

MEMORANDUM

Agenda Item No. 8(H)(1)

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

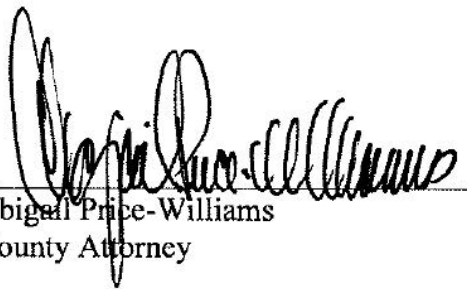
DATE: October 6, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing conveyance of an easement to the City of North Miami Beach in exchange for \$10.00 to install and maintain a sewer line at Dolphin Center Special Tax District Linear Park, located near NW 24 Avenue and NW 195 Street, pursuant to section 125.38, Florida Statutes; directing County Mayor to execute and record the easement and exercise all provisions contained therein; and directing the Clerk of the Board to permanently store the easement and a copy of this resolution

Resolution No. R-962-20

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



Abigail Price-Williams
County Attorney

APW/uw

Memorandum



Date: October 6, 2020

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

From: Carlos A. Gimenez
Mayor

A handwritten signature in blue ink, appearing to read "Carlos A. Gimenez", written over the name in the "From" field.

Subject: Resolution Authorizing Conveyance of an Easement to the City of North Miami Beach for the Installation and Maintenance of Water and Sewer Facilities across Dolphin Center Special Tax District Linear Park

Recommendation

It is recommended that the Board of County Commissioners adopt the attached resolution authorizing the conveyance of an easement approximately 15-feet wide and 110-feet in length to the City of North Miami Beach (City) for an underground sewer line across Dolphin Center Special Tax District Linear Park (Dolphin Linear Park), pursuant to the authority set forth in section 125.38, Florida Statutes.

Scope

Dolphin Linear Park is located along NW 24 Avenue, NW 196 Terrace, NW 22 Avenue and NW 195 Street in County Commission District 1, which is represented by Commissioner Barbara. J. Jordan.

Fiscal Impact/Funding Source

The fiscal impact is receipt of a one-time payment of \$10.00 from the City into Index Code PREPLR357060.

Track Record/Monitor

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

Background

The City is upgrading the sewer system that serves the residents in the area around Dolphin Linear Park. The City has determined a need to install a sewer line under a portion of the linear park and has requested that the County convey an easement to the City for such purpose. The easement (Attachment A to the resolution) is approximately 15-feet wide and 110-feet in length, running across Dolphin Linear Park near the intersection of NW 195 Street and NW 24 Avenue. The entire installation will be underground, such underground property is not needed for any County purpose, and will not adversely impact the park's aesthetics, in accordance with Resolution No. R-504-15 and Article 7 of the Home Rule Charter.

Attachment

A handwritten signature in blue ink, appearing to read "Michael Spring", written over a horizontal line.
Michael Spring
Senior Advisor



MEMORANDUM (Revised)

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

DATE: October 6, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(H)(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(H)(1)
10-6-20

RESOLUTION NO. R-962-20

RESOLUTION AUTHORIZING CONVEYANCE OF AN EASEMENT TO THE CITY OF NORTH MIAMI BEACH IN EXCHANGE FOR \$10.00 TO INSTALL AND MAINTAIN A SEWER LINE AT DOLPHIN CENTER SPECIAL TAX DISTRICT LINEAR PARK, LOCATED NEAR NW 24 AVENUE AND NW 195 STREET, PURSUANT TO SECTION 125.38, FLORIDA STATUTES; DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AND RECORD THE EASEMENT AND EXERCISE ALL PROVISIONS CONTAINED THEREIN; AND DIRECTING THE CLERK OF THE BOARD TO PERMANENTLY STORE THE EASEMENT AND A COPY OF THIS RESOLUTION

WHEREAS, the City of North Miami Beach is improving its sewer system for the residents living near the linear park at the Dolphin Center Special Tax District, located near NW 24 Avenue and NW 195 Street (the "linear park"); and

WHEREAS, the City desires to install a new sewer line under the linear park and has applied and requested that the County convey an easement to it for such purposes; and

WHEREAS, the easement is for the new sewer line that will be underground and this Board is satisfied that such underground property is not needed for any County purpose and that it will be used by the City for community interest and welfare to provide sewer service to the public; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

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

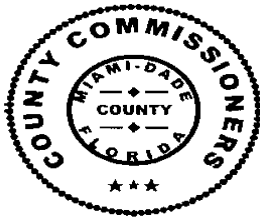
Section 2. This Board hereby authorizes, pursuant to section 125.38, Florida Statutes, the conveyance of an easement to the City for \$10.00 for installation and maintenance of an underground sewer line at the linear park, in substantially the form attached hereto as Attachment A and made a part hereof, and authorizes the County Mayor or County Mayor's designee to execute the easement and to exercise all provisions contained therein.

