

MEMORANDUM

Agenda Item No. 11(A)(10)

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

DATE: January 19, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing conveyance of two non-exclusive perpetual easements to Florida Power & Light Company in exchange for \$1.00 each to install and maintain electrical utility facilities at the Public Health Trust's Jackson Medical Pavilion located in the City of Coral Gables; and authorizing the County Mayor to execute the easements and to exercise all provisions contained therein

Resolution No. R-65-22

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Rebeca Sosa.



Geri Bonzon-Keenan
County Attorney

GBK/jp



MEMORANDUM (Revised)

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

DATE: January 19, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(10)

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 *Daniella Lencina* Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(10)
1-19-22

RESOLUTION NO. R-65-22

RESOLUTION AUTHORIZING CONVEYANCE OF TWO NON-EXCLUSIVE PERPETUAL EASEMENTS TO FLORIDA POWER & LIGHT COMPANY IN EXCHANGE FOR \$1.00 EACH TO INSTALL AND MAINTAIN ELECTRICAL UTILITY FACILITIES AT THE PUBLIC HEALTH TRUST'S JACKSON MEDICAL PAVILION LOCATED IN THE CITY OF CORAL GABLES; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE EASEMENTS AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN

WHEREAS, the Public Health Trust ("Trust") is an agency and instrumentality of Miami-Dade County, which is responsible for the operation, maintenance and governance of its "designated facilities" as such term is defined in chapter 154, Part II, Florida Statutes, and chapter 25A of the Code of Miami-Dade County ("Code"); and

WHEREAS, section 25A-4(d) of the Code provides that title to real property must be vested in Miami-Dade County, and as such, the Trust does not have authority to convey easements on its designated facilities; and

WHEREAS, the Jackson Medical Pavilion, which will be utilized as a freestanding emergency department and multispecialty medical office building, is a designated facility of the Trust which is under construction and is expected to be assigned the street address of 3737 SW 8th Street, Coral Gables, Florida ("Trust's Coral Gables Medical Pavilion"); and

WHEREAS, the Trust's Coral Gables Medical Pavilion needs to be connected to the Florida Power & Light Company ("FPL") power grid; and

WHEREAS, pursuant to Resolution No. R-504-15, the Trust has negotiated with FPL in an effort to minimize any negative visual impact to the public of the easement and will require that the equipment and lines be concealed to the extent practical and feasible; and

WHEREAS, on November 23, 2021, the Board of Trustees of the Trust adopted resolution Number PHT 11/2021-058, attached hereto as Attachment “A” and incorporated herein, seeking authority to convey two non-exclusive perpetual utility easements to FPL for the installation and maintenance of electric power facilities at the Trust’s Coral Gables Medical Pavilion; and

WHEREAS, this Board believes it is in the County’s best interest to convey two non-exclusive perpetual easements to FPL to ensure that power is supplied to the Trust’s Coral Gables Medical Pavilion,

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 authorizes the conveyance of two non-exclusive perpetual easements to FPL in exchange for \$1.00 each to install and maintain electrical utility facilities at the Trust’s Coral Gables Medical Pavilion.

Section 3. This Board authorizes the County Mayor or County Mayor’s designee to execute the easements in substantially the form attached hereto as Attachment “A” and incorporated herein by reference, and to exercise all provisions contained therein.

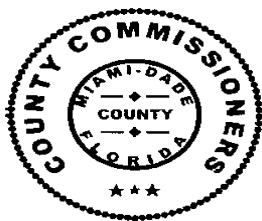
Section 4. This Board requires, pursuant to Resolution No. R-504-15, reasonable measures be used to minimize any negative aesthetic impact to the public from the installation of the FPL services.

Section 5. This Board directs, pursuant to Resolution No. R-974-09, the County Mayor or County Mayor’s designee to record the easement conveyances accepted herein in the public records of the County and provide a recorded copy to the Clerk of the Board within 30 days of execution, and further directs the Clerk of the Board to permanently store the recorded copy with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Rebeca Sosa. It 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:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of January, 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

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

KMM

Kevin Marker

Agenda Item 7.f.
Special Meeting of the
Public Health Trust Board of Trustees
November 23, 2021

