

# MEMORANDUM

Agenda Item No. 8(K)(3)

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**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** December 12, 2023

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

**SUBJECT:** Resolution approving the conveyance of a non-exclusive easement to Florida Power & Light Company (FPL) for a nominal amount for the purpose of FPL constructing, operating and maintaining an overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment, for the Residences at Somi Parc; and authorizing the County Mayor to execute easement, and exercise all provisions contained therein

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

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/gh

MDC001

**Date:** December 12, 2023

**To:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

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

**Subject:** Non-Exclusive Utility Easement with Florida Power & Light for Residences at SoMi Parc.

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**Executive Summary**

This item seeks the Miami-Dade County Board of County Commissioners’ (“Board”) approval to execute the Underground Utility Easement (Business) (“easement”), for the purpose of Florida Power & Light (FPL) constructing, operating, and maintaining overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment, for the Residences at SoMi Parc, which is a 172 affordable mixed-income unit building.

On May 3, 2022, the Board adopted Resolution No. R-421-22 providing site control to Residences at SoMi Parc, LLC, an assignee of RUDG, LLC (RUDG) for the conversion and development of South Miami Gardens public housing site (“project”) site where Residences at SoMi Parc is currently being developed by Residences at SoMi Parc, LLC, an assignee of RUDG.

**Recommendation**

It is recommended that the Board approve the conveyance of a non-exclusive permanent easement to FPL for a nominal amount, for the purpose of FPL constructing, operating and maintaining overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment, for the Residences at SoMi Parc. It is further recommended that the Board authorize the County Mayor or County Mayor’s designee to execute and record the easement in the Public Records of Miami-Dade County, and exercise all provisions contained therein that are consistent with the attached resolution.

**Scope**

Residences at SoMi Parc is located in District 7, which is represented by Commissioner Raquel A. Regalado.

**Fiscal Impact/Funding Source**

This item does not have a fiscal impact.

**Track Record/Monitor**

Alex R. Ballina, Director of Public Housing and Community Development Department (Department) is the Project Manager and Indira Rajkumar-Futch is the Procurement Contracting Manager. They along with the Department staff will monitor compliance with the agreements described herein.

**Delegated Authority**

Upon adoption of this resolution, the County Mayor or County Mayor’s designee will be authorized to execute and record the easement in the Public Records of Miami-Dade County, and exercise all provisions contained therein that are consistent with the attached resolution.

**Background**

On May 3, 2022, the Board adopted Resolution No. R-421-22, which awarded site control through a 75-year ground lease to Residences at SoMi Parc, LLC an assignee of RUDG, for the conversion and redevelopment of the project, through the Rental Assistance Demonstration program. Resolution, R-421-22, also authorized the execution of a master development agreement between the County and RUDG, which was fully executed on July 26, 2022.

FPL requires a non-exclusive easement to construct, operate and maintain an overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment, for the Residences at SoMi Parc. The easement area for this project site is more fully described in the easement, which is included as Attachment A of the resolution. The Department recommends that it is in the County's best interest to grant the easements to ensure that electrical power is provided to the project. In accordance with Resolution No. R-504-15, the electrical lines will be placed underground, and surface mounted equipment will be concealed with vegetation cover. The electrical lines and surface mounted will not adversely impact the building's aesthetics.



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Morris Copeland  
Chief Community Services Officer



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** December 12, 2023

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

**SUBJECT:** Agenda Item No. 8(K)(3)

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(K)(3)  
12-12-23

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

RESOLUTION APPROVING THE CONVEYANCE OF A NON-EXCLUSIVE EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR A NOMINAL AMOUNT FOR THE PURPOSE OF FPL CONSTRUCTING, OPERATING AND MAINTAINING AN OVERHEAD AND UNDERGROUND ELECTRIC UTILITY FACILITIES, INCLUDING WIRES, POLES, GUYS, CABLES, CONDUITS AND APPURTENANT EQUIPMENT, FOR THE RESIDENCES AT SOMI PARC; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXECUTE EASEMENT, 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:

**Section 1.** This Board adopts and incorporates the foregoing recital and accompanying memorandum as if fully set forth herein.