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

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2020. 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: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MRP

Monica Rizo Perez

ATTACHMENT A

Prepared by
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948 2967

GRANT OF EASEMENT FOR SEWER FACILITIES.

THIS GRANT OF EASEMENT FOR SEWER FACILITIES is made and entered into this _____ day of _____, 20____, by and between MIAMI DADE COUNTY BOARD OF COUNTY COMMISSIONERS, 111 N.W. 1 STREET, MIAMI, FL 33128, as "Grantor", and the CITY OF NORTH MIAMI BEACH, a municipal corporation duly organized and existing under the laws of the State of Florida, having an address at 17011 N.E. 19th Avenue, North Miami Beach, Florida 33162 hereinafter referred to as "Grantee".

RECITALS

- A. Grantor is the fee simple owner of certain real property described in Exhibit "A" attached hereto and made a part hereof ("Subject Property").
- B. Grantor has agreed to grant an easement over that certain portion of the Subject Property specifically described on Exhibit "B", attached hereto and made a part hereof (the "Easement Area"), upon the terms and conditions set forth herein.
- C. Grantor has agreed to grant an easement to Grantee for the sole purpose of construction, operation and maintenance of sewer facilities, including sanitary force mains, collection pipes, manholes, valves, lateral connections, pumps and all other physical facilities and property installations that are required for sewer facilities across, under and through the Easement Area, as may be required by Grantee in connection with its use and operation of the sewer facilities.
- D. Grantee shall bear any and all costs of maintenance, utilities, replacements, repairs, taxes, insurance, and any and all other costs and expenses involved in its operation and use of the sewer facilities (the "Operating Costs").

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

Recitals. The above recitals are true and correct and by this reference are incorporated as if fully set forth herein.

Easement. Grantor hereby grants to Grantee, for the use and benefit of Grantee, its successors and assigns and its agents and employees, a non-exclusive easement over, across, through and under the Easement Area solely for the use, installation, operation, maintenance, replacement and repair of the sewer facilities located on the Easement Area. Hereafter, unless specified to the contrary, use of the term "sewer facilities" shall include sanitary force mains,

Prepared by
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948-2967

collection pipes, manholes, valves, lateral connections, pumps, all other physical facilities and property installations that are required for sewer facilities.

Maintenance. Grantee agrees to install, maintain, repair and replace (as necessary) the sewer facilities, or necessary portions thereof, so that same is at all times in good working order and condition and free of material defects, subject only to occasional interruption of service due to (i) ordinary wear and tear and use thereof; (ii) routine or extraordinary maintenance, repair or replacement; or (iii) events beyond Grantee's reasonable control. Grantee shall have the right to select the contractor(s) of its choice in connection with all aspects of installation, maintenance, repair, and replacement of the water facility. Grantee shall only be obligated to restore pavement, curb-gutter, sidewalk and/or sod, to restore the surface of the Easement Area to the condition in which it existed immediately prior to the performance of such work (the cost of which shall be included in Operating Costs). **Any other landscaping, encroachments, structures or other materials on the surface of the Easement Area will not be maintained by the Grantee.**

The Grantor shall at all times, have full and unrestricted access to the Easement Area in order to maintain, repair and replace necessary portions of the surface of the Easement Area. In the event that the sewer facilities are damaged by the Grantor during any such maintenance, repair or replacement, the Grantor shall make all necessary repairs to the sewer facilities at Grantor's sole expense.

Encroachments. Grantor agrees to keep Easement area easily accessible, with no structures to be placed within or immediately adjacent to the Easement Area impeding access to the Easement Area. Grantor will immediately remove, at its own expense, any encroachment, or structure located within the Easement Area.

Third Party Agreements. The Grantee shall not grant any rights related to the Easement in whole or in part to any third parties without the express written consent of the Grantor. Such consent shall be in the sole discretion of the Grantor.

Noise Controls. Grantee shall use best efforts and, at a minimum, shall comply with industry standards, with respect to controlling noise emanating from the water facilities.

