

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

MEMORANDUM

Agenda Item No. 8(O)(2)

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

DATE: February 7, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the conveyance of two non-exclusive easements to Florida Power & Light Company in exchange for \$1.00 each, which consist of 2,273.5 square feet on the eastern portion and 16,137 square feet on the western portion of County-owned property under Folio No. 30-6021-000-0010 to provide electrical services to the Water and Sewer Department's South District Wastewater Treatment Plant's New Electrical Building No. 3, located at 8950 SW 232 Street, Miami, Florida, and authorizing the County Mayor to execute the same and to exercise the provisions contained therein

Resolution No. R-72-23

The accompanying resolution was prepared by the Water and Sewer Department and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/jp

MDC001

Memorandum



Date: February 7, 2023

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

From: Honorable Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Subject: Resolution Authorizing the Conveyance of Two (2) Non-Exclusive Easements to Florida Power & Light Company for the Installation and Maintenance of Electrical Services for the Miami-Dade Water and Sewer Department's South District Wastewater Treatment Plant Electrical Distribution Building No. 3-Folio No. 30-6021-000-0010

EXECUTIVE SUMMARY

This item seeks Board of County Commissioner (Board) approval for the conveyance of two non-exclusive easements to Florida Power & Light Company (FPL) for the provision of electrical services to the Miami-Dade Water and Sewer Department's (WASD) South District Wastewater Treatment Plant's (SDWWTP) new Electrical Distribution Building No. 3. (EDB3).

RECOMMENDATION:

It is recommended that the Board approve the attached resolution authorizing the conveyance of two non-exclusive easements to FPL that are needed to provide electrical services to EDB3 that is being constructed under WASD's Construction Contract No. S-930A. The two non-exclusive easements will allow FPL to construct, maintain, and operate its underground electrical utility facilities, including wires, cables, and conduits as well as above-ground electrical switch and metering cabinets to serve EDB3.

Authorization is requested for:

- Conveyance of a non-exclusive easement by the County to FPL on 2,273.5 square feet of County-owned property managed by WASD under Folio No. 30-6021-000-0010. *See Eastern Easement, attached hereto as Attachment 1.* This easement will be used to install a 13.2 KV underground electrical feeder.
- Conveyance of a non-exclusive easement by the County to FPL on 16,137 square feet of County-owned property managed by WASD under Folio No. 30-6021-000-0010. *See Western Easement attached hereto as Attachment 2.* This easement will be used to install a 13.2 KV underground electrical feeder and above-ground electrical switch and metering cabinets.

SCOPE

The SDWWTP EDB3 is located at 8590 S.W. 232nd Street, Miami, Florida; bearing Folio No. 30-6021-000-0010, in Commission District 8, which is represented by Commissioner Danielle Cohen Higgins. *See Property Appraisal Report, attached hereto as Attachment 3.*

FISCAL IMPACT / FUNDING SOURCE:

FPL will pay a nominal sum of \$1.00 each for the two non-exclusive easements and will be responsible for all expenses related to the construction, operation, and maintenance of the underground electrical utility facilities, including wiring, cables conduits and related aboveground metering equipment.

TRACK RECORD/MONITOR:

Marisela Aranguiz, Deputy Director, Planning Regulatory Compliance & Capital Infrastructure, will oversee the conveyance of these non-exclusive utility easements to FPL.

DELEGATION OF AUTHORITY

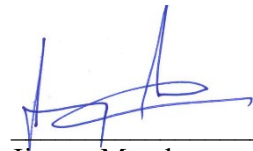
The item authorizes the County Mayor or County Mayor's designee to execute the non-exclusive easements and to record the necessary documents in the public records of Miami-Dade County, and to exercise any and all other rights conferred in the Easements.

BACKGROUND:

WASD is upgrading the SDWWTP EDB3 under WASD's Construction Contract S-930A, approved by the Board on June 1, 2022, via Resolution No. R-532-22. The proposed electrical upgrades are needed to support the treatment process improvements being provided under other projects to increase the SDWWTP Annual Average Daily Flow capacity from 112.5 to 131 million gallons per day (MGD) and increase the Peak Hourly Flow capacity from 285 MGD to 305 MGD. This increased capacity is required to address future projected capacity requirements due to growth and redevelopment anticipated for the SDWWTP service area.

In order to provide underground electrical power to the future EDB3, FPL is requesting that WASD provide two non-exclusive easements to install the EDB3 electrical switch and metering cabinets and to install a 13.2 KV electrical feeder. The two non-exclusive easements will allow FPL the right to access the site and the ability to maintain these facilities. In accordance with Resolution No. R-504-15, the only visible elements within the easements will be electrical manholes and an aboveground switch and metering cabinets mounted on a concrete pad entirely within the SDWWTP.