**Section 2.** This Board approves the conveyance of a non-exclusive permanent easement to Florida Power & Light Company (FPL), for a nominal amount, for the purpose of FPL constructing, operating and maintaining overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment for the Residences at SoMi Parc. This Board further authorizes the County Mayor or County Mayor’s designee to execute the Easement (Business) (“easement”), in substantially the form attached hereto as Attachment “A” and incorporated herein by reference, and to exercise all provisions contained therein that are consistent with this resolution.

**Section 3.** This Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the easement, and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board further directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith 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:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 12<sup>th</sup> day of December, 2023. 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

JUAN FERNANDEZ-BARQUIN, CLERK

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

Approved by County Attorney as  
to form and legal sufficiency.



Terrence A. Smith

Attachment A  
**EASEMENT  
(BUSINESS)**

Work Request No. \_\_\_\_\_

Sec. \_\_, Twp \_\_ S, Rge \_\_ E

Parcel I.D. \_\_\_\_\_  
(Maintained by County Appraiser)

This Instrument Prepared By

Name: \_\_\_\_\_  
Co. Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

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 overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant 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 any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; 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 heretofore described, 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 \_\_\_\_\_, 20\_\_.

Signed, sealed and delivered in the presence of:

Entity name

\_\_\_\_\_  
(Witness' Signature)

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

Print Name: \_\_\_\_\_  
(Witness)

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

\_\_\_\_\_  
(Witness' Signature)

Print Address: \_\_\_\_\_  
\_\_\_\_\_

Print Name: \_\_\_\_\_  
(Witness)

STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_. The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_ a \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and who did (did not) take an oath.

(Type of Identification)

My Commission Expires:

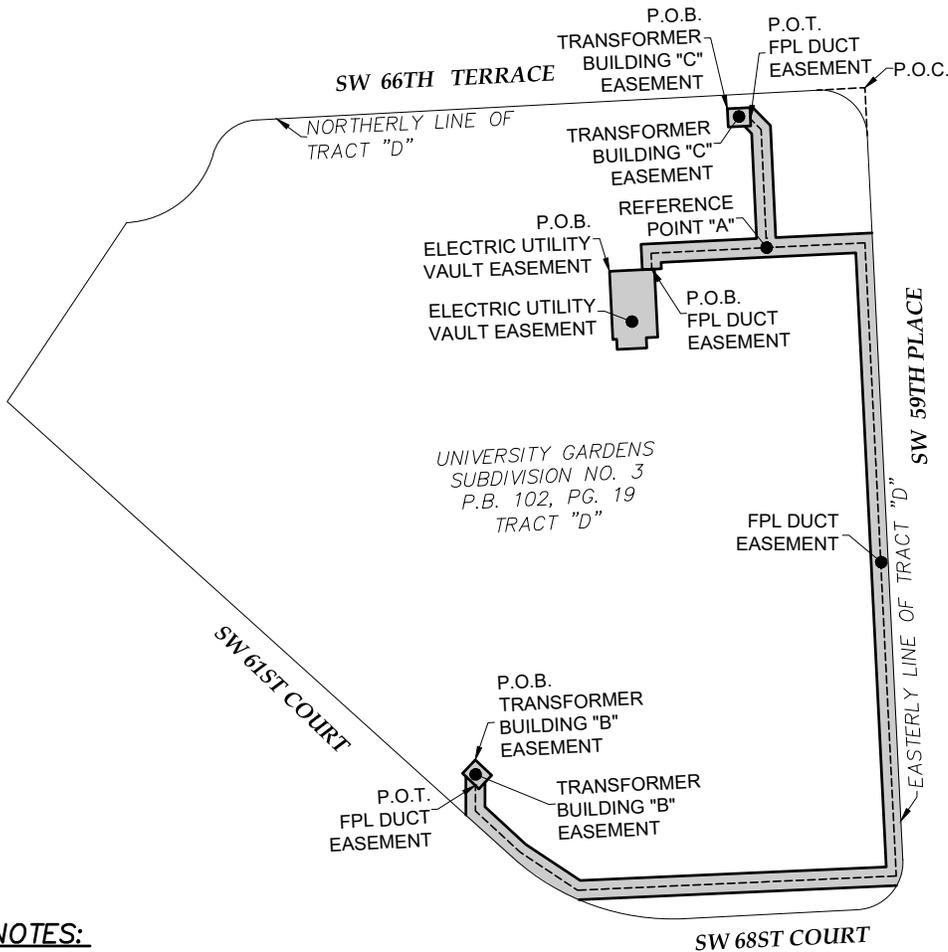
\_\_\_\_\_  
Notary Public, Signature

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

# EXHIBIT "A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

### EASEMENT



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**LOCATION  
SKETCH  
SCALE  
1"=100'**

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.  
529 WEST FLAGLER STREET,  
MIAMI, FL. 33130  
(305)-324-7671  
STATE OF FLORIDA DEPARTMENT  
OF AGRICULTURE  
LB-0000129  
DATE: 08-25-2023

ALBERTO J. RABINET, PSM, FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 7218  
STATE OF FLORIDA

#### NOTES:

1. THIS INSTRUMENT IS INTENDED TO DESCRIBE THE LIMITS OF AN FPL DUCT EASEMENT, ELECTRIC UTILITY VAULT EASEMENT, TRANSFORMER BUILDING "B" EASEMENT, AND TRANSFORMER BUILDING "C" EASEMENT. THE LIMITS OF THE LEGAL DESCRIPTION WERE DETERMINED BY INSTRUCTIONS PROVIDED BY CLIENT.
2. THE LOCATION OF THE FPL DUCT EASEMENT, ELECTRIC UTILITY VAULT EASEMENT, TRANSFORMER BUILDING "B" EASEMENT, AND TRANSFORMER BUILDING "C" EASEMENT SHOWN HEREON, ARE BASED ON THE CAD FILE NAMED "FPL SOMI PARC" PROVIDED TO BISCAYNE ENGINEERING BY THE CLIENT ON 8-8-23.
3. THIS IS NOT A SURVEY. EASEMENTS AND/OR RESTRICTIONS OF RECORD ARE NOT SHOWN HEREON. IMPROVEMENTS AND UTILITY LOCATIONS WERE NOT LOCATED IN THE FIELD.
4. THIS SITE LIES IN SECTION 25, TOWNSHIP 55 SOUTH, RANGE 40 EAST, CITY OF SOUTH MIAMI, MIAMI DADE COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY LINE OF TRACT "D", UNIVERSITY GARDENS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, HAVING A BEARING OF S86°56'30"W.
6. THIS FPL DUCT EASEMENT, ELECTRIC UTILITY VAULT EASEMENT, TRANSFORMER BUILDING "B" EASEMENT, AND TRANSFORMER BUILDING "C" EASEMENT FORM A CLOSED GEOMETRIC FIGURE.

DATE: Aug 28, 2023 - 3:18pm EST FILE: F:\SURVEY\PROJECTS\87000\87766 RESIDENCES AT SOMI PARC- FPL EASEMENT-SKETCH & LEGAL\2. CAD\2. DWG\03-87766 Sketch and Legal.DWG

DRAWING No. 2634-SS-12		BY: AJR	
PROJECT: 5941 SW 68 STREET, MIAMI FLORIDA			THIS IS NOT A SURVEY
DATE: 08-25-2023	REV DATE:	BEC ORDER # 03-87766	SHEET 1 OF 7
DRAWN BY PM		CLIENT	
<b>RESIDENCES AT SOMI PARC, LLC</b>			
<b>BISCAYNE ENGINEERING</b> SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •		529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671	449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329
E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WW.BISCAYNEENGINEERING.COM			

