Memorandum

MIAMI-DADE COUNTY

Date: May 4, 2010

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

Agenda Item No. 8(R)(1)(B)

From: George M. Burgess
County Manager

Subject: Resolution accepting an easement from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for water and sewer infrastructure installed for the U.S. Southern Command Headquarters in the City of Doral

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RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution authorizing the acceptance of an easement agreement from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for water and sewer infrastructure installed for the U.S. Southern Command Headquarters in the City of Doral.

SCOPE OF AGENDA ITEM

This easement is for water and sewer infrastructure installed outside of the public right-of-way to provide water and sewer service to the U.S. Southern Command Headquarters located at 9555 NW 33 Street in the City of Doral. The project is located in Commission District 12, Commissioner Jose "Pepe" Diaz. Please refer to Exhibit A, page 8 of 8 for reference to the four sections of the easement; one sewer easement and three water easements.

FISCAL IMPACT/FUNDING SOURCE

There is no fiscal impact to County.

TRACK RECORD/MONITOR

The Water and Sewer Department's Real Estate Coordinator will record the easement in the public records.

BACKGROUND

On October 13, 2009, Miami-Dade County and the United States Government entered into an agreement for the provision of water and sewer service to the U.S. Southern Command Headquarters site located at 9555 NW 33 Street in the City of Doral. The Headquarters building is under construction on property owned by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. The property is currently leased to the State of Florida Department of Management Services, and subleased to the United States Government. The County requires an easement agreement from the property owner for water and sewer infrastructure installed outside the public right-of-way. The easement is for a 50-year term and will provide access to the County through its Water and Sewer Department to operate and maintain the water and sewer infrastructure installed on the property.

Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: May 4, 2010

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

SUBJECT: Agenda Item No. 8(R)(1)(B)

Please note any items checked.

_____ "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

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

_____ No committee review

_____ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve

_____ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(R)(1)(B)
5-4-10

RESOLUTION NO. _____

RESOLUTION AUTHORIZING ACCEPTANCE OF AN EASEMENT FROM THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA FOR WATER AND SEWER INFRASTRUCTURE INSTALLED TO SERVICE THE UNITED STATES SOUTHERN COMMAND HEADQUARTERS IN THE CITY OF DORAL

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 hereby authorizes acceptance of an easement from the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida for water and sewer infrastructure installed for the U.S. Southern Command Headquarters in the City of Doral, in substantially the form attached hereto and made a part hereof; and authorizes the County Mayor or his designee to execute same for and on behalf of Miami-Dade County, Florida.

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:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of May, 2010. 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.

Henry N. Gillman

This Easement was prepared by:
Robin J. Smith, Bureau of Public
Land Administration, Division
of State Lands, Department of
Environmental Protection,
3800 Commonwealth Boulevard,
Tallahassee, Florida 32399-3000

OAE1

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

EASEMENT

Easement Number 32130

THIS EASEMENT, made and entered into this _____ day of _____ 2010, between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, acting pursuant to its authority set forth in Section 253.03, Florida Statutes, hereinafter referred to as "GRANTOR", and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "GRANTEE".

WHEREAS, GRANTOR is the owner of the hereinafter described real property, which is managed by the United States of America under Lease Number 4272; and

WHEREAS, GRANTEE desires an easement across the hereinafter described real property to allow GRANTEE to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove and inspect water transmission and distribution facilities and all appurtenances thereto, including but not limited to fire hydrants, and/or sewage transmission and collection facilities and all appurtenant equipment, including the right to remove or demolish, with no obligation to repair or replace same, any obstructions including pavers as may be necessary to carry out any right granted herein, and with full right of ingress thereto and egress there from on the property of the GRANTOR described as follows; and

WHEREAS, the managing agency has agreed to the proposed use of this land under this easement.

NOW THEREFORE, GRANTOR, for and in consideration of mutual covenants and agreements hereinafter contained, has granted, and by these presents does grant unto GRANTEE, a non-exclusive easement across the following described real property in Miami-Dade County, Florida, to-wit:

(See Exhibit "A" Attached)

subject to the following terms and conditions:

1. DELEGATIONS OF AUTHORITY: GRANTOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, State of Florida Department of Environmental Protection.

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2. TERM: The term of this easement shall be for a period of fifty years commencing on _____, and ending on _____, unless sooner terminated pursuant to the provisions of this easement.

3. USE OF PROPERTY AND UNDUE WASTE: The sole purpose of this easement shall be to allow GRANTEE to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove and inspect water transmission and distribution facilities and all appurtenances thereto, including but not limited to fire hydrants, and/or sewage transmission and collection facilities and all appurtenant equipment, including the right to remove or demolish, with no obligation to repair or replace same, any obstructions including pavers as may be necessary to carry out any right granted herein, and with full right of ingress thereto and egress there from on the property of the GRANTOR upon and across the property described in Exhibit "A" during the term of this easement. This easement shall be non-exclusive. GRANTOR retains the right to engage in any activities on, over, across or below the easement area which do not unreasonably interfere with GRANTEE'S exercise of this easement and further retains the right to grant compatible uses to third parties during the term of this easement.

GRANTEE shall dispose of, to the satisfaction of GRANTOR, all brush and refuse resulting from the clearing of the land for the uses authorized hereunder. If timber is removed in connection with clearing this easement, the net proceeds derived from the sale of such timber shall accrue to GRANTOR. GRANTEE shall take all reasonable precautions to control soil erosion and to prevent any other degradation of the real property described in Exhibit "A" during the term of this easement. GRANTEE shall not remove water from any source on this easement including, but not limited to, a watercourse, reservoir, spring, or well, without the prior written approval of GRANTOR. GRANTEE shall clear, remove and pick up all debris including, but not limited to, containers, papers, discarded tools and trash foreign to the work locations and dispose of the same in a satisfactory manner as to leave the work locations clean and free of any such debris. GRANTEE, its agents, successors, or assigns, shall not dispose of any contaminants including but not limited to, hazardous or toxic substances, petroleum, fuel oil, or petroleum by-products, chemicals or other agents produced or used in GRANTEE'S operations, on this easement or on any adjacent state land or in any manner not permitted by law. GRANTEE shall be liable for all costs associated with

any cleanup of the subject property which is a result of GRANTEE'S operations and use of the subject property.

Upon termination or expiration of this easement GRANTEE shall restore the lands over which this easement is granted to substantially the same condition as existed on the effective date of this easement. GRANTEE agrees that upon termination of this easement all authorization granted hereunder shall cease and terminate.

If the lands described in Exhibit "A" are under lease to another agency, GRANTEE shall obtain the consent of such agency prior to engaging in any use of the real property authorized herein.

4. ASSIGNMENT: This easement shall not be assigned in whole or in part without the prior written consent of GRANTOR. Any assignment made either in whole or in part without the prior written consent of GRANTOR shall be void and without legal effect.

5. RIGHT OF INSPECTION: GRANTOR or its duly authorized agents, representatives or employees shall have the right at any and all times to inspect this easement and the works of GRANTEE in any matter pertaining to this easement.

6. NON-DISCRIMINATION: GRANTEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicaps, or marital status with respect to any activity occurring within this easement or upon lands adjacent to and used as an adjunct of this easement.

7. LIABILITY: Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

8. COMPLIANCE WITH LAWS: GRANTEE agrees that this easement is contingent upon and subject to GRANTEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

9. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this easement in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological

and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources.

10. PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES: Fee title to the lands underlying this easement is held by GRANTOR. GRANTEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property of GRANTOR including, but not limited to, mortgages or construction liens against the real property described in Exhibit "A" or against any interest of GRANTOR therein.

11. PARTIAL INVALIDITY: If any term, covenant, condition or provision of this easement shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

12. SOVEREIGNTY SUBMERGED LANDS: This easement does not authorize the use of any lands within the leased premises that are waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.

13. ENTIRE UNDERSTANDING: This easement sets forth the entire understanding between the parties and cannot be amended except by mutual agreement of the parties.

14. TIME: Time is expressly declared to be of the essence of this easement.

15. RIGHT OF AUDIT: GRANTEE shall make available to GRANTOR all financial and other records relating to this easement and GRANTOR shall have the right to audit such records at any reasonable time during the term of this easement. This right shall be continuous until this easement expires or is terminated. This easement may be terminated by GRANTOR should GRANTEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this easement, pursuant to Chapter 119, Florida Statutes.

16. PAYMENT OF TAXES AND ASSESSMENTS: GRANTEE shall assume full responsibility for and shall pay all liabilities that accrue to the easement area or to the improvements thereon including any and all drainage and special assessments or taxes of every kind and all mechanic's or materialman's liens which may be hereafter lawfully assessed and levied against this easement.

17. AUTOMATIC REVERSION: This easement is subject to an automatic termination and reversion to GRANTOR when, in the opinion of GRANTOR, this easement is not used for the purposes outlined herein, and any costs or

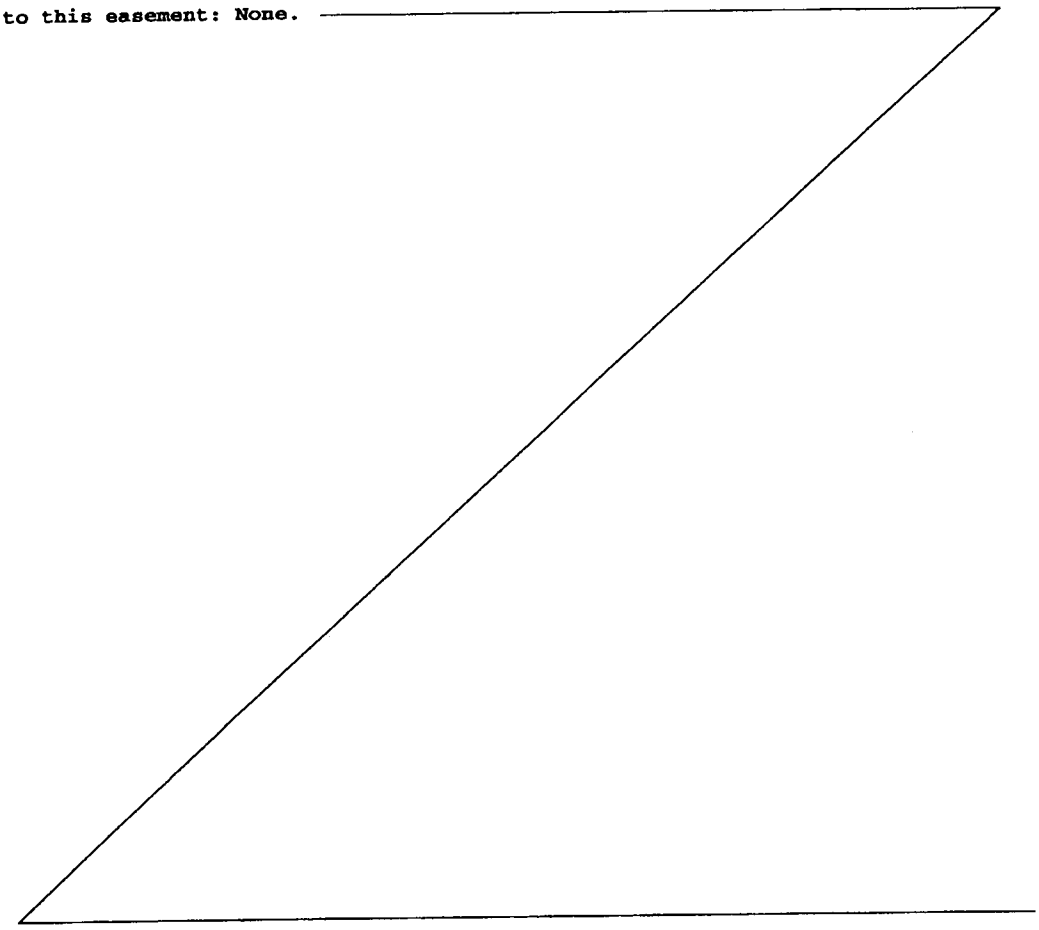
expenses arising out of the implementation of this clause shall be borne completely, wholly and entirely by GRANTEE, including attorneys' fees.

18. RECORDING OF EASEMENT: GRANTEE, at its own expense, shall record this fully executed easement in its entirety in the public records of the county within which the easement site is located within fourteen days after receipt, and shall provide to the GRANTOR within ten days following the recordation a copy of the recorded easement in its entirety which contains the O.R. Book and Pages at which the easement is recorded. Failure to comply with this paragraph shall constitute grounds for immediate termination of this easement agreement at the option of the GRANTOR.

19. GOVERNING LAW: This easement shall be governed by and interpreted according to the laws of the State of Florida.

20. SECTION CAPTIONS: Articles, subsections and other captions contained in this easement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this easement or any provisions thereof.

21. SPECIAL CONDITIONS: The following special conditions shall apply to this easement: None.



IN WITNESS WHEREOF, the parties have caused this easement to be executed the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

By: _____ (SEAL)
GLORIA C. BARBER, OPERATIONS AND MANAGEMENT CONSULTANT MANAGER, BUREAU OF PUBLIC LAND ADMINISTRATION, DIVISION OF STATE LANDS, STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____
Witness

_____
Print/Type Witness Name

_____
Witness

_____
Print/Type Witness Name

"GRANTOR"

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this _____ day of _____, 2010, by Gloria C. Barber, Operations and Management Consultant Manager, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, acting as agent on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.