In accordance with Resolution No. R-380-17, written notice was provided to the District Commissioner



Jimmy Morales
Chief Operations Officer

Attachments

ATTACHMENT 1

Work Request No. _____

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. 21, Twp 56S, Range 401

Parcel I.D. 30-6021-000-0010
(Maintained by County
Appraiser)

By: This Instrument Prepared
Miami-Dade Water and Sewer
Department
Address: 3071 SW 38 Avenue, #152
Miami, Florida 33146

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 to provide electric service to the County's South District Waste Water Treatment Plant's Electrical Building No. 3 identified on Exhibit "A"; 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 the easement area described on:

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 for the South District Waste Water Treatment Plant's Electrical Building No. 3 identified on Exhibit "A"; 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; while still maintaining vegetative screening around the above ground electrical transformer in accordance with Resolution No. R-504-15; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights herein 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 _____ day of _____, 20____.

ATTEST: HARVEY RUVIN,
Clerk of Said Board

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

Approved as to Form and
Legal Sufficiency:

By _____
Mayor

Assistant County Attorney

ATTACHMENT 1

The foregoing was authorized and approved by Resolution _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 20____,

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____, as President, and _____, as Secretary, _____, a _____, on behalf of the company, who is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

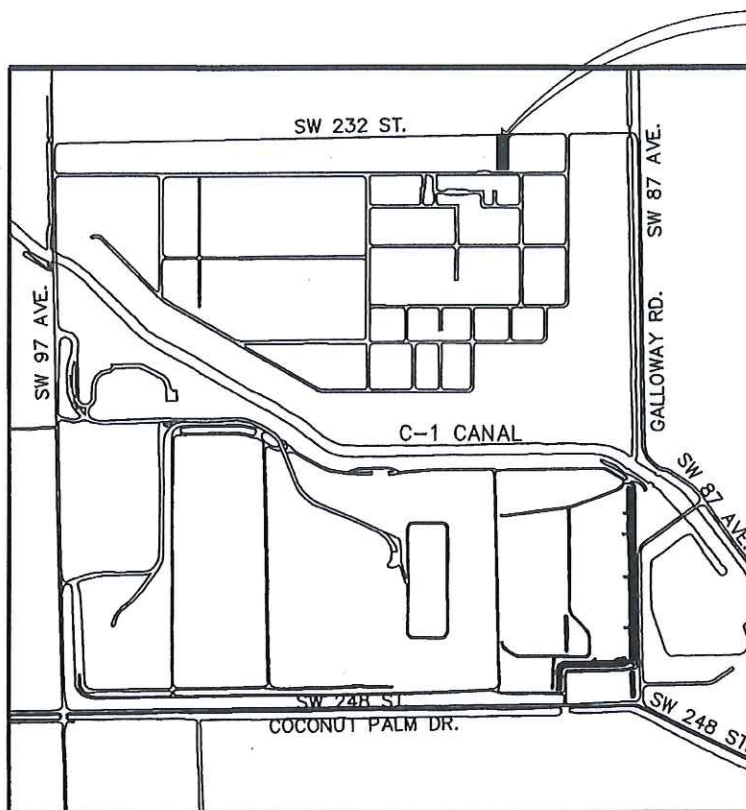
(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Serial number, if any)

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.

EXHIBIT 'A'
THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS



EASEMENT
AREA



SURVEYOR NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
 4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF THE NE 1/4 OF SECTION 21-56-40 BEARS BEARS S89°01'52"W. ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.
 6. SURVEY REFERENCES (ALL FROM MIAMI-DADE PUBLIC RECORDS):
 - a. OFFICIAL RECORDS BOOK 9438, PAGE 1720.
 7. SINCE NO OTHER INFORMATION WAS 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 THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ABBREVIATIONS:

P.O.C.: POINT OF COMMENCEMENT
P.O.B.: POINT OF BEGINNING
P.O.T.: POINT OF TERMINATION
R/W: RIGHT OF WAY
SEC: SECTION
N.T.S.: NOT TO SCALE

Jose R. Bajista

JOSE R. BAJISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida -- License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASH (786) 268-5196
Date: 08/31/2022

THIS IS NOT A BOUNDARY SURVEY
LEGAL DESCRIPTION AND SKETCH FOR
FPL DUCTBANK EASEMENT
SDWWTP ELECTRICAL DISTRIBUTION BUILDING 3
MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: February 17, 2022

SCALE: N.T.S.

DRAWN BY: A.B.

S-441 1 of 3

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

MDC006

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.

EXHIBIT 'A'
THIS DOCUMENT IS
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LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 89°01'52" WEST, ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 21 A DISTANCE OF 1348.25 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 55.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SW 232 ST., WHICH IS ALSO THE POINT OF BEGINNING OF 10 FOOT WIDE EASEMENT LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 227.35 FEET TO THE POINT OF TERMINATION.