# EXHIBIT "A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION EASEMENT

**LEGAL DESCRIPTION:**

**ELECTRIC UTILITY VAULT EASEMENT**

A PORTION OF TRACT "D", UNIVERSITY GARDENS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID TRACT "D" AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TRACT "D"; THENCE SOUTH 86°56'30" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT "D" AND ITS EASTERLY EXTENSION, A DISTANCE OF 138.56 FEET; THENCE SOUTH 03°03'30" EAST, A DISTANCE OF 88.93 FEET TO THE POINT OF BEGINNING OF THE ELECTRIC UTILITY VAULT EASEMENT; THENCE NORTH 87°11'37" EAST, A DISTANCE OF 23.50 FEET; THENCE SOUTH 02°48'23" EAST, A DISTANCE OF 35.67 FEET; THENCE SOUTH 87°11'37" WEST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 02°48'23" EAST, A DISTANCE OF 5.43 FEET; THENCE SOUTH 87°11'37" WEST, A DISTANCE OF 15.50 FEET; THENCE NORTH 02°48'23" WEST, A DISTANCE OF 5.33 FEET; THENCE SOUTH 87°11'37" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 02°48'23" WEST, A DISTANCE OF 35.77 FEET TO THE POINT OF BEGINNING.

AND

**TRANSFORMER BUILDING "B" EASEMENT**

A PORTION OF TRACT "D", UNIVERSITY GARDENS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID TRACT "D" AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TRACT "D"; THENCE SOUTH 86°56'30" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT "D" AND ITS EASTERLY EXTENSION, A DISTANCE OF 222.42 FEET; THENCE SOUTH 03°03'30" EAST, A DISTANCE OF 340.72 FEET TO THE POINT OF BEGINNING OF THE TRANSFORMER BUILDING "B" EASEMENT; THENCE SOUTH 46°49'50" EAST, A DISTANCE OF 11.80 FEET; THENCE SOUTH 43°10'10" WEST, A DISTANCE OF 9.67 FEET; THENCE NORTH 46°49'50" A DISTANCE OF 11.80 FEET; THENCE NORTH 43°10'10" EAST, A DISTANCE OF 9.67 FEET TO THE POINT OF BEGINNING.

AND

**TRANSFORMER BUILDING "C" EASEMENT**

A PORTION OF TRACT "D", UNIVERSITY GARDENS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID TRACT "D" AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TRACT "D"; THENCE SOUTH 86°56'30" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT "D" AND ITS EASTERLY EXTENSION, A DISTANCE OF 72.46 FEET; THENCE SOUTH 03°03'30" EAST, A DISTANCE OF 7.15 FEET TO THE POINT OF BEGINNING OF THE TRANSFORMER BUILDING "C" EASEMENT; THENCE NORTH 87°11'37" EAST, A DISTANCE OF 11.80 FEET; THENCE SOUTH 02°48'23" EAST, A DISTANCE OF 9.67 FEET; THENCE SOUTH 87°11'37" WEST, A DISTANCE OF 11.80 FEET; THENCE NORTH 02°48'23" WEST, A DISTANCE OF 9.67 FEET TO THE POINT OF BEGINNING.

AND

**NOTE:**

1. SEE SHEET 1 OF 7 FOR LOCATION SKETCH AND NOTES.
2. SEE SHEET 4 OF 7 FOR ELECTRIC UTILITY VAULT EASEMENT SKETCH.
3. SEE SHEET 5 OF 7 FOR TRANSFORMER BUILDING "B" EASEMENT SKETCH.
4. SEE SHEET 6 OF 7 FOR TRANSFORMER BUILDING "C" EASEMENT SKETCH.
5. SEE SHEET 7 OF 7 FOR FPL DUCT EASEMENT SKETCH.

DATE: Aug 28, 2023 - 3:18pm EST FILE: F:\SURVEY\PROJECTS\87000's\87766 RESIDENCES AT SOMI PARC- FPL EASEMENT-SKETCH & LEGAL\2. CAD\2. DWG\03-87766 Sketch and Legal.DWG

<b>DRAWING No. 2634-SS-12</b>	BY: <b>AJR</b>	THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS VALID ONLY WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.
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PROJECT: <b>5941 SW 68 STREET, MIAMI FLORIDA</b>	THIS IS NOT A SURVEY
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DATE: 08-25-2023	REV DATE:	BEC ORDER # 03-87766	SHEET 2 OF 7	DRAWN BY PM	CLIENT <b>RESIDENCES AT SOMI PARC, LLC</b>
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 <p><b>BISCAYNE ENGINEERING</b> SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •</p>	529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671	449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329
	E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WW.BISCAYNEENGINEERING.COM	