_____
Notary Public, State of Florida

_____
Print/Type Notary Name

Commission Number:

Commission Expires:

Approved as to Form and Legality

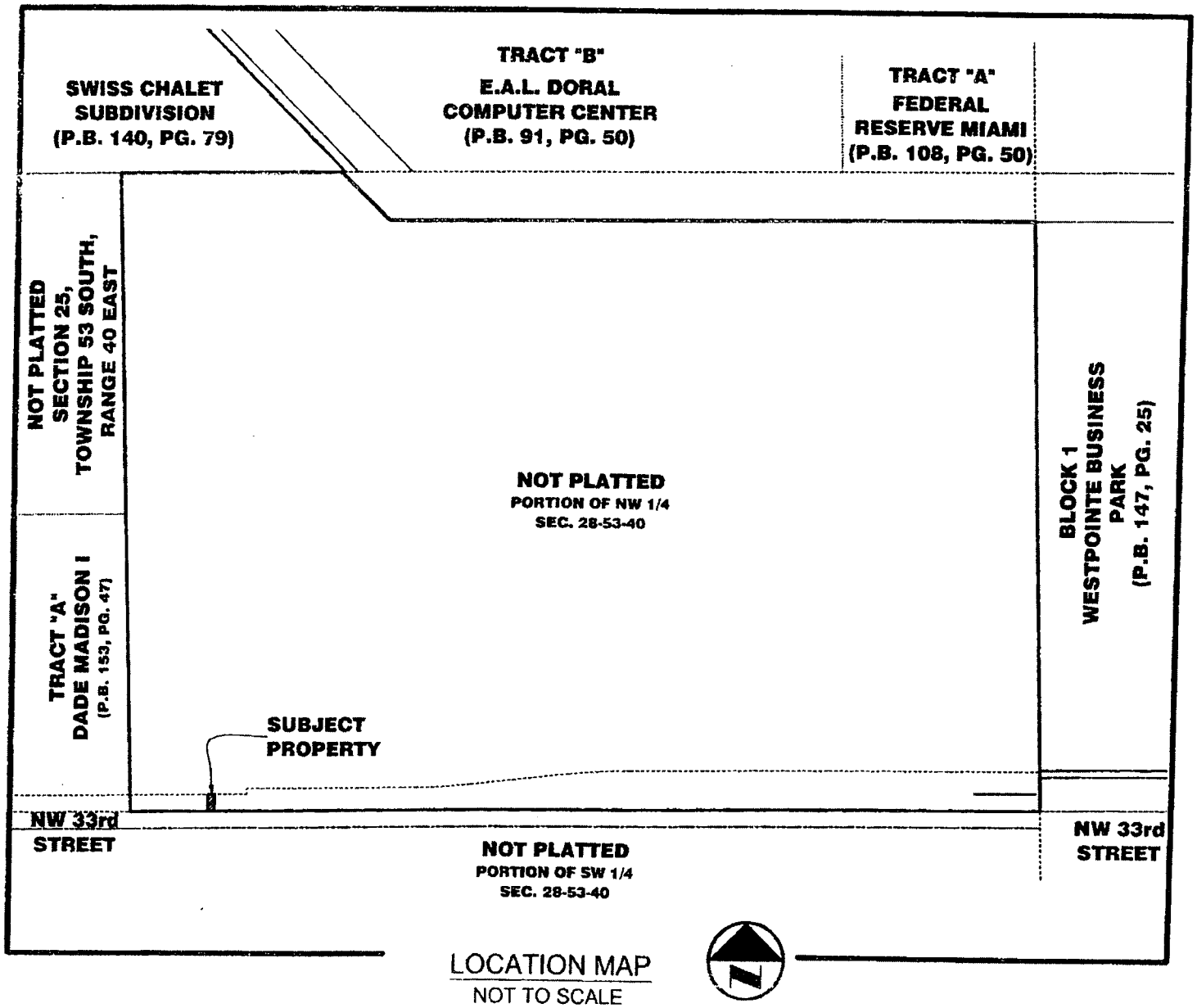
By: _____
DEP Attorney

EXHIBIT "A"

THE FOLLOWING 31 PAGES ARE THE LEGAL DESCRIPTION OF THIS EASEMENT

Sewer Easement:	4 Pages
Water Easement Number 1:	5 Pages
Water Easement Number 2:	6 Pages
Water Easement Number 3:	16 Pages

EXHIBIT "A" - SEWER EASEMENT
DS-2009-524



LOCATION MAP
NOT TO SCALE

12

THIS DOCUMENT CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS

NOT A BOUNDARY SURVEY

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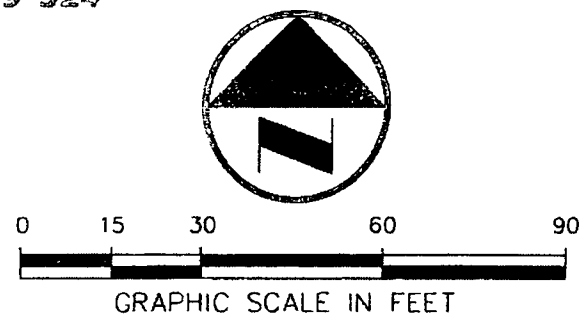
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 64

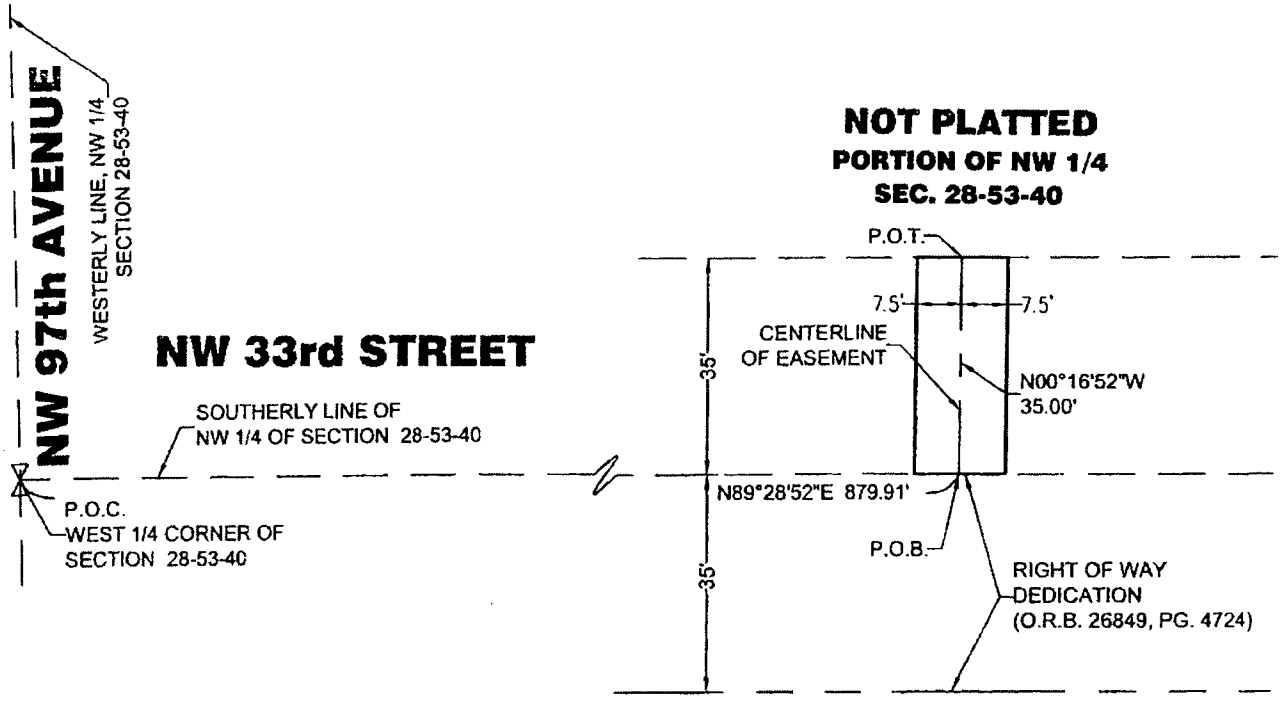
SKETCH TO ACCOMPANY
EASEMENT LEGAL DESCRIPTION

ORIGINAL: 09/22/2009
REVISIONS:
1:
2:
3:

JOB NO. 100001752 02 01 03L
DRAWN Z.C.P.
CHECKED D.W.D.
D.W.D.

EXHIBIT "A"
DS-2009-524





ABBREVIATIONS

O.R.B. = OFFICIAL RECORDS BOOK

PG. = PAGE

P.B. = PLAT BOOK

P.O.B. = POINT OF BEGINNING

P.O.T. = POINT OF TERMINATION

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SKETCH TO ACCOMPANY
EASEMENT LEGAL DESCRIPTION

ORIGINAL: 09/22/2009
REVISIONS:
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2:
3:

JOB NO. 100001752 02 01 03L
DRAWN: Z.C.P.
CHECKED: D.W.D.
QC: D.W.D.

13

EXHIBIT "A"
DS -2009-524

EXHIBIT "A"
SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION
FOR A MIAMI-DADE WATER AND SEWER DEPARTMENT SEWER FORCE MAIN
LOCATED IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
NO. DW-2009-524

EASEMENT LEGAL DESCRIPTIONS:

A PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, CONSISTING OF A STRIP OF LAND 15 FEET IN WIDTH AND LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE WEST ¼ CORNER OF SAID SECTION 28, THIS ALSO BEING THE INTERSECTION OF THE CENTERLINE OF NW 97TH AVENUE AND THE CENTERLINE OF NW 33RD STREET AS SHOWN ON "DADE MADISON I", ACCORDING TO THE PLAT THEREOF, AS RECORDED JULY 30, 1998, IN PLAT BOOK 153 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°28'52"E ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR 879.91 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE FOLLOWING DESCRIBED 15-FOOT WIDE STRIP OF LAND ; FROM SAID POINT OF BEGINNING, THENCE N00°16'52"W ALONG SAID CENTERLINE OF THE 15-FOOT WIDE STRIP OF LAND FOR 35.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 15-FOOT WIDE STRIP OF LAND

THE SIDELINES OF THE AFOREMENTIONED 15-FOOT WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTINUOUS STRIP OF LAND.

SURVEYOR'S NOTES:
SOURCES OF DATA/LIMITATIONS/EXPRESS PURPOSE:

THE LEGAL DESCRIPTION WAS GENERATED BASED ON THE FOLLOWING DATA:

1. "AS-BUILT 8" FORCE MAIN IN NW 33rd STREET" PLANS IN 4 SHEETS FOR THE U.S. SOUTHERN COMMAND HEADQUARTERS, CERTIFIED BY WILLIAM J. RATCLIFF , FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 4937, SIGNED SEPTEMBER 03, 2009 UNDER JOB NUMBER 8-008. (MIAMI-DADE WATER & SEWER DEPARTMENT WATER PERMIT NO. DW-2009-524)
2. THE BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT (NAD83/90).
3. SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF DORAL, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
4. RELIANCE AS TO THE LOCATION OF THE EASEMENT WAS PREDICATED ON "AS-BUILT" LOCATIONS OF THE 8" FORCE MAIN AS SHOWN ON THE RECORD DRAWING. THIS DOCUMENT IS INTENDED TO CREATE A STRIP OF LAND FOR EASEMENT USE COVERING THE NEWLY INSTALLED 8" FORCE MAIN AS DEPICTED ON SAID RECORD DRAWING.
5. THIS "SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY. SAID DOCUMENT WAS PREPARED FOR THE EXPRESS PURPOSE OF CREATING UTILITY EASEMENT FOR THE BENEFIT OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT FOR THE MAINTENANCE OF A FORCE MAIN. AS RELIANCE WAS MADE ON THE "RECORD DRAWINGS AS CITED ABOVE, NO FIELD SURVEY WORK WAS PERFORMED IN CONNECTION WITH SAME.

THIS DOCUMENT CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOT A BOUNDARY SURVEY

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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 24

SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 09/22/2009	JOB NO. 100001752 02.01.03L
REVISIONS:	DRAWN: Z.C.P.
1:	CHECKED: D.W.D.
2:	QC: D.W.D.
3:	

EXHIBIT "A"
DS-2009-524

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 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
2001 NW 107 AVENUE
MIAMI, FLORIDA 33172-2507

BY: C. M. del Valle
CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE OF CERTIFICATION: SEPTEMBER 22, 2008

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 NOTICE IS REQUIRED PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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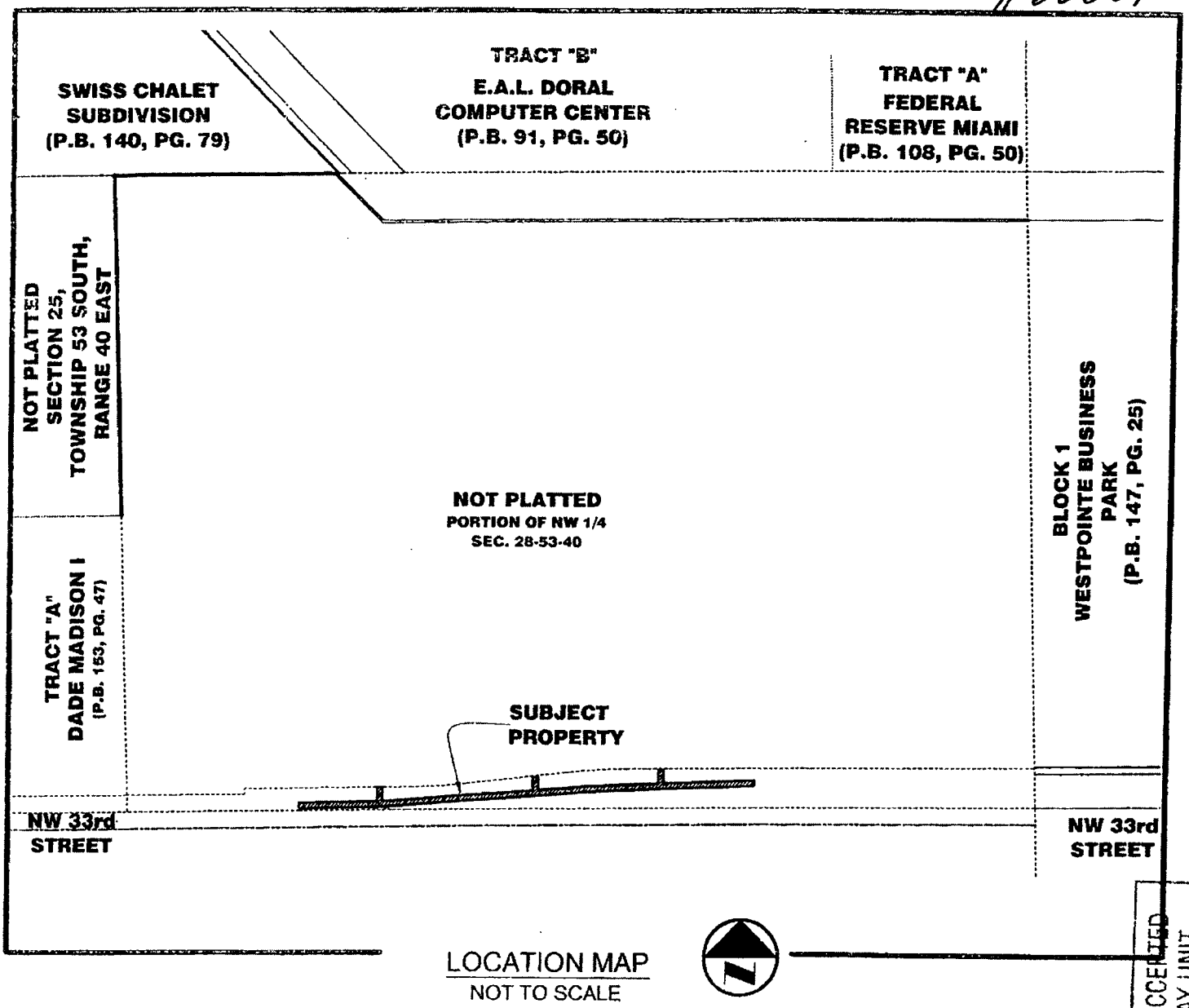
15