RESOLUTION NO. PHT 11/2021 - 058

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO SEEK BOARD OF COUNTY COMMISSIONER APPROVAL FOR THE CONVEYANCE OF TWO (2) UTILITY EASEMENTS TO FLORIDA POWER & LIGHT COMPANY FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC POWER FACILITIES AT THE FUTURE JACKSON MEDICAL PAVILION TO BE LOCATED AT 3737 SW 8th STREET, CORAL GABLES, FLORIDA; DIRECTING THE CHIEF EXECUTIVE OFFICER, OR HIS DESIGNEE, TO OBTAIN ALL NECESSARY APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS FOR THE EXECUTION AND RECORDING OF SAID EASEMENTS

(Rosa Costanzo, Senior Vice President, Strategic Sourcing and Supply Chain Management and Chief Procurement Officer, Jackson Health System)

WHEREAS, the construction of the Jackson Medical Pavilion, to be located at 3737 SW 8th Street, Coral Gables, Florida (Property), requires the installation of new electric power facilities by Florida Power & Light Company (FPL); and

WHEREAS, FPL has requested that a utility easement be executed and recorded by the Trust in order to provide the required electric power facilities; and

WHEREAS, title to the Property is in the name of Miami-Dade County, Florida and the execution and recording of the easements requires the approval of the Board of County Commissioners pursuant to Chapter 25A of the Code of Miami-Dade County, Florida; and

WHEREAS, the Purchasing and Facilities Subcommittee and Fiscal Committee will not meet during the month of November 2021, however notwithstanding the foregoing and so that there is no delay in consideration and approval of the conveyance of two (2) utility easements to FPL for the installation and maintenance of electric power facilities at the future Jackson Medical Pavilion, this Board at its November 23, 2021 special meeting has considered the easements as detailed in the attached memorandum; and

WHEREAS, the Chief Executive Officer recommend approval of this resolution.

**Agenda Item 7.f.
Special Meeting of the
Public Health Trust Board of Trustees
November 23, 2021**

-Page 2-

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates the foregoing recitals in this resolution and approves the same.

Section 2. This Board consents to the grant of two (2) utility easements to Florida Power & Light Company for the installation and maintenance of electric power facilities at the future Jackson Medical Pavilion to be located at 3737 SW 8th Street, Coral Gables, Florida.

Section 3. This Board directs the Chief Executive Officer, or his designee, to obtain all necessary approvals from the Board of County Commissioners for the execution and recording of said easements.

**Agenda Item 7.f.
Special Meeting of the
Public Health Trust Board of Trustees
November 23, 2021**

-Page 3-

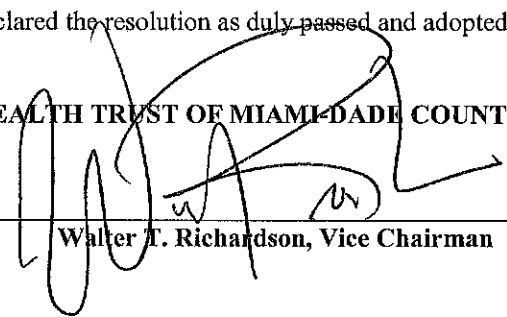
The foregoing resolution was offered by Antonio L. Argiz and the motion was seconded by Walter T. Richardson as follows:

Antonio L. Argiz	Aye
William J. Heffernan	Aye
Amadeo Lopez-Castro, III	Aye
Laurie Weiss Nuell	Absent
Walter T. Richardson	Aye
Anthony Rodriguez	Absent
Carmen M. Sabater	Absent

The Chairperson thereupon declared the resolution as duly passed and adopted this 23rd day of November 2021.

PUBLIC HEALTH TRUST OF MIAMI-DADE COUNTY, FLORIDA

BY: _____


Walter T. Richardson, Vice Chairman

Approved by the Miami-Dade County Attorney's Office as to form
and legal sufficiency L. M. Zate



TO: William J. Heffernan, Chairman
and Members, Public Health Trust Board of Trustees

FROM: Rosa Costanzo
Senior Vice President, Strategic Sourcing and Supply
Chain Management and Chief Procurement Officer

DATE: November 23, 2021

RE: Conveyance of Two (2) Utility Easements for Jackson Medical Pavilion

Recommendation

Staff recommends that the Public Health Trust Board of Trustees authorize the Chief Executive Officer to seek Board of County Commissioner approval for the conveyance of two (2) utility easements to Florida Power & Light Company (FP&L) for the installation and maintenance of electric power facilities required to service the future Jackson Medical Pavilion to be located at 3737 SW 8th Street, Coral Gables, Florida.

