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

Memorandum

MIAMI-DADE COUNTY

Date: October 6, 2009

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

From: George M. Burgess
County Manager

Agenda Item No. 8(J)(1)(A)

Resolution No. R-1152-09

Subject: Resolution Authorizing Conveyance of Easements to Florida Power and Light Company (FPL) for the Operation and Maintenance of Overhead Electric Transmission Lines and Underground Electric Distribution Lines, to be Installed Within County Properties Located at 3775-3795 NW 28 Street & 3795 NW South River Drive Required for the Relocation of FPL Conflicting Facilities with the Miami Intermodal Center-Earlington Heights (MIC-EH) Connector Project

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RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution authorizing conveyance of easements to Florida Power and Light Company (FPL) for the operation and maintenance of overhead electric Transmission Lines and underground electric Distribution lines, to be installed within County properties located at 3775-3795 NW 28 Street & 3795 NW South River Drive required for the relocation of FPL conflicting facilities with the MIC-EH Connector Project.

SCOPE

These easements are physically located within Commission District 5.

FISCAL IMPACT/FUNDING SOURCE

There is no fiscal impact to Miami-Dade County.

TRACK RECORD/MONITOR

The County has previously granted easements to FPL. The Right of Way, Utilities & Property Management Division of the Miami-Dade Transit Department will process the easement document for the execution once the installations of the facilities have been completed. The person responsible for administering this task is Froilan I. Baez, Utilities Manager of the Right of Way, Utilities & Property Management Division.

DELEGATED AUTHORITY

In accordance with Section 2-8.3 of the Miami-Dade County Code related to identifying delegation of Board authority, there are no authorities beyond that specified in the resolution which include authority for the Mayor, or Mayor's designee, to execute and terminate the agreement.

BACKGROUND

In 2007 the Board approved Resolutions R-673-07 and R-1084-07 for the relocation of conflicting FPL Distribution and Transmission facilities, which must be adjusted or relocated prior to construction of People's Transportation Plan (PTP) MIC-EH Connector Project (R-825-06). The utility relocation is presently ongoing and is scheduled to be completed by February 1, 2010.

Assistant County Manager

MEMORANDUM

(Revised)

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

DATE: October 6, 2009

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

SUBJECT: Agenda Item No. 8(J)(1)(A)

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(J)(1)(A)
10-6-09

RESOLUTION NO. **R-1152-09**

RESOLUTION AUTHORIZING CONVEYANCE OF EASEMENTS TO FLORIDA POWER AND LIGHT COMPANY (FPL) FOR THE OPERATION AND MAINTENANCE OF OVERHEAD ELECTRIC TRANSMISSION LINES AND UNDERGROUND ELECTRIC DISTRIBUTION LINES, TO BE INSTALLED WITHIN COUNTY PROPERTIES LOCATED AT 3775-3795 N.W. 28TH STREET & 3795 N.W. SOUTH RIVER DRIVE REQUIRED FOR THE RELOCATION OF FPL CONFLICTING FACILITIES WITH THE MIAMI INTERMODAL CENTER-EARLINGTON HEIGHTS (MIC-EH) CONNECTOR PROJECT; AUTHORIZING COUNTY MAYOR OR DESIGNEE TO EXECUTE SAME

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 authorizes the conveyance of easements to Florida Power and Light (FPL) for the operation and maintenance of overhead electric Transmission lines and underground electric Distribution lines, as described in the attached FPL easements, in substantially the form attached hereto and made part hereof; and authorizes the County Mayor, or County Mayor's designee, to execute said easements for and on behalf of Miami-Dade County and to exercise all provisions contained therein.

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

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

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

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of October, 2009. 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

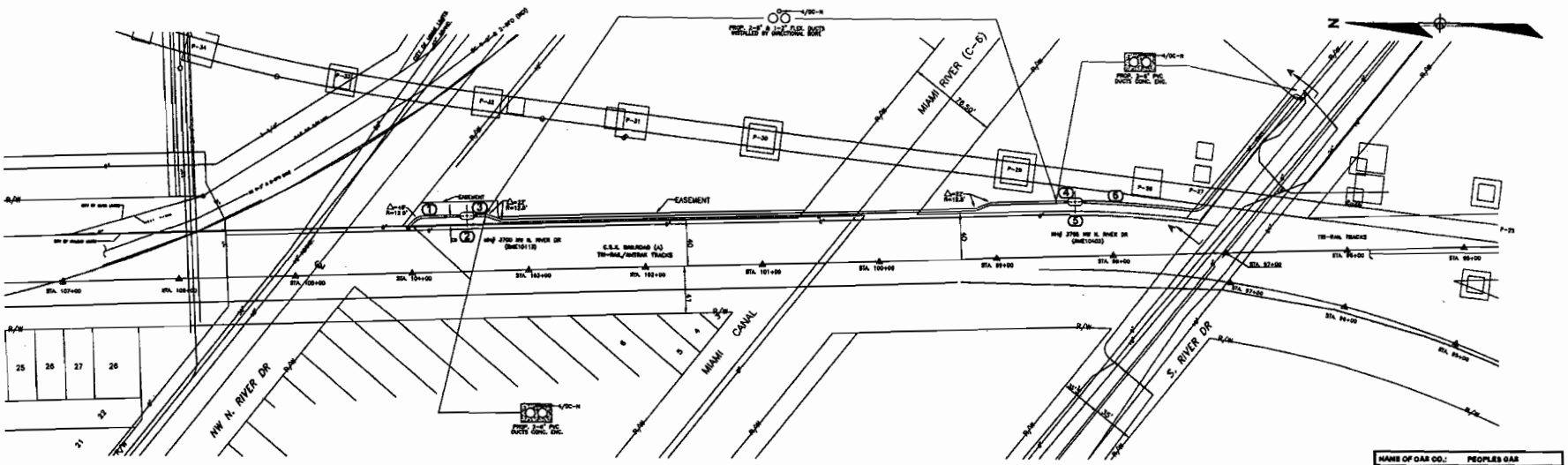
By: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Bruce Libhaber