EXHIBIT "A" - WATER EASEMENT 1
DW-2009-057

#20231



LOCATION MAP
NOT TO SCALE

REVIEWED AND ACCEPTED BY RIGHT OF WAY UNIT

LEGEND

W POINT DESIGNATION FOR LEGAL DESCRIPTION

ABBREVIATIONS

O.R.B. = OFFICIAL RECORDS BOOK

PG. = PAGE

P.B. = PLAT BOOK

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P.O.T. = POINT OF TERMINATION

P.O.C. = POINT OF COMMENCEMENT

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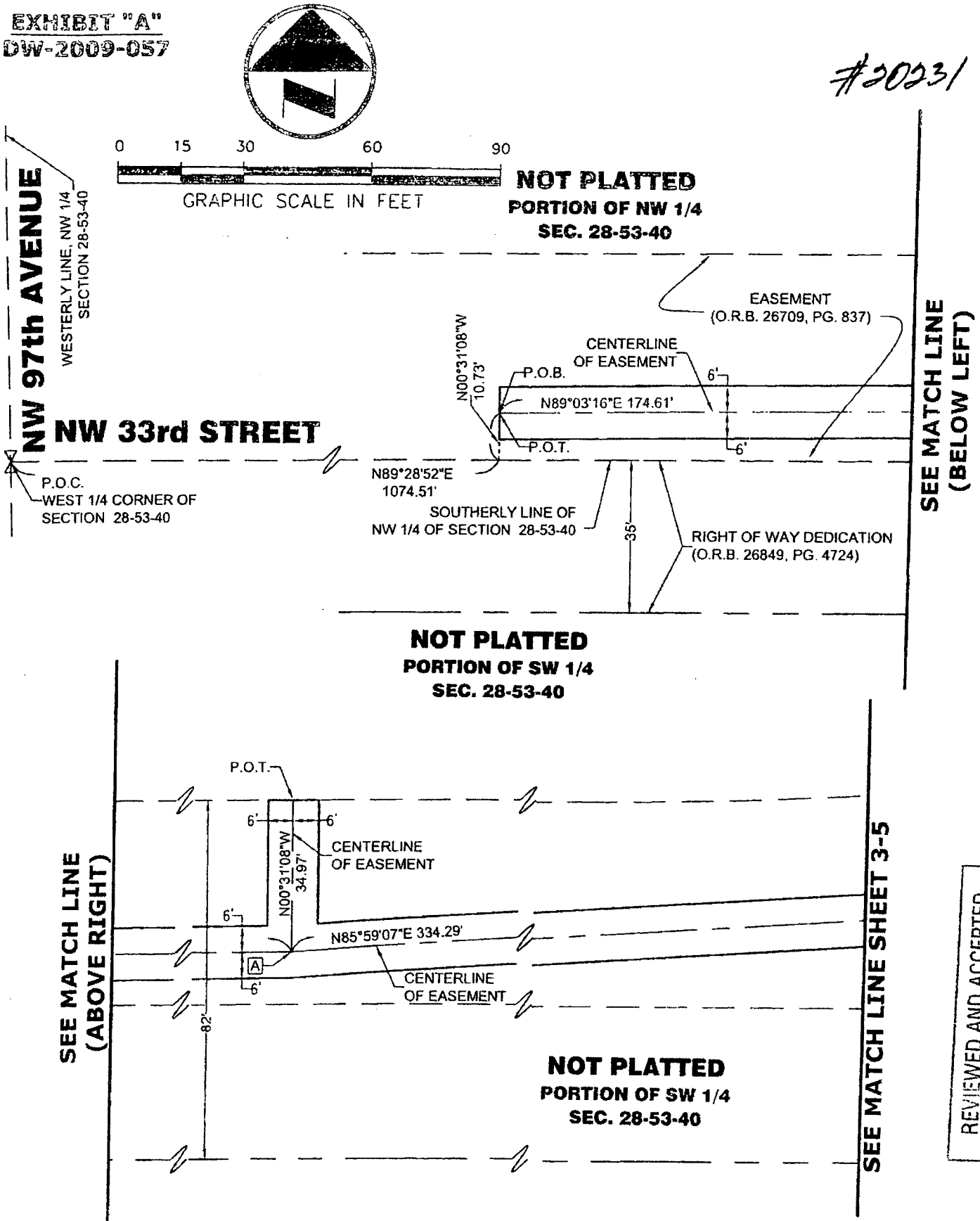
SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 12/09/2009	JOB NO. 100001752 02 01 03L
REVISIONS:	DRAWN Z.C.P.
1:	CHECKED D.W.D.
2:	QC D.W.D.
3:	

16

EXHIBIT "A"
DW-2009-057

#20231



REVIEWED AND ACCEPTED
BY RIGHT OF WAY UNIT

THIS DOCUMENT CONSISTS OF 5 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOTE: FOR LEGEND AND ABBREVIATIONS SEE SHEET 4.

NOT A BOUNDARY SURVEY

DRAWING: X:\PROJECTS\100001752 SOUTH\CAD\SURVEY\100001752 02 01 03L AS-BUILTS AND EASEMENTS\100001752 02 01 03L EASEMENTS\100001752 WATER EASEMENT PAGE II.DWG (PRINTED: 12/4/2009 8:52 AM)

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(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

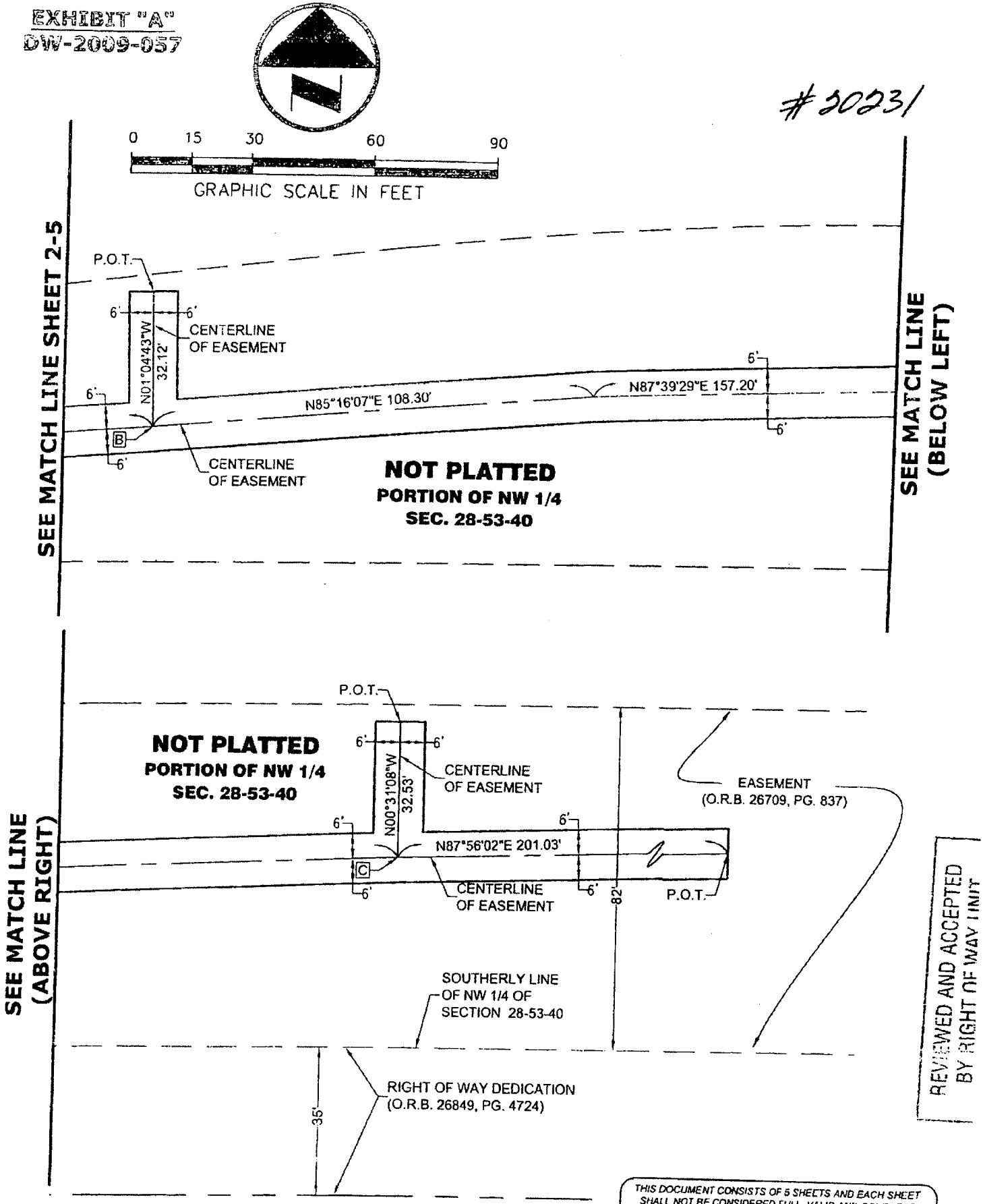
SKETCH TO ACCOMPANY
EASEMENT LEGAL DESCRIPTION

ORIGINAL: 12/09/2009
REVISIONS:
1:
2:
3:

JOB NO. 100001752 02 01 03L
DRAWN JCP
CHECKED DWD
QC DWD

EXHIBIT "A"
DW-2009-057

#20231



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THIS DOCUMENT CONSISTS OF 5 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOTE: FOR LEGEND AND ABBREVIATIONS SEE SHEET 4.

NOT A BOUNDARY SURVEY

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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB2-

SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 12/09/2009
REVISIONS:
1:
2:
3:

JOB NO. 100001752.02.01.03L
DRAWN Z.C.P.
CHECKED D.W.D.
QC D.W.D.

18

EXHIBIT "A"
DW-2009-057

#20231

EXHIBIT "A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR A MIAMI-DADE WATER AND SEWER DEPARTMENT WATER MAIN
LOCATED IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
NO. DW-2009-057

LEGAL DESCRIPTION:

ALL THOSE LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA CONSISTING OF A STRIP OF LAND, 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE WEST ¼ CORNER OF SAID SECTION 28, THIS ALSO BEING THE INTERSECTION OF THE CENTERLINE OF N.W. 97TH AVENUE AND THE CENTERLINE OF N.W. 33RD STREET AS SHOWN ON "DADE MADISON I," ACCORDING TO THE PLAT THEREOF, AS RECORDED JULY 30, 1998 IN PLAT BOOK 153 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°28'52"E ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR 1074.51 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF THE NORTHWEST ¼ OF SECTION 28, N00°31'08"W FOR 10.73 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 12-FOOT WIDE STRIP OF LAND; FROM SAID POINT OF BEGINNING, THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING COURSES: THENCE N89°03'16"E FOR 174.61FEET TO POINT "A;" THENCE N85°59'07"E FOR 334.29 FEET TO POINT "B;" THENCE N85°16'07"E FOR 108.30 FEET; THENCE N87°39'29"E FOR 157.20 FEET TO POINT "C;" THENCE N87°56'02"E FOR 201.03 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "A;" THENCE N00°31'08"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 34.97 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "B;" THENCE N01°04'43"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 32.12 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "C;" THENCE N00°31'08"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 32.53 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

THE SIDELINES OF THE AFOREMENTIONED 12-FOOT WIDE STRIPS OF LAND ARE TO BE LENGTHENED OR SHORTENED TO FORM ONE CONTINUOUS STRIP OF LAND.

SURVEYOR'S NOTES:
SOURCES OF DATA/LIMITATIONS/EXPRESS PURPOSE:

THE LEGAL DESCRIPTION WAS GENERATED BASED ON THE FOLLOWING DATA:

1. RECORD DRAWING ENTITLED "AS BUILT OF 12" WATER MAIN U.S. SOUTHERN COMMAND HEADQUARTERS DORAL, MIAMI-DADE COUNTY, FLORIDA MDWASD PERMIT NO. DW-2009-057" IN FOUR SHEETS CERTIFIED BY WILLIAM J. RATCLIFF, PLS NUMBER 4937 ON OCTOBER 9, 2009 FOR THE REDLAND COMPANY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON A CALCULATED BEARING OF N89°28'52"E ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AS DEPICTED ON THE SKETCH. THIS BEARING WAS CALCULATED FROM THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT (NAD83/90).
3. SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF DORAL, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
4. RELIANCE AS TO THE LOCATION OF THE EASEMENT WAS PREDICATED ON "AS-BUILT" LOCATIONS OF THE WATER MAIN AS SHOWN ON THE RECORD DRAWING. THIS DOCUMENT IS INTENDED TO CREATE STRIPS OF LAND FOR EASEMENT USE COVERING THE NEWLY INSTALLED WATER MAINS AS DEPICTED ON SAID RECORD DRAWING.

REVIEWED AND ACCEPTED
BY

THIS DOCUMENT CONSISTS OF 5 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOT A BOUNDARY SURVEY

DRAWING: X:\PROJECTS\100001752 SOUTHCOM SUITE\100001752 02 01 03L AS-BUILTS AND EASEMENTS\100001752 02 01 03L EASEMENT\SHEET\100001752 WATER EASEMENT PHASE II.DWG PRINTED: 12/7/2009 8:52 AM

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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 12/09/2009
REVISIONS:
1.
2.
3.

JOB NO. 100001752 02 01 03L
DRAWN J.C.P.
CHECKED D.W.D.
QC D.W.D.
SHEET 1 OF 5

EXHIBIT "A"
DW-2009-057

#20331

5. THIS "SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY. SAID DOCUMENT WAS PREPARED FOR THE EXPRESS PURPOSE OF A CREATING UTILITY EASEMENT FOR THE MAINTENANCE OF A WATER LINE. AS RELIANCE WAS MADE ON THE "RECORD DRAWING" AS CITED ABOVE, NO FIELD SURVEY WORK WAS PERFORMED IN CONNECTION WITH SAME.

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 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.