Payment Covenants. Grantee shall be responsible for the Operating Costs of the sewer facilities. Grantor shall be responsible for any costs associated with damage to the sewer facilities resulting from Grantor's maintenance, repair or replacement related to the surface portion of the Easement Area.

Term. The term of this Easement shall be perpetual unless terminated by the parties in a writing executed by both. This Easement shall not merge with any deed to the Subject Property or any part thereof but shall survive for the Term (Term) described herein.

Successors and Assigns. This Easement shall bind, and the benefit thereof shall inure to the respective successors and assigns of Grantee.

Limitation. It is the intention of the parties hereto that this Easement shall be limited to and utilized solely for the purposes expressed herein.

Prepared by
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948-2967

Indemnification and Hold Harmless. The Grantee will assume and defend all liability of Grantor, with respect to the Grantee's activities within the Easement Area, except for liability arising in whole or in part from the negligence or willful acts of the Grantor, its officers, owners, residents, guests, employees, or any other third party permitted by the Grantor to be within the Easement Area. Nothing contained in this paragraph or elsewhere in this Grant of Easement Agreement is intended to be a waiver of limitations on the Grantee's liability to third parties as set forth in Section 768.28, Florida Statutes; however, the limitations under such statutory provision shall not apply to the Grantee's contractual obligations to defend Grantor and to cover, pay and/or reimburse any and all costs, expenses, liabilities, claims, actions, causes of action, losses, demands and damages, including, without limitation, reasonable attorneys' fees (including the cost of in-house counsel) and disbursements at the trial level and all levels of appeal, relating to death or of injury to persons, or loss of or damage to property, incurred in connection with, use of the Easement Area by the Grantee, except as excluded herein.

Default by Grantee. In the event of a default by Grantee in the maintenance, operation or repair of the sewer facilities, Grantor shall give written notice to Grantee, specifying the nature of such default. Grantee shall have a period of ten (10) days following receipt of said notice in which to remedy the default (or such longer time as may be necessary and reasonable, provided Grantee shall have commenced a cure within said 10-day period and is diligently and continuously prosecuting same); failing which Grantor shall have the right to access the sewer facilities, for the limited purpose of effecting the required repair or maintenance. Notwithstanding the foregoing, if the default is of such a nature that an emergency situation arises constituting an unsafe or unsanitary condition, the period for cure of such default shall be accelerated to be a period of time determined by Grantor in its sole discretion, but which is reasonable in light of the nature of the emergency. All costs incident to curing a default by Grantee under this subsection A shall be the sole responsibility and obligation of and, accordingly, shall be borne by, the Grantee.

Default by Grantor. In the event of a default by Grantor in the repair of the sewer facilities resulting from damage caused by Grantor to the sewer facilities pursuant to Grantor's activities provided for herein, Grantee shall give written notice to Grantor, specifying the nature of such default. Grantor shall have a period of ten (10) days following receipt of said notice in which to remedy the default (or such longer time as may be necessary and reasonable, provided Grantor shall have commenced a cure within said 10-day period and is diligently and continuously prosecuting same); failing which Grantee shall have the right to effect the required repair of the sewer facilities. All costs incident to repair of the sewer facilities pursuant to this paragraph shall be borne by the Grantor.

Venue; Jurisdiction. This Easement shall be governed and construed in all respects in accordance with the laws of the State of Florida, without regard to its conflict of laws provisions. Further, all parties hereto agree to avail themselves of and submit to the personal jurisdiction of the Courts of the State of Florida in Miami-Dade County.

Interpretation. No provision of this Easement will be interpreted in favor of, or against, any of the parties hereto by reason of the extent to which any such party or its counsel participated in the drafting thereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof or thereof.

Prepared by:
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948-2967

Counterparts. This Easement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute a single document.

Notices. All notices, demands, requests or other communications required or permitted to be given hereunder shall be deemed delivered and received upon actual receipt or refusal to receive same, and shall be made by United States certified or registered mail, return receipt requested or by hand delivery, and shall be addressed to the respective parties at the addresses set forth in the preamble to this Easement.

Entire Easement. This Easement constitutes the entire agreement between the parties hereto with respect to the specific subject matter hereof and supersedes all prior negotiations, agreements, understandings and arrangements, both oral and written, between the parties with respect to such specific subject matter. This Easement may not be modified in any way, except by a written instrument executed by each of the parties.

Severability. If any clause or provision of this Easement is deemed illegal, invalid or unenforceable under present or future laws effective during the term hereof, then the validity of the remainder of this Easement shall not be affected thereby and shall be legal, valid and enforceable.