FEEDER: FRONTON 01131

SAFETY. DO IT FOR LIFE ☐ INACCESSIBLE ☒ 13KV ☐ FUTURE 23KV ☐ 23KV ☐ SALT SPRAY ☐



NAME OF GAS CO.:	PEOPLES GAS
SERIAL NO.:	
DATE:	10/02/07
NAME OF GAS REP.:	ANGEL L QUANT
PHONE:	954-453-0811
GAS IN VICINITY:	YES

NAME OF GAS CO.:	FLORIDA CITY GAS
SERIAL NO.:	
DATE:	10/02/07
NAME OF GAS REP.:	CELSO RODRIGUEZ
PHONE:	305-694-4670
GAS IN VICINITY:	YES

SURVEY STAKE REQ'D
MAP POSTING REQ'D
DERM PERMIT REQ'D
SFWMD PERMIT REQ'D
ACOE PERMIT REQ'D
CALL SUNSHINE
COORDINATE WR# 2186234 AND WR #2186315
**REFER TO LEGAL DOCUMENT FOR WORKING HOURS AND OTHER RESTRICTIONS

GENERAL NOTES:
1. ALL LOCATIONS ARE ACCESSIBLE.
2. NOTIFY CUSTOMERS OF TEMPORARY TRAFFIC OR ELECTRICAL INTERRUPTIONS.
3. PROVIDE WARNING SIGNALS FOR PEDESTRIANS AND TRAFFIC SIGNALS FOR MOTORIST.
4. COORDINATE WITH OVERHEAD WR# 2186234 AND CABLE PULL WR #2186315.
5. LOCATION AND ELEVATION OF OTHER UTILITIES WERE OBTAINED FORM THE BEST AVAILABLE SOURCES AND MAY NOT BE EXACTLY AS SHOWN. DIG WITH CAUTION!!!
6. 48 HOURS BEFORE STARTING CONSTRUCTION CALL SUNSHINE AT 1-800-432-4770 AND CONTACT THE FOLLOWING UTILITIES TO MARK FIELD LOCATION OF BURIED FACILITIES:

ADELPHIA COMMUNICATIONS	305-238-7690 EXT. 235
AT&T COMMUNICATIONS	770-918-5424
COMCAST CABLE	954-534-7417
FLORIDA CITY GAS	305-694-6670
PEOPLES GAS	954-453-0811
MDC-PUBLIC WORKS	305-592-8925 EXT. 250
MD-WATER & SEWER	305-665-7658 EXT. 7658
BELLSOUTH	305-222-8745
FLORIDA POWER & LIGHT	305-229-7987
FPL FIBERNET	305-552-3249
TCG SOUTH FLORIDA	407-578-8000
WILTEL COMMUNCATIONS	888-265-2283

CONSTRUCTION NOTES: AS PER DIST. CONSTRUCTION STANDARDS, DECEMBER 2005
1. FPL CONTRACTOR MUST PROVIDE AS-BUILT PLANS BY CERTIFIED SURVEYOR APPROVED BY FLP.
2. PLUG ALL SPARE PLASTIC DUCTS.
3. REFER TO DCS UN-2.0.0 AND UN-5.0.0 FOR CONC. ENC. DUCT BANK CONSTRUCTION AND DCS UN-28.0.2 AND UN-28.0.3 FOR DIRECTIONAL BORING INSTALLATION GUIDELINES. REFER TO UX-223 FOR INSTALLATION OF TWO-WAY 8'-2" MANHOLE.
4. MAINTAIN 12" MINIMUM SEPARATION FROM OTHER UTILITIES.
5. TRENCH - UG DUCTS TO HAVE 36" MINIMUM COVER UNLESS OTHERWISE INDICATED. SEE MEPP4083, 8ME10403 AND 8ME10113.
6. ALL ROADS, SIDEWALK, CURB & GUTTER ARE TO BE RESTORED TO ORIGINAL CONDITIONS. FULL LANE RESTORATION WILL BE REQUIRED. NO DEBRIS TO BE LEFT IN THE RIGHT-OF-WAY OR CUSTOMER'S PROPERTY.
7. PAVEMENT MARKINGS TO BE RESTORED AS EXISTING.
8. RESTORE ALL DISTURBED LANDSCAPE AND SOD TO ORIGINAL CONDITION.
9. ELEVATION READINGS MUST BE TAKEN EVERY 10 FT FOR THE DUCTS USING DIRECTIONAL BORING METHOD.
11. 4/0C NEUTRAL MUST BE INSTALLED IN THE DUCT BANK AND CONTINUED IN THE 2" FLEX CONDUIT TO BE INSTALLED BY DIRECTIONAL BORING METHOD.
12. CONCRETE ENCASED DUCT BANK: 280 FT +/_ . DIRECTIONAL BORING: 520 FT +/-.