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FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24
2001 NW 107 AVENUE
MIAMI, FLORIDA 33172-2507

BY: _____ (SURVEYOR'S OFFICIAL SEAL)
CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE OF CERTIFICATION: DECEMBER 9, 2009

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 NOTICE IS REQUIRED PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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NOT A BOUNDARY SURVEY

DRAWING: X:\PROJECTS\100001752 SOUTH\CIVIL\SURVEY\100001752 02.01.03L AS-BUILTS AND EASEMENTS\100001752 02.01.03L EASEMENTS\DWG\100001752 WATER EASEMENT PHASE 3.DWG PLOTTED: 12/09/2009 8:52 AM

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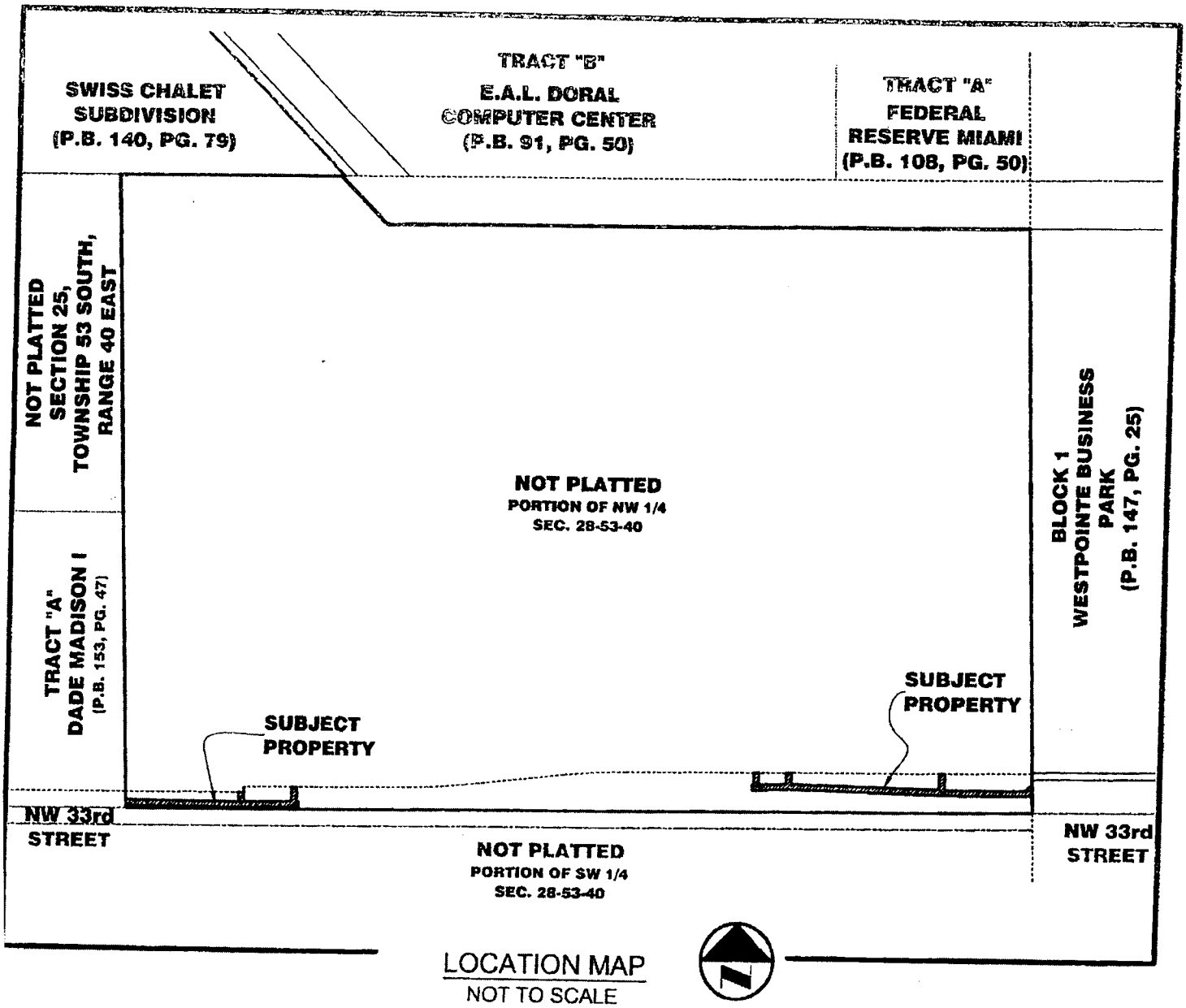
SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 12/09/2009	JOB NO. 100001752 02.01.03L
REVISIONS:	DRAWN Z.C.P.
1:	CHECKED D.W.D.
2:	QC D.W.D.
3:	

20

EXHIBIT "A"
DW-2009-057 - WATER EASEMENT 2



LOCATION MAP
NOT TO SCALE

THIS DOCUMENT CONSISTS OF 6 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOT A BOUNDARY SURVEY

ENG. X:\PROJECTS\100001752 SOUTH\COM SURVEY\100001752 02 01 03L AS-BUILTS AND EASEMENTS\100001752 02 01 03L EASEMENTS\DWGS\100001752 WATER EASEMENT NW 33 STREET PHASE I.DWG (PRINTED: 10/8/2009 11:13 AM)

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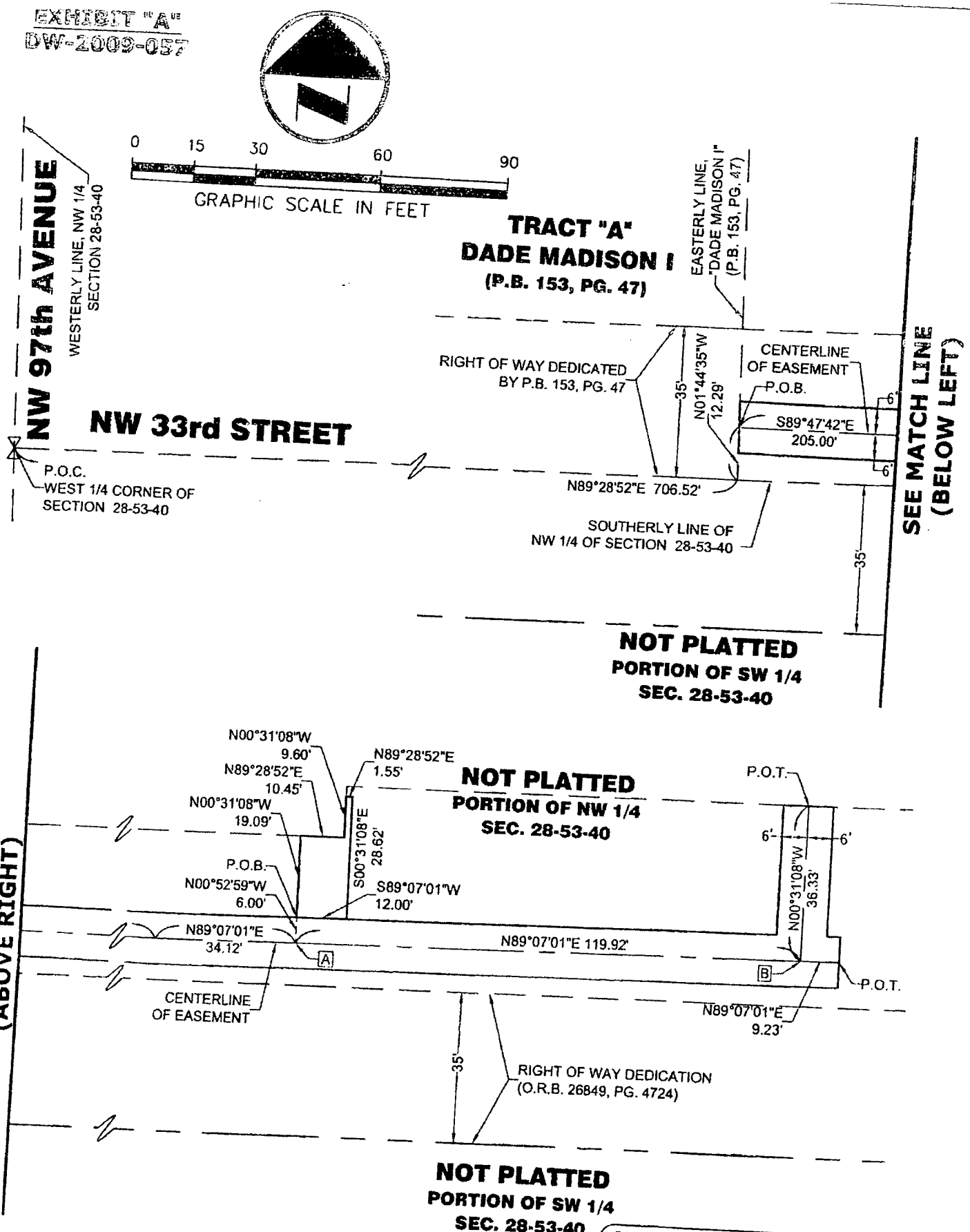
SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/08/2009	JOB NO. 100001752 02 01 03L
REVISIONS:	DRAWN Z.C.P.
1:	CHECKED D.W.D.
2:	QC D.W.D.
3:	SHEET: 1 OF 6
4:	

21

EXHIBIT "A"
DW-2009-057



FOR LEGEND AND ABBREVIATIONS SEE SHEET 4.

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NOT A BOUNDARY SURVEY

K:\PROJECTS\100001752 SOUTHCOM SURVEY\100001752.02.01.03L AS-BUILTS AND EASEMENTS\100001752.02.01.03L EASEMENTS\DWG\100001752 WATER EASEMENT NW 33 STREET PHASE I.DWG PRINTED: 10/8/2009 11:14 AM

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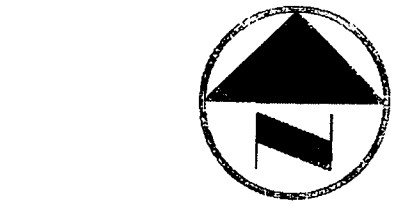
SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/06/2009	JOB NO. 100001752.02.01.03L
REVISIONS:	DRAWN Z.C.P.
1:	CHECKED D.W.D.
2:	QC D.W.D.
3:	SHEET: 2 OF 6
4:	

22

EXHIBIT "A"
DW-2009-057



0 15 30 60 90

GRAPHIC SCALE IN FEET

NOT PLATTED
PORTION OF NW 1/4
SEC. 28-53-40

LOT 16
BLOCK 1
WESTPOINTE
BUSINESS PARK
(P.B. 147, PG. 25)

EASTERLY LINE OF NW 1/4 OF SECTION 28-53-40

P.O.T.

N00°31'08"W 38.99'

CENTERLINE OF EASEMENT

S89°29'23"W 3.20'

S41°32'03"W 12.14'

P.O.B.

NW 33rd STREET

N88°44'51"W 322.46'

C

N88°44'51"W 53.81'

S89°39'41"W 125.09'

82'

NW CORNER TRACT "A" (P.B. 150, PG. 34)

N01°45'29"W 49.97'

SOUTHERLY LINE OF NW 1/4 OF SECTION 28-53-40

SEE MATCH LINE SHEET 4-6

RIGHT OF WAY DEDICATION (O.R.B. 26849, PG. 4724)

35'

TRACT "A"
WEST DADE PARK
(P.B. 150, PG. 34)

P.O.C. CENTER OF SECTION 28-53-40

NOT PLATTED
PORTION OF SW 1/4
SEC. 28-53-40

THIS DOCUMENT CONSISTS OF 6 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOTE: FOR LEGEND AND ABBREVIATIONS SEE SHEET 4.

NOT A BOUNDARY SURVEY

INC X:\PROJECTS\10000175\SOUTHDM SURVEY\10000175\2 02 01 03L AS-BUILTS AND EASEMENTS\10000175\2 02 01 03L EASEMENTS\DWG\10000175\2 WATER EASEMENT NW 33 STREET PHASE I.DWG PRINTED: 10/9/2009 11:14 AM

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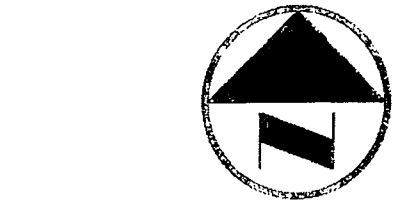
SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/08/2009
REVISIONS:
1:
2:
3:
4:

JOB NO. 10000175\2 02 01 03L
DRAWN Z.C.P.
CHECKED D.W.D.
QC D.W.D.
SHEET: 3 OF 6

23

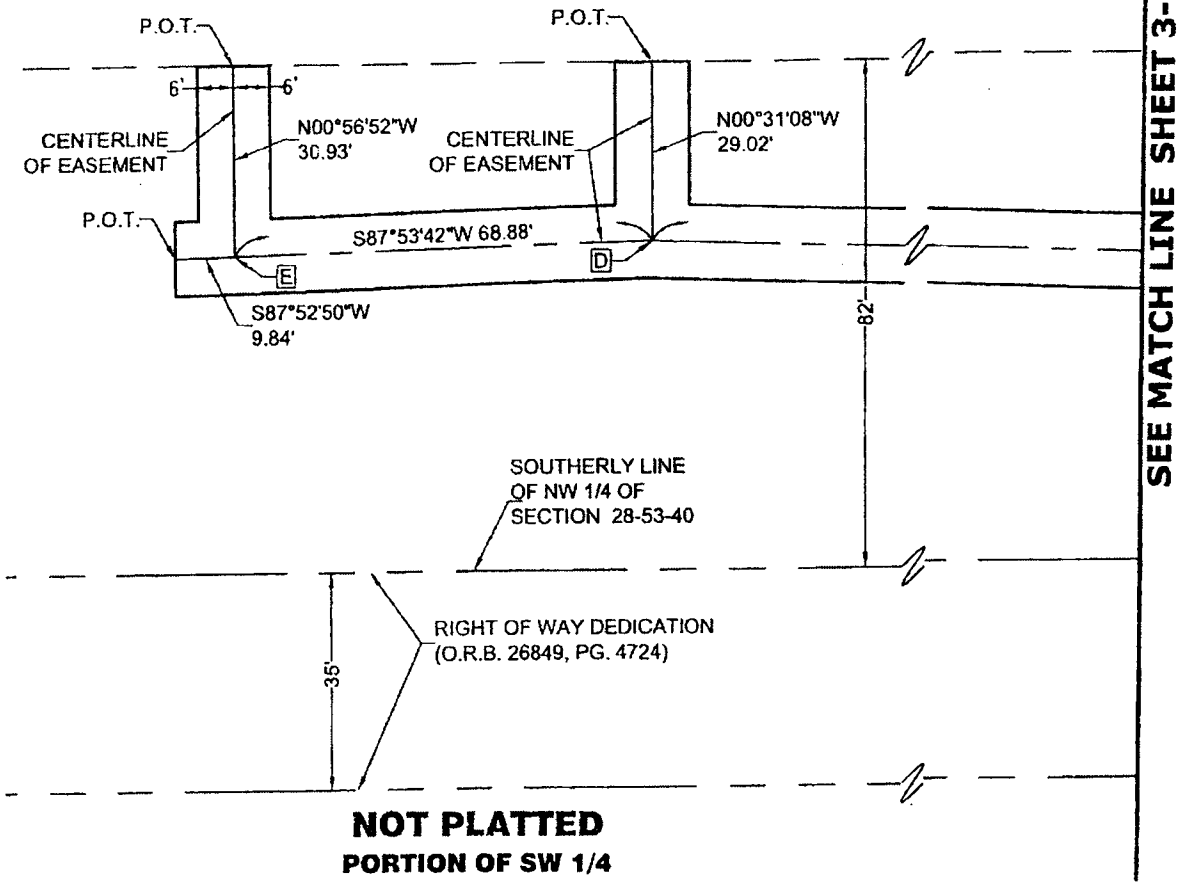
EXHIBIT "A"
DW-2009-057



0 15 30 60 90

GRAPHIC SCALE IN FEET

NOT PLATTED
PORTION OF NW 1/4
SEC. 28-53-40



NOT PLATTED
PORTION OF SW 1/4
SEC. 28-53-40

LEGEND

[W] POINT DESIGNATION FOR LEGAL DESCRIPTION

ABBREVIATIONS

O.R.B. = OFFICIAL RECORDS BOOK

PG. = PAGE

P.B. = PLAT BOOK

P.O.B. = POINT OF BEGINNING

P.O.T. = POINT OF TERMINATION

THIS DOCUMENT CONSISTS OF 6 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/08/2009
REVISIONS:
1:
2:
3:
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JOB NO. 100001752 02 01 03L
DRAWN Z.C.P.
CHECKED D.W.D.
QC D.W.D.