[ENDORSEMENTS TO FOLLOW]

Prepared by:
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948-2967

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

GRANTOR:

MIAMI DADE COUNTY

BOARD OF COUNTY COMMISSIONERS

BY: _____

NAME: _____

TITLE: _____

Signed, sealed and delivered in the presence of:

WITNESS #1: _____

PRINTED NAME: _____

WITNESS #2: _____

PRINTED NAME: _____

STATE OF FLORIDA COUNTY OF _____

Before me personally appeared _____ and _____, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument of the above named _____, a Corporation, or having produced current drivers license as identification, and severally acknowledge to and before me that they executed such instrument of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation and did/did not take an oath.

WITNESS my hand and official seal, this _____ day of _____, A.D. 20__.

(Signature of Notary)

(Name of Notary Typed, Printed or Stamped)

(Title or Rank)

PROJECT: DOLPHIN CENTER LINEAR PARK
DATE: MAY 28, 2020

Prepared by:
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948-2967

GRANTEE:

CITY OF NORTH MIAMI BEACH

BY: _____

NAME: ESMOND K. SCOTT

TITLE: CITY MANAGER

Signed, sealed and delivered in the presence of:

WITNESS #1: Andrew M. Henry

PRINTED NAME: Andrew M. Henry

WITNESS #2: Roxanne J. Rosenthal

PRINTED NAME: Roxanne J. Rosenthal

APPROVED AS TO LEGAL SUFFICIENCY
FOR THE CITY OF NORTH MIAMI BEACH:
[Signature]
CITY ATTORNEY DATE

STATE OF FLORIDA COUNTY OF MIAMI DADE

Before me personally appeared ESMOND SCOTT and
_____ to me well known, and known to me to be the
individuals described in and who executed the foregoing instrument of the above named
_____, a Corporation, or having produced current drivers license as
identification, and severally acknowledge to and before me that they executed such instrument of
said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said
Corporation and that it was affixed to said instrument by due and regular corporate authority, and
that said instrument is the free act and deed of said Corporation and did/did not take an oath.

WITNESS my hand and official seal, this 17 day of JUNE, A.D. 2020

[Signature]
(Signature of Notary)

MARVA SIMMONDS
(Name of Notary Typed, Printed or Stamped)

(Title) MARVA SIMMONDS

Bonded The Notary Public Underwriters

PROJECT: DOLPHIN CENTER LINEAR PARK
DATE: MAY 28, 2020

Prepared by
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948-2967

EXHIBIT "A"

**TRACT "D" OF " DOLPHIN CENTER STADIUM SITE", ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 129, PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA.**

PROJECT: DOLPHIN CENTER LINEAR PARK
DATE: MAY 28, 2020

Prepared by:
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948-2967

EXHIBIT "B"

(Legal description of fifteen (15) foot utility easement)

SEE ATTACHED

Prepared by:
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948-2967

JOINDER

The undersigned hereby consents to and joins in on the foregoing Grant of Easement for Sewer Facilities as of this ____ day of _____, 2020.

Witnessed by:

Company Name:

By:

Print Name: _____

By:

Print Name: _____

By: _____
Name, Title

By:

By:

Print Name: _____

By: _____
Name, Title

Print Name: _____

Address:

[CORPORATE SEAL]

[NOTARIAL ACKNOWLEDGMENTS ON FOLLOWING PAGE]

PROJECT: DOLPHIN CENTER LINEAR PARK
DATE: MAY 28, 2020

Prepared by:
City Attorney
City of North Miami Beach
17050 NE 19 Avenue
North Miami Beach, FL 33162 (305) 948-2967

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by _____,
as _____ of _____, as member of _____, as _____
of _____, a Florida limited liability company, who is personally known to me, or who
has provided proper identification in the form of _____.

[Notary Seal]:

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

STATE OF FLORIDA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 by _____,
as _____ of _____, as member of _____, as _____
of _____, a Florida limited liability company, who is personally known to me, or who
has provided proper identification in the form of _____.

