

MEMORANDUM

Agenda Item No. 8(H)(6)

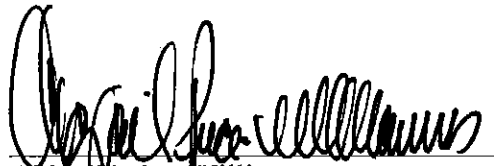
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing conveyance of an easement to Florida Power and Light Company in exchange for \$1.00 to install and maintain electric power facilities at Camp Matecumbe, 13841 SW 120 Street Miami, FL 33186; authorizing County Mayor to execute easement and exercise all provisions contained therein

The accompanying resolution was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Commissioner Joe A. Martinez.


Abigail Price-Williams
County Attorney

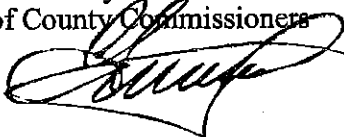
APW/uw

Memorandum



Date: June 4, 2019

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Resolution Authorizing Conveyance of an Easement to the Florida Power and Light Company for the Installation and Maintenance of Electrical Power Transmission Facilities at Camp Matecumbe

Recommendation

It is recommended that the Board of County Commissioners adopt the attached resolution authorizing the conveyance of an easement 6 feet wide, and approximately 2,324 linear-feet in length to the Florida Power and Light Company for an underground electrical power transmission line at Camp Matecumbe.

Scope

Camp Matecumbe is located at 13841 SW 120 Street, Miami, FL 33186, in County Commission District 11, which is represented by Commissioner Joe A. Martinez.

Fiscal Impact/Funding Source

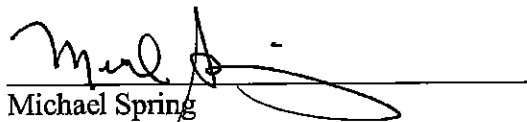
The fiscal impact is receipt of a one-time payment of \$1.00 from FPL, into Index Code PREMCB458501.

Track Record/Monitor

The Parks, Recreation and Open Spaces Department's (PROS) Planning Landscape Architect II, Jessica Blackwell, will ensure completion of the easement document, its recording, and delivery to the Clerk of the Board.

Background

PROS' Camp Matecumbe needs to provide continuous and unobstructed access to Florida Power and Light Company (FPL) to reach all of its electrical facilities that service Camp Matecumbe at the referenced location attached. The easement (Attachment A to the resolution) is approximately 6-feet-wide and approximately 2,324 feet in length. The entire installation will be underground so it will not adversely impact the park's aesthetics, in accordance with Resolution No. R-504-15.


Michael Spring
Senior Advisor

Attachment



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(H)(6)

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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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(H)(6)
6-4-19

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CONVEYANCE OF AN EASEMENT TO FLORIDA POWER AND LIGHT COMPANY IN EXCHANGE FOR \$1.00 TO INSTALL AND MAINTAIN ELECTRIC POWER FACILITIES AT CAMP MATECUMBE, 13841 SW 120 STREET MIAMI, FL 33186; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE EASEMENT AND EXERCISE ALL PROVISIONS CONTAINED THEREIN

WHEREAS, the County, through its Parks, Recreation and Open Spaces Department, has converted all overhead electrical facilities to underground electrical facilities at Camp Matecumbe, 13841 SW 120 Street Miami, FL 33186; and

WHEREAS, the Camp Matecumbe Park Site requires electrical power that the County desires to obtain from Florida Power & Light Company; and

WHEREAS, Florida Power & Light Company has agreed to provide electric power facilities to the Camp Matecumbe Park Site in exchange for an easement to allow access to install and maintain the electrical power facilities; and

WHEREAS, the easement is for electrical service facilities which include underground lines that will not adversely impact the park's aesthetics, and the only visible element are power transformers, which will be screened from public view in accordance with Resolution No. R-504-15; and

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:

Section 1. This Board adopts the foregoing recitals as if fully set forth herein.

Section 2. This Board hereby authorizes the conveyance of an easement to Florida Power & Light Company for \$1.00 for installation and maintenance of electric power facilities at Camp Matecumbe Park Site, in substantially the form attached hereto as Attachment A and made a part hereof, and authorizes the County Mayor or County Mayor's designee to execute the easement and to exercise all provisions contained therein.

Section 3. This Board, pursuant to Resolution No.: R-974-09, (a) directs the County Mayor or County Mayor's designee to record the easement in the Public Records of Miami-Dade County and to provide a recorded copy of the instrument to the Clerk of the Board within 30 days of recordation of the easement; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of said easement together with this resolution.

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:

Audrey M. Edmonson, Chairwoman	
Rebeca Sosa, Vice Chairwoman	
Esteban L. Bovo, Jr.	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Eileen Higgins	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of June, 2019. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the 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.

MJS

Melanie J. Spencer

Attachment A

EASEMENT

Work Request No. _____

This Instrument Prepared By

Sec 10 Twp 55 S Rge 39 E

Name: Jessica Blackwell
Co. Name: Miami Dade County
Parks Recreation and
Open Spaces Dept.