Scope

The location of the proposed easements are more specifically described in Attachment 1.

Fiscal Impact

The Trust would receive \$1.00 in exchange for each easement conveyance.

Track Record/Monitor

Dan Chatlos, Director, Real Estate Services, would track and monitor the execution and recording of the easement.

Background

The Trust has commenced construction on the Jackson Medical Pavilion, which is currently scheduled to be completed in August 2022. Once completed, the new facility will include approximately 11,573 square feet of space to be utilized as a free standing emergency department and multispecialty medical office building. In order to provide electric service to the new facility, FP&L has requested that two (2) utility easements be executed and recorded by the Trust.

Accordingly, the Board's approval of this resolution is recommended to authorize the Chief Executive Officer to seek Board of County Commissioner authorization for the County Mayor to execute the easements, record the easements in the public records of Miami-Dade County, and to take any other action required to effectuate the same and to exercise any and all rights conferred therein.

ATTACHMENT 1A

**EASEMENT
(BUSINESS)**

This Instrument Prepared By

Work Request No. _____

Sec. 05, Twp 54 S, Rge 41 EParcel I.D. 03-4105-050-2700

(Maintained by County Appraiser)

Name: Angel LopezCo. Name: E.R. Brownell & Associates, Inc.Address: 4957 SW 74th Court
Miami, FL 33155

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:

(Witness' Signature)Print Name: _____
(Witness)_____
(Witness' Signature)Print Name: _____
(Witness)

Entity Name

By: _____

Print Name: _____

Print Address: _____

STATE OF _____ AND COUNTY OF _____.

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization,

this ____ day of _____, 20____, by _____

and _____ who is (are) personally known to me or has (have)

produced _____ as identification.

[Notary Seal]

Notary Public, Signature

Print Name: _____

Title or Rank_____
Serial Number, if any

"EXHIBIT A"
SKETCH & DESCRIPTION
36 OVIEDO AVE

LEGAL DESCRIPTION:

A FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT LYING OVER AND ACROSS THE SOUTH 5 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 8 AND 9, BLOCK 22 OF CORAL GABLES FLAGLER STREET SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 12, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID EASEMENT SUBJECT TO DEDICATIONS OF RECORDS, RIGHT OF WAYS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND ZONING ORDINANCES, IF ANY.

GENERAL NOTES:

THIS DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL DESCRIPTION DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

THE DESCRIPTION AND SKETCH IS BASED ON THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S PROPERTY SEARCH SUMMARY REPORT FOR TAX FOLIO NO. 03-4105-050-2700 AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 31260 AT PAGE 0402, AS EVIDENCED THEREON. NO TITLE SEARCH HAS BEEN CONDUCTED BY NOR WAS A TITLE REPORT PROVIDED TO THE SURVEYOR. THERE MAY BE EASEMENTS, RIGHTS OF WAY AND/OR OTHER ENCUMBRANCES AFFECTING THE EASEMENT AREA NOT DISCLOSED HEREON THAT A TITLE REPORT WOULD EVIDENCE.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS LEGAL DESCRIPTION AND THE ACCOMPANYING SKETCH WAS PREPARED UNDER MY DIRECTION AND THAT IN MY PROFESSIONAL OPINION IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATED: 11/08/2021

E.R. BROWNELL & ASSOCIATES, INC., LB 761

THIS SKETCH AND DESCRIPTION, CONSISTING OF 2 PAGES, SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS BROWNELL, PROFESSIONAL LAND SURVEYOR # 2891, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE, ON SHEET 1 OF 2, PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. THE "DIGITAL DATE" MAY NOT REFLECT THE DATE OF SURVEY OR THE LATEST REVISION DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CORAL GABLES, FL, 33134-1847			E.R. BROWNELL & ASSOC., INC.	
			CONSULTING ENGINEERS LAND SURVEYORS	
			4957 Southwest 74th Court	Miami, Florida, 33155
			305.860.3866	Certificate of Authorization No: LB 761
Page: 1 of 2	Draw By: AM	Date: 11/08/2021	SK. No.: SM-4202	
	Job #: 58410	Scale: N.T.S		

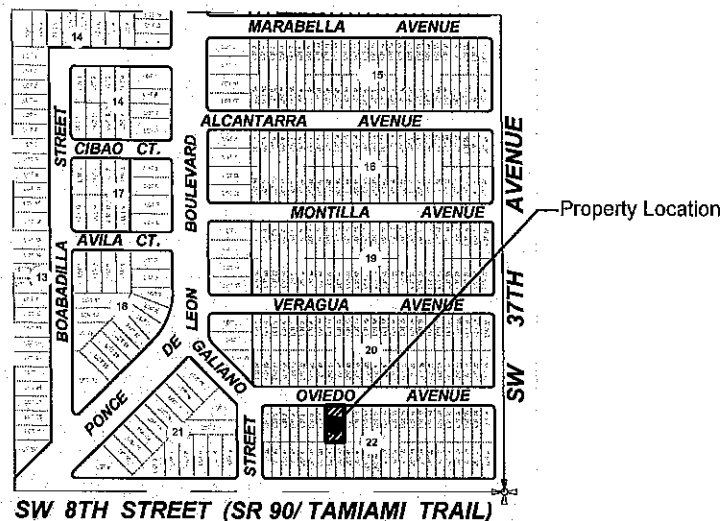
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"EXHIBIT A"

SKETCH & DESCRIPTION

36 OVIEDO AVE

ABBREVIATIONS:
 SEC. = Section
 POC = Point Of Commencement
 POB = Point Of Beginning
 CL = Centerline
 Δ = Delta
 R = Radius
 L = Length
 (D) = Deed Dimension
 (P) = Plat Dimension
 (C) = Calculated Dimension
 ORB = Official Records Book
 PB = Plat Book
 PG = Page
 R/W = Right of Way
 This sketch does not represent a field Boundary Survey.
 = FPL Easement



LOCATION MAP

PB 10, PG 12

A PORTION OF SECTION 5, TOWNSHIP 54 S, RANGE 41 E
 MIAMI-DADE COUNTY, FLORIDA SCALE - (N.T.S)

FOLIO:

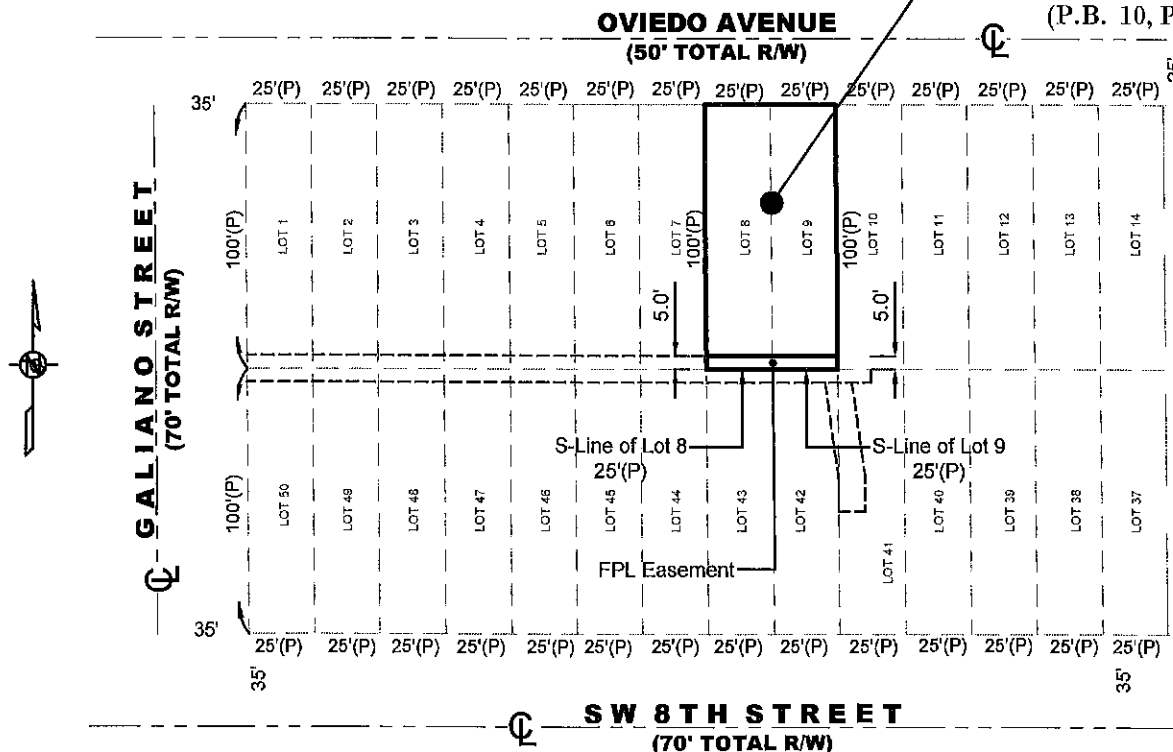
03-4105-050-2700

Lots 8 & 9, Block 22,

CORAL GABLES

FLAGLER STREET SEC

(P.B. 10, PG. 12)