[Notary Seal]:

Notary Public, State of Florida at Large
Print Name: _____
My Commission Expires: _____

PROJECT: DOLPHIN CENTER LINEAR PARK
DATE: MAY 28, 2020

EXHIBIT "B"



SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: (15' UTILITY EASEMENT)

A PORTION OF TRACT "D" OF "DOLPHIN CENTER STADIUM SITE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, "WAL-MART ON HONEY HILL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 58, OF SAID PUBLIC RECORDS; THENCE NORTH 02°45'54" WEST ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, ALSO BEING THE WEST LINE OF SAID TRACT "D" 158.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°45'54" WEST ALONG SAID EAST LINE AND SAID WEST LINE 15.00 FEET; THENCE NORTH 86°26'09" EAST 110.02 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "D", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NW 24th AVENUE; THENCE SOUTH 02°45'54" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE 15.00 FEET; THENCE SOUTH 86°26'09" WEST 110.02 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE, LYING AND BEING IN THE CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 1,650 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF TRACT "A", BEING N02°46'26"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BOHLER ENGINEERING FLORIDA, INC.

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 66550

DATE: 10/23/19

15' UTILITY EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: CENTER AT MIAMI GARDENS

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THRU 3,
INCLUSIVE

- 
- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

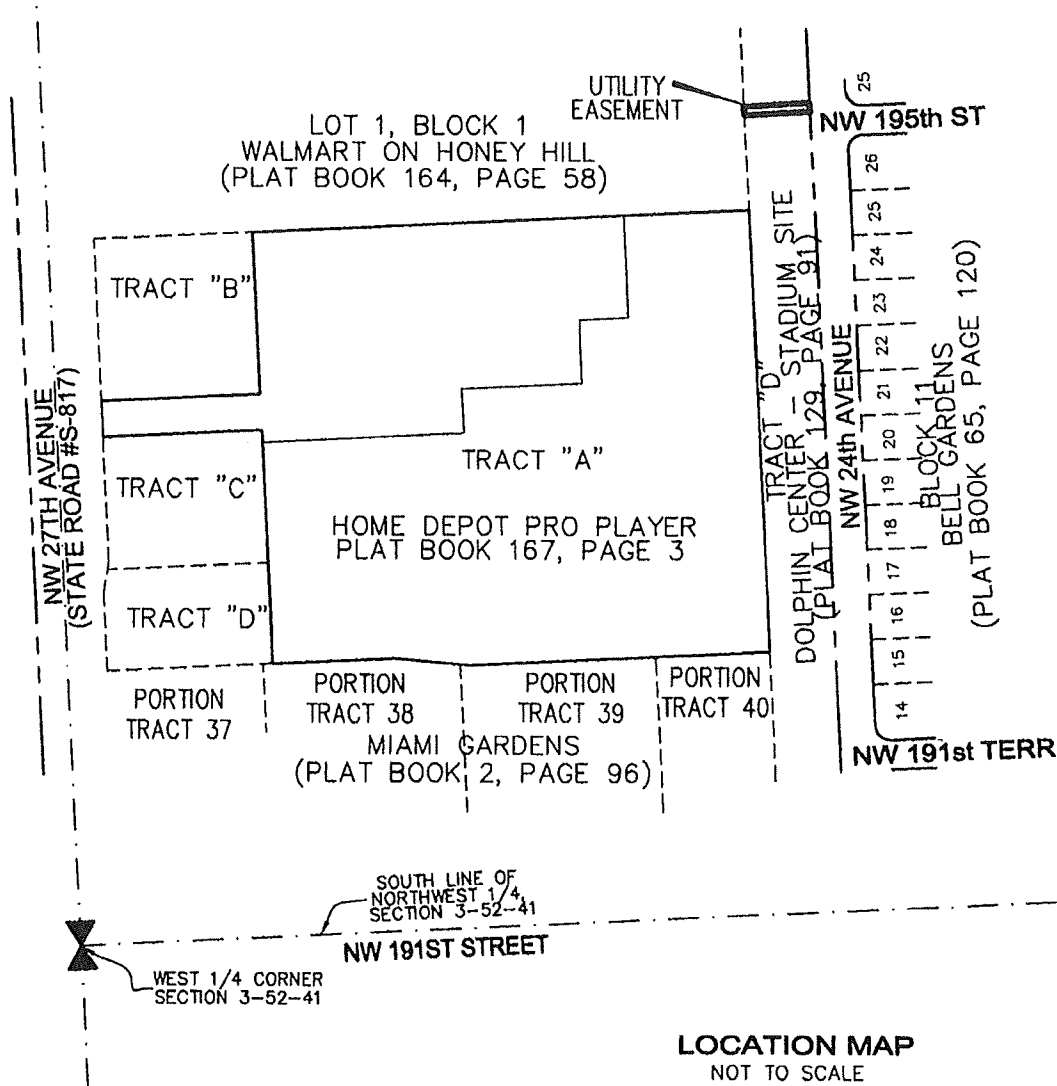
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BOHLER ENGINEERING FLORIDA, INC.