# EXHIBIT "A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION EASEMENT

### FPL DUCT EASEMENT

A STRIP OF LAND, 10.00 FEET IN WIDTH, BEING A PORTION OF TRACT "D", UNIVERSITY GARDENS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID TRACT "D" AND THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID TRACT "D"; THENCE SOUTH 86°56'30" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT "D" AND ITS EASTERLY EXTENSION, A DISTANCE OF 116.40 FEET; THENCE SOUTH 03°03'30" EAST, A DISTANCE OF 89.03 FEET TO THE POINT OF BEGINNING OF THE FPL DUCT EASEMENT, BEING A POINT ON THE NORTH LINE OF SAID SAID ELECTRIC UTILITY VAULT EASEMENT, ALSO BEING 1.3 FEET WEST OF THE NORTHEAST CORNER OF SAID ELECTRIC UTILITY VAULT EASEMENT; THENCE NORTH 02°48'23" WEST, A DISTANCE OF 8.36; THENCE NORTH 87°11'34" EAST, A DISTANCE 60.55 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE CONTINUE NORTH 87°11'34" EAST, A DISTANCE OF 51.50 FEET; THENCE SOUTH 02°50'15" EAST, A DISTANCE OF 332.02 FEET; THENCE SOUTH 87°26'12" WEST, A DISTANCE OF 167.01 FEET; THENCE NORTH 56°22'06" WEST, A DISTANCE OF 36.14 FEET; THENCE NORTH 47°22'50" WEST, A DISTANCE OF 31.72 FEET; THENCE NORTH 00°07'46" EAST, A DISTANCE OF 13.39 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, BEING A POINT ON THE SOUTHWESTERLY LINE OF SAID ELECTRIC UTILITY VAULT EASEMENT.

THE SIDELINES OF SAID 10.00 FEET WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED AS REQUIRED TO TERMINATE ON THE SOUTHWESTERLY LINE AND SOUTHEASTERLY LINE OF SAID TRANSFORMER BUILDING "B" EASEMENT, WITH SAID 10.00 FEET WIDE STRIP BEING BOUNDED BY THE SOUTHWESTERLY LINE AND SOUTHEASTERLY LINE OF SAID TRANSFORMER BUILDING "B" EASEMENT, TO FORM A CLOSED FIGURE.

TOGETHER WITH

A STRIP OF LAND, 10.00 FEET IN WIDTH, BEING A PORTION OF TRACT "D", UNIVERSITY GARDENS SUBDIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 02°40'57" WEST, A DISTANCE OF 61.89 FEET; THENCE NORTH 44°27'28" WEST, A DISTANCE OF 7.98 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE, BEING A POINT ON THE EASTERLY LINE OF SAID TRANSFORMER BUILDING "C" EASEMENT.

THE SIDELINES OF SAID 10.00 FEET WIDE STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED AS REQUIRED TO TERMINATE ON THE SOUTHERLY LINE AND THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID TRANSFORMER BUILDING "C" EASEMENT, WITH SAID 10.00 FEET WIDE STRIP BEING BOUNDED BY THE SOUTHERLY LINE, EASTERLY LINE, AND THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID TRANSFORMER BUILDING "C" EASEMENT, TO FORM A CLOSED FIGURE.

LESS AND EXCEPT

THOSE PORTIONS LYING AND BEING OUTSIDE OF THE LIMITS OF SAID TRACT "D".

**NOTE:**

1. SEE SHEET 1 OF 7 FOR LOCATION SKETCH AND NOTES.
2. SEE SHEET 4 OF 7 FOR ELECTRIC UTILITY VAULT EASEMENT SKETCH.
3. SEE SHEET 5 OF 7 FOR TRANSFORMER BUILDING "B" EASEMENT SKETCH.
4. SEE SHEET 6 OF 7 FOR TRANSFORMER BUILDING "C" EASEMENT SKETCH.
5. SEE SHEET 7 OF 7 FOR FPL DUCT EASEMENT SKETCH.

