

# MEMORANDUM

Agenda Item No. 8(N)(1)

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**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** September 1, 2022

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution authorizing conveyance of an easement to Florida Power and Light Company for a nominal sum of \$1.00 to install, operate, and maintain electrical power facilities at the Coconut Grove Metrorail Station, located at 2780 SW 27 Avenue, Miami, Florida for the purpose of providing electrical service; and authorizing the County Mayor to amend Exhibit A to the easement under certain circumstances, execute the easement conveyance, take all actions to effectuate same, and exercise all provisions contained therein

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The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



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Geri Bonzon-Keenan  
County Attorney

GBK/ks

# Memorandum



**Date:** September 1, 2022

**To:** Honorable Chairman Jose “Pepe” Diaz  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Conveyance of a Utility Easement to Florida Power and Light Company to  
Provide Electrical Service to the Coconut Grove Metrorail Station

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## **Executive Summary**

The purpose of this item is to gain approval of the Board of County Commissioners (Board) for conveyance of an easement to Florida Power and Light Company (FPL) for \$1.00 for installation, operation and maintenance of electric power facilities at the Coconut Grove Metrorail Station in connection with the development of a portion of County-owned land adjacent to the Coconut Grove Metrorail Station. The development will promote Metrorail use and further economic development within Miami-Dade County. The scope of work of the development requires the relocation of the existing FPL underground power service to the station. The cost of relocating the FPL power line is solely at the cost of the Developer (Grove Central).

## **Recommendation**

It is recommended that the Board authorize the conveyance of an underground utility easement to FPL to install, operate and maintain electrical power facilities for the purpose of providing electrical service to the Coconut Grove Metrorail Station located at 2780 SW 27 Avenue, Miami, Florida.

## **Scope**

The Coconut Grove Metrorail Station and proposed easement is in District 7, represented by Commissioner Raquel Regalado. However, the impact of the work is countywide.

## **Delegated Authority**

This item authorizes the County Mayor or the County Mayor’s designee to execute the easement conveyance and to exercise all provisions contained therein, and to amend Exhibit A of the easement to revise the survey and legal description of the easement area to conform with the as-built location of the utility facilities so long as the utility facilities have been positioned within 25 feet of the originally proposed location and the total area is no larger than 25 percent of the originally proposed easement area.

**Fiscal Impact/Funding Source**

The easement will be conveyed to FPL for a nominal sum of \$1.00. There are no other fiscal impacts to Miami-Dade County associated with the conveyance of this easement.

**Track Record/Monitor**

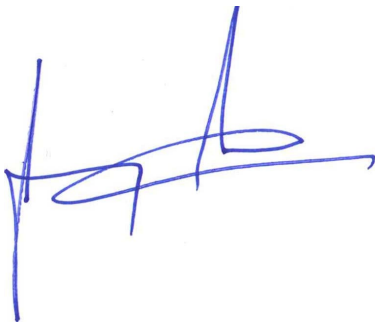
The person responsible for monitoring the proposed easement is Javier Bustamante, Chief of Right-of-Way, Utilities and Joint Development, Department of Transportation and Public Works (DTPW).

**Background**

On December 15, 2015, the Board approved Resolution No. R-1174-15, as later amended on December 15, 2020, by Resolution No. R-1249-20 wherein the County entered into a long-term lease agreement with the GRP Grove Metro Station LLC for the development of a portion of County-owned land adjacent to the Coconut Grove Metrorail Station. The development will promote Metrorail use and further economic development within Miami-Dade County. The scope of work of the development requires the relocation of the existing FPL underground power service to the station.

This resolution provides for the County to convey an underground utility easement within County-owned property to FPL for the installation of power service to the Coconut Grove Metrorail Station. Pursuant to Resolution No. R-504-15, adopted by the Board on June 2, 2015, the FPL lines serving the station shall be buried underground with little or no above-ground appearance.

In the event of complete non-use of the underground utility easement for a period of two consecutive years, or if the County abandons the project and no longer uses the FPL facilities, the easement shall be considered abandoned, and upon written request from the County, FPL shall remove the FPL facilities from the easement area at the expense of the County and deliver a duly executed release of the easement in recordable form to the County.



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Jimmy Morales  
Chief Operations Officer



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** September 1, 2022

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(N)(1)

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(N)(1)  
9-1-22

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING CONVEYANCE OF AN EASEMENT TO FLORIDA POWER AND LIGHT COMPANY FOR A NOMINAL SUM OF \$1.00 TO INSTALL, OPERATE, AND MAINTAIN ELECTRICAL POWER FACILITIES AT THE COCONUT GROVE METRORAIL STATION, LOCATED AT 2780 SW 27 AVENUE, MIAMI, FLORIDA FOR THE PURPOSE OF PROVIDING ELECTRICAL SERVICE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO AMEND EXHIBIT A TO THE EASEMENT UNDER CERTAIN CIRCUMSTANCES, EXECUTE THE EASEMENT CONVEYANCE, TAKE ALL ACTIONS TO EFFECTUATE 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:

**Section 1.** Incorporates and approves the foregoing recitals as if fully set forth herein.

**Section 2.** Approves the conveyance of an easement to Florida Power and Light Company (“FPL”) for \$1.00 to install, operate, and maintain electrical power facilities at the Coconut Grove Metrorail Station located at 2780 SW 27 Avenue, Miami, Florida, as described in the attached FPL easement, in substantially the form attached hereto as Exhibit “A” (the “easement”), for the purpose of providing electrical service to such County-owned property.

**Section 3.** Authorizes the County Mayor or County Mayor’s designee to execute the easement for and on behalf of Miami-Dade County, exercise all provisions contained therein, to take all actions to effectuate same, and to amend Exhibit A to revise the survey and legal description

of the easement area to conform with the as-built location of the utility facilities so long as the utility facilities have been positioned within 25 feet of the originally proposed locations and the total area is no larger than 25 percent of the originally proposed easement area.

**Section 4.** Directs the County Mayor or County Mayor’s designee, pursuant to Resolution No. R-974-09, to record the easements, and any amendment thereto as referenced in section 3 above, in the public records of the County and provide a recorded copy to the Clerk of the Board within 30 days of execution of said instruments and directs the Clerk of the Board to permanently store the recorded copies with the 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:

Jose “Pepe” Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

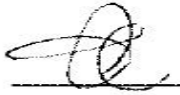
The Chairperson thereupon declared this resolution duly passed and adopted this 1<sup>st</sup> day of September, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon 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.



Annery Pulgar Alfonso

Work Request No. 10208416

**UNDERGROUND EASEMENT  
(BUSINESS)**

Sec 16 Twp 54 S, Rge 41 E

Parcel I.D. 0141161170010  
(Maintained by County Appraiser)

This Instrument Prepared By  
Name: Jorge R. Avino, PSM  
Co. Name: Avino & Associates, Inc.  
Address: 1350 SW 57 Avenue, Suite 207  
West Miami, FL 33144

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 affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) 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 within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit FPL to attach or place wires to or within any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for FPL's communications purposes in connection with electric service; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF the undersigned has signed and sealed this instrument on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This forgoing was authorized and approved by Resolution No. R-\_\_\_\_\_ of the Board of Miami-Dade County Commissioners on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Grantor:

\_\_\_\_\_  
Name: \_\_\_\_\_

MIAMI-DADE COUNTY, a political subdivision of  
the State of Florida

By: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Name:

Title:

ATTEST:

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY

\_\_\_\_\_  
Harvey Ruvin, Clerk

By: \_\_\_\_\_

Name:

Title:

STATE OF FLORIDA )

) ss:

COUNTY OF MIAMI-DADE )

The foregoing Underground Utility Easement Agreement was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who is the \_\_\_\_\_ of MIAMI-DADE COUNTY and who is personally known to me.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

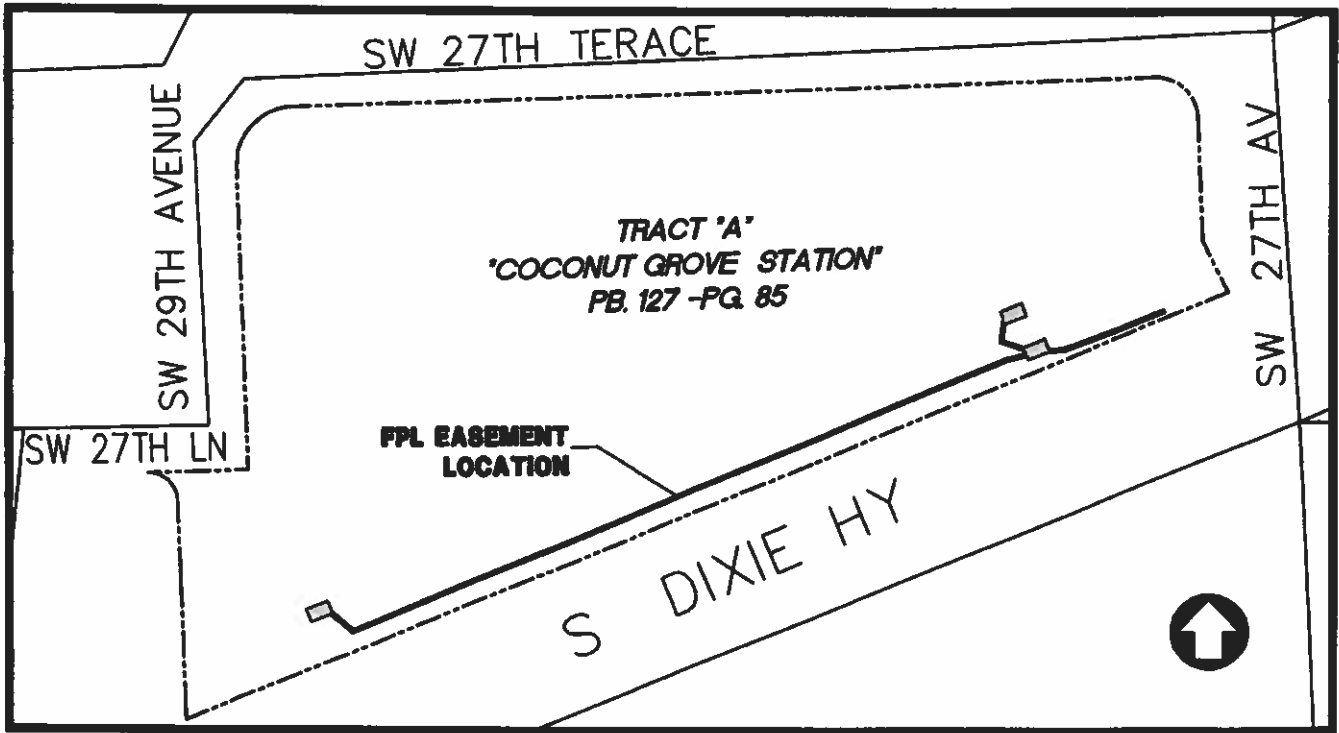
Notary Public, State of Florida

My Commission Expires:

[NOTARIAL SEAL]



**EXHIBIT "A"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**



LOCATION MAP

NOT TO SCALE

SECTION 16, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA

Jorge R  
Avino

Digitally signed by Jorge R Avino  
 DN:  
 c=US, o=Jorge R Avino, ou=Jorge R Avino, cn=Jorge R Avino, c=US  
 Date: 2021.05.21 09:05:51 -0400'

	<b>Aviño</b> & ASSOCIATES <small>ENGINEERS • PLANNERS • SURVEYORS</small>	1350 S.W. 57TH AVENUE SUITE 207 WEST MIAMI, FLORIDA 33144 TEL: (305) 265-5030 - FAX: (305) 265-5033 CERTIFICATE OF AUTHORIZATION EB # 5098 CERTIFICATE OF AUTHORIZATION LB # 5098 E-MAIL: JRAVINO@AVINOANDASSOCIATES.COM
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**GROVE CENTRAL  
FPL EASEMENT**

 SEAL JORGE R. AVINO, P.E., P.F.S. 6889	DRAWN BY: AD CHECKED BY: JR DATE: 05-21-2021 SCALE: N.T.S. JOB No.: 12453.00	SHEET  1  OF 4 SHEETS
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**EXHIBIT "A"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**SOURCE OF DATA:**

THE LEGAL DESCRIPTION OF THE SUBJECT PARCEL WAS GENERATED FROM THE FOLLOWING DOCUMENTS:

1. SECTION 16, TOWNSHIP 54 SOUTH, RANGE 41 EAST OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
2. PLAT OF "COCONUT GROVE STATION" RECORDED IN PLAT BOOK 127, AT PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

IN ADDITION THE FOLLOWING DOCUMENTS WERE REVIEWED FOR THE PREPARATION OF THIS SKETCH AND LEGAL DESCRIPTION:

- a. BOUNDARY AND TOPOGRAPHIC SURVEY UPDATE 10 BY AVINO & ASSOCIATES, INC., "COCONUT GROVE METRORAIL STATION", WITH DATE OF AUGUST 8th, 2020.
- b. FPL DUCT BANK AT METRO STATION AS-BUILT SURVEY BY BISCAYNE ENGINEERING, DATED FEBRUARY 8th, 2021.

BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S87°42'45"W (R) S87°43'35"W (C) ALONG SOUTH DIXIE HIGHWAY - (U.S. No. 1 - S.R. 5), SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

**LIMITATIONS:**

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENT OTHER THAN WHAT APPEARS ON THE UNDERLYING PLAT AS RECORD.

**RESTRICTIONS:**

SINCE NO OTHER INFORMATION WERE FURNISHED OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA, 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, FLORIDA OR ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN CHAPTERS 5J-17.051 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO 472.027 FLORIDA STATUTES.



**NOTICE:**

1. THIS IS NOT A BOUNDARY SURVEY
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

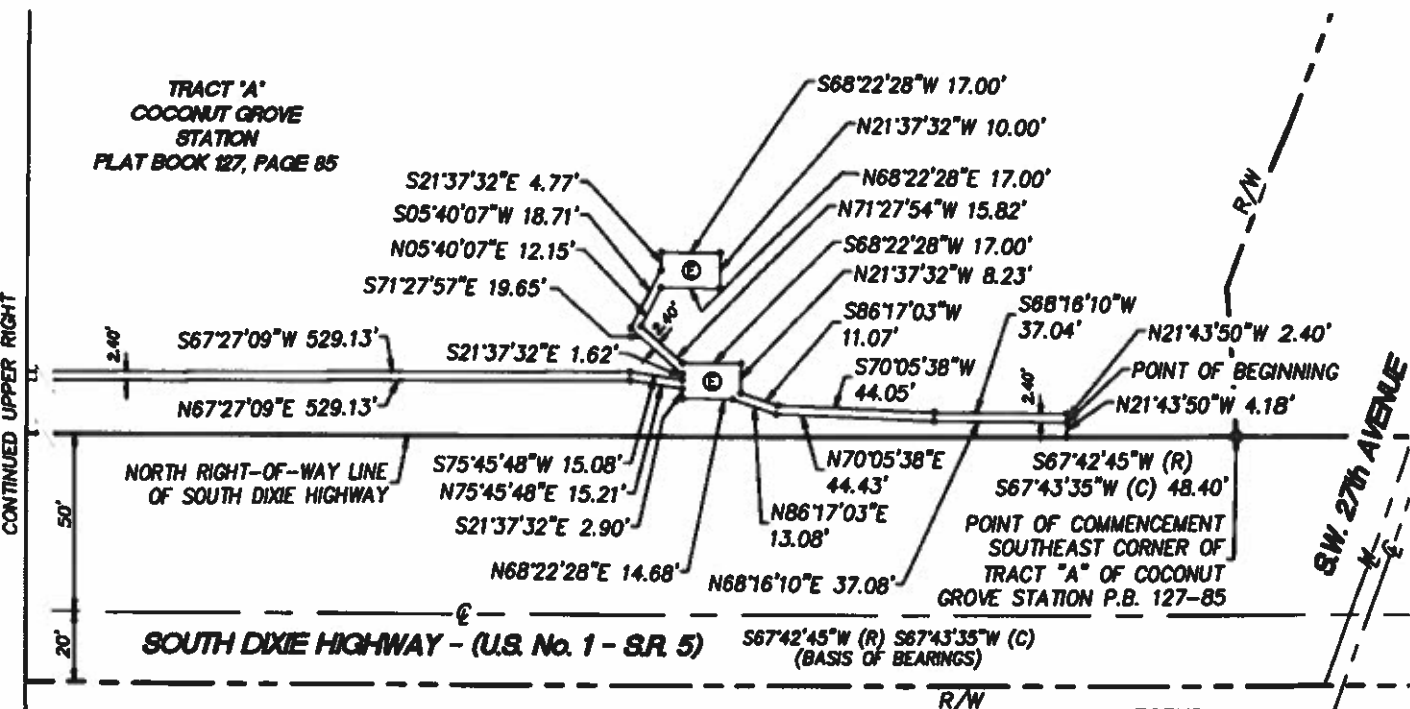
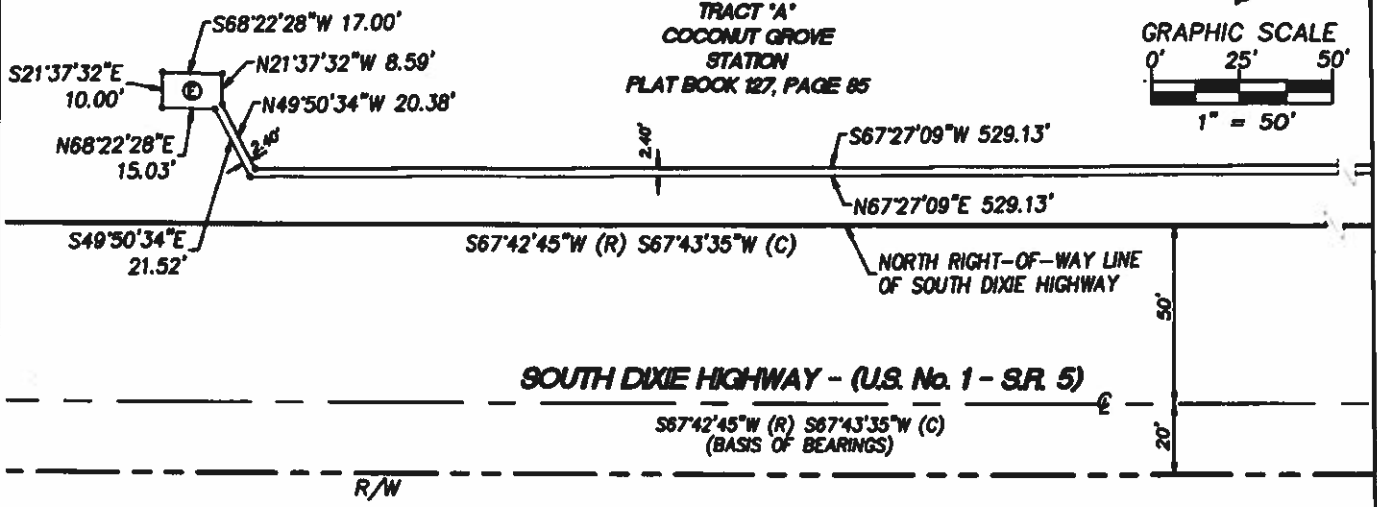
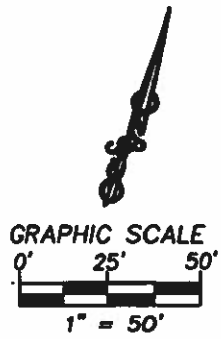
**Jorge R  
Avino**

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 Date: 2021.05.21 09:05:29 -0400

**NOTICE:**  
 THIS DOCUMENT IS NOT VALID, FULL AND COMPLETE WITHOUT ALL PAGES.

 <b>Avinó</b> <b>&amp; ASSOCIATES</b> <small>ENGINEERS • PLANNERS • SURVEYORS</small>	1360 SW 57TH AVENUE SUITE 207 WEST MIAMI, FLORIDA 33144 TEL: (305) 265-5030 - FAX: (305) 265-5033 CERTIFICATE OF AUTHORIZATION EB # 5098 CERTIFICATE OF AUTHORIZATION LB # 5098 E-MAIL: JRAVINO@AVINOANDASSOCIATES.COM	<b>GROVE CENTRAL FPL EASEMENT</b>		DRAWN BY: AB	SHEET
				CHECKED BY: JR	<b>2</b>
				DATE: 05-21-2021	<b>4</b> SHEETS
				SCALE: N.T.S.	
				SEAL JORGE R. AVINO, P.E., P.M.S. 4888	JOB No.: 18183.00

**EXHIBIT "A"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**



**NOTE:**  
ALL CALLED BEARINGS ARE BASED ON CALCULATED BEARINGS UNLESS OTHERWISE NOTED.

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**Jorge R. Avino**

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Date: 2021.05.21 09:05:04 -0400

**LEGEND:**  
± MORE OR LESS  
⊕ CENTERLINE  
≡ MONUMENT LINE  
R/W RIGHT-OF-WAY LINE  
(R) RECORDED VALUE  
(C) CALCULATED VALUE

**Aviño & Associates**  
ENGINEERS • PLANNERS • SURVEYORS  
1350 S.W. 57TH AVENUE  
SUITE 207  
WEST MIAMI, FLORIDA 33144  
TEL: (305) 265-5030 - FAX: (305) 265-5033  
CERTIFICATE OF AUTHORIZATION EB # 5098  
CERTIFICATE OF AUTHORIZATION LB # 5098  
E-MAIL: J.RAVINO@AVINOANDASSOCIATES.COM