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 66550

DATE: 10/23/19

15' UTILITY EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: CENTER AT MIAMI GARDENS

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THRU 3,
INCLUSIVE

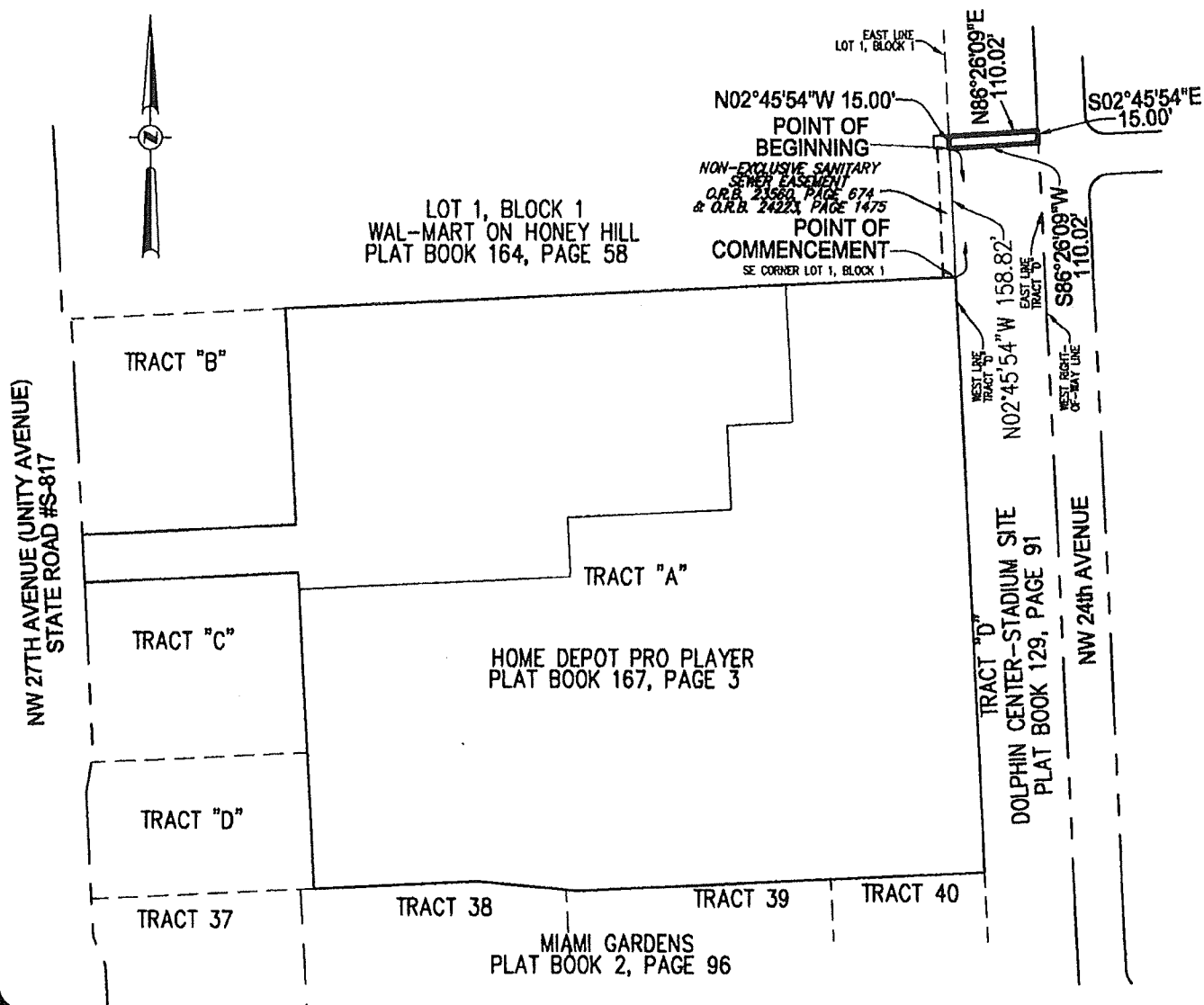


SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BOHLER ENGINEERING FLORIDA, INC.

SCALE: 1"=200'

DRAWN: L.S.

ORDER NO.: 66550

DATE: 10/23/19

15' UTILITY EASEMENT

MIAMI-DADE COUNTY, FLORIDA

FOR: CENTER AT MIAMI GARDENS

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THRU 3,
INCLUSIVE

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK