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, and is effective as of this date.

**GRANTOR:**

**BOARD OF COUNTY  
COMMISSIONERS SEMINOLE  
COUNTY, FLORIDA**

**ATTEST:**

\_\_\_\_\_  
GRANT MALOY  
Clerk to the Board of County

Commissioners of Seminole  
County, Florida.

For the use and reliance  
Seminole County only.

Approved as to form and  
legal sufficiency

\_\_\_\_\_  
County Attorney

By: \_\_\_\_\_  
Jay Zembower, Chairman

Date: \_\_\_\_\_

As authorized for execution by the  
Board of County Commissioners at  
its \_\_\_\_\_, 2024, regular  
meeting

# SKETCH OF DESCRIPTION

EXHIBIT 'A'  
SHEET 1 OF 2

DESCRIPTION OF SKETCH:

A PORTION OF LOTS 31, 32, 38, AND 39, PLAT OF THE TOWN OF SYLVAN LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 69, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND A PORTION OF THE VACATED ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOT 32 AND NORTH OF AND ADJACENT TO LOT 39, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF LOT 31, PLAT OF THE TOWN OF SYLVAN LAKE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 69, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89°38'00" WEST, ALONG THE NORTH LINE OF SAID TOWN OF SYLVAN LAKE, A DISTANCE OF 55.68 FEET; THENCE SOUTH 00°22'00" WEST A DISTANCE OF 5.56 FEET FOR A **POINT OF BEGINNING**; THENCE SOUTH 00°00'54" WEST A DISTANCE OF 34.38 FEET; THENCE SOUTH 03°59'27" WEST A DISTANCE OF 44.01 FEET; THENCE SOUTH 00°03'31" EAST A DISTANCE OF 92.62 FEET; THENCE SOUTH 74°26'24" WEST A DISTANCE OF 43.34 FEET; THENCE SOUTH 77°11'54" WEST A DISTANCE OF 21.04 FEET; THENCE SOUTH 12°58'30" EAST A DISTANCE OF 0.63 FEET; THENCE SOUTH 77°01'30" WEST A DISTANCE OF 16.66 FEET; THENCE NORTH 12°58'30" WEST A DISTANCE OF 16.66 FEET; THENCE SOUTH 12°58'30" EAST A DISTANCE OF 6.03 FEET; THENCE NORTH 77°11'54" EAST A DISTANCE OF 20.83 FEET; THENCE NORTH 74°26'24" EAST A DISTANCE OF 35.49 FEET; THENCE NORTH 00°03'31" WEST A DISTANCE OF 85.37 FEET; THENCE NORTH 03°59'27" EAST A DISTANCE OF 44.01 FEET; THENCE NORTH 00°00'54" EAST A DISTANCE OF 34.04 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF FIRST STREET; THENCE SOUTH 89°59'06" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 2.553.21 SQUARE FEET, OR 0.058 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE MONUMENTED WEST RIGHT-OF-WAY LINE OF THE VACATED PARK AVENUE, HAVING A BEARING OF NORTH 00°08'11" WEST (RELATIVE TO THE NORTH AMERICAN DATUM OF 1983), AS SHOWN ON SUBDIVISION MAP OF "THE PLAT OF THE TOWN OF SYLVAN LAKE", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 69, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
4. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
5. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS AND DOCUMENTS OF RECORD A CURRENT TITLE REPORT MAY DISCLOSE.

REVISED ESMT PER COUNTY	04/02/24
REVISED ESMT PER CLIENT	02/23/24
REVISION	DATE
DATE:	02/12/2024
SCALE:	N/A
DRAWN BY:	YB
PROJECT NO.	3927
SHEET NO.	1 OF 2
3927 elec dist esmt.dwg	



**AMERICAN LAYOUT & LAND SURVEYING**


5125 ADANSON STREET, SUITE 800  
ORLANDO, FL 32804  
TEL: (844) 787-8399

**LAND SURVEYING  
CONSTRUCTION SURVEYING**

[www.americansurveyors.us](http://www.americansurveyors.us)

**CERTIFICATE OF AUTHORIZATION #LB8131**

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 02/12/2024 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 FLORIDA STATUTE. THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW OR ABOVE GROUND ENCROACHMENTS, UTILITIES, SERVICE LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES. THIS SURVEY IS SUBJECT TO A FULL AND ACCURATE TITLE SEARCH, SUBJECT TO RESTRICTIONS AND EASEMENT RECORD AND/OR UNRECORDED. UNLESS THIS SURVEY BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



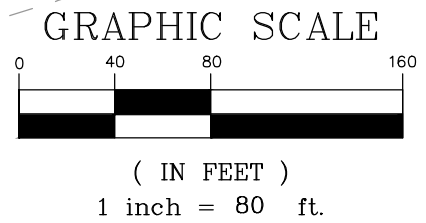
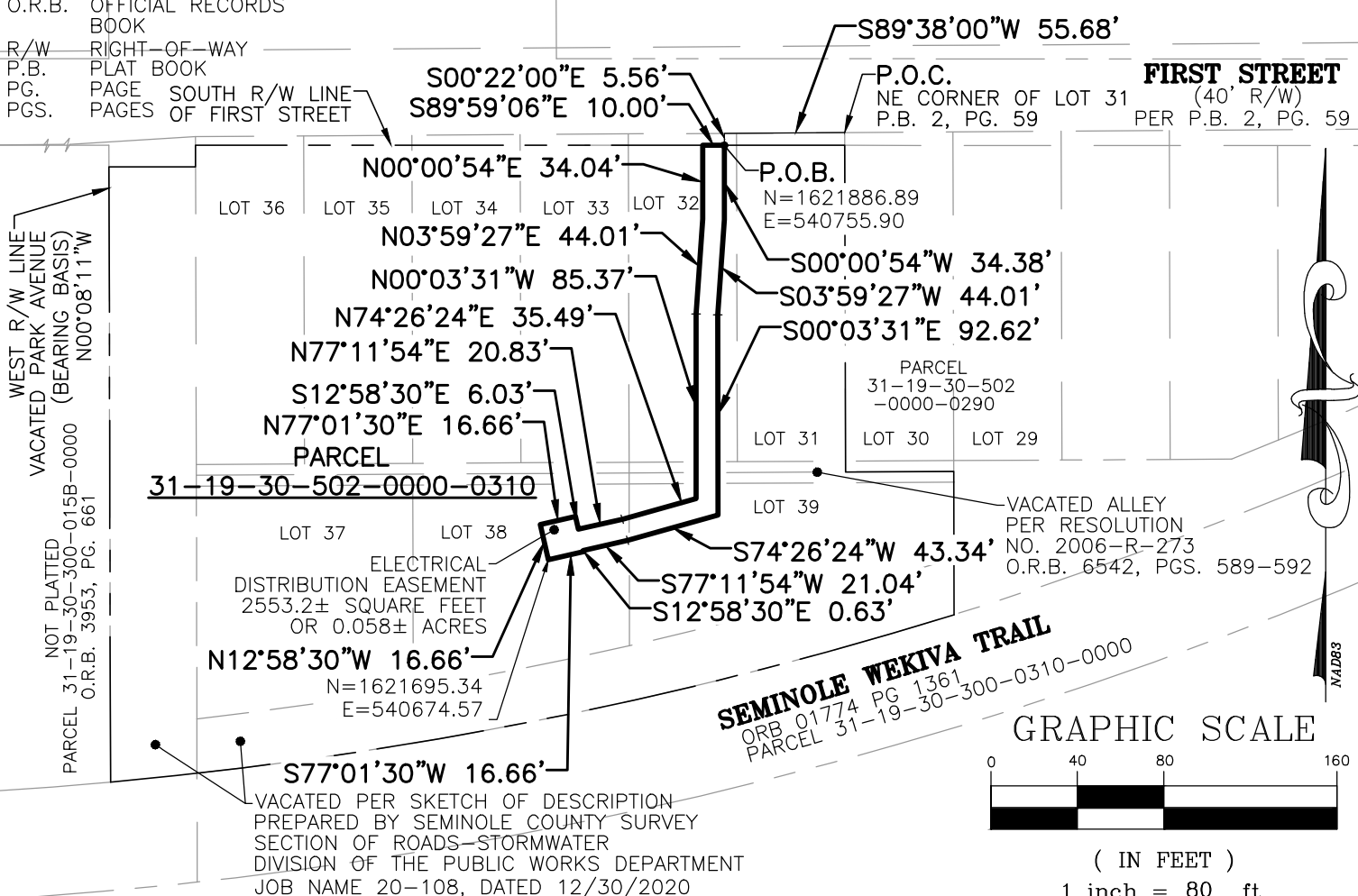
**ANTHONY MALTESE**  
**PE, PLS, PSM, P.P., C.M.E.**  
PROFESSIONAL LAND SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FL LICENSE # LS7020

# SKETCH OF DESCRIPTION

EXHIBIT 'A'  
SHEET 2 OF 2

**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- R/W RIGHT-OF-WAY
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES



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4. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
5. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS AND DOCUMENTS OF RECORD A CURRENT TITLE REPORT MAY DISCLOSE.
6. THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.

REVISED ESMT PER COUNTY	04/02/24
REVISED ESMT PER CLIENT	02/23/24
REVISION	DATE
DATE:	02/12/2024
SCALE:	1"=80'
DRAWN BY:	YB
PROJECT NO.	3927
SHEET NO.	2 OF 2
3927 elec dist esmt.dwg	



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