EXHIBIT "A"
DW-2009-057

EXHIBIT "A"
SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION
FOR A MIAMI-DADE WATER AND SEWER DEPARTMENT WATER MAIN
LOCATED IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
NO. DW-2009-057

EASEMENT LEGAL DESCRIPTIONS:

ALL THOSE LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE WEST ¼ CORNER OF SAID SECTION 28, THIS ALSO BEING THE INTERSECTION OF THE CENTERLINE OF NW 97TH AVENUE AND THE CENTERLINE OF NW 33RD STREET AS SHOWN ON "DADE MADISON I", ACCORDING TO THE PLAT THEREOF, AS RECORDED JULY 30, 1998, IN PLAT BOOK 153 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°28'52"E ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR 706.52 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID PLAT OF "DADE MADISON I;" THENCE DEPARTING SAID SOUTHERLY LINE OF THE NORTHWEST ¼ OF SECTION 28, N01°44'35"W ALONG SAID SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF "DADE MADISON I" FOR 12.29 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE FOLLOWING DESCRIBED 12-FOOT WIDE STRIP OF LAND; FROM SAID POINT OF BEGINNING, THENCE S89°47'42"E ALONG SAID CENTERLINE FOR 205.00 FEET; THENCE N89°07'01"E ALONG SAID CENTERLINE FOR 34.12 FEET TO POINT "A;" THENCE N89°07'01"E ALONG SAID CENTERLINE FOR 119.92 FEET TO POINT "B;" THENCE N89°07'01"E ALONG SAID CENTERLINE FOR 9.23 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "A;" THENCE N00°52'59"W FOR 6.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND ; FROM SAID POINT OF BEGINNING, THENCE N00°31'08'W FOR 19.09 FEET; THENCE N89°28'52'E FOR 10.45 FEET ; THENCE N00°31'08'W FOR 9.60 FEET; THENCE N89°28'52"E FOR 1.55 FEET; THENCE S00°31'08"E FOR 28.62 FEET; THENCE S89°07'01"W FOR 12.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "B;" THENCE N00°31'08"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 36.33 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE CENTER OF SAID SECTION 28, THIS ALSO BEING THE NORTHWEST CORNER OF TRACT "A" OF "WEST DADE PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 11, 1997 IN PLAT BOOK 150 AT PAGE 34 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA; THENCE N01°45'29"W ALONG THE EASTERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR 49.97 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE FOLLOWING DESCRIBED 12-FOOT WIDE STRIP OF LAND; FROM SAID POINT OF BEGINNING, THENCE S89°29'23"W ALONG SAID CENTERLINE FOR 3.20 FEET; THENCE S41°32'03"W ALONG SAID CENTERLINE FOR 12.14 FEET; THENCE S89°39'41"W ALONG SAID CENTERLINE FOR 125.09 FEET; THENCE N88°44'51"W ALONG SAID CENTERLINE FOR 53.81 FEET TO POINT "C;" THENCE N88°41'51"W ALONG SAID CENTERLINE FOR 322.46 FEET TO POINT "D;" THENCE S87°53'42"W ALONG SAID CENTERLINE FOR 68.88 FEET TO POINT "E;" THENCE S87°52'50"W ALONG SAID CENTERLINE FOR 9.84 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "C;" THENCE N00°31'08"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 38.99 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

THIS DOCUMENT CONSISTS OF 6 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOT A BOUNDARY SURVEY

EXHIBIT "A"
DW-2009-057

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "D;" THENCE N00°31'08"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 29.02 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "E;" THENCE N00°56'52"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 30.93 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

THE SIDELINES OF THE AFOREMENTIONED 12-FOOT WIDE STRIPS OF LAND SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTINUOUS STRIP OF LAND.

SURVEYOR'S NOTES:
SOURCES OF DATA/LIMITATIONS/EXPRESS PURPOSE:

THE LEGAL DESCRIPTION WAS GENERATED BASED ON THE FOLLOWING DATA:

1. "AS-BUILT WATER DISTRIBUTION" PLANS IN 17 SHEETS FOR THE U.S. SOUTHERN COMMAND HEADQUARTERS, CERTIFIED BY WILLIAM J. RATCLIFF , FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 4937, SIGNED SEPTEMBER 03, 2009, REVISED ON SEPTEMBER 29, 2009, UNDER JOB NUMBER 8-008. (MIAMI-DADE WATER & SEWER DEPARTMENT WATER PERMIT NO. DW-2009-057)
2. THE BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT (NAD83/90).
3. SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF DORAL, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
4. RELIANCE AS TO THE LOCATION OF THE EASEMENT WAS PREDICATED ON "AS-BUILT" LOCATIONS OF THE WATER MAIN AS SHOWN ON THE RECORD DRAWING. THIS DOCUMENT IS INTENDED TO CREATE STRIPS OF LAND FOR EASEMENT USE COVERING THE NEWLY INSTALLED WATER MAINS AS DEPICTED ON SAID RECORD DRAWING.
5. THIS "SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY. SAID DOCUMENT WAS PREPARED FOR THE EXPRESS PURPOSE OF CREATING UTILITY EASEMENTS FOR THE BENEFIT OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT FOR THE MAINTENANCE OF A WATER LINE. AS RELIANCE WAS MADE ON THE "RECORD DRAWINGS AS CITED ABOVE, NO FIELD SURVEY WORK WAS PERFORMED IN CONNECTION WITH SAME.

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 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
2001 NW 107 AVENUE
MIAMI, FLORIDA 33172-2507

BY: C. M. del Valle
CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR No. 4408
STATE OF FLORIDA
DATE OF CERTIFICATION: OCTOBER 08, 2008

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 NOTICE IS REQUIRED PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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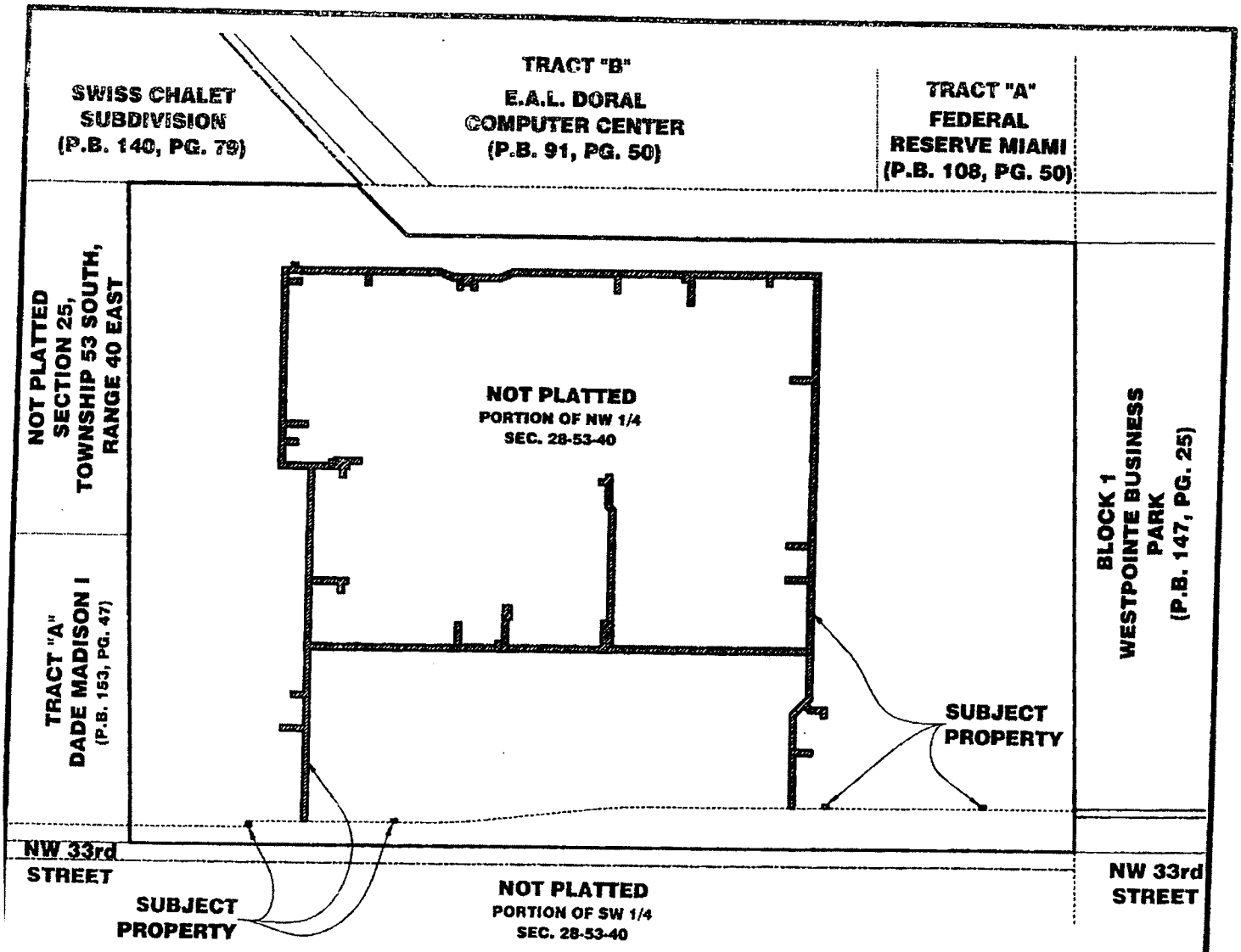
THIS DOCUMENT CONSISTS OF 6 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOT A BOUNDARY SURVEY

EXHIBIT "A"
DW-2009-057 - WATER EASEMENT 3



LOCATION MAP
NOT TO SCALE

THIS DOCUMENT CONSISTS OF 16 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

Y:\... \PROJECTS\100001752 SOUTHCOM SURVEY\100001752 02.01.03 L AS BUILTS AND EASEMENTS\100001752 02.01.03L EASEMENTS\DWG\100001752 WATER EASEMENT.DWG / PRINTED: 10/2/2009 9:57 AM

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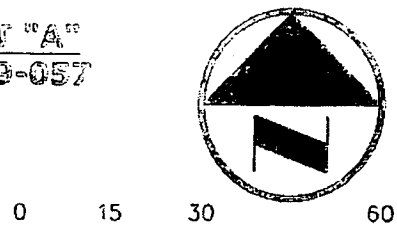
SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/05/2009	JOB NO. 100001752 02.01.03L
REVISIONS:	DRAWN Z.C.P.
1:	CHECKED D.W.D.
2:	QC D.W.D.
3:	SHEET: 1 OF 16
4:	

27

EXHIBIT "A"
DW-2009-057



NOT PLATTED
PORTION OF NW 1/4
SEC. 28-53-40

NW 97th AVENUE
WESTERLY LINE, NW 1/4
SECTION 28-53-40

N89°28'52"E
10.45'
N00°31'08"W
9.60'
P.O.B.
S00°31'08"E
9.60'
S89°28'52"W
10.45'
N00°31'08"W
35.00'

NW 33rd STREET
SOUTHERLY LINE OF
NW 1/4 OF SECTION 28-53-40
N89°28'52"E 945.32'

P.O.C
WEST 1/4 CORNER OF
SECTION 28-53-40

35'
RIGHT OF WAY DEDICATION
(O.R.B. 26849, PG. 4724)

NOT PLATTED
PORTION OF SW 1/4
SEC. 28-53-40

NOT PLATTED
PORTION OF NW 1/4
SEC. 28-53-40

NW 97th AVENUE
WESTERLY LINE, NW 1/4
SECTION 28-53-40

N00°31'08"W
6.00'
P.O.T.
CENTERLINE
OF EASEMENT
P.O.B.
N00°31'08"W
47.00'
47'

NW 33rd STREET
SOUTHERLY LINE OF
NW 1/4 OF SECTION 28-53-40
N89°28'52"E 1249.40'

P.O.C
WEST 1/4 CORNER OF
SECTION 28-53-40

RIGHT OF WAY DEDICATION
(O.R.B. 26849, PG. 4724)
35'

NOT PLATTED
PORTION OF SW 1/4
SEC. 28-53-40

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TE: FOR LEGEND AND ABBREVIATIONS SEE SHEET 10.

AWG: V:\PROJECTS\100001752 SOUTHCOM SURVEY\100001752 02.01.03L AS-BUILTS AND EASEMENTS\100001752 02.01.03L EASEMENTS\DWG\100001752 WATER EASEMENT.DWG /PRINTED 10/8/2009 8:57 AM

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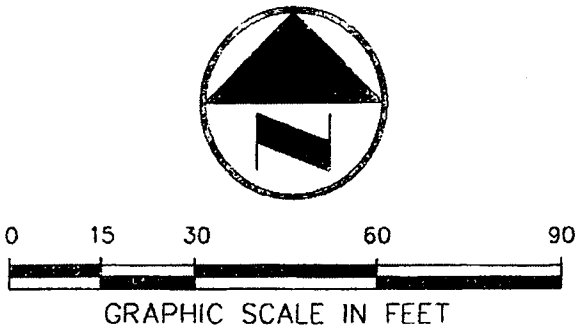
SKETCH TO ACCOMPANY
EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/08/2009	JOB NO. 100001752 02.01.03L
REVISIONS:	DRAWN Z.C.P
1:	CHECKED D.W.D.
2:	QC D.W.D.
3:	SHEET: 2 OF 16
4:	

EXHIBIT "A"
DW-2009-057



NOT PLATTED
PORTION OF NW 1/4
SEC. 28-53-40

LOT 16
BLOCK 1
WESTPOINTE BUSINESS PARK
(P.B. 147, PG. 25)

P.O.T.
N00°31'08"W
7.77'
CENTERLINE OF EASEMENT
P.O.B.
N00°31'08"W
82.00'
82'

NW 33rd STREET

SOUTHERLY LINE OF NW 1/4 OF SECTION 28-53-40
NW CORNER TRACT "A" (P.B. 150, PG. 34)
S89°28'52"W
191.28'
RIGHT OF WAY DEDICATION (O.R.B. 26849, PG. 4724)
35'
P.O.C. CENTER OF SECTION 28-53-40

TRACT "A"
WEST DADE PARK
(P.B. 150, PG. 34)

NOT PLATTED
PORTION OF SW 1/4
SEC. 28-53-40

NOT PLATTED
PORTION
OF SW 1/4
SEC. 28-53-40

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NOTE: FOR LEGEND AND ABBREVIATIONS SEE SHEET 10.

AWING: V:\PROJECTS\100001752 SOUTHCOM SURVEY\100001752.02.01.03 L AS-BUILTS AND EASEMENTS\100001752.02.01.03L EASEMENTS\DWG\100001752 WATER EASEMENT.DWG PRINTED 10/8/2009 9:56 AM

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SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/08/2009
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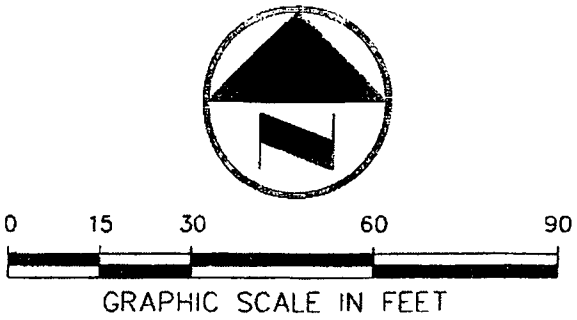
JOB NO. 100001752.02.01.03L
DRAWN Z.C.P.
CHECKED D.W.D.
QC D.W.D.
SHEET: 3 OF 16

EXHIBIT "A"
DW-2009-057



LOT 16
BLOCK 1
WESTPOINTE BUSINESS PARK
(P.B. 147, PG. 25)

NOT PLATTED
PORTION OF NW 1/4
SEC. 28-53-40

P.O.T.
N00°31'08"W 7.90'
CENTERLINE OF EASEMENT
P.O.B.
N00°31'08"W 82.00'
82'

NW 33rd STREET

SOUTHERLY LINE OF NW 1/4 OF SECTION 28-53-40
NW CORNER TRACT "A" (P.B. 150, PG. 34)
S89°28'52"W 513.58'
RIGHT OF WAY DEDICATION (O.R.B. 26849, PG. 4724)
35'
P.O.C. CENTER OF SECTION 28-53-40

TRACT "A"
WEST DADE PARK
(P.B. 150, PG. 34)

NOT PLATTED
PORTION OF SW 1/4
SEC. 28-53-40

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TE: FOR LEGEND AND ABBREVIATIONS SEE SHEET 10.

WING: V:\PROJECTS\100001752 SOUTHCOM SURVEY\100001752 02 01 03 L AS-BUILTS AND EASEMENTS\100001752 03.01 02L EASEMENTS\DWG\100001752 WATER EASEMENT.DWG / PRINTED 10/6/2009 9:55 AM

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ORIGINAL: 10/06/2009
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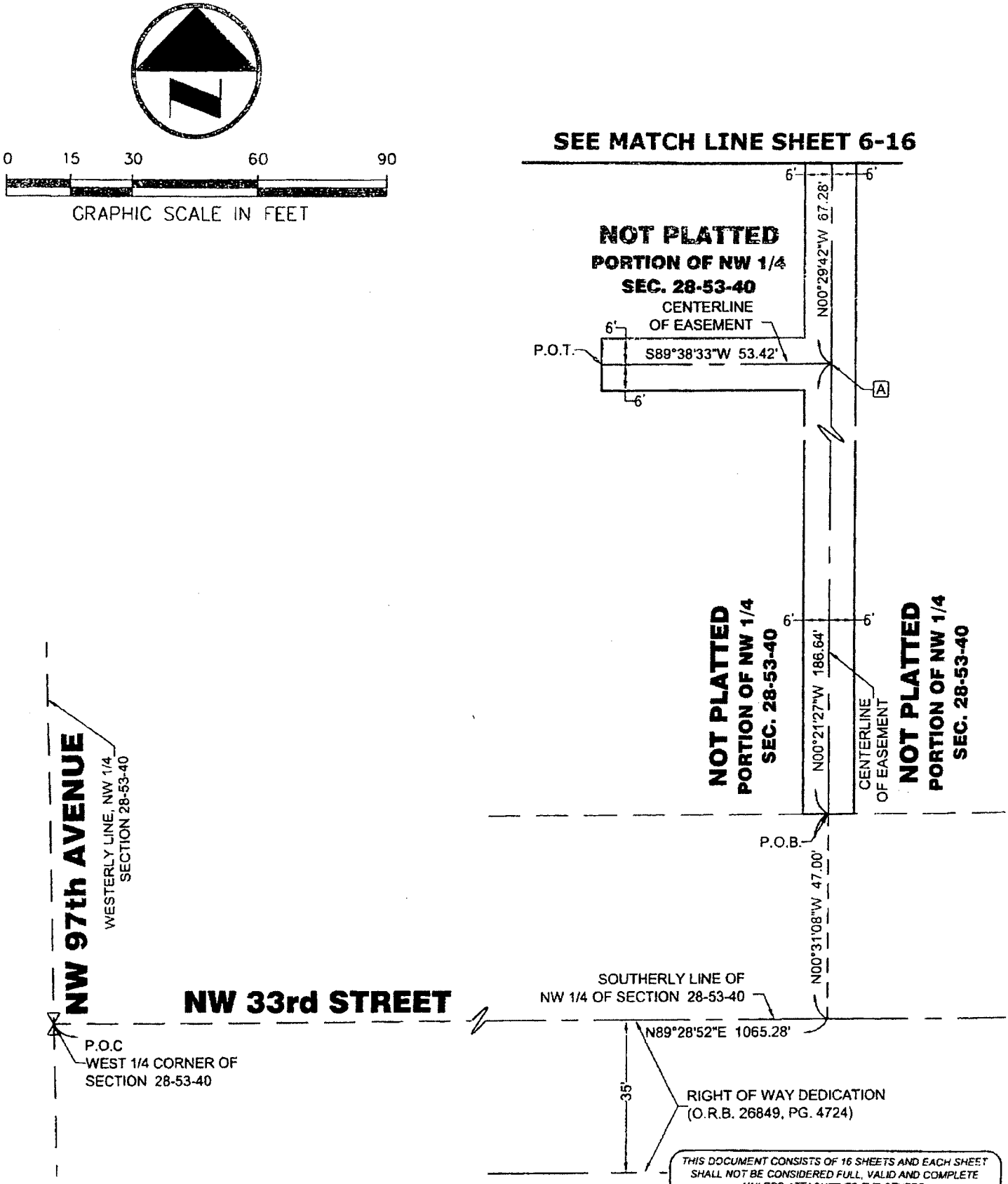
JOB NO. 100001752 02.01.03L
DRAWN Z.C.P.
CHECKED D.W.D.
QC D.W.D.
SHEET: 4 OF 16

30

EXHIBIT "A"
DW-2009-057



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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/08/2009
REVISIONS:
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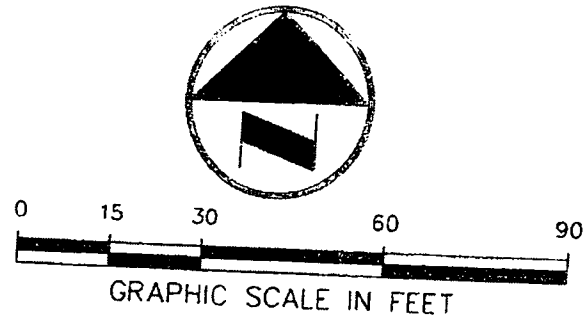
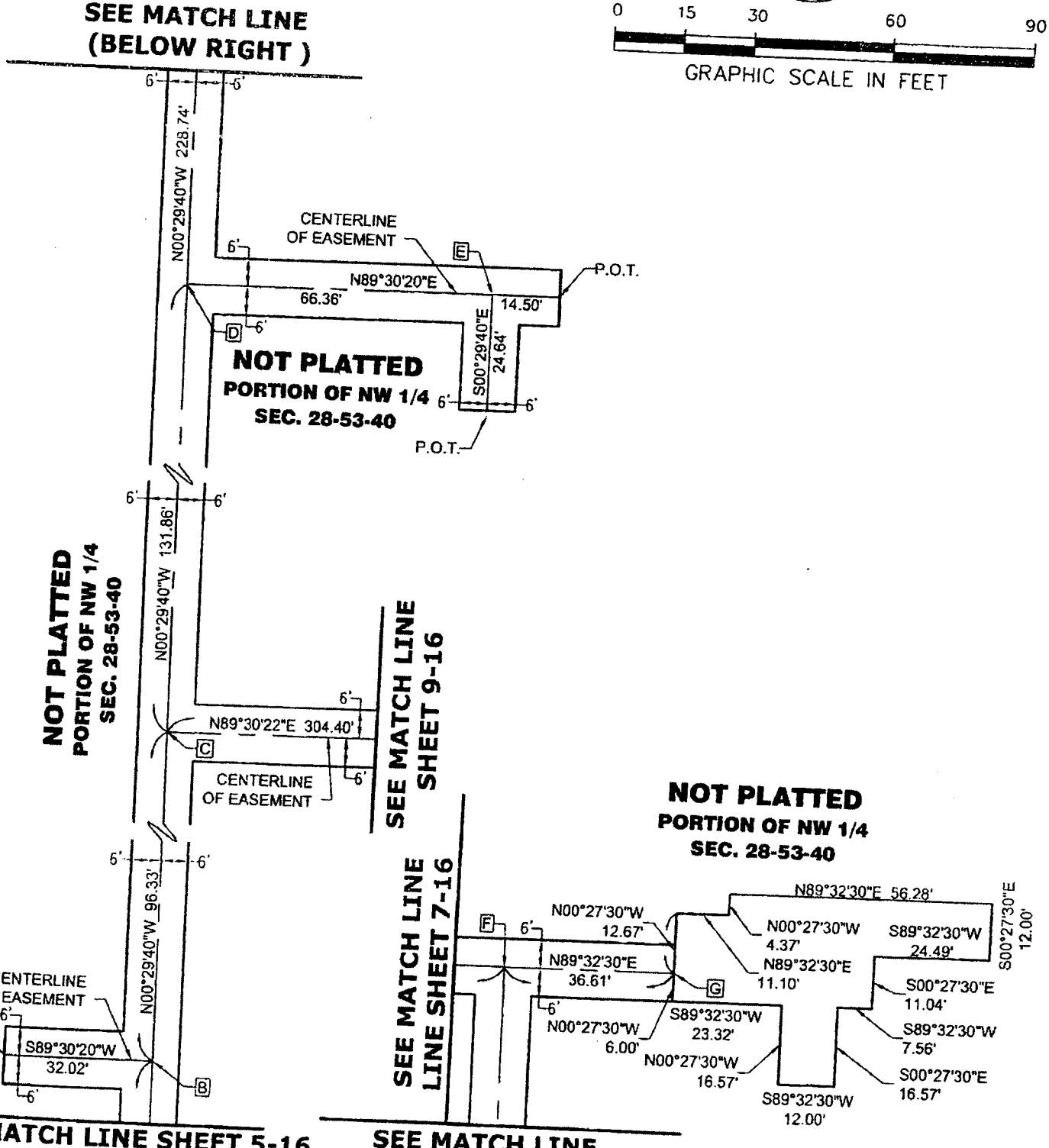
JOB NO. 100001752 02.01.03L
DRAWN Z.C.P.
CHECKED D.W.D.
QC D.W.D.

SHEET: 5 OF 16

31

EXHIBIT "A"
DW-2009-057





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SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/08/2009
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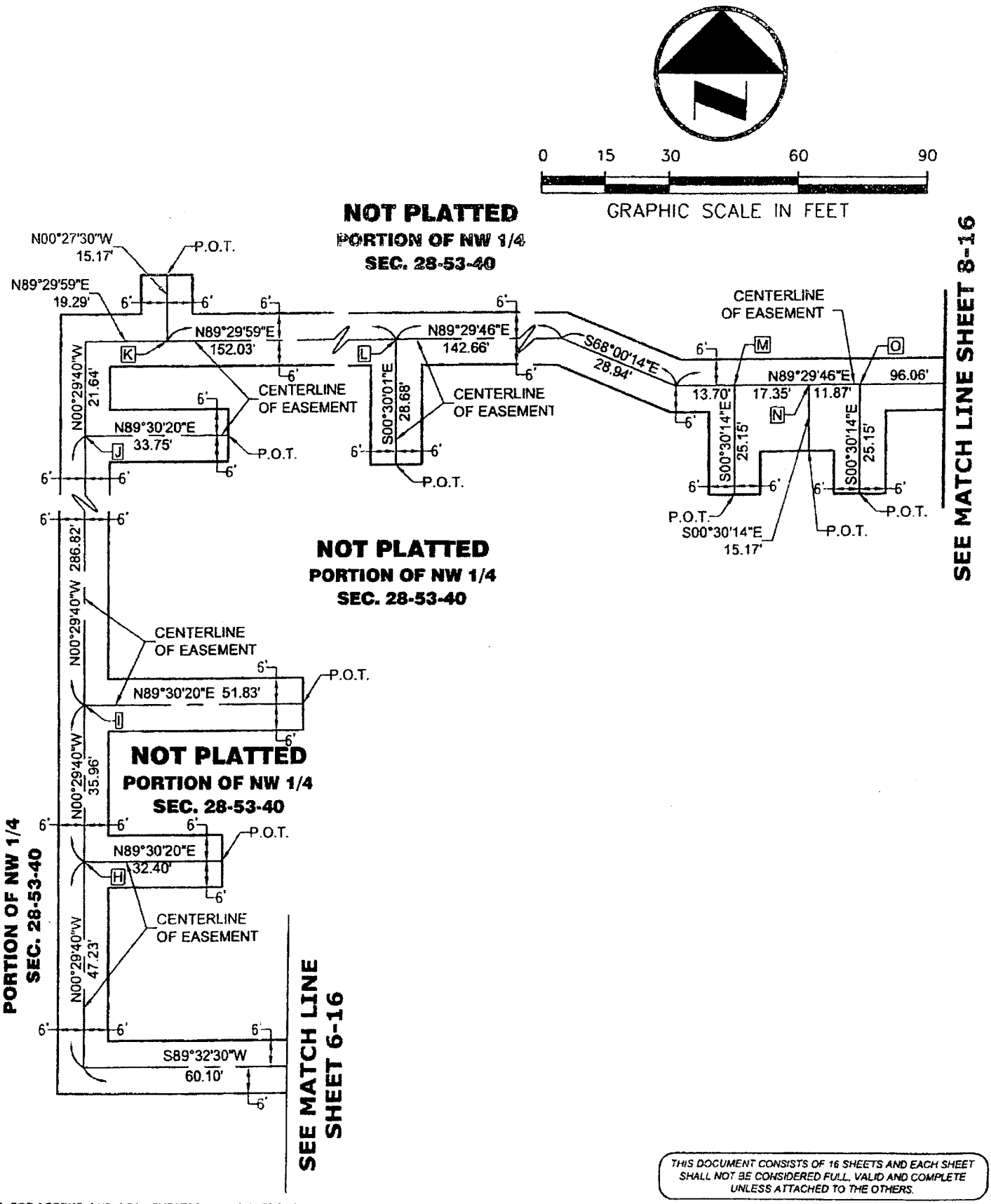
JOB NO. 100001752 02.01.03L
DRAWN Z.C.P.
CHECKED D.W.D.
QC D.W.D.
SHEET: 6 OF 16

32

EXHIBIT "A"
DW-2009-057



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NOTE: FOR LEGEND AND ABBREVIATIONS SEE SHEET 10.

DRAWING: V:\PROJECTS\100001752 SOUTHCOM SURVEY\100001752 02 01 03 L AS-BUILTS AND EASEMENTS\100001752 02 01 03L EASEMENTS\DWG\100001752 WATER EASEMENT.DWG (PRINTED 10/8/2009 9:58 AM)

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SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/08/2009
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4:

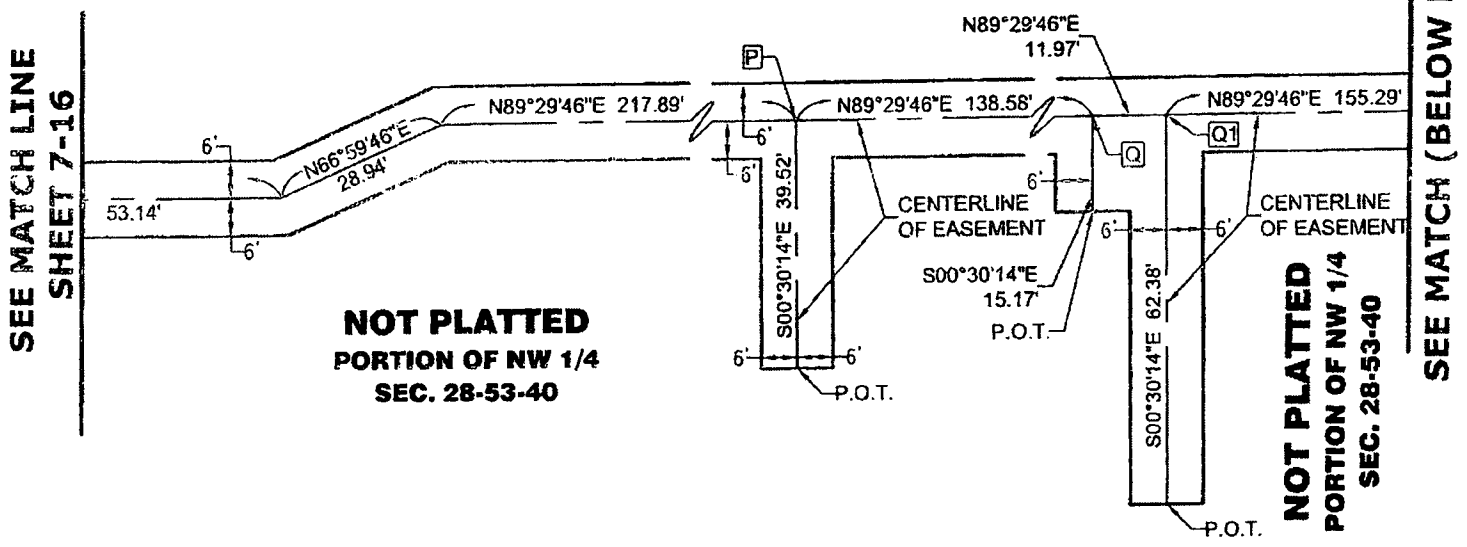
JOB NO. 100001752 02.01.03L
DRAWN Z.C.P.
CHECKED D.W.D.
QC D.W.D.

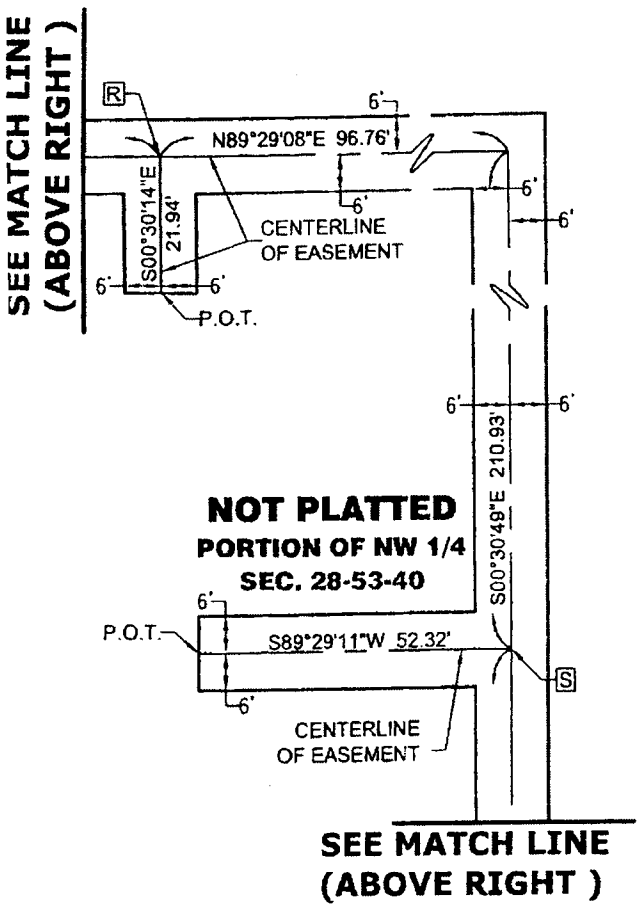
33

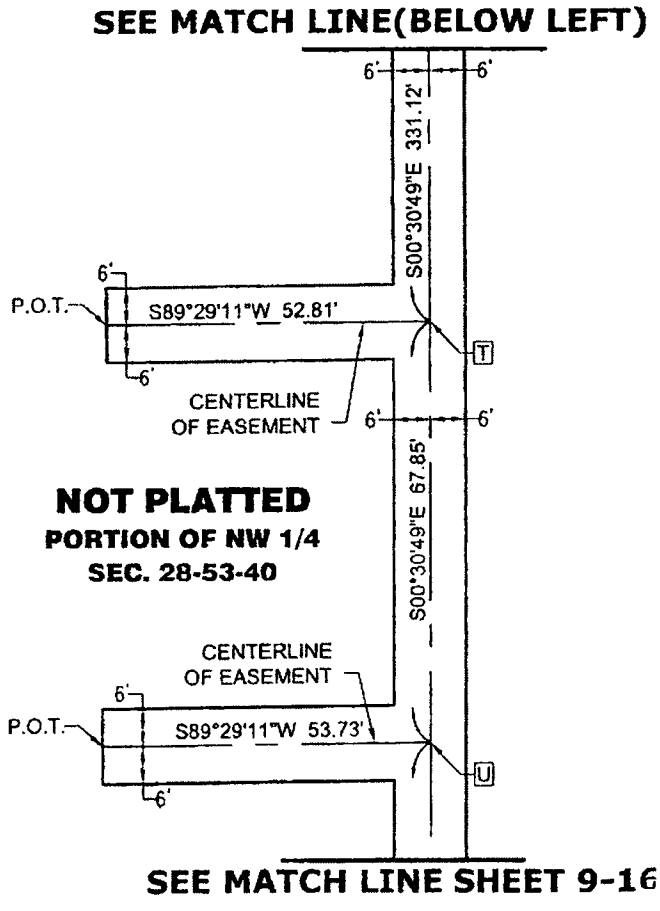
EXHIBIT "A"
DW-2009-057

0 15 30 60 90

GRAPHIC SCALE IN FEET







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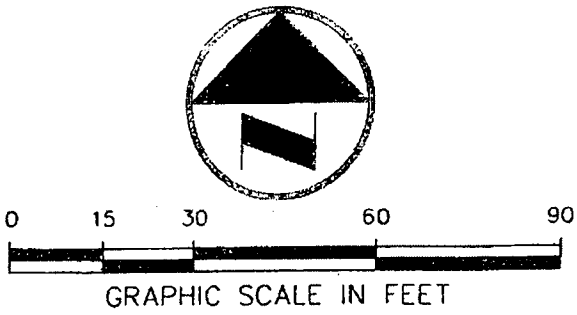
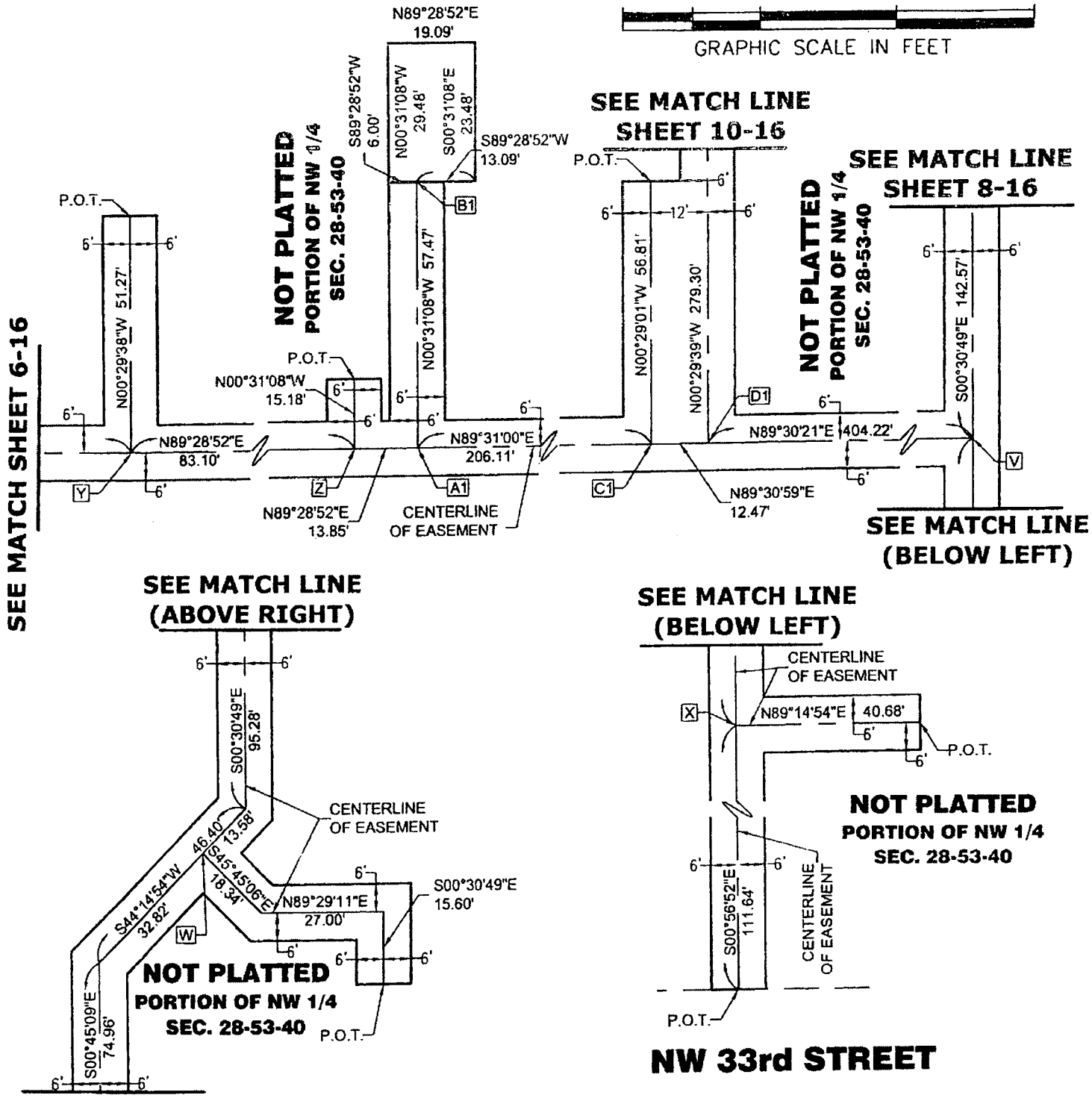
SKETCH TO ACCOMPANY
EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/05/2009
REVISIONS:
1:
2:
3:
4:

JOB NO. 100001752.02.01.03L
DRAWN Z.C.P.
CHECKED D.W.D.
QC D.W.D.
SHEET: 8 OF 16

EXHIBIT "A"
DW-2009-057





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NOTE: FOR LEGEND AND ABBREVIATIONS SEE SHEET 10.