Folio No.
30 5910 000 0150

Address: 275 NW 2 St. 4th FL
Miami, FL 33128

Reserved for Recording

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, ("Grantee") an easement forever for the construction, operation and maintenance of underground electric utility facilities 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 located at Camp Matecumbe, 13841 SW 120 Street Miami, FL 33186, within the following described property:

See attached "Exhibit A"

Grantors Address:
Miami-Dade County
111 NW 1st Street
Miami, Florida 33128

Grantee Address:
Florida Power & Light Company
General Mail Facility
Miami, Florida 33188-001

Together with the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area, while still maintaining vegetative screening around the above ground electrical transformer in accordance with Resolution No. R-504-15; and further grants to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across said Easement Area. The County shall have the right and privilege to use the Easement Area in any manner that does not interfere with the rights, use and enjoyment granted hereunder to Grantee. If the Grantee removes all facilities within the easement and no longer needs the easement, the easement would terminate on its own accord.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2019.

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 Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

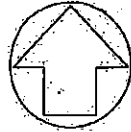
By: _____
Mayor

Approved as to Form and Sufficiency _____
Print Name _____

The foregoing was authorized and approved by Resolution R-_____-19 of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2019.

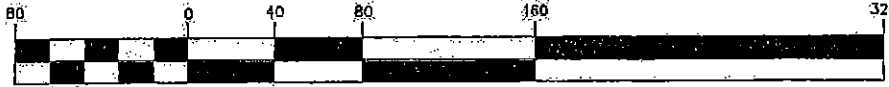
SKETCH AND LEGAL DESCRIPTION

FOR FPL EASEMENT
BEING IN THE MIAMI-DADE COUNTY,
FLORIDA
(SHEET 1 OF 4)



NORTH

GRAPHIC SCALE



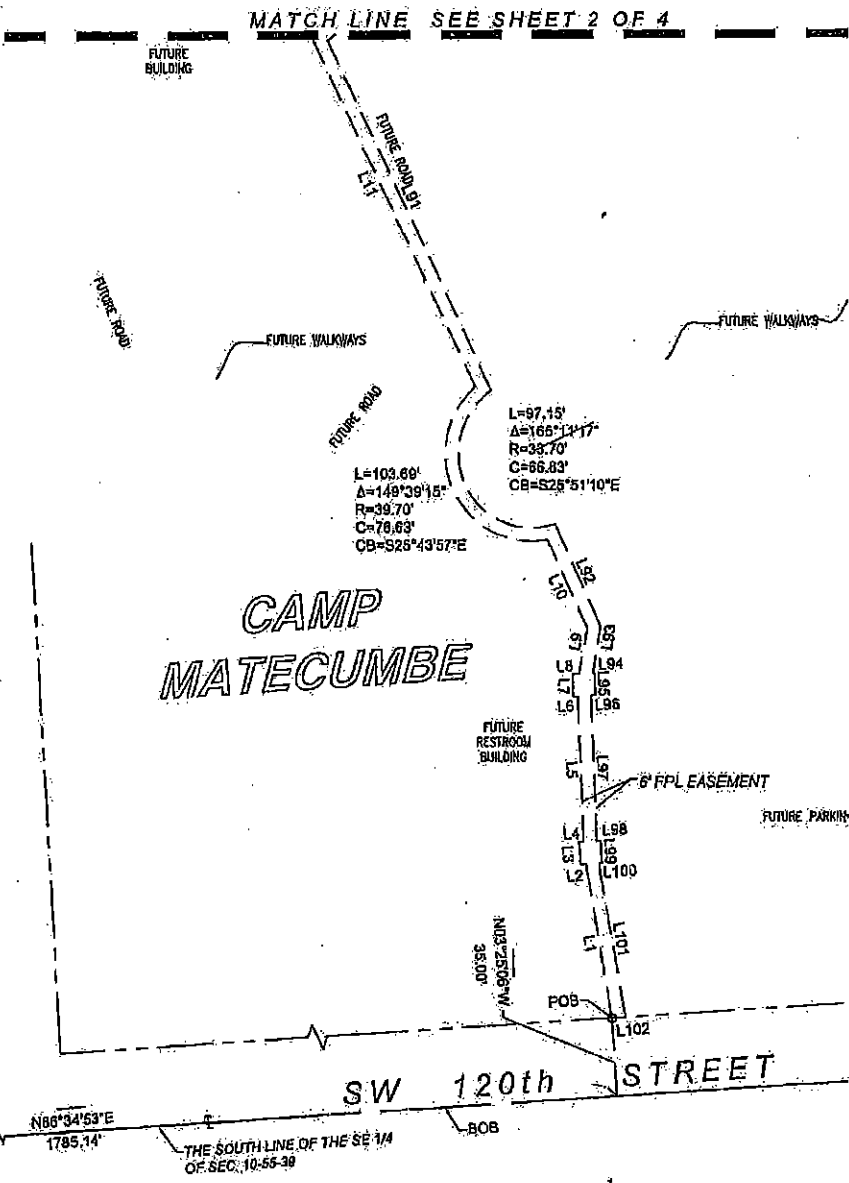
(IN FEET)
1 inch = 80 ft.

suarez surveying & mapping, inc.
CORPORATE OFFICE: MIAMI 314-7101
1619D SW 136th Street, Suite 20, Miami, Florida 33198
Tel: 305.596.1789 Fax: 305.596.1886
www.suarezsurveying.com

SKETCH PAGE
SHEET 1 OF 4
LEGAL DESCRIPTION
ON SHEET 4
(NOT FULL
OR COMPLETE
WITHOUT SHEETS 2-4)