SUBJECT PROPERTY EASEMENT AREA = 250 SQ.FT. (+/-)

CORAL GABLES, FL 33134-1847

E.R. BROWNELL & ASSOC., INC.

CONSULTING ENGINEERS LAND SURVEYORS

4957 Southwest 74th Court

Miami, Florida, 33155

305.860.3866

Certificate of Authorization No: LB 761

Page: 2 of 2

Draw By: AM
Job #: 58410Date: 11/08/2021
Scale: N.T.S

SK. No.: SM-4202

ATTACHMENT 1B

Work Request No. _____

Sec. 05, Twp 54 S, Rge 41 EParcel I.D. 03-4105-050-2850

(Maintained by County Appraiser)

**EASEMENT
(BUSINESS)**

This Instrument Prepared By

Name: Angel LopezCo. Name: E.R. Brownell & Associates, Inc.Address: 4957 SW 74th Court
Miami, FL 33155

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:

(Witness' Signature)Print Name: _____
(Witness)_____
(Witness' Signature)Print Name: _____
(Witness)

Entity Name

By: _____

Print Name: _____

Print Address: _____

STATE OF _____ AND COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization,
this ____ day of _____, 20____, by _____

and _____ who is (are) personally known to me or has (have)
produced _____ as identification.

[Notary Seal]

Notary Public, Signature

Print Name: _____

Title or Rank_____
Serial Number, if any

"EXHIBIT A"
SKETCH & DESCRIPTION
3737 SW 8 ST

LEGAL DESCRIPTION:

A FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT LYING OVER AND ACROSS A PORTION OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 31270, AT PAGE 4238 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 5 FEET OF LOTS 1 THROUGH 5 OF CORAL GABLES FLAGLER STREET SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 12, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 5 FEET OF THE FOLLOWING DESCRIBED PARCEL:

LOTS 42 THROUGH 50 AND THE WEST HALF OF LOT 41 OF SAID PLAT OF CORAL GABLES FLAGLER STREET SECTION.

TOGETHER WITH THAT PORTION OF LOTS 41 AND 42 OF SAID PLAT OF CORAL GABLES FLAGLER STREET SECTION, WHICH HAS A 10-FOOT-WIDE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST HALF OF LOT 41 OF SAID PLAT OF CORAL GABLES FLAGLER STREET SECTION; THENCE RUN SOUTH 00° 00' 00" EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 41 FOR A DISTANCE OF 5 FEET TO A POINT; THENCE RUN NORTH 90° 00' 00" WEST ALONG A LINE WHICH LIES 5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 41 FOR A DISTANCE OF 7.28 FEET TO THE POINT OF BEGINNING OF THE FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT HEREAFTER DESCRIBED:

THENCE CONTINUE RUN NORTH 90° 00' 00" WEST ALONG A LINE WHICH LIES 5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 41 FOR A DISTANCE OF 5.22 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID LOT 41; THENCE CONTINUE RUN NORTH 90° 00' 00" WEST ALONG A LINE WHICH LIES 5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 42 FOR A DISTANCE OF 4.88 FEET TO A POINT; THENCE RUN SOUTH 08° 10' 45" EAST FOR A DISTANCE OF 36.63 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID LOT 41; THENCE RUN SOUTH 00° 00' 00" EAST ALONG THE WEST LINE OF SAID LOT 41 FOR A DISTANCE OF 12.40 FEET TO A POINT; THENCE RUN SOUTH 90° 00' 00" EAST ALONG A LINE WHICH LIES 53.65 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 41 FOR A DISTANCE OF 10 FEET TO A POINT; THENCE RUN NORTH 00° 00' 00" WEST ALONG A LINE WHICH LIES 10 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 41 FOR A DISTANCE OF 13.16 FEET TO A POINT; THENCE RUN NORTH 08° 10' 45" WEST FOR A DISTANCE OF 35.86 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 2303 SQUARE FEET MORE OR LESS BY CALCULATIONS, SUBJECT TO DEDICATIONS OF RECORDS, RIGHT OF WAYS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIMITATIONS AND ZONING ORDINANCES, IF ANY.

CORAL GABLES, FL, 33134-3121			E.R. BROWNELL & ASSOC., INC.	
			CONSULTING ENGINEERS LAND SURVEYORS	
			4957 Southwest 74th Court Miami, Florida, 33155	
			305.860.3866 Certificate of Authorization No: LB 761	
Page: 1 of 3	Draw By: AM	Date: 11/08/2021	SK. No.: SM-4159	
	Job #: 58410	Scale: N.T.S		

FILE:EQAPROJ58410-G100 (JHS- GALIANO)\\DWG58410 - FPL EASEMENT58410 FPL EASEMENT 11-08-21 AH - REV-1.DWG

"EXHIBIT A"

SKETCH & DESCRIPTION

3737 SW 8 ST

GENERAL NOTES:

THIS DESCRIPTION AND SKETCH TO ACCOMPANY LEGAL DESCRIPTION **DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.**

THE DESCRIPTION AND SKETCH IS BASED ON THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S PROPERTY SEARCH SUMMARY REPORT FOR TAX FOLIO NO. 03-4105-050-2850 AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 31270 AT PAGE 4238, AS EVIDENCED THEREON. NO TITLE SEARCH HAS BEEN CONDUCTED BY NOR WAS A TITLE REPORT PROVIDED TO THE SURVEYOR. THERE MAY BE EASEMENTS, RIGHTS OF WAY AND/OR OTHER ENCUMBRANCES AFFECTING THE EASEMENT AREA NOT DISCLOSED HEREON THAT A TITLE REPORT WOULD EVIDENCE.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WHERE THE NORTH LINE OF LOTS 41 THROUGH 50 BEARS NORTH 90° 00' 00" WEST.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS LEGAL DESCRIPTION AND THE ACCOMPANYING SKETCH WAS PREPARED UNDER MY DIRECTION AND THAT IN MY PROFESSIONAL OPINION IS TRUE AND CORRECT. I FURTHER CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES, AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATED: 11/08/2021

E.R. BROWNELL & ASSOCIATES, INC., LB 761

THIS SKETCH AND DESCRIPTION, CONSISTING OF 3 PAGES, SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS BROWNELL, PROFESSIONAL LAND SURVEYOR # 2891, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE, ON SHEET 2 OF 3, PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. THE "DIGITAL DATE" MAY NOT REFLECT THE DATE OF SURVEY OR THE LATEST REVISION DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CORAL GABLES, FL, 33134-3121			E.R. BROWNELL & ASSOC., INC.
			CONSULTING ENGINEERS LAND SURVEYORS
			4957 Southwest 74th Court Miami, Florida, 33155
			305.860.3866 Certificate of Authorization No: LB 761
Page: 2 of 3	Draw By: AM	Date: 11/08/2021	SK. No.: SM-4159
	Job #: 58410	Scale: N.T.S	

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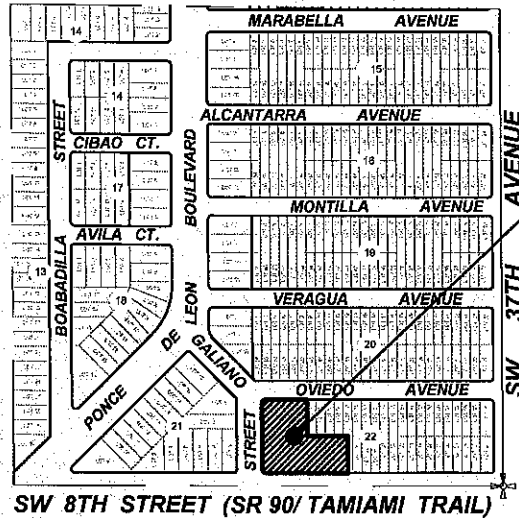
SM-4159

"EXHIBIT A"

SKETCH & DESCRIPTION

3737 SW 8 ST

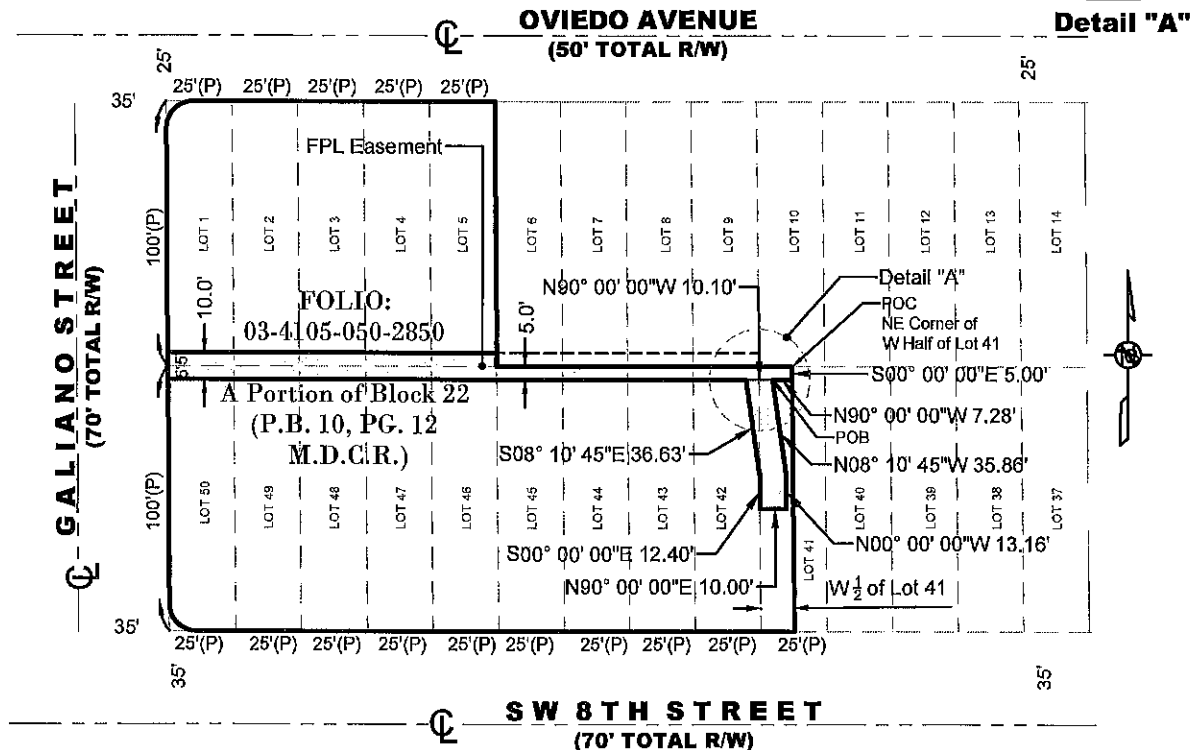
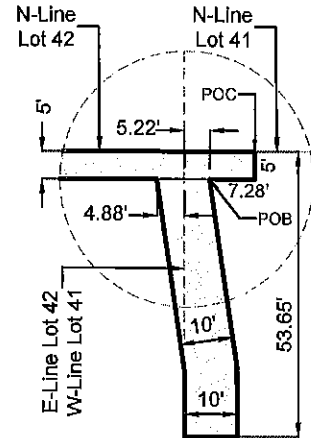
ABBREVIATIONS:
 SEC. = Section
 POC = Point Of Commencement
 POB = Point Of Beginning
 C = Centerline
 Δ = Delta
 R = Radius
 L = Length
 (D) = Deed Dimension
 (P) = Plat Dimension
 (C) = Calculated Dimension
 ORB = Official Records Book
 PB = Plat Book
 PG = Page
 R/W = Right of Way
 This sketch does not represent a field Boundary Survey.
 [Symbol] = FPL Easement



LOCATION MAP

PB 10, PG 12

A PORTION OF SECTION 6, TOWNSHIP 64 S, RANGE 41 E
 MIAMI-DADE COUNTY, FLORIDA SCALE - (N.T.S)



SUBJECT PROPERTY EASEMENT AREA = 2303 SQ. FT. (+/-)

CORAL GABLES, FL 33134-3121			E.R. BROWNELL & ASSOC., INC.	
			CONSULTING ENGINEERS LAND SURVEYORS	
			4957 Southwest 74th Court Miami, Florida, 33155	
			305.860.3866 Certificate of Authorization No: LB 761	
Page: 3 of 3	Draw By: AM	Date: 11/08/2021	SK. No.: SM-4159	
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