

Memorandum

MIAMI-DADE
COUNTY

Date: July 24, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 14(A)(13)

From: George M. Burgess
County Manager



Subject: Resolution Approving an Exclusive Electric Utility Easement to the Florida Power and Light at the Dadeland South Metrorail Station Joint Development Site

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve an Exclusive Electric Utility Easement (Utility Easement) to Florida Power and Light Company (FPL) by Miami-Dade County (County) for County-owned land in Tract C of the plat of DADELAND SOUTH STATION (Plat Book 122, Page 28) known as Phase 4B under the "Dadeland South Joint Development Parcel" land lease agreement (Land Lease) and authorize the County Mayor or his designee to execute same.

SCOPE

This Utility Easement is physically located in Commission District 7.

FISCAL IMPACT/FUNDING SOURCE

There is no fiscal impact to the County. Dadeland Centre II, Ltd. (Tenant) pays all costs of the Utility Easement.

TRACK RECORD/MONITOR

The County has granted numerous utility easements to FPL through various departments. The Miami-Dade Transit (MDT) employee responsible for administering the Land Lease is Frank Talleda, Chief, Joint Development & Leasing.

BACKGROUND

In April 1982 (R-546-82), the Board approved a joint development project with Green Datran Center, Ltd. (GDCL) and Miami-Dade County through MDT, Landlord, to construct and operate a parking garage at Dadeland South Metrorail Station. On July 20, 1982 (R-1054-82), the Board authorized execution of an initial 55-year, 6-month term Land Lease with an automatic 44-year renewal to terminate December 31, 2082. Additionally, the same resolution authorized the exchange of certain County property for real property owned by GDCL needed for the Dadeland South Station; approved the Land Lease with GDCL; and authorized GDCL to commercially develop certain property rights located at the station site in a 4-phase project. The Land Lease, still in effect, has been amended five times between 1983 and 1996.

Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

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Over the years, GDCL assigned all of the project phases to individual entities—all consented to by the County. The assignee for Phase 4B, Green Dadeland Hotel, Ltd., had its name changed in 2005 to Dadeland Centre II, Ltd., the current tenant of Phase 4B. Phase 4B is the site of the Utility Easement.

The Utility Easement will allow exclusive use by FPL to install, operate and maintain an electric utility infrastructure in Tract "C" to solely support the County's Phase 4B joint development project being built by Tenant. Exhibit "A" herein consists of the Utility Easement with two (2) joinders from the Tenant and its leasehold mortgagee (Wachovia Bank, National Association); legal description and accompanying sketch; and the plat.

The Demised Premises (leased area) of the Land Lease contains five (5) phases: Phases I and III are the Datran I and Datran II office buildings, Phase II is the Miami Marriott Dadeland Hotel, Phase 4A is the Dadeland Centre I office building and Phase 4B will be the Dadeland Centre II office building. The entire Dadeland South joint development project, begun in 1982, will be built out in October 2007 upon completion of Phase 4B. The Landlord remains the owner of its portion of the Dadeland South's dedicated Metrorail 1,000 parking spaces in the garage located in a portion of Phase I. The Phase 4B Dadeland Centre II office building is 112,000 square foot, with 7 stories of parking and 8 stories of office space. The ground floor will have 9,000 square feet of retail space and 1,200 square feet of restaurant space.

The County's Tenant under the Land Lease is responsible for construction inspection of the Utility Easement being built by FPL. Rent paid to Landlord by all Phase Tenants for calendar year 2006 will exceed \$900,000.00.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: July 24, 2007

FROM: 
R.A. Cuevas, Jr.
Acting County Attorney

SUBJECT: Agenda Item No. 14(A)(13)

Please note any items checked.



"4-Day Rule" ("3-Day Rule" for committees) applicable if raised

6 weeks required between first reading and public hearing

4 weeks notification to municipal officials required prior to public hearing

Decreases revenues or increases expenditures without balancing budget

Budget required

Statement of fiscal impact required

Bid waiver requiring County Manager's written recommendation

Ordinance creating a new board requires detailed County Manager's report for public hearing

Housekeeping item (no policy decision required)

No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(13)

07-24-07

RESOLUTION NO. _____

RESOLUTION APPROVING AN EXCLUSIVE ELECTRIC UTILITY EASEMENT AT THE DADELAND SOUTH JOINT DEVELOPMENT LEASE SITE TO FLORIDA POWER & LIGHT (FPL) AND AUTHORIZING THE COUNTY MAYOR TO EXECUTE SAME AND EXERCISE ALL PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves an Exclusive Electric Utility Easement at the Dadeland South Joint Development site, granted to Florida Power and Light Company by Miami-Dade County, to enter upon, construct, operate and maintain an electric utility infrastructure and appurtenant equipment thereto, to solely support the joint development project Dadeland Centre II lying and being in Phase 4B, Folio 30-5002-057-0032, lying and being in Tract "C" of DADELAND SOUTH STATION, as recorded in Plat Book 122 Page 28 of the Public Records of Dade County (now Miami-Dade County), Florida, the same as more fully described in the Sketch to Accompany Legal Description dated April 3, 2007, to wit as legally described in the attached Exhibit "A" attached hereto and made a part hereto, and authorizes the County Mayor to execute same for and on behalf of Miami-Dade County and to exercise all provisions contained therein.

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The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 24th
day of July, 2007. This resolution shall become effective ten (10) days after the date of its
adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an
override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney
as to form and legal sufficiency. 

Bruce Libhaber

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Instrument prepared by and return to
Miami-Dade County
Bruce Libhaber, Esq.
Assistant County Attorney
111 N.W. 1st Street, Suite 2700
Miami, FL 33128-1993

FPL Work Request No. **1972270**
Section 2 - Township 55 So - Range 40 East
Folio No. 30-5002-057-0032

Copy to:
Florida Power & Light Company
Alejandro Gonzalez
14250 S.W. 112th Street
Miami, FL 33186

Portion of Tract "C"
Folio 30-5002-057-0032
DADELAND SOUTH STATION
Plat Book 122 Page 28
Phase 4B of "Dadeland South Joint
Development Parcel" Land Lease

User Department: Miami-Dade Transit

EXCLUSIVE ELECTRIC UTILITY EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this ____ day of _____, A.D. 20____, by and between **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1993, party of the first part, and **FLORIDA POWER AND LIGHT COMPANY.**, a Florida corporation, whose place of business is 4200 West Flagler Street, Miami, Florida 33134, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant unto the party of the second part, its successors and assigns, an easement to enter upon, construct, operate and maintain an electric utility infrastructure and appurtenant equipment thereto, that may be required inside the transformer vault within the building, or in the underground concrete encased duct bank from the

Exclusive Electric Utility Easement
From Miami-Dade County to Florida Power and Light Company
Tract "C" DADELAND SOUTH STATION PB 122 P 28
Folio 30-5002-057-0032

building transformer vault to the street right of way, within the easement, together with the right to the right of ingress and egress to the transformer vault within the above-described easement, 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 to solely support the joint development project Dadeland Centre II lying and being in Phase 4B, Folio 30-4002-057-0032, lying and being in Tract "C" of DADELAND SOUTH STATION, as recorded in Plat Book 122 Page 28 of the Public Records of Dade County (now Miami-Dade County), Florida, the same as more fully described in the Sketch to Accompany Legal Description dated April 3, 2007, to wit:

**AS LEGALLY DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF**

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting by the County Mayor, and attested to by the Clerk of the Deputy Clerk of said Board, the day and year first above written.

(OFFICIAL SEAL)

**MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS**

By: _____
County Mayor

**ATTEST:
HARVEY RUVIN,
CLERK OF SAID BOARD**

By: _____
Deputy Clerk

The foregoing was accepted and approved on the _____ day of _____, A.D. 2007, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Exclusive Electric Utility Easement
From Miami-Dade County to Florida Power and Light Company
Tract "C" DADELAND SOUTH STATION PB 122 P 28
Folio 30-5002-057-0032

JOINDER BY TENANT

Signed, sealed and delivered in the presence of:

Pat A Yoder
(Witness Signature)

Print Name: PATRICIA A. YAKUBEC
(Witness)

Pat A Yoder
(Witness Signature)

Print Name: PATRICIA A. YAKUBEC
(Witness)

DADELAND CENTRE II, LTD.,
A Florida limited partnership
By: DADELAND CENTRE II, INC.,
a Florida Corporation,
its General Partner

By: George R. Brown, Jr.
(Corporate Name)
(President's signature)

Print Name: George R. Brown, Jr.

Print Address: 9155 S. Dadeland Blvd., #1812
Miami, Florida 33156

Attest: Susan A. Grad
(Secretary's signature)

Print Name: Susan A. Grad

Print Address: 9155 S. Dadeland Blvd., #1812
Miami, Florida 33156
(Corporate Seal)

STATE OF FLORIDA

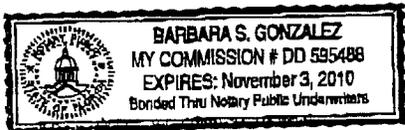
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 8th day of MAY, 2007, by George R. Brown, Jr. and Susan Grad respectively the President and Secretary of Dadeland Centre II, Inc., a Florida corporation, on behalf of said corporation, who are personally known to me or have produced N/A as identification, and who did (did not) take an oath. (Type of identification)

My Commission Expires: 11/3/10

Barbara S. Gonzalez
Notary Public, Signature

Print Name BARBARA S. GONZALEZ



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Exclusive Electric Utility Easement
From Miami-Dade County to Florida Power and Light Company
Tract "C" DADELAND SOUTH STATION PB 122 P 28
Folio 30-5002-057-0032

JOINDER BY LEASEHOLD MORTGAGEE

WACHOVIA BANK, NATIONAL ASSOCIATION, holder of that certain Leasehold Mortgage, Assignment of Rents and Security Agreement, dated as of December 13, 2005, recorded December 19, 2005, in Official Records Book 24065 at Page 3173 of the Public Records of Miami-Dade County, Florida, hereby joins in and consents to this Easement:

WACHOVIA BANK,
NATIONAL ASSOCIATION

Witness: Jessica Felipe

Print Name: Jessica Felipe

Witness: Patricia A. Yakubec

Print Name: Patricia A. Yakubec

By: Gary M. Fitzgerald

Name: GARY M. FITZGERALD

Title: SENIOR VICE PRESIDENT

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 8 day of May, 2007, by Gary M. Fitzgerald, of WACHOVIA BANK, NATIONAL ASSOCIATION, on behalf of the association. He/She has produced _____ as identification.



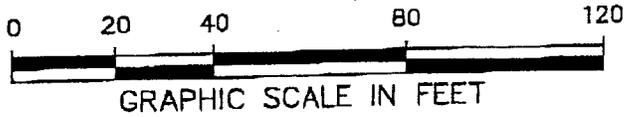
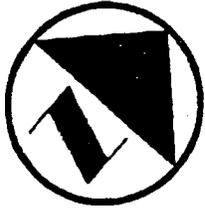
Patricia A. Yakubec
Notary Public (SEAL)

Notary Public, State of Florida

Commission Number: 312612009

EXHIBIT "A"

DADELAND CENTRE II
(page 1 of 4)



