

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 14(A)(13)

07-24-07

**OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA**

**RESOLUTION NO.** R-902-07

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

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

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

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# MEMORANDUM

(Revised)

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

DATE: July 24, 2007

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

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

Please note any items checked.



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

6 weeks required between first reading and public hearing

4 weeks notification to municipal officials required prior to public hearing

Decreases revenues or increases expenditures without balancing budget

Budget required

Statement of fiscal impact required

Bid waiver requiring County Manager's written recommendation

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

Housekeeping item (no policy decision required)

No committee review

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

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

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

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



HARVEY RUVIN, CLERK

By: **KAY SULLIVAN**  
Deputy Clerk

Approved by County Attorney  
as to form and legal sufficiency. *[Signature]*

Bruce Libhaber

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

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

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

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

User Department: Miami-Dade Transit

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**EXCLUSIVE ELECTRIC UTILITY EASEMENT**

STATE OF FLORIDA        )  
  )  
COUNTY OF MIAMI-DADE )

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

**WITNESSETH:**

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

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# Memorandum



**Date:** July 24, 2007

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

Agenda Item No. 14(A)(13)

**From:** George M. Burgess  
County Manager

A handwritten signature in black ink, appearing to read "G. Burgess", written over the printed name of George M. Burgess.

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

## RECOMMENDATION

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

## SCOPE

This Utility Easement is physically located in Commission District 7.

## FISCAL IMPACT/FUNDING SOURCE

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

## TRACK RECORD/MONITOR

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

## BACKGROUND

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

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

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

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

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



Assistant County Manager

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

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

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

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

(OFFICIAL SEAL)

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

By: \_\_\_\_\_  
County Mayor

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

By: \_\_\_\_\_  
Deputy Clerk

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



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

JOINDER BY TENANT

Signed, sealed and delivered in the presence of:

Pat A Yoder  
(Witness Signature)

Print Name: PATRICIA A. YAKUAFEC  
(Witness)

Pat A Yoder  
(Witness Signature)

Print Name: PATRICIA A. YAKUAFEC  
(Witness)

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

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

Print Name: George R. Brown, Jr.

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

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

Print Name: Susan A. Grad

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

STATE OF FLORIDA

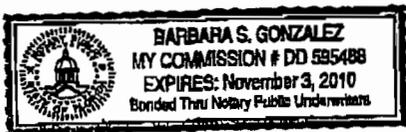
COUNTY OF MIAMI-DADE

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

My Commission Expires: 11/3/10

Barbara S. Gonzalez  
Notary Public, Signature

Print Name BARBARA S. GONZALEZ



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

JOINDER BY LEASEHOLD MORTGAGEE

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

WACHOVIA BANK,  
NATIONAL ASSOCIATION

Witness: Jessica Felipe

Print Name: Jessica Felipe

Witness: Patricia A. Yakubec

Print Name: Patricia A. Yakubec

By: Gary M. Fitzgerald

Name: GARY M. FITZGERALD

Title: SENIOR VICE PRESIDENT

STATE OF Florida

COUNTY OF Miami-Dade

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



Patricia A. Yakubec  
Notary Public

(SEAL)

Notary Public, State of Florida

Commission Number: 312612009



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

**ARTICLE I**  
**DEFINITIONS, GENERALLY:**

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

**ARTICLE II**  
**LEGAL DESCRIPTION:**

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

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

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

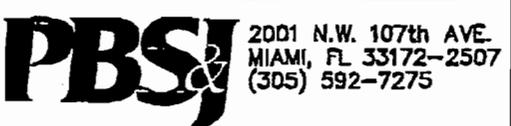
TOGETHER WITH:

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

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

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



FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

**DADELAND CENTRE II**  
**SKETCH TO ACCOMPANY**  
**LEGAL DESCRIPTION**

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

**ARTICLE III  
SOURCES OF DATA:**

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

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

**ARTICLE IV  
LIMITATIONS/EXPRESS PURPOSE:**

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

**ARTICLE V  
SURVEYOR'S CERTIFICATE:**

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

**PBS&J**  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24

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

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

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ALL RIGHTS RESERVED

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

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