LINE	BEARING	LENGTH
L1	N02°21'17"W	70.04
L2	S86°54'08"W	2.35
L3	N03°20'22"W	10.00
L4	S88°34'30"W	2.10
L5	N92°19'31"W	65.91
L6	S60°24'23"W	2.60
L7	N02°15'21"W	10.00
L8	N88°14'43"E	2.86
L9	N10°09'25"E	21.14
L10	N84°22'28"W	43.69
L11	N26°27'22"W	200.31
L12	N05°47'08"E	98.74
L13	N08°07'47"W	29.20
L14	S63°52'18"W	0.39
L15	N27°46'20"W	15.60
L16	N05°07'16"E	3.02
L17	N28°08'23"W	104.78
L18	S64°04'28"W	158.47
L19	S25°55'32"E	2.45
L20	S56°08'16"W	10.00
L21	N23°51'40"W	10.00
L22	N68°08'10"E	10.00
L23	S35°55'03"W	1.54
L24	N51°04'28"E	157.84
L25	N54°08'53"E	195.29
L26	N02°23'48"W	2.50
L27	N07°36'12"E	2.14
L28	N11°53'45"W	64.54
L29	N28°21'18"W	85.84
L30	N46°05'41"W	18.33
L31	N23°08'18"W	84.36
L32	N28°27'36"W	22.12
L33	N33°01'40"E	4.15
L34	N07°07'00"E	8.33
L35	N48°07'40"W	82.74
L36	N15°42'28"W	14.39
L37	N01°14'02"W	118.37
L38	N08°36'42"E	109.84
L39	N10°00'12"E	68.51
L40	N42°07'20"W	21.79
L41	N47°45'24"E	10.00
L42	S49°07'26"E	10.00
L43	S47°45'21"E	8.94
L44	S19°00'12"W	61.19
L45	S36°29'43"W	186.97
L46	S01°40'22"E	115.84
L47	S48°07'40"E	59.23
L48	S00°00'00"E	7.24
L49	S00°35'02"W	4.92
L50	S89°23'58"E	186.84

LINE	BEARING	LENGTH
L51	N83°31'48"E	24.67
L52	N07°07'41"E	81.85
L53	N01°26'16"W	5.27
L54	N88°09'47"E	10.90
L55	S01°54'18"E	10.00
L56	S88°02'47"W	10.00
L57	N81°26'48"W	6.49
L58	S71°02'41"W	160.72
L59	S83°34'06"W	25.60
L60	N46°22'08"W	161.12
L61	S00°00'00"W	1.20
L62	S90°00'00"W	4.50
L63	S30°23'07"W	5.23
L64	S29°23'59"E	38.27
L65	S23°23'52"E	88.36
L66	S14°02'41"E	19.07
L67	S28°21'38"E	87.55
L68	S11°33'45"E	84.30
L69	N07°36'12"E	1.74
L70	N22°22'45"E	10.00
L71	S87°15'12"W	10.00
L72	N22°20'49"W	1.59
L73	S44°08'58"W	81.65
L74	S28°09'22"E	34.43
L75	N52°24'22"E	141.62
L76	N04°53'00"E	61.15
L77	N05°43'55"E	10.23
L78	N26°01'45"W	6.42
L79	N03°52'18"E	10.00
L80	S43°01'44"E	34.51
L81	S68°49'31"W	20.44
L82	S25°43'03"W	18.83
L83	S02°11'52"W	111.42
L84	S28°02'42"E	18.28
L85	N53°32'18"E	1.88
L86	S21°46'20"E	15.99
L87	S63°52'18"W	3.83
L88	S17°52'45"E	1.20
L89	S08°07'47"E	23.64
L90	S05°57'08"W	33.81
L91	S15°27'22"E	219.50
L92	S04°22'58"E	50.58
L93	S10°29'28"W	21.86
L94	N88°31'08"E	3.97
L95	S01°55'01"E	10.00
L96	S88°34'03"W	10.00
L97	S02°18'31"E	65.88
L98	N06°24'28"E	4.20
L99	S02°28'22"E	10.00
L100	S88°54'28"W	1.43
L101	N28°27'17"E	70.04
L102	S88°37'38"W	6.04



SURVEYOR'S NOTES:
1. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
2. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
3. ADDITIONS OR DELETIONS TO THIS SKETCH AND LEGAL DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN. THE CENTERLINE OF SW 120th STREET HAS BEEN ASSIGNED A BEARING OF N 65°34'53" E.
6. THIS IS NOT A BOUNDARY SURVEY.