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PROJECT: <b>5941 SW 68 STREET, MIAMI FLORIDA</b>	THIS IS NOT A SURVEY
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DATE: 08-25-2023	REV DATE:	BEC ORDER # 03-87766	SHEET 3 OF 7	DRAWN BY PM	CLIENT <b>RESIDENCES AT SOMI PARC, LLC</b>
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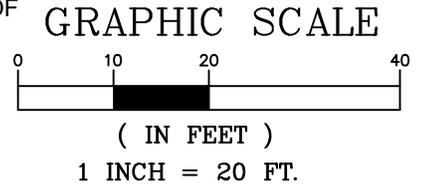
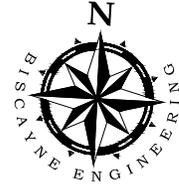
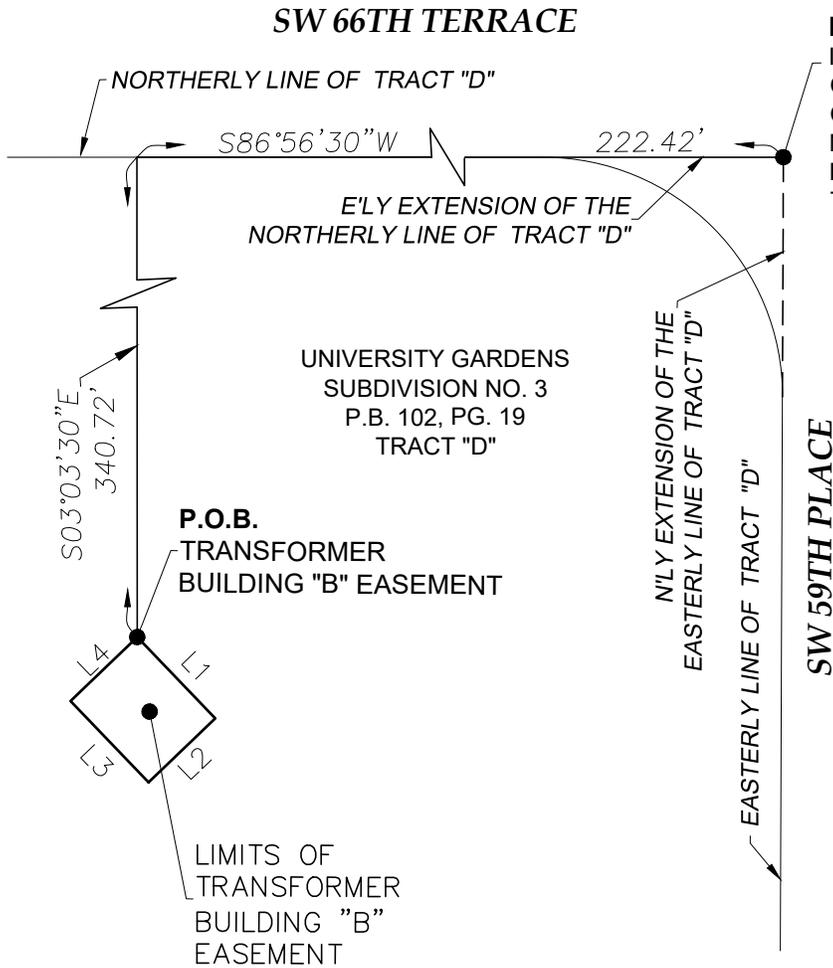
<b>BISCAYNE ENGINEERING</b> <small>SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •</small>	529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671	449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329
	E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WW.BISCAYNEENGINEERING.COM	



# EXHIBIT "A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

### EASEMENT



**SYMBOLS AND ABBREVIATIONS:**

- E'LY - EASTERLY
- S'LY - SOUTHERLY
- SE'LY - SOUTHEASTERLY
- SW'LY - SOUTHWESTERLY
- N'LY - NORTHERLY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PG. - PAGE
- LB - LICENSED BUSINESS
- NO. - NUMBER
- F.A.C. - FLORIDA ADMINISTRATIVE CODE
- EXT. - EXTENSION

<i>Parcel Line Table</i>		
Line #	Length	Direction
L1	11.80'	S46°49'50"E
L2	9.67'	S43°10'10"W
L3	11.80'	N46°49'50"W
L4	9.67'	N43°10'10"E