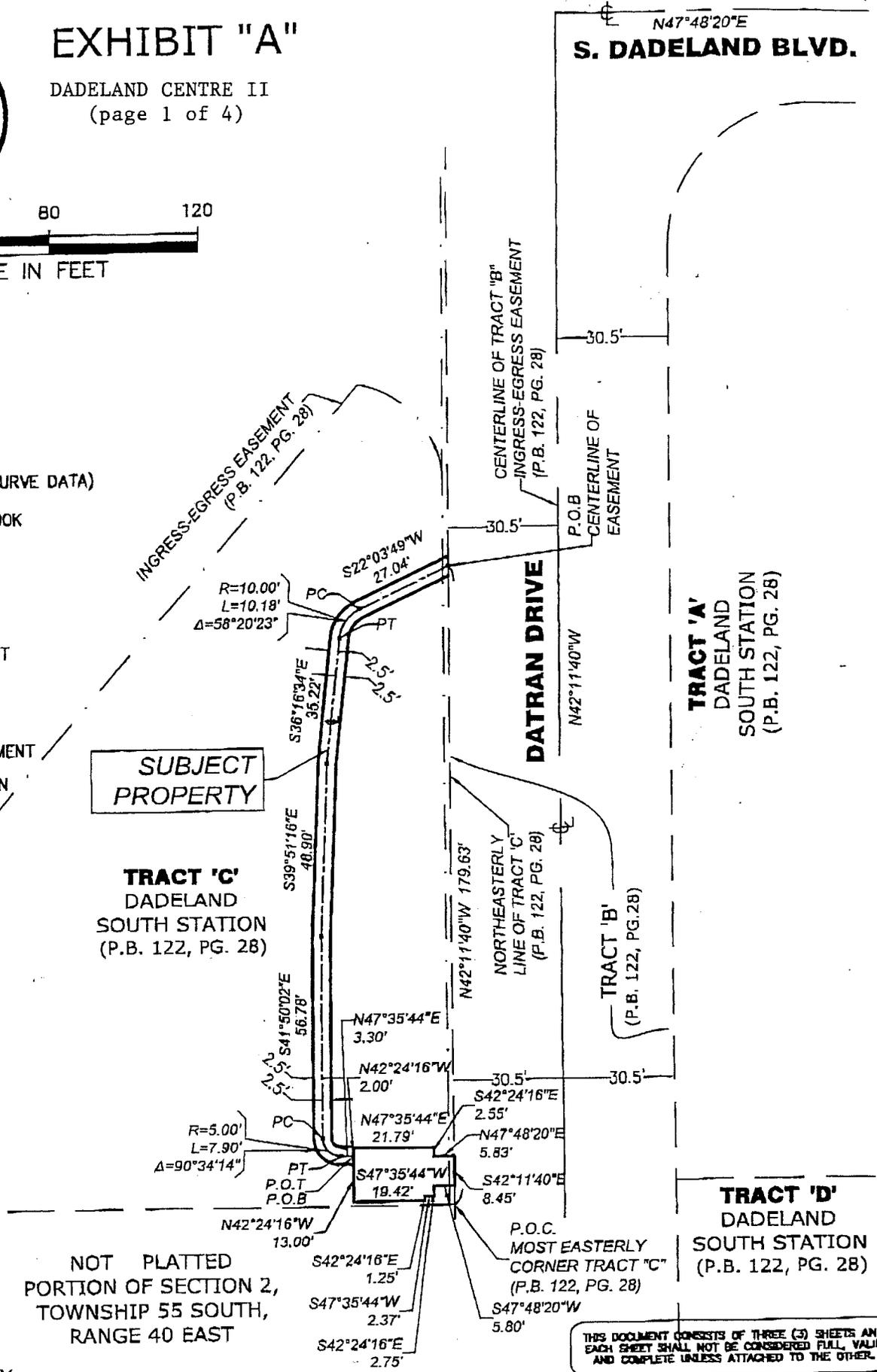
N47°48'20"E
S. DADELAND BLVD.

ABBREVIATIONS

- Δ = CENTRAL ANGLE (DELTA)
- L = LENGTH (WHEN USED IN CURVE DATA)
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- (P) = PER PLAT
- P.B. = PLAT BOOK
- PC = POINT OF COMMENCEMENT
- PT = POINT OF TERMINATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINATION
- R = RADIUS

LEGEND

CENTER LINE



SUBJECT PROPERTY

TRACT 'C'
DADELAND
SOUTH STATION
(P.B. 122, PG. 28)

TRACT 'A'
DADELAND
SOUTH STATION
(P.B. 122, PG. 28)

TRACT 'D'
DADELAND
SOUTH STATION
(P.B. 122, PG. 28)

NOT PLATTED
PORTION OF SECTION 2,
TOWNSHIP 55 SOUTH,
RANGE 40 EAST

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

NOT A BOUNDARY SURVEY



2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

DADELAND CENTRE II
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DATE: 04-03-07
DESIGNED: Z.C.PEREZ
DRAWN: Z.C.PEREZ
CHECKED: D.W.DEANS
JOB NO.: 01-1645.00 0001

X:\PROJECTS\TOWNSHIP OF DADELAND - THE GREEN COMPANIES\01-164500 DADELAND CENTRE II\TOWNSHIP 55 SOUTH, RANGE 40 EAST\01-1645.00 0001.DWG

EXHIBIT "A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
DADELAND CENTRE II
FLORIDA POWER & LIGHT CO. EASEMENT
MIAMI-DADE COUNTY, FLORIDA

ARTICLE I
DEFINITIONS, GENERALLY:

1. CLIENT: SHALL MEAN THE GREEN COMPANIES.
2. SKETCH: SHALL MEAN THE GRAPHIC DEPICTION OF THE MAP MADE A PART HEREOF AND INCORPORATED HEREIN, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
3. SUBJECT PROPERTY: SHALL MEAN ALL THAT LOT, PIECE OR PARCEL OF LAND INDICATED IN THE LEGAL DESCRIPTION PORTION OF THIS DOCUMENT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
4. COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO COUNTY ORDINANCE NUMBER 97-212. ALL REFERENCES TO INSTRUMENT RECORDED PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND CONVERSELY, ALL REFERENCES TO INSTRUMENTS RECORDED SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL REFER TO THE PRESENT COUNTY NAME.

ARTICLE II
LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 2, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, CONSISTING OF A 5-FOOT WIDE STRIP OF LAND WITHIN TRACT 'C' OF "DADELAND SOUTH STATION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122 AT PAGE 28 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, LYING 2.5 FEET ON EACH SIDE OF THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID TRACT 'C;' THENCE N42°11'40"W ALONG THE NORTHEASTERLY LINE OF SAID TRACT 'C' FOR 179.63 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREINAFTER DESCRIBED 5-FOOT WIDE STRIP OF LAND; THENCE DEPARTING SAID NORTHEASTERLY LINE OF TRACT 'C,' S22°03'49"W ALONG SAID CENTERLINE FOR 27.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 58°20'23" FOR 10.18 FEET TO THE POINT OF TANGENCY; THENCE S36°16'34"E ALONG SAID CENTERLINE FOR 35.22 FEET; THENCE S39°51'16"E ALONG SAID CENTERLINE FOR 48.90 FEET; THENCE S41°50'02"E FOR 56.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID CENTERLINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 90°34'14" FOR 7.90 FEET TO THE POINT OF TANGENCY; THENCE N47°35'44"E ALONG SAID CENTERLINE FOR 3.30 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 5-FOOT WIDE STRIP OF LAND.

ALL SIDELINES OF THE AFOREMENTIONED STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED TO FORM ONE CONTINUOUS PARCEL OF LAND.