CERTIFIED TO:
CAMP MATECUMBE
MIAMI-DADE COUNTY
PARKS AND RECREATION
13841 SW 120 ST
MIAMI, FL 33186

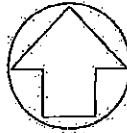
DATE OF PLAT OR MAP:
02/07/2019
JOB #: 190228523
FILE #: A-0050
PROJECT NAME:
MATECUMBE
CAD FILE(P): MATECUMBE
LAYOUT: SKETCH & LEGAL

LEGEND:
BOB = BASIS OF BEARINGS
MDCR = MIAMI-DADE COUNTY RECORDS
P.O.T. = POINT OF TERMINATION
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
(P) = PLAT
R/W = RIGHT OF WAY
C = CENTERLINE

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY OBTAIN AND WRITTEN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.
AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER.
SEAL
JUAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LIC. # 8220

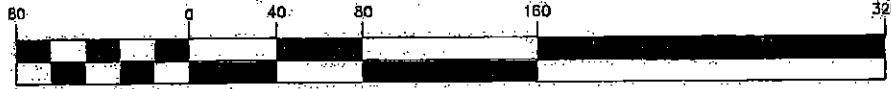
SKETCH AND LEGAL DESCRIPTION

FOR FPL EASEMENT
BEING IN THE MIAMI-DADE COUNTY,
FLORIDA
(SHEET 2 OF 4)



NORTH

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

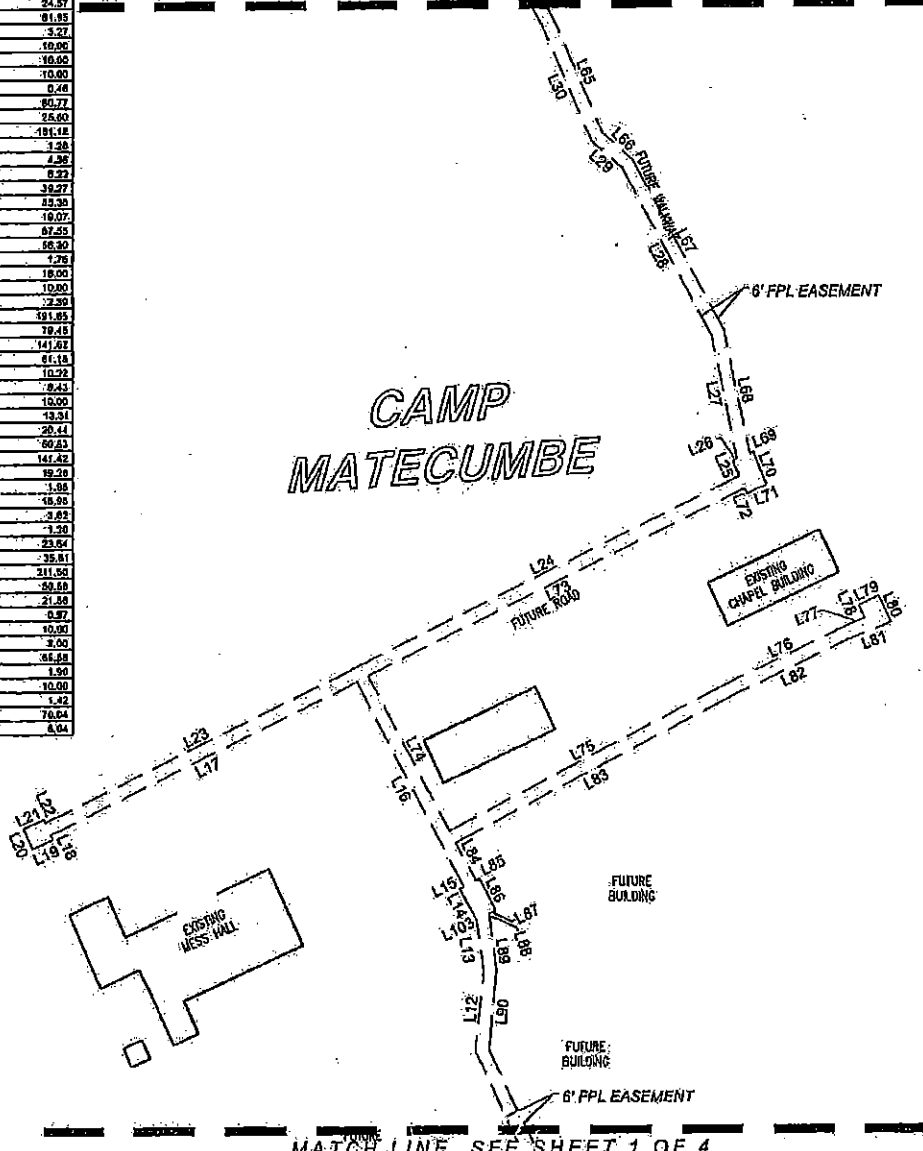
S
 SUAREZ SURVEYING & MAPPING, INC.
 16190 SW 130th Street, Suite 20, Miami, Florida 33186
 Tel: 305.596.1799 Fax: 305.596.1886
 www.suarezsurveying.com

SKETCH PAGE
SHEET 2 OF 4
LEGAL DESCRIPTION
ON PAGE 4
(NOT FULL
OR COMPLETE
WITHOUT SHEET 1,3 & 4)