STAKING/SURVEY NOTES
1. FPL CONTRACTOR MUST PROVIDE AS-BUILT PLANS BY CERTIFIED SURVEYOR PER FPL STANDARDS & REQUIREMENTS.
2. STAKE LOCATIONS 1 THRU 8 FOR THE INSTALLATION OF NEW DIRECTIONAL BORE AND DUCT BANK SYSTEM AS SHOWN.
3. JOB TO BE SURVEYED BY CERTIFIED SURVEYOR APPROVED BY FPL FOR AS-BUILT BEFORE TRENCH IS COVERED.
4. ELEVATION READINGS OF THE DUCTS MUST BE TAKEN EVERY 10 FT USING DIRECTIONAL BORING METHOD.

ALWAYS WEAR YOUR PPE

ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN AND RESISTANCE VALUES HAVE BEEN VERIFIED TO BE WITHIN CURRENT FPL STANDARDS.

FOREMAN DATE

REQUIRED DWG'S

JOB SKETCH
MEPP4083
8ME10403 (MH# 3795 NW S. RIVER DR)
8ME10113 (MH# 3700 NW N. RIVER DR)

REFERENCE DWG'S

AJ-0256

As-Built elevation readings shall be taken every (+/- (10) feet on the permit drawing/or record drawings, unless otherwise directed by the local Maintenance Engineer. During the preconstruction meeting with the FDOT Inspector (JAN 10.10), the FDOT Inspector will specify if any deviation from the 10' requirement will be allowed. If this is not discussed, it would be suggested complying with the 10' requirement for the entire length of the bore.

As-Built information can be hand drawn on the permit drawing, or the permit drawing can be mechanically (e.g. CADD) revised, but in either case shall be "stamped" or designated as the "As-Built." This will be attached to a copy of the approved permit application, signed off by FPL as completed and built according to the plan and the UAM, and released to FDOT.

The drawing does not have to be "signed and sealed" by a professional engineer (Utility "Signing and Sealing" requirements are specified in UAM section 3.4).

FDOT's current specifications for Jack & Boring / Directional Bore (from '03 UAM) can be accessed by going to the FDOT Website: http://www.dot.state.fl.us/rddesign/uam/uam3/jackandboring.pdf

This link also contains the April 27, 1999 Memorandum regarding the "Oversize Directional Boring Review Procedure," which allows (as an alternative to soil tests and sample(s) bore depths to equal or exceed 10 times the bore size when installed under FDOT pavement, when the bore is larger than 6"

The Service Center is to send the As-Built Drawing(s) to TRS or myself to process and then I will send it the FDOT within 30 days after completion (live in a Speed Condition on the permit).

Thank you.

Marvin del Toro
Permit Administrator - Dade
Office: (305) 443-5160
Fax: (305) 443-5123
email: marvin_del_toro@fpl.com

		5		
		4		
		3		
		2		
		1		
ASBUILT	AUTH. NO.	NO.	DATE	REVISION

AS-BUILT COPY — AS-BUILT CREW PRINT

Initials | Crew Chief Date | Foreman's Signature | Date

Job CERTIFIED COMPLETED as shown on this AS-BUILT print. Material changes shown on ROS.

Inspector's Signature | Date

All required ground rods have been driven & verified to be within FPL Standards. Values are shown at all locations.

Foreman's Signature | Date

Sensitive?	YES ☐ NO ☒	Survey/Stake?	YES ☒ NO ☐
Tree Work?	YES ☐ NO ☒	Designer/Stake?	YES ☐ NO ☒
Tree Access?	YES ☐ NO ☒	Tree Staking Req'd?	YES ☐ NO ☒
Map Posting?	YES ☒ NO ☐	Trench Feet	520
DDBS		Duct Bank Feet	520
Posted by			

Work with SMO? YES ☐ NO ☒
CT/Special M/T YES ☐ NO ☒

Permit	CITY	DR. DIST.	COUNTY AIR	STATE RD	FAA
	(WND)	RR XING	COUNTY RD.	TRANSM.	

Telephone Request? YES ☐ NO ☒ CATV Request? YES ☐ NO ☒

FPL

JOB OWNER	BYRON BAMPLE
PHONE	305-442-5128
DESIGNED BY	ANGEL VARGAS
DRAWN BY	AAV
DATE	04/15/09
MAP NO.	AJ-0256

0 NOT TO SCALE
SCALE

METRORAIL -MIAMI/DADE
OH TO UG RELOCATION
FROM NW N. RIVER DR (PARCEL 501)
TO NW S. RIVER DR (PARCEL 312)
DUCT BANK AND DIR. BORE

DWG NO. JOB SKETCH

WR 2408388 IWR 8341-045-0880 M/A WD

TWP 53 RNG 41 SEC 29 QTR:

CADNAME:
PLOT TIME:
PLOT DATE:

5

EXHIBIT "A"

PROPOSED 20 FEET FPL EASEMENT
FOR
DISTRIBUTION FEEDER

LEGAL DESCRIPTION:

A 20-foot wide easement located in Miami-Dade County, Florida, more particularly described as follows:

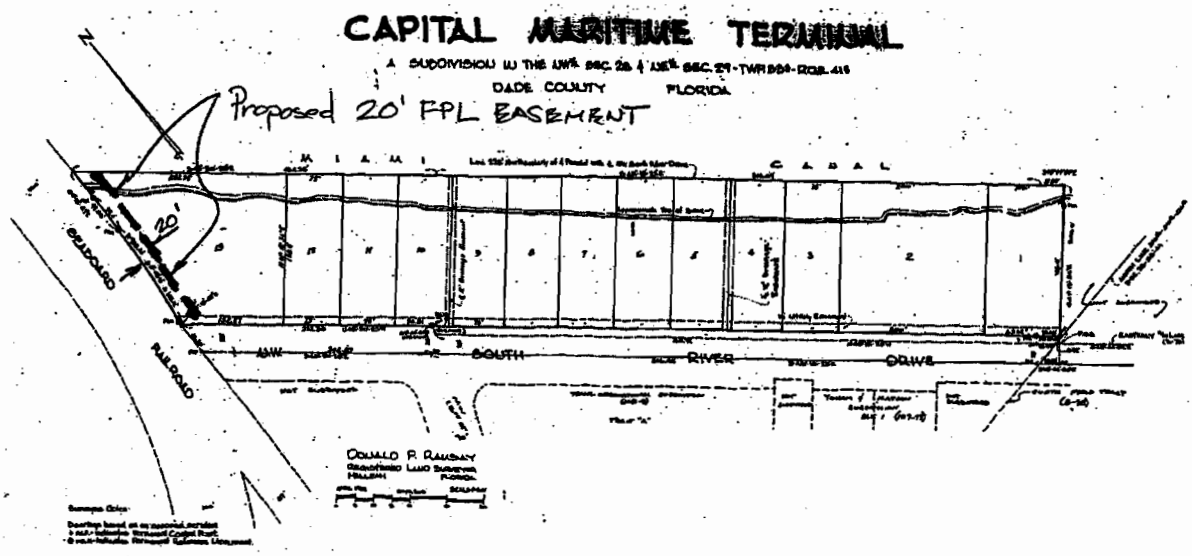
The West 20 feet less the South 10 feet of Lot 13, Block 1, CAPITAL MARITIME TERMIBNAL as recorded in Plat Book 121, Page 31, as found in the Public Records of Miami-Dade County, Florida.

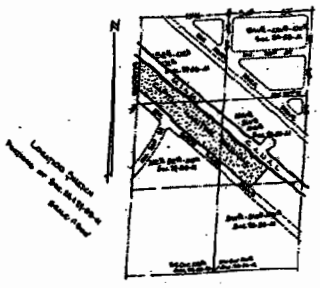
Said parcel containing 4,743 square feet or 0.11 Acres more or less.

FPL EASEMENT	MIAMI-DADE COUNTY MIC_EARLINGTON HEIGHTS Parcel 312	Date: July 22, 2009 Page 1 of 2

EXHIBIT "A"

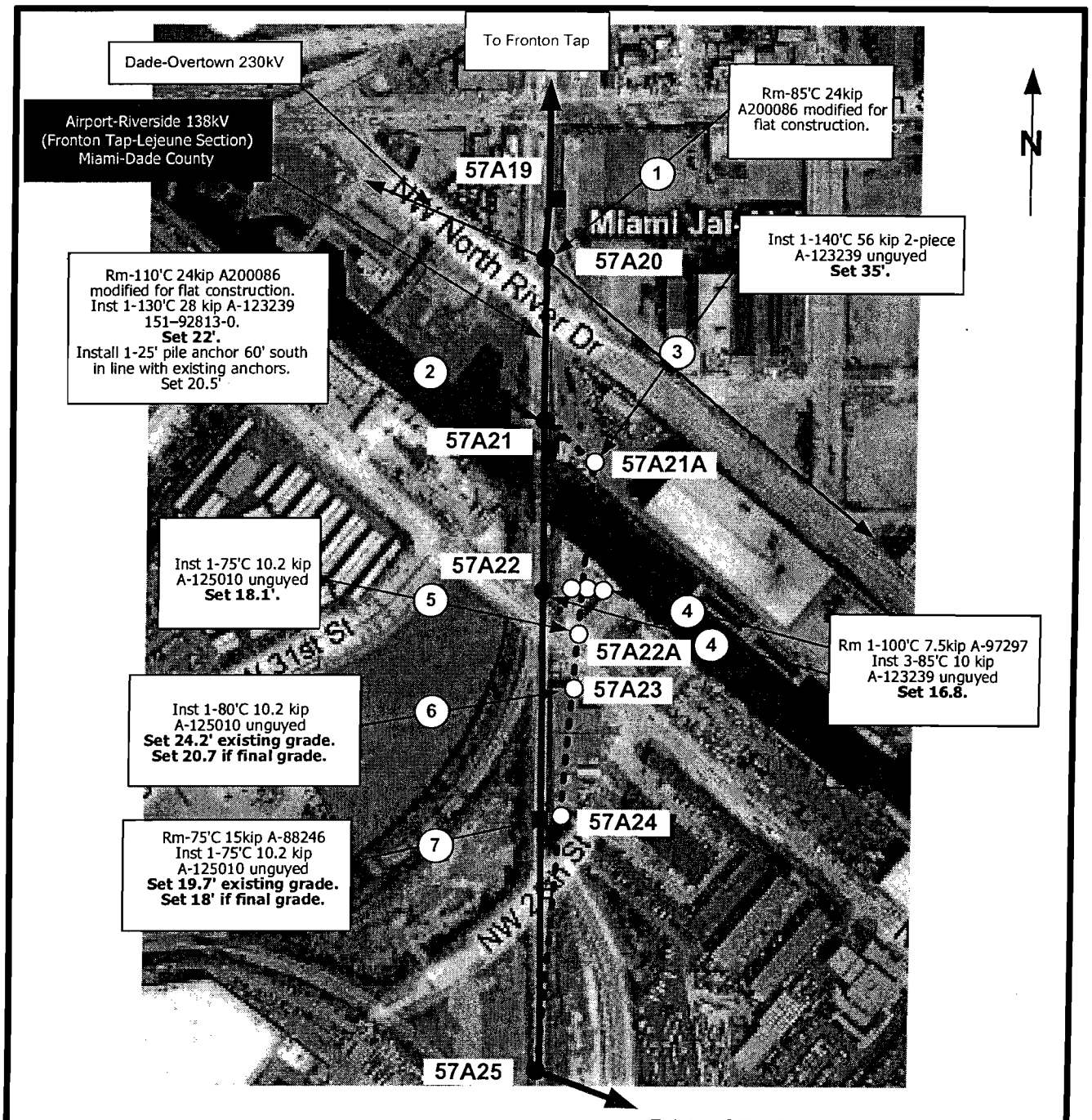
PROPOSED 20 FEET FPL EASEMENT
FOR
DISTRIBUTION FEEDER
OF





NOT A SURVEY

FPL EASEMENT	MIAMI-DADE COUNTY MIC-EARLINGTON HEIGHTS PARCEL 312	Date: July 22, 2009 Page 2 of 2



AS-BUILT CREW PRINT FOREMAN'S SIGNATURE DATE	ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN AND VERIFIED TO BE WITHIN FPL STANDARDS, VALUES ARE SHOWN AT ALL LOCATIONS FOREMAN'S SIGNATURE DATE
JOB CERTIFIED COMPLETED AS SHOWN ON THIS AS BUILT PRINT OR BILL OF MATERIAL. CHANGES ARE STATED ON JOB INSTRUCTIONS OR INVENTORIES SUPERVISOR'S SIGNATURE DATE	
DESIGNED BY: PowerComm Engineering, Inc. (Russell Bailey - cell # 813-486-5679 09/08	
PERMITS: FDOT Utility Yes R/R CROSSING Yes ENVIRONMENTAL Yes OTHER: City of Miami, FAA, Miami-Dade Aviation Dept, ACOE, FDEP POLES(S): Z EASEMENT Yes ROAD RIGHT OF WAY Yes PERMIT	
UPDATE RECORDS: ORION Yes ROUTE-OF-LINE	
PHASING DIAGRAM: DRAWING # **see specification book- Phasing Diagram section**	

FPL

EXISTING
1023-09-889

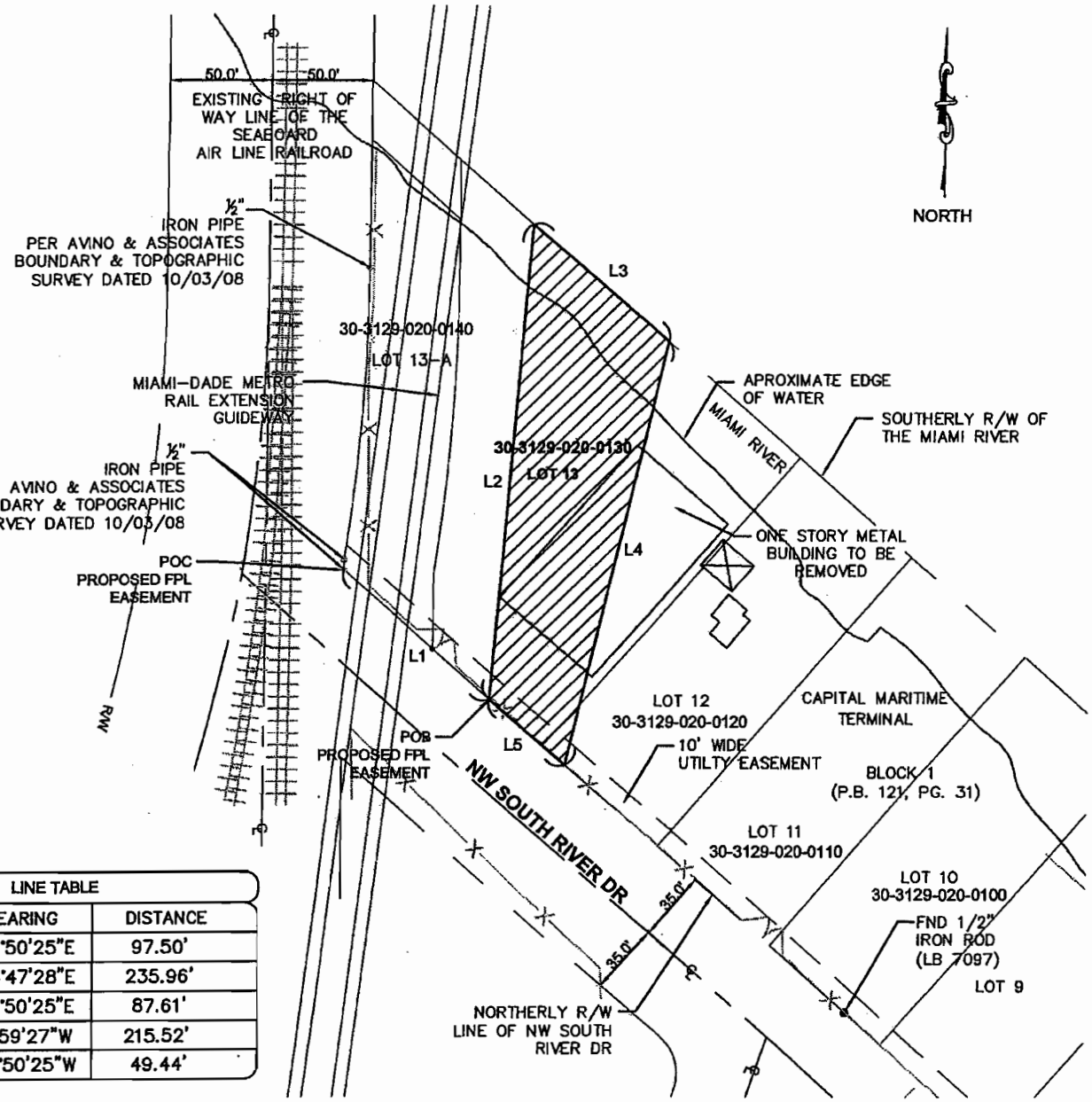
LINE NAME: Airport-Riverside 138kV
LINE SEC.: Fronton Tap-Lejeune
COUNTY: Miami-Dade

Part of MIC-Earlington Heights- MDTA Metrorail extension project.

RELOCATION: Remove poles at 3 locations, replace pole at 1 location. New alignment: Install new concrete poles at 4 locations and a 3-pole concrete structure at 1 location.

8

EXHIBIT 'A'
SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S48°50'25"E	97.50'
L2	N04°47'28"E	235.96'
L3	S48°50'25"E	87.61'
L4	S12°59'27"W	215.52'
L5	N48°50'25"W	49.44'

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF N.W. SOUTH RIVER DR; ASSUMED BEARING S48°50'25"E.

LEGEND

A.G.L.	ABOVE GROUND LEVEL	F.F.E.=	FINISHED FLOOR ELEVATION	O.T.	OVERHEAD TELEPHONE LINE
AN.G.L.	ABOVE MEAN SEA LEVEL	FH.	FIRE HYDRANT	PL.	PLATTED
B.W.F.	BARBED WIRE FENCE	D.F.C.R.	FOUND CAPPED IRON ROD	P.B.	PLAT BOOK
B.S.	BASIS OF BEARINGS	F.C.M.	FOUND CONCRETE MONUMENT	P.M.C.	PROFESSIONAL LAND SURVEYOR
B.V.	BLOCK	F.I.P.	FOUND IRON PIPE	P.L.S.	POINT OF BEGINNING
B.T.	BURIED TELEPHONE	F.I.R.	FOUND IRON ROD	P.B.C.	POINT OF COMMENCEMENT
(C)	CALCULATED	FPL	FLORIDA POWER & LIGHT	P.O.C.	POINT OF TERMINATION
	COMBO POLE		FOUND PK NAIL	P.O.T.	POINT OF TANGENCY
CBS	CONCRETE BLOCK STUCCO		NON WIRE FENCE		POWER POLE (P.P.)
C.M.P.	CORRUGATED METAL PIPE		IDENTIFICATION BEARING	PSM	PROFESSIONAL SURVEYOR & MAPPER
C.L.F.	CHAIN LINK FENCE	L.B.	LICENSE BUSINESS	P.T.	POINT OF TANGENCY
CONC.	CONCRETE		LIGHT POLE (L.P.)	R.C.P.	REINFORCED CONCRETE PIPE
COR	CORNER			R.L.S.	REGISTERED LAND SURVEYOR
(D)	DESIGN	(M)	MEASURED	R/W	RIGHT-OF-WAY
DB	DEED BOOK	MDC	MIAMI-DADE COUNTY		TELEPHONE POLE (T.P.)
E.O.P.	EDGE OF PAVEMENT	N.A.D.	NATIONAL ATLANTIC DATUM	S.S.	SANITARY SEWER MAN
ELEV.	ELEVATION	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	(S)	EXISTING SURVEY
EMT	EASEMENT	O.E.	OVERHEAD ELECTRIC LINE		SET CONCRETE MONUMENT
EXIST.	EXISTING	O.H.	OVERHEAD CABLE TV		SET IRON ROD
(F)	FIELD	O.R.B.	OFFICIAL RECORD BOOK		

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CH. 61H17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL K. LEAHY
FLORIDA LICENSED PROFESSIONAL ENGINEER No. 45287
PROFESSIONAL SURVEYOR & MAPPER No. 5656

PowerComm Engineering, Inc.
5025 WEST GRACE STREET
TAMPA, FL. 33607
(813) 287-8008
FAX (813) 287-9008
PROFESSIONAL SURVEYORS AND MAPPERS LB 7147
LICENSED PROFESSIONAL ENGINEERS CA 8137

FLORIDA POWER & LIGHT
MIAMI-DADE METRO RAIL EXTENSION
DESCRIPTION SKETCH FOR EASEMENT; PARCEL 312

PROJECT NO: 06-110019 | DRAWN BY: JOJ | DATE: 01/08/09
CHECKED BY: DRK | APPROVED BY: MKL | SCALE: 1"=80'

NO.	DATE	DESCRIPTION	BY	CHK
3				
2				
1	01/08/09	INITIAL ISSUE	JOJ	MKL

REVISIONS

SHEET 1

EXHIBIT 'A'
SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY

PROPOSED FLORIDA POWER & LIGHT EASEMENT LEGAL DESCRIPTION

A PORTION OF LOTS 12 AND 13, BLOCK 1, "CAPITAL MARITIME TERMINAL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGE 31 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SEABOARD AIRLINE RAIL ROAD (A 100.00 FOOT RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF NORTHWEST SOUTH RIVER DRIVE (A 70.00 FOOT WIDE RIGHT OF WAY AS NOW IN USE), THENCE RUN S48°50'25"E ALONG SAID NORTHERLY RIGHT OF WAY LINE OF NORTHWEST SOUTH RIVER DRIVE, A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT- OF-WAY LINE OF NORTHWEST SOUTH RIVER DRIVE, RUN N04°47'28"E, A DISTANCE OF 235.96 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE MIAMI RIVER; THENCE RUN S48°50'25"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI RIVER, A DISTANCE OF 87.61 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI RIVER RUN S12°59'27"W, A DISTANCE OF 215.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST SOUTH RIVER DRIVE SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF LOT 12, BLOCK 1 CAPITAL MARITIME TERMINAL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGE 31 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N48°50'25"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTHWEST SOUTH RIVER DRIVE, A DISTANCE OF 49.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 13,020 SQUARE FEET OR 0.298 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CH. 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL K. LEAHY
FLORIDA LICENSED PROFESSIONAL ENGINEER No. 45267
PROFESSIONAL SURVEYOR & MAPPER No. 5658

PowerComm Engineering, Inc.
5025 WEST GRACE STREET
TAMPA, FL 33607
(813) 287-8008
FAX (813) 287-9008
PROFESSIONAL SURVEYORS AND MAPPERS LB 7147
LICENSED PROFESSIONAL ENGINEERS CA 9137

FLORIDA POWER & LIGHT
MIAMI-DADE METRO RAIL EXTENSION
DESCRIPTION SKETCH FOR EASEMENT; PARCEL 312

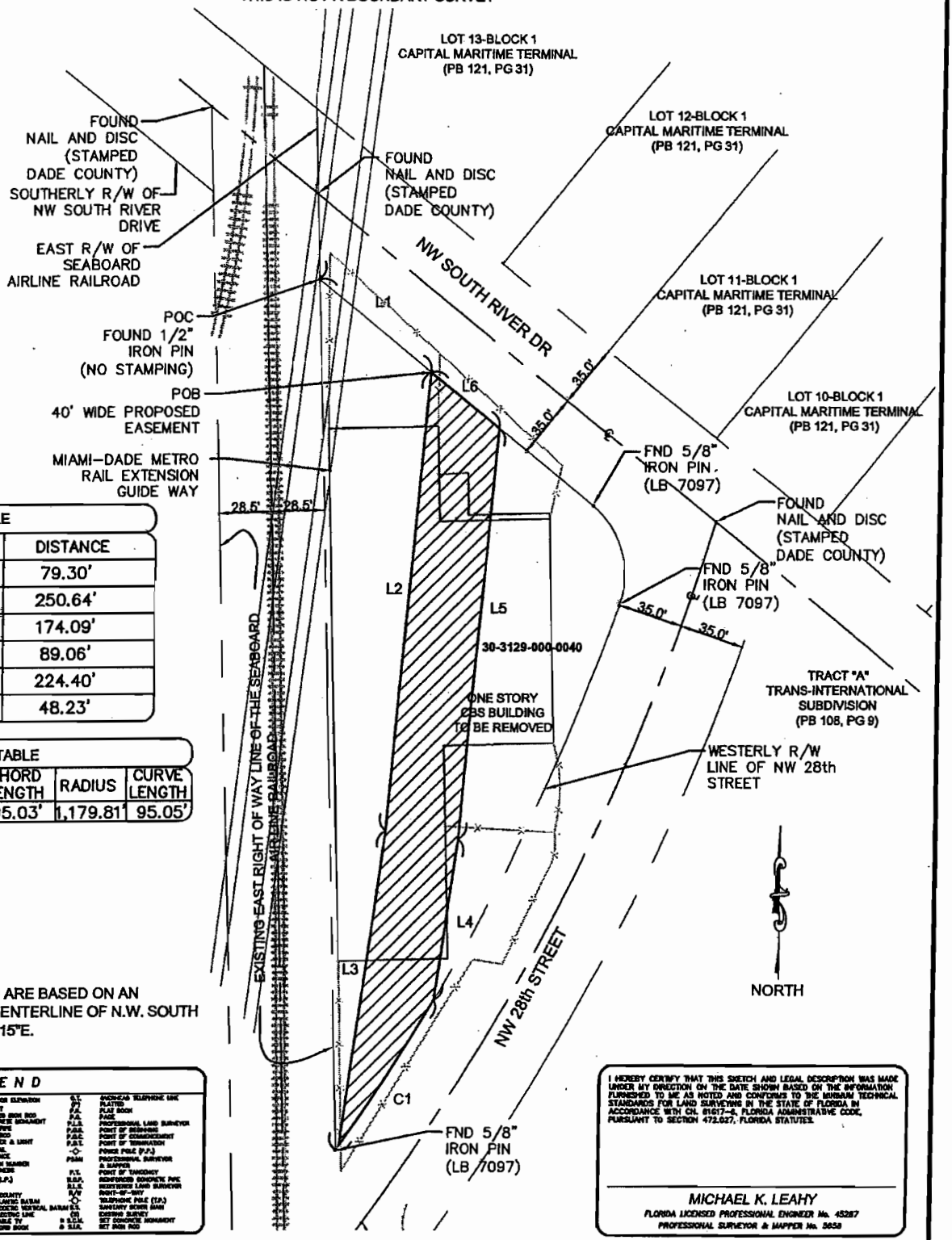
PROJECT NO: 06-110019 | DRAWN BY: JOJ | DATE: 01/08/09
CHECKED BY: DRK | APPROVED BY: MKL | SCALE:NTS

NO.	DATE	DESCRIPTION	BY	CHK
3				
2				
1	01/08/09	INITIAL ISSUE	JOJ	MKL

REVISIONS

SHEET 2

EXHIBIT 'A'
SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S50°52'15"E	79.30'
L2	S05°09'31"W	250.64'
L3	S07°51'31"W	174.09'
L4	N07°51'31"E	89.06'
L5	N05°09'31"E	224.40'
L6	N50°52'15"W	48.23'

CURVE TABLE				
LINE NO.	CHORD BEARING	CHORD LENGTH	RADIUS	CURVE LENGTH
C1	N32°45'01"E	95.03'	1,179.81'	95.05'

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM OF THE CENTERLINE OF N.W. SOUTH RIVER DR; BEARING S50°52'15"E.