THE SIDE LINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED AT ANGLE POINTS AND INTERSECTION POINTS TO FORM A CONTIGUOUS STRIP OF LAND ALONG THE ROUTE DESCRIBED AND TO TERMINATE AT THE BOUNDARY LINES OF THE SERVIENT ESTATE AS SHOWN ON THE ATTACHED SKETCH.

ALL OF SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA CONTAINING 2,273.5 SQUARE FEET MORE OR LESS.

Jose R. Batista

JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASH (736) 268-5196
Date: 02/31/2022

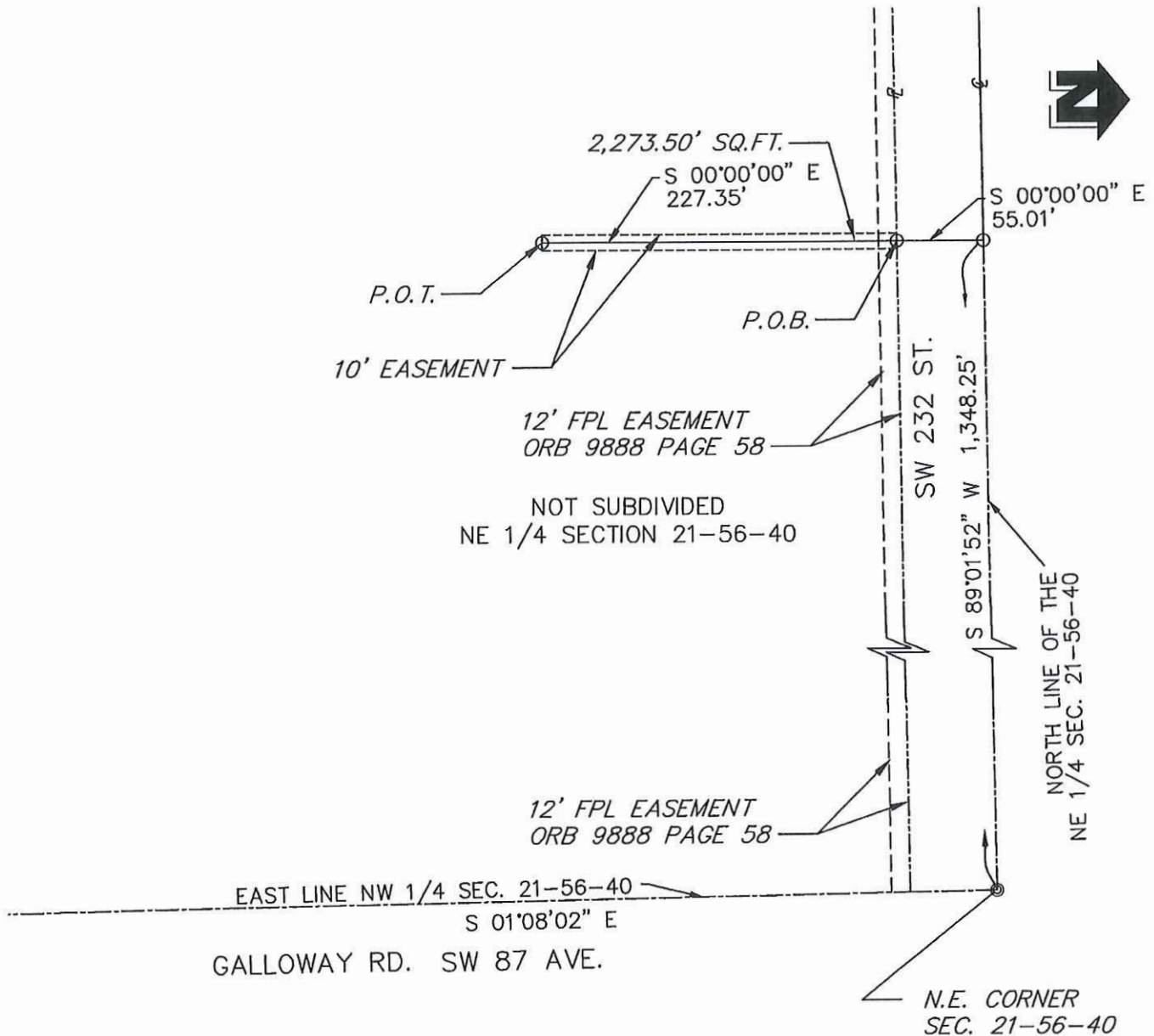
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RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY LEGAL DESCRIPTION AND SKETCH FOR FPL DUCTBANK EASEMENT SDWWTP ELECTRICAL DISTRIBUTION BUILDING 3 MIAMI-DADE COUNTY, FLORIDA MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: February 17, 2022	SCALE: N.T.S.
DRAWN BY: A.B.	