LINE	BEARING	LENGTH
L1	N02°27'17"W	78.94
L2	S89°34'38"W	2.35
L3	N02°22'22"W	19.00
L4	S76°34'34"W	2.10
L5	N02°18'11"W	65.39
L6	S88°34'38"W	2.00
L7	N02°15'31"W	10.00
L8	N88°34'38"E	2.89
L9	N10°05'25"E	21.44
L10	N21°22'48"W	43.89
L11	N25°17'22"W	208.31
L12	N25°17'22"E	34.75
L13	N81°07'42"W	22.20
L101	S83°32'18"W	0.05
L14	N21°46'26"W	15.96
L15	N81°03'18"E	3.02
L16	N28°09'22"W	104.78
L17	S84°04'28"W	135.47
L18	S21°55'32"E	2.45
L19	S68°00'45"W	18.00
L20	N25°17'22"E	16.00
L21	N25°08'10"E	16.80
L22	S22°58'32"E	1.61
L23	N24°04'28"E	157.04
L24	N64°08'33"E	165.26
L25	N72°23'48"W	7.80
L26	N67°36'12"E	2.44
L27	N11°53'45"W	55.54
L28	N18°13'38"W	85.64
L29	N48°07'41"W	16.33
L30	N23°39'53"W	56.33
L31	N27°17'56"W	42.42
L32	N40°13'40"E	6.76
L33	N00°00'00"E	0.23
L34	N48°07'40"W	62.34
L35	N18°42'28"W	14.60
L36	N01°40'22"W	118.37
L37	N56°39'42"E	109.84
L38	N10°00'12"E	38.91
L39	N42°07'23"W	11.79
L40	N42°28'24"E	10.80
L41	S41°07'29"E	18.90
L42	S47°56'24"W	5.84
L43	E10°02'12"W	61.18
L44	S36°39'42"W	123.97
L45	S01°40'22"E	115.64
L46	S15°47'28"E	12.00
L47	S48°07'49"E	16.25
L48	S50°00'00"E	7.20
L49	S00°38'02"W	6.92
L50	S89°13'33"E	183.60

LINE	BEARING	LENGTH
L51	N82°31'49"E	24.57
L52	N71°02'41"E	81.55
L53	N01°54'18"W	3.21
L54	N88°52'42"E	19.00
L55	S88°54'18"E	19.00
L56	S88°08'42"W	10.00
L57	N01°54'18"W	0.48
L58	S71°02'41"W	80.77
L59	S89°14'46"W	25.00
L60	N89°22'30"W	181.18
L61	S88°08'42"W	11.58
L62	S00°00'00"W	4.38
L63	S88°22'40"W	8.23
L64	S28°17'36"E	39.27
L65	S13°38'35"E	83.39
L66	S41°48'41"E	10.07
L67	S88°12'00"E	67.55
L68	S11°53'41"E	56.30
L69	N11°38'11"E	1.78
L70	S88°22'41"E	18.00
L71	S87°32'11"W	10.00
L72	N27°23'48"W	22.59
L73	S84°08'58"W	191.85
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L75	N81°34'21"E	141.62
L76	N64°58'03"E	61.18
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L78	N29°01'49"W	8.43
L79	N15°32'11"E	10.00
L80	S15°01'41"E	13.51
L81	S89°18'23"W	28.44
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L83	S87°34'22"W	141.42
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L85	N88°52'18"E	1.88
L86	S77°48'20"E	16.98
L87	S85°07'15"W	3.82
L88	S11°02'15"E	1.50
L89	S88°07'27"E	23.61
L90	S88°37'00"W	35.81
L91	S23°22'22"E	211.50
L92	S24°12'36"E	59.69
L93	S10°02'30"W	21.89
L94	N88°34'38"E	0.97
L95	S01°13'17"E	10.00
L96	S48°34'35"W	3.00
L97	S01°18'31"E	61.58
L98	N18°34'33"E	1.50
L99	S01°25'22"E	10.00
L100	S48°34'35"W	1.42
L101	S89°42'17"E	76.04
L102	S86°27'35"W	6.04

MATCH LINE SEE SHEET 3 OF 4



MATCH LINE SEE SHEET 1 OF 4

DATE OF PLAT OR MAP:
02/07/2019
JOB #: 190228523
FILE #: A-0050
PROJECT NAME:
MATECUMBE
CAD FILE(S): MATECUMBE
LAYOUT: SKETCH & LEGAL

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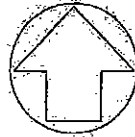
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN AND WRITTEN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 172.027 FLORIDA STATUTE.
 AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER.

SEAL

JUAN A. SUAREZ
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LIC. # 6270

SKETCH AND LEGAL DESCRIPTION

FOR EPL EASEMENT
BEING IN THE MIAMI-DADE COUNTY,
FLORIDA
(SHEET 3 OF 4)