**GROVE CENTRAL  
FPL EASEMENT**

	DRAWN BY: AB	SHEET
	CHECKED BY: JR	<b>3</b>
	DATE: 08-21-2021	
	SCALE: AS SHOWN	OF 4 SHEETS

SEAL: JORGE R. AVINO, P.E., P.M.S. 4000 JOB No.: 19153.00

**EXHIBIT "A"**  
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:**

A STRIP OF LAND FOR FPL UTILITY EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, LOCATED WITHIN A PORTION OF TRACT "A" OF COCONUT GROVE STATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, AT PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A" OF COCONUT GROVE STATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, AT PAGE 85, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTH DIXIE HIGHWAY - (U.S. No. 1 - S.R. 5) S67°42'45"W (R) S67°43'35"W (C) FOR A DISTANCE OF 48.40 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF SOUTH DIXIE HIGHWAY - (U.S. No. 1 - S.R. 5); THENCE RUN N21°43'50"W FOR A DISTANCE OF 4.18 FEET TO THE POINT OF BEGINNING; THENCE RUN N21°43'50"W FOR A DISTANCE OF 2.40 FEET TO A POINT; THENCE RUN S68°16'10"W FOR A DISTANCE OF 37.04 FEET TO A POINT; THENCE RUN S70°05'38"W FOR A DISTANCE OF 44.05 FEET TO A POINT; THENCE RUN S86°17'03"W FOR A DISTANCE OF 11.07 FEET TO A POINT; THENCE RUN N21°37'32"W FOR A DISTANCE OF 8.23 FEET TO A POINT; THENCE RUN S68°22'28"W FOR A DISTANCE OF 17.00 FEET TO A POINT; THENCE RUN N71°27'54"W FOR A DISTANCE OF 15.82 FEET TO A POINT; THENCE RUN N05°40'07"E FOR A DISTANCE OF 12.15 FEET TO A POINT; THENCE RUN N68°22'28"E FOR A DISTANCE OF 17.00 FEET TO A POINT; THENCE RUN N21°37'32"W FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN S68°22'28"W FOR A DISTANCE OF 17.00 FEET TO A POINT; THENCE RUN S21°37'32"E FOR A DISTANCE OF 4.77 FEET TO A POINT; THENCE RUN S05°40'07"W FOR A DISTANCE OF 18.71 FEET TO A POINT; THENCE RUN S71°27'57"E FOR A DISTANCE OF 19.65 FEET TO A POINT; THENCE RUN S21°37'32"E FOR A DISTANCE OF 1.62 FEET TO A POINT; THENCE RUN S75°45'48"W FOR A DISTANCE OF 15.08 FEET TO A POINT; THENCE RUN S67°27'09"W FOR A DISTANCE OF 529.13 FEET TO A POINT; THENCE RUN N49°50'34"W FOR A DISTANCE OF 20.38 FEET TO A POINT; THENCE RUN N21°37'32"W FOR A DISTANCE OF 8.59 FEET TO A POINT; THENCE RUN S68°22'28"W FOR A DISTANCE OF 17.00 FEET TO A POINT; THENCE RUN S21°37'32"E FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN N68°22'28"E FOR A DISTANCE OF 15.03 FEET TO A POINT; THENCE RUN S49°50'34"E FOR A DISTANCE OF 21.52 FEET TO A POINT; THENCE RUN N67°27'09"E FOR A DISTANCE OF 529.13 FEET TO A POINT; THENCE RUN N75°45'48"E FOR A DISTANCE OF 15.21 FEET TO A POINT; THENCE RUN S21°37'32"E FOR A DISTANCE OF 2.90 FEET TO A POINT; THENCE RUN N68°22'28"E FOR A DISTANCE OF 14.68 FEET TO A POINT; THENCE RUN FOR A DISTANCE OF N86°17'03"E FOR A DISTANCE OF 13.08 FEET TO A POINT; THENCE RUN N70°05'38"E FOR A DISTANCE OF 44.43 FEET TO A POINT; THENCE RUN N68°16'10"E FOR A DISTANCE OF 37.08 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA.

CONTAINING 2,168 SQUARE FEET.

**NOTE:**

ALL CALLED BEARINGS ARE BASED ON CALCULATED BEARINGS UNLESS OTHERWISE NOTED.

**Jorge R Avino**

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**NOTICE:**  
 THIS DOCUMENT IS NOT VALID, FULL AND COMPLETE WITHOUT ALL PAGES.

 <p><b>Aviño &amp; Associates</b>  <small>INCORPORATED - PLANNERS - SURVEYORS</small></p>	<p>1360 SW. 57TH AVENUE          SUITE 207          WEST MIAMI, FLORIDA 33144          TEL: (305) 265-5030 - FAX: (305) 265-5033          CERTIFICATE OF AUTHORIZATION EB # 5098          CERTIFICATE OF AUTHORIZATION LB # 5098          E-MAIL: JRAVINO@AVINOANDASSOCIATES.COM</p>	<p><b>GROVE CENTRAL          FPL EASEMENT</b></p>			<p>DRAWN BY: AB          CHECKED BY: JR          DATE: 08-27-2021          SCALE: AS SHOWN</p>	<p>SHEET  <b>4</b>          OF 4 SHEETS</p>
		<p>SEAL          JORGE R. AVINO, P.E., PLS# 4886</p>	<p>JOB No.: 18183.00</p>			