**NOTE:**

1. SEE SHEET 1 OF 7 FOR LOCATION SKETCH AND NOTES.
2. SEE SHEET 2-3 OF 7 FOR LEGAL DESCRIPTIONS.
3. SEE SHEET 4 OF 7 FOR ELECTRIC UTILITY VAULT EASEMENT SKETCH.
4. SEE SHEET 6 OF 7 FOR TRANSFORMER BUILDING "C" EASEMENT SKETCH.
5. SEE SHEET 7 OF 7 FOR FPL DUCT EASEMENT SKETCH.

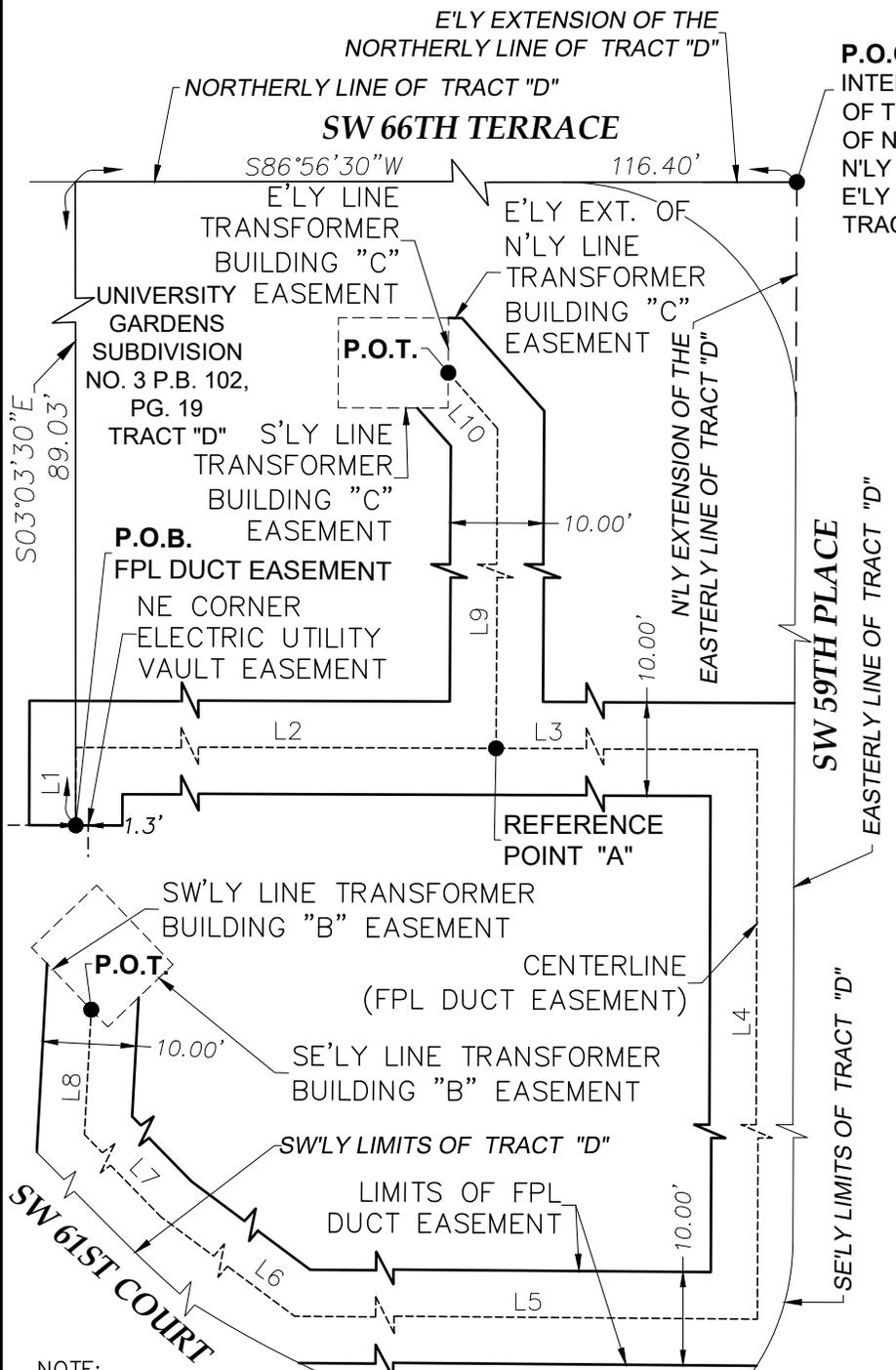
DATE: Aug 28, 2023 - 3:18pm EST FILE: F:\SURVEY\PROJECTS\87000\87766 RESIDENCES AT SOMI PARC- FPL EASEMENT-SKETCH & LEGAL\2. CAD\2. DWG\03-87766 Sketch and Legal.DWG

<b>DRAWING No. 2634-SS-12</b>		<b>BY: AJR</b>		THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS VALID ONLY WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.
<b>PROJECT: 5941 SW 68 STREET, MIAMI FLORIDA</b>			THIS IS NOT A SURVEY	
DATE: 08-25-2023	REV DATE:	BEC ORDER # 03-87766	SHEET 5 OF 7	DRAWN BY PM
<b>BISCAYNE ENGINEERING</b> SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •		529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671		449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329
		E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WW.BISCAYNEENGINEERING.COM		



# EXHIBIT "A"

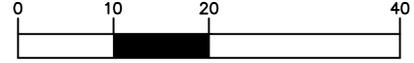
## SKETCH TO ACCOMPANY LEGAL DESCRIPTION



**P.O.C.**  
INTERSECTION  
OF THE E'LY EXT.  
OF N'LY LINE AND  
N'LY EXTENSION OF  
E'LY LINE OF  
TRACT "D"



### GRAPHIC SCALE



( IN FEET )

1 INCH = 20 FT.

### SYMBOLS AND ABBREVIATIONS:

- E'LY - EASTERLY
- S'LY - SOUTHERLY
- SE'LY - SOUTHEASTERLY
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- P.O.B. - POINT OF BEGINNING
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- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PG. - PAGE
- LB - LICENSED BUSINESS
- NO. - NUMBER
- F.A.C. - FLORIDA ADMINISTRATIVE CODE
- EXT. - EXTENSION

Parcel Line Table		
Line #	Length	Direction
L1	8.36'	N02°48'23"W
L2	60.55'	N87°11'34"E
L3	51.50'	N87°11'34"E
L4	332.02'	S02°50'15"E
L5	167.01'	S87°26'12"W
L6	36.14'	N56°22'06"W
L7	31.72'	N47°22'50"W
L8	13.39'	N00°07'46"E
L9	61.89'	N02°40'57"W
L10	7.98'	N44°27'28"W

- NOTE:**
1. SEE SHEET 1 OF 7 FOR LOCATION SKETCH AND NOTES.
  2. SEE SHEET 2-3 OF 7 FOR LEGAL DESCRIPTIONS.
  3. SEE SHEET 4 OF 7 FOR ELECTRIC UTILITY VAULT EASEMENT SKETCH.
  4. SEE SHEET 5 OF 7 FOR TRANSFORMER BUILDING "B" EASEMENT SKETCH.
  5. SEE SHEET 6 OF 7 FOR TRANSFORMER BUILDING "C" EASEMENT SKETCH.

DATE: Aug 28, 2023 - 3:19pm EST FILE: F:\SURVEY\PROJECTS\87000\87766 RESIDENCES AT SOMI PARC- FPL EASEMENT-SKETCH & LEGAL\2. CAD\2. DWG\03-87766 Sketch and Legal.DWG

**DRAWING No. 2634-SS-12** BY: **AJR** THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS VALID ONLY WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

**PROJECT: 5941 SW 68 STREET, MIAMI FLORIDA** THIS IS NOT A SURVEY

DATE: 08-25-2023 REV DATE: BEC ORDER # 03-87766 SHEET 7 OF 7 DRAWN BY PM CLIENT **RESIDENCES AT SOMI PARC, LLC**

**BISCAYNE ENGINEERING**  
SURVEYORS ENGINEERS PLANNERS  
• SINCE 1898 •

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