NORTH
GRAPHIC SCALE



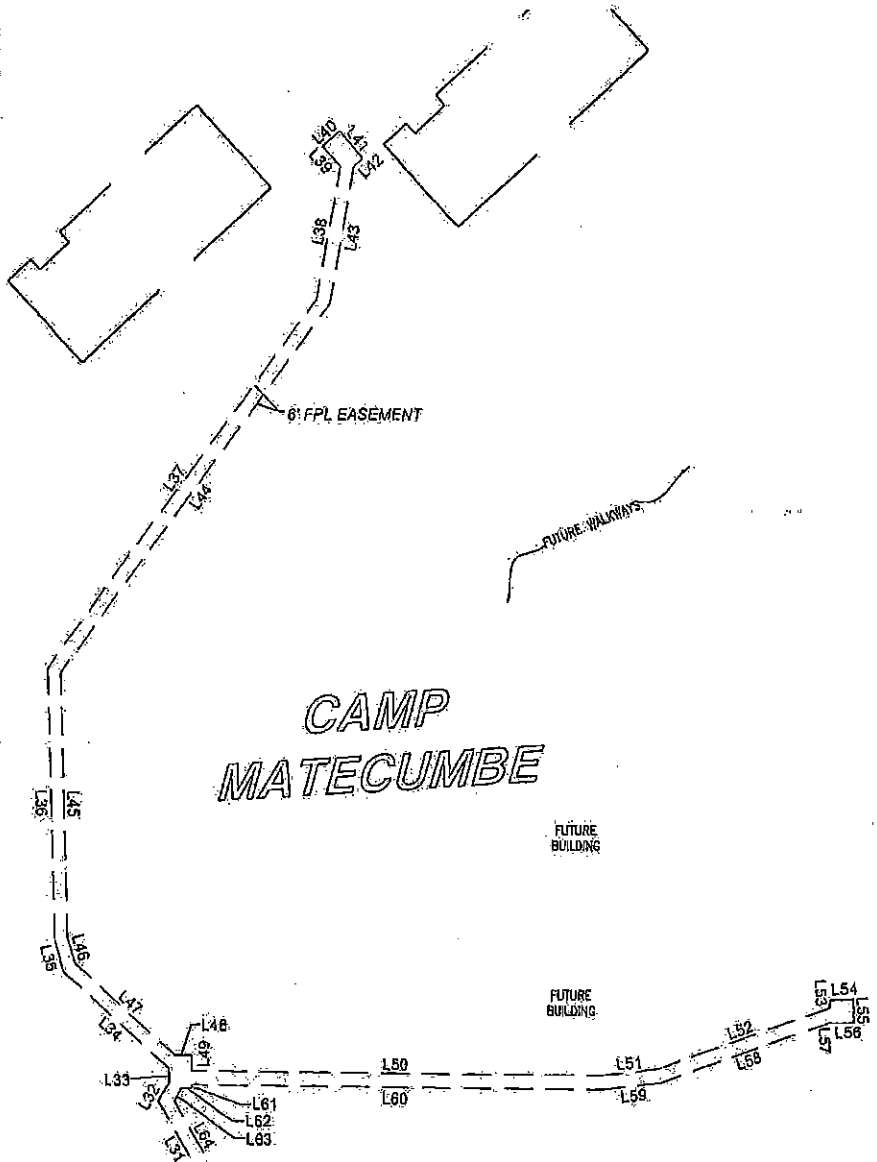
(IN FEET)
1 inch = 80 ft.

S SUAREZ SURVEYING & MAPPING, INC.
15190 SW 136th Street, Suite 20, Miami, Florida 33196
Tel: 305.586.1789 Fax: 305.586.1886
www.suarezsurveying.com

SKETCH PAGE
SHEET 3 OF 4
LEGAL DESCRIPTION
ON PAGE 4
(NOT FULL
OR COMPLETE
WITHOUT PG 1, 2 & 4)

LINE	BEARING	LENGTH
L1	N89°32'17"W	70.04
L2	S88°34'38"W	7.65
L3	N83°26'22"W	76.00
L4	S85°04'08"W	2.70
L5	N83°18'11"W	35.58
L6	S85°34'58"W	2.90
L7	N82°16'31"E	10.00
L8	N64°34'38"E	2.85
L9	N10°08'28"E	81.14
L10	N24°22'58"W	43.89
L11	N75°27'22"W	200.21
L12	N05°47'08"E	35.76
L13	N08°07'47"W	22.20
L102	S53°42'18"W	0.00
L14	N27°48'20"W	15.55
L15	N83°52'40"E	3.02
L16	N28°03'23"W	104.76
L17	S84°04'28"W	15.47
L18	S75°53'32"E	2.25
L19	S68°06'18"W	10.00
L20	N23°15'15"W	30.00
L21	N65°04'18"E	10.00
L22	S25°07'32"E	1.54
L23	N04°14'28"E	157.86
L24	N84°08'08"E	195.28
L25	N23°23'18"W	7.50
L26	N67°36'12"E	2.16
L27	N11°33'43"W	83.54
L28	N28°21'38"W	35.84
L29	N08°05'41"W	19.33
L30	N23°33'55"W	85.35
L31	N58°27'56"W	42.42
L32	N40°21'40"E	8.75
L33	N00°00'00"E	6.38
L34	N18°07'40"W	82.74
L35	N15°47'18"W	14.59
L36	N01°40'23"W	318.37
L37	N18°58'43"E	199.84
L38	N10°00'12"E	68.91
L39	N42°07'29"W	11.78
L40	N40°55'41"E	10.00
L41	S44°02'32"E	16.00
L42	S47°58'24"W	5.81
L43	S10°00'12"W	61.19
L44	S16°18'47"W	188.97
L45	S01°40'22"E	415.54
L46	S18°42'28"E	12.10
L47	S18°07'40"E	39.23
L48	S80°00'00"E	7.29
L49	S80°36'21"W	5.91
L50	S89°23'58"E	180.88