TOGETHER WITH:

ALL THAT LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 2, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, CONSISTING OF A PORTION OF TRACT 'C' OF "DADELAND SOUTH STATION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122 AT PAGE 28 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID TRACT 'C;' THENCE N42°11'40"W ALONG THE NORTHEASTERLY LINE OF SAID TRACT 'C' FOR 179.63 FEET; THENCE DEPARTING SAID NORTHEASTERLY LINE OF TRACT 'C,' S22°03'49"W FOR 27.04 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 58°20'23" FOR 10.18 FEET TO THE POINT OF TANGENCY; THENCE S36°16'34"E FOR 35.22 FEET; THENCE S39°51'16"E FOR 48.90 FEET; THENCE S41°50'02"E FOR 56.78 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 90°34'14" FOR 7.90 FEET TO THE POINT OF TANGENCY; THENCE N47°35'44"E FOR 3.30 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N42°24'16"W FOR 2.00 FEET; THENCE N47°35'44"E FOR 21.79 FEET; THENCE S42°24'16"E FOR 2.55 FEET; THENCE N47°48'20"E FOR 5.83 FEET TO A POINT OF INTERSECTION WITH SAID NORTHEASTERLY LINE OF TRACT 'C;' THENCE S42°11'40"E ALONG SAID NORTHEASTERLY LINE OF TRACT 'C' FOR 8.45 FEET; THENCE DEPARTING SAID NORTHEASTERLY LINE OF TRACT 'C,' S47°48'20"W FOR 5.80 FEET; THENCE S42°24'16"E FOR 2.75 FEET; THENCE S47°35'44"W FOR 2.37 FEET; THENCE S42°24'16"E FOR 1.25 FEET; THENCE S47°35'44"W FOR 19.42 FEET; THENCE N42°24'16"W FOR 13.00 FEET TO THE POINT OF BEGINNING.

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THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

PBSJ 2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

DADELAND CENTRE II
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

DATE: 04-03-07
DESIGNED: Z.C.PEREZ
DRAWN: Z.C.PEREZ
CHECKED: D.W.DEANS
JOB NO.: 01-1645.00 0001

**ARTICLE III
SOURCES OF DATA:**

THE LEGAL DESCRIPTION AS CITED UNDER ARTICLE II WAS CREATED BASED ON THE FOLLOWING DATA:

1. THE RECORDED PLAT OF "DADELAND SOUTH STATION," ACCORDING TO THE PLAT THEREOF, AS RECORDED AUGUST 8, 1983 IN PLAT BOOK 122 AT PAGE 28 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.
2. BEARINGS AS SHOWN HEREON REFER TO A BEARING OF NORTH 30 DEGREES 58 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF TRACT "C" AS SHOWN ON THE PLAT OF "DADELAND SOUTH STATION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122 AT PAGE 28 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

**ARTICLE IV
LIMITATIONS/EXPRESS PURPOSE:**

1. THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
2. THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN ARTICLE II OR THE UNDERLYING TRACTS, LOTS OR BLOCKS OF LAND THEREOF.
3. THE SKETCH IS INTENDED TO BE DISPLAYED AT THE STATED AND GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT AT A SCALE OF 1 INCH = 40 FEET OR SMALLER. ATTENTION IS DIRECTED TO THE FACT THAT SAID SKETCH MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
4. THIS DOCUMENT WAS PREPARED FOR THE EXPRESS PURPOSE OF GRANTING AN EASEMENT TO THE FLORIDA POWER & LIGHT COMPANY FOR THE MAINTENANCE OF ELECTRICAL UTILITIES.

**ARTICLE V
SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SKETCH AND THE DOCUMENTATION APPENDED THEREIN MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

PBS&J

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24

BY: C. M. Del Valle
 CARLOS M. DEL VALLE, PLS
 PROFESSIONAL LAND SURVEYOR NO. 4408
 STATE OF FLORIDA
 DATE OF CERTIFICATION: APRIL 3, 2007

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS AND TEXT DATA AND EACH PAGE AND COMPONENT THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETED UNLESS APPENDED TO THE OTHERS. THIS NOTICE IS REQUIRED PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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ALL RIGHTS RESERVED

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THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

 2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24	DADELAND CENTRE II	DATE: <u>04-03-07</u> DESIGNED: <u>Z.C.PEREZ</u> DRAWN: <u>Z.C.PEREZ</u> CHECKED: <u>D.W.DEANS</u> JOB NO.: <u>01-1645.00 0001</u>
	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	