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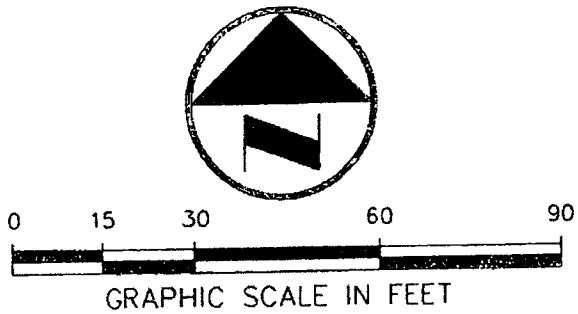
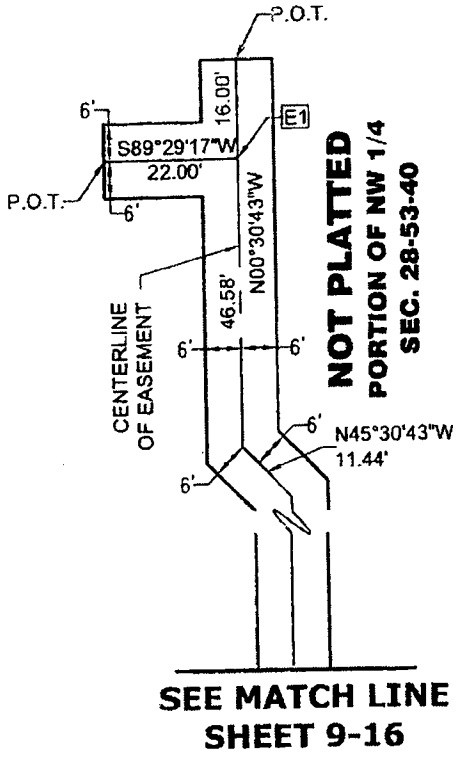
SKETCH TO ACCOMPANY
EASEMENT LEGAL DESCRIPTION

ORIGINAL: 10/08/2009	JOB NO. 100001752 02 01 03
REVISIONS:	DRAWN Z.C.P.
1:	CHECKED D.W.D.
2:	QC D.W.D.
3:	SHEET: 9 OF 16
4:	

35

EXHIBIT "A"
DW-2009-057





SEE MATCH LINE SHEET 9-16

LEGEND

[W] POINT DESIGNATION FOR LEGAL DESCRIPTION

ABBREVIATIONS

O.R.B. = OFFICIAL RECORDS BOOK

PG. = PAGE

P.B. = PLAT BOOK

P.O.B. = POINT OF BEGINNING

P.O.T. = POINT OF TERMINATION

P.O.C. = POINT OF COMMENCEMENT

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EXHIBIT "A"
DW-2009-057

EXHIBIT "A"
SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION
FOR A MIAMI-DADE WATER AND SEWER DEPARTMENT WATER MAIN
PARCEL LOCATED IN SECTION 28, TOWNSHIP 53 SOUT, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
NO. DW-2009-057

EASEMENT LEGAL DESCRIPTIONS:

ALL THOSE LOTS, PIECES OR PARCELS OF LAND SITUATE, LYING AND BEING IN SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE WEST ¼ CORNER OF SAID SECTION 28, THIS ALSO BEING THE INTERSECTION OF THE CENTERLINE OF NW 97TH AVENUE AND THE CENTERLINE OF NW 33RD STREET AS SHOWN ON "DADE MADISON I", ACCORDING TO THE PLAT THEREOF, AS RECORDED JULY 30, 1998, IN PLAT BOOK 153 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°28'52"E ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR 1065.28 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF THE NORTHWEST ¼ OF SECTION 28, N00°31'08"W AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 47.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE FOLLOWING DESCRIBED 12-FOOT WIDE STRIP OF LAND; FROM SAID POINT OF BEGINNING, THENCE ALONG SAID CENTERLINE N00°21'27"W FOR 186.64 FEET TO POINT "A;" THENCE N00°29'42"W FOR 67.28 FEET TO POINT "B;" THENCE N00°29'40"W FOR 96.33 FEET TO POINT "C;" THENCE N00°29'40"W FOR 131.86 FEET TO POINT "D;" THENCE N00°29'40"W FOR 228.74 FEET TO POINT "F;" THENCE S89°32'30"W FOR 60.10 FEET ; THENCE N00°29'40"W FOR 47.23 FEET TO POINT "H;" THENCE N00°29'40"W FOR 35.96 FEET TO POINT "I;" THENCE N00°29'40"W FOR 286.82 FEET TO POINT "J;" THENCE N00°29'40"W FOR 21.64 FEET ; THENCE N89°29'59"E FOR 19.29 FEET TO POINT "K;" THENCE N89°29'59"E FOR 152.03 FEET TO POINT "L;" THENCE N89°29'46"E FOR 142.66 FEET; THENCE S68°00'14"E FOR 28.94 FEET ; THENCE N89°29'46"E FOR 13.70 FEET TO POINT "M;" THENCE N89°29'46"E FOR 17.35 FEET TO POINT "N;" THENCE N89°29'46"E FOR 11.87 FEET TO POINT "O;" THENCE N89°29'46"E FOR 53.14 FEET; THENCE N66°59'46"E FOR 28.94 FEET ; THENCE N89°29'46"E FOR 217.89 FEET TO POINT "P;" THENCE N89°29'46"E FOR 138.58 FEET TO POINT "Q;" THENCE N89°29'46"E FOR 11.97 FEET TO POINT "Q1;" THENCE N89°29'46"E FOR 155.29 FEET TO POINT "R;" THENCE N89°29'08"E FOR 96.76 FEET ; THENCE S00°30'49"E FOR 210.93 FEET TO POINT "S;" THENCE S00°30'49"E FOR 331.12 FEET TO POINT "T;" THENCE S00°30'49"E FOR 67.85 FEET TO POINT "U;" THENCE S00°30'49"E FOR 142.57 FEET TO POINT "V;" THENCE S00°30'49"E FOR 95.28 FEET ; THENCE S44°14'54"W FOR 13.58 FEET TO POINT "W;" THENCE S44°14'54"W FOR 32.82 FEET ; THENCE S00°45'09"E FOR 74.96 FEET TO POINT "X;" THENCE S00°56'52"E FOR 111.64 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "A;" THENCE S89°38'33"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 53.42 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "B;" THENCE S89°30'20"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 32.02 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "C;" THENCE N89°30'22"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 304.40 FEET TO POINT "Y;" THENCE N89°28'52"E FOR 83.10 FEET TO POINT "Z;" THENCE N89°28'52"E FOR 13.85 FEET TO POINT "A1;" THENCE N89°31'00"E FOR 206.11 FEET TO POINT "C1;" THENCE N89°30'59"E FOR 12.47 FEET TO POINT "D1;" THENCE N89°30'21"E FOR 404.22 FEET TO POINT "V".

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "D;" THENCE N89°30'20"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 66.36 FEET TO POINT "E;" THENCE N89°30'20"E FOR 14.50 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

THIS DOCUMENT CONSISTS OF 16 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

EXHIBIT "A"
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TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "E;" THENCE S00°29'40"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 24.64 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "F;" THENCE N89°32'30"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 36.61 FEET TO POINT "G" AND THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "G," BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N00°27'30"W FOR 12.67 FEET ; THENCE N89°32'30"E FOR 11.10 FEET ; THENCE N00°27'30"W FOR 4.37 FEET ; THENCE N89°32'30"E FOR 56.28 FEET ; THENCE S00°27'30"E FOR 12.00 FEET ; THENCE S89°32'30"W FOR 24.49 FEET ; THENCE S00°27'30"E FOR 11.04 FEET : THENCE S89°32'30"W FOR 7.56 FEET ; THENCE S00°27'30"E FOR 16.57 FEET ; THENCE S89°32'30"W FOR 12.00 FEET ; THENCE N00°27'30"W FOR 16.57 FEET ; THENCE S89°32'30"W FOR 23.32 FEET ; THENCE N00°27'30"W FOR 6.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "H;" THENCE N89°30'20"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 32.40 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "I;" THENCE N89°30'20"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 51.83 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "J;" THENCE N89°30'20"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 33.75 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "K;" THENCE N00°27'30"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 15.17 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "L;" THENCE S00°30'01"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 28.68 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "M;" THENCE S00°30'14"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 25.15 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

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TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "W;" THENCE S45°45'06"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 18.34 FEET ; THENCE N89°29'11"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 27.00 FEET ; THENCE S00°30'49"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 15.60 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "X;" THENCE N89°14'54"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 40.68 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "Y;" THENCE N00°29'38"E ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 51.27 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "Z;" THENCE N00°31'08"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 15.18 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "A1;" THENCE N00°31'08"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 63.47 FEET TO POINT "B1;" THENCE N00°31'08"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 23.48 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "B1," BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE S89°28'52"W FOR 6.00 FEET ; THENCE N00°31'08"W FOR 29.48 FEET ; THENCE N89°28'52"E FOR 19.09 FEET ; THENCE S00°31'08"E FOR 23.48 FEET ; THENCE S89°28'52"W FOR 13.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "C1;" THENCE N00°29'01"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 56.81 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "D1;" THENCE N00°29'39"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 279.30 FEET; THENCE N45°30'43"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 11.44 FEET; THENCE N00°30'43"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 46.58 FEET TO POINT "E1;" THENCE N00°30'43"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 16.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

THIS DOCUMENT CONSISTS OF 16 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

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TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGIN AT THE AFOREMENTIONED POINT "E1;" THENCE S89°29'17"W ALONG SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND FOR 22.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

COMMENCE AT THE WEST ¼ CORNER OF SAID SECTION 28, THIS ALSO BEING THE INTERSECTION OF THE CENTERLINE OF NW 97TH AVENUE AND THE CENTERLINE OF NW 33RD STREET AS SHOWN ON "DADE MADISON I", ACCORDING TO THE PLAT THEREOF, AS RECORDED JULY 30, 1998, IN PLAT BOOK 153 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°28'52"E ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR 945.32 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF THE NORTHWEST ¼ OF SECTION 28, N00°31'08"W AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N00°31'08"W FOR 9.60 FEET; THENCE N89°28'52"E FOR 10.45 FEET; THENCE S00°31'08"E FOR 9.60 FEET; THENCE S89°28'52"W FOR 10.45 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE WEST ¼ CORNER OF SAID SECTION 28, THIS ALSO BEING THE INTERSECTION OF THE CENTERLINE OF NW 97TH AVENUE AND THE CENTERLINE OF NW 33RD STREET AS SHOWN ON "DADE MADISON I", ACCORDING TO THE PLAT THEREOF, AS RECORDED JULY 30, 1998, IN PLAT BOOK 153 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N89°28'52"E ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR 1249.40 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF THE NORTHWEST ¼ OF SECTION 28, N00°31'08"W AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 47.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE FOLLOWING DESCRIBED 12-FOOT WIDE STRIP OF LAND; FROM SAID POINT OF BEGINNING, THENCE N00°31'08"W ALONG SAID CENTERLINE FOR 6.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE CENTER OF SAID SECTION 28, THIS ALSO BEING THE NORTHWEST CORNER OF TRACT "A" OF "WEST DADE PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 11, 1997 IN PLAT BOOK 150 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S89°28'52"W ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR 191.28 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF THE NORTHWEST ¼ OF SECTION 28, N00°31'08"W AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 82.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE FOLLOWING DESCRIBED 12-FOOT WIDE STRIP OF LAND; FROM SAID POINT OF BEGINNING, THENCE N00°31'08"W ALONG SAID CENTERLINE FOR 7.77 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

TOGETHER WITH:

A STRIP OF LAND 12 FEET IN WIDTH AND LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE CENTER OF SAID SECTION 28, THIS ALSO BEING THE NORTHWEST CORNER OF TRACT "A" OF "WEST DADE PARK," ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 11, 1997 IN PLAT BOOK 150 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S89°28'52"W ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 28 FOR 513.58 FEET; THENCE DEPARTING SAID SOUTHERLY LINE OF THE NORTHWEST ¼ OF SECTION 28, N00°31'08"W AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 82.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE FOLLOWING DESCRIBED 12-FOOT WIDE STRIP OF LAND; FROM SAID POINT OF BEGINNING, THENCE N00°31'08"W ALONG SAID CENTERLINE FOR 7.90 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE OF THE 12-FOOT WIDE STRIP OF LAND.

THE SIDELINES OF THE AFOREMENTIONED 12-FOOT WIDE STRIPS OF LAND SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTINUOUS STRIP OF LAND.

THIS DOCUMENT CONSISTS OF 16 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

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SURVEYOR'S NOTES:
SOURCES OF DATA/LIMITATIONS/EXPRESS PURPOSE:

THE LEGAL DESCRIPTION WAS GENERATED BASED ON THE FOLLOWING DATA:

1- "AS-BUILT WATER DISTRIBUTION" PLANS IN 17 SHEETS FOR THE U.S. SOUTHERN COMMAND HEADQUARTERS, CERTIFIED BY WILLIAM J. RATCLIFF , FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 4937, SIGNED SEPTEMBER 03, 2009, REVISED ON SEPTEMBER 29, 2009 UNDER JOB NUMBER 8-008. (MIAMI-DADE WATER & SEWER DEPARTMENT WATER PERMIT NO. DW-2009-057)
2- THE BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT (NAD83/90).
3- SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF DORAL, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
4- RELIANCE AS TO THE LOCATION OF THE EASEMENT WAS PREDICATED ON "AS-BUILT" LOCATIONS OF THE WATER MAIN AS SHOWN ON THE RECORD DRAWING. THIS DOCUMENT IS INTENDED TO CREATE STRIPS OF LAND FOR EASEMENT USE COVERING THE NEWLY INSTALLED WATER MAINS AS DEPICTED ON SAID RECORD DRAWING.
5- THIS "SKETCH TO ACCOMPANY EASEMENT LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY. SAID DOCUMENT WAS PREPARED FOR THE EXPRESS PURPOSE OF CREATING UTILITY EASEMENTS FOR THE BENEFIT OF THE MIAMI-DADE WATER AND SEWER DEPARTMENT FOR THE MAINTENANCE OF A WATER LINE. AS RELIANCE WAS MADE ON THE "RECORD DRAWINGS AS CITED ABOVE, NO FIELD SURVEY WORK WAS PERFORMED IN CONNECTION WITH SAME.

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 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
2001 NW 107 AVENUE
MIAMI, FLORIDA 33172-2507

C. M. del Valle

CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR No. 4408
STATE OF FLORIDA
DATE OF CERTIFICATION: OCTOBER 08, 2008

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 NOTICE IS REQUIRED PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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NOT A BOUNDARY SURVEY