LINE	BEARING	LENGTH
L51	N83°31'26"E	24.57
L52	N71°02'41"E	81.85
L53	N61°24'18"W	3.27
L54	S84°05'42"E	10.00
L55	S80°11'11"E	10.00
L56	S81°04'51"W	10.00
L57	N01°54'18"W	0.45
L58	S71°08'11"W	80.27
L59	S63°34'51"W	25.80
L60	N45°23'58"W	181.12
L61	S80°00'00"W	1.06
L62	S80°00'00"W	4.36
L63	S30°23'40"W	6.22
L64	S29°27'50"E	39.27
L65	S23°39'55"E	35.26
L66	S48°03'41"E	18.07
L67	S21°11'31"E	37.55
L68	S11°53'08"E	56.30
L69	S87°38'12"E	1.76
L70	S22°34'48"E	15.00
L71	S67°36'12"W	10.00
L72	N24°23'48"W	2.30
L73	S64°08'18"W	191.05
L74	S28°07'41"E	79.45
L75	N63°34'22"E	141.82
L76	N44°37'07"E	81.15
L77	N48°49'22"E	10.23
L78	N25°01'45"W	6.43
L79	S21°21'08"E	10.00
L80	S28°01'45"E	13.21
L81	S88°47'52"W	20.44
L82	S64°53'03"W	80.83
L83	S62°34'23"E	141.42
L84	S28°09'42"E	79.28
L85	N83°52'18"E	1.58
L86	S27°46'20"E	15.86
L87	S43°52'16"W	3.82
L88	S17°52'45"E	3.90
L89	S00°07'47"E	25.84
L90	S03°57'05"W	35.81
L91	S23°27'22"E	21.50
L92	S24°22'48"E	30.58
L93	S19°08'28"W	21.28
L94	N88°34'17"E	0.87
L95	S02°16'31"E	10.00
L96	S88°34'38"E	2.00
L97	S02°15'31"E	85.58
L98	N86°34'38"E	1.00
L99	S03°25'22"E	10.00
L100	S48°34'38"E	1.42
L101	S08°32'17"E	70.04
L102	S18°37'38"W	6.84



Approx
2, 323, 69
FT

MATCH LINE SEE SHEET 2 OF 4

DATE OF PLAT OR MAP:
02/07/2019
JOB #: 190228523
FILE #: A-0050
PROJECT NAME:
MATECUMBE
CAD FILE(P): MATECUMBE
LAYOUT: SKETCH & LEGAL

LEGEND:
BOB = BASIS OF BEARINGS
MDCR = MIAMI-DADE COUNTY RECORDS
P.O.T. = POINT OF TERMINATION
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
(P) = PLAT
R/W = RIGHT OF WAY
C = CENTERLINE

SURVEYOR'S CERTIFICATE:
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SEAL

Joan A. Suarez
JOAN A. SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LIC. #6220

SKETCH AND LEGAL DESCRIPTION

FOR EPL EASEMENT
BEING IN MIAMI-DADE COUNTY,
FLORIDA
(SHEET 4 OF 4)

S
COMPANY OF SURVEYORS #18-704
suarez surveying & mapping, inc.
 15180 SW 136th Street, Suite 20, Miami, Florida 33186
 Tel: 305.556.1789 Fax: 305.556.1868
 www.suarezsurveying.com

LEGAL DESCRIPTION PAGE
SHEET 4 OF 4
SKETCH ON SHEETS 1-3
(NOT FULL
OR COMPLETE
WITHOUT SHEETS 1-3)

LEGAL DESCRIPTION

A STRIP OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 39 EAST; THENCE N65°34'54"E ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 FOR 1786.14; THENCE N03°25'06"W FOR 35.00 FEET TO THE POINT OF BEGINNING;

THENCE N09°52'17"W FOR 70.64 FEET; THENCE S86°34'38"W FOR 2.65 FEET; THENCE N03°25'22"W FOR 10.00 FEET; THENCE S85°34'38"W FOR 2.10 FEET; THENCE N02°15'31"W FOR 65.58 FEET; THENCE S85°34'38"W FOR 2.00 FEET; THENCE N02°15'31"W FOR 10.00 FEET; THENCE N86°34'38"E FOR 2.88 FEET; THENCE N10°08'25"E FOR 21.14 FEET; THENCE N24°22'58"W FOR 43.69 FEET; TO A POINT ON A CURVE CONCAVE TO THE EAST, THENCE WESTERLY NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 32.70 FEET A CENTRAL ANGLE OF 149°39'15" A CHORD DISTANCE OF 76.83 FEET AND A CHORD BEARING OF N 25°43'01" W FOR AN ARC DISTANCE OF 103.89 FEET;