LEGEND

A.B.L.	ABOVE BARLING LEVEL	F.F.E.=	FINISHED FLOOR ELEVATION	G.T.	GROUNDED TELEPHONE LINE
A.M.S.L.	ABOVE MEAN SEA LEVEL	▽FIRE	FIRE HYDRANT	PT.	PLATTED
B.W.F.	BARBED WIRE FENCE			PB.	PLAT BOOK
B.A.	BASIS OF BEARINGS	O F.I.P.	FOUND CAPPED IRON ROD	P.G.	PAGE
B.C.	BLOCK	O F.C.M.	FOUND CONCRETE MONUMENT	P.L.S.	PROFESSIONAL LAND SURVEYOR
B.T.	BURIED TELEPHONE	O F.I.P.	FOUND IRON PIPE	P.O.B.	POINT OF BEGINNING
(S)	CALCULATED	O F.I.R.	FOUND IRON ROD	P.O.C.	POINT OF COMMENCEMENT
		FPL	FLORIDA POWER & LIGHT	P.O.T.	POINT OF TERMINATION
	COMBO POLE				
CBS	CONCRETE BLOCK STUCCO		FOUND PK NAIL		POWER POLE (P.P.)
C.M.P.	CORRUGATED METAL PIPE	A.W.F.	NON WIRE FENCE	PSM	PROFESSIONAL SURVEYOR & MAPPER
C.L.F.	CHAIN LINK FENCE	I.D. No.	IDENTIFICATION NUMBER		
CONC.	CONCRETE	L.B.	LICENSE BUSINESS	P.T.	POINT OF TANGENCY
COR	CORNER		LIGHT POLE (L.P.)	R.C.P.	REINFORCED CONCRETE PIPE
(D)	DEEDED	(M)	MEASURED	R.L.S.	REGISTERED LAND SURVEYOR
DB	DEED BOOK	MDC	MIAMI-DADE COUNTY	R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT	N.A.D.	NATIONAL AERONAUTIC DATUM		TELEPHONE POLE (T.P.)
ELEV.	ELEVATION	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	S.S.	SANITARY SEWER SAN
EMT	EASEMENT	O.E.	OVERHEAD ELECTRIC LINE	(S)	EXISTING SURVEY
EXIST.	EXISTING	O.G.	OVERHEAD CABLE TV	⊕ S.C.M.	SET CONCRETE MONUMENT
(F)	FIELD	O.R.B.	OFFICIAL RECORD BOOK	⊕ S.I.R.	SET IRON ROD

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CH. 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL K. LEAHY
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LICENSED PROFESSIONAL ENGINEERS CA 9137

FLORIDA POWER & LIGHT
MIAMI-DADE METRO RAIL EXTENSION
DESCRIPTION SKETCH FOR EASEMENT; PARCEL 311

PROJECT NO: 06-110019 | DRAWN BY: JOJ | DATE: 01/08/09
CHECKED BY: DRK | APPROVED BY: MKL | SCALE: 1"=80'

NO.	DATE	DESCRIPTION
3		
2		
1	01/08/09	INITIAL ISSUE

REVISIONS

SHEET 1

EXHIBIT 'A'
SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA
THIS IS NOT A BOUNDARY SURVEY

PROPOSED FLORIDA POWER & LIGHT EASEMENT LEGAL DESCRIPTION

A 40.00 FOOT WIDE STRIP OF LAND IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41, EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST SOUTH RIVER DRIVE (A 70.00 FOOT WIDE RIGHT OF WAY AS NOW IN USE) AND THE EAST RIGHT-OF-WAY LINE OF SEABOARD AIRLINE RAILROAD, THENCE RUN S50°52'15"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST SOUTH RIVER DRIVE, A DISTANCE OF 79.30 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST SOUTH RIVER DRIVE, RUN S05°09'31"W, A DISTANCE OF 250.64 FEET; THENCE RUN S07°51'31"W, A DISTANCE OF 174.09 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 28TH STREET (A 70.00 FOOT WIDE RIGHT-OF-WAY AS NOW IN USE) AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF N32°45'01"E, A CHORD LENGTH OF 95.03 FEET, AND A RADIUS OF 1,179.81 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.05 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 28TH STREET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 28TH STREET, RUN N07°51'31"E, A DISTANCE OF 89.06 FEET; THENCE RUN N05°09'31"E, A DISTANCE OF 224.40 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST SOUTH RIVER DRIVE; THENCE RUN N50°52'15"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST SOUTH RIVER DRIVE, A DISTANCE OF 48.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 14,824 SQUARE FEET OR 0.340 ACRES MORE OR LESS.

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FLORIDA POWER & LIGHT
MIAMI-DADE METRO RAIL EXTENSION
DESCRIPTION SKETCH FOR EASEMENT; PARCEL 311

PROJECT NO: 06-110019 | DRAWN BY: JOJ | DATE: 01/08/09
CHECKED BY: DRK | APPROVED BY: MKL | SCALE:NTS

NO.	DATE	DESCRIPTION
3		
2		
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REVISIONS

SHEET 2