THENCE N23°27'22"W FOR 208.31 FEET; THENCE N05°57'08"E FOR 36.76 FEET; THENCE N08°07'47"W FOR 22.20 FEET; THENCE S63°52'18"W FOR 0.99 FEET; THENCE N27°48'22"W FOR 15.99 FEET; THENCE N83°52'10"E FOR 2.02 FEET; THENCE N28°08'42"W FOR 104.78 FEET; THENCE S34°04'28"W FOR 188.47 FEET; THENCE S23°45'22"E FOR 2.45 FEET; THENCE S66°08'10"W FOR 10.00 FEET; THENCE N23°15'19"W FOR 16.00 FEET; THENCE N05°08'10"E FOR 10.00 FEET; THENCE S25°58'42"E FOR 1.54 FEET; THENCE N64°04'28"E FOR 157.84 FEET; THENCE N64°08'58"E FOR 186.28 FEET; THENCE N22°23'18"W FOR 7.80 FEET; THENCE N87°38'12"E FOR 2.14 FEET; THENCE N11°53'45"W FOR 66.64 FEET; THENCE N20°21'38"W FOR 85.64 FEET; THENCE N48°05'41"W FOR 16.35 FEET; THENCE N23°39'55"W FOR 68.35 FEET; THENCE N29°27'36"W FOR 42.42 FEET; THENCE N30°28'40"E FOR 8.75 FEET; THENCE N00°00'00"E FOR 6.33 FEET; THENCE N48°07'40"W FOR 82.74 FEET; THENCE N15°42'28"W FOR 14.59 FEET; THENCE N01°40'22"W FOR 118.37 FEET; THENCE N35°39'42"E FOR 188.84 FEET; THENCE N10°00'12"E FOR 58.91 FEET; THENCE N42°07'28"W FOR 11.78 FEET; THENCE N47°58'24"E FOR 10.00 FEET; THENCE S42°07'28"E FOR 16.00 FEET; THENCE S47°58'24"W FOR 8.64 FEET; THENCE S10°00'12"W FOR 61.18 FEET; THENCE S36°39'42"W FOR 198.87 FEET; THENCE S01°40'22"E FOR 116.54 FEET; THENCE S15°42'28"E FOR 12.10 FEET; THENCE S48°07'40"E FOR 68.28 FEET; THENCE S60°00'00"E FOR 7.28 FEET; THENCE S00°36'02"W FOR 6.92 FEET; THENCE S69°23'58"E FOR 180.88 FEET; THENCE N63°31'46"E FOR 24.57 FEET; THENCE N77°03'41"E FOR 81.55 FEET; THENCE N01°54'18"W FOR 3.27 FEET; THENCE N86°08'42"E FOR 10.00 FEET; THENCE S01°54'18"E FOR 10.00 FEET; THENCE S86°08'42"W FOR 10.00 FEET; THENCE N01°54'18"W FOR 0.46 FEET; THENCE S71°03'41"W FOR 60.77 FEET; THENCE S83°31'46"W FOR 25.60 FEET; THENCE N86°23'58"W FOR 161.12 FEET; THENCE S80°00'00"W FOR 1.28 FEET; THENCE S80°00'00"W FOR 4.38 FEET; THENCE S80°23'40"W FOR 8.22 FEET; THENCE S29°27'58"E FOR 39.27 FEET; THENCE S23°39'55"E FOR 53.36 FEET; THENCE S40°08'41"E FOR 10.07 FEET; THENCE S24°21'38"E FOR 07.55 FEET; THENCE S11°52'45"E FOR 66.30 FEET; THENCE N67°38'12"E FOR 1.78 FEET; THENCE S22°23'48"E FOR 16.00 FEET; THENCE S67°38'12"W FOR 10.00 FEET; THENCE N22°23'48"W FOR 2.39 FEET; THENCE S64°08'58"W FOR 181.55 FEET; THENCE S28°08'42"E FOR 78.45 FEET; THENCE N62°34'22"E FOR 141.82 FEET; THENCE N65°53'03"E FOR 61.15 FEET; THENCE N68°18'52"E FOR 10.22 FEET; THENCE N25°01'45"W FOR 6.43 FEET; THENCE N63°52'18"E FOR 10.00 FEET; THENCE S28°01'45"E FOR 19.31 FEET; THENCE S88°49'52"W FOR 20.44 FEET; THENCE S64°53'03"W FOR 80.83 FEET; THENCE S62°34'22"W FOR 141.42 FEET; THENCE S28°08'42"E FOR 16.26 FEET; THENCE N83°52'10"E FOR 1.88 FEET; THENCE S27°48'22"E FOR 15.98 FEET; THENCE S63°52'10"W FOR 3.82 FEET; THENCE S17°52'45"E FOR 1.20 FEET; THENCE S08°07'47"E FOR 23.64 FEET; THENCE S05°57'08"W FOR 85.81 FEET; THENCE S23°27'22"E FOR 211.50 FEET; TO A POINT ON A CURVE CONCAVE TO THE EAST, THENCE WESTERLY SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 33.70 FEET A CENTRAL ANGLE OF 165°11'17" A CHORD DISTANCE OF 88.83 FEET AND A CHORD BEARING OF S 28°51'10" W FOR AN ARC DISTANCE OF 97.18 FEET;

THENCE S24°22'58"W FOR 60.98 FEET; THENCE S10°09'25"W FOR 21.58 FEET; THENCE N86°34'38"E FOR 0.97 FEET; THENCE S02°15'31"E FOR 10.00 FEET; THENCE S65°34'38"W FOR 2.69 FEET; THENCE S02°15'31"E FOR 65.58 FEET; THENCE N86°34'38"E FOR 1.89 FEET; THENCE S03°28'22"E FOR 10.00 FEET; THENCE S86°34'38"W FOR 1.42 FEET; THENCE S09°52'17"E FOR 70.04 FEET; THENCE S86°37'38"W FOR 6.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA CONTAINING 14,628 SQUARE FEET OR 0.34 ACRES.

SURVEYOR'S CERTIFICATE:

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SEAL

Juan A. Suarez
 JUAN A. SUAREZ
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA, C. 04230

DATE OF PLAT OR MAP:
02/07/2019
 JOB #: 190228523
 FILE #: A-0050
 PROJECT NAME:
MATECUMBE
 CAD FILE(S): MATECUMBE
 LAYOUT, SKETCH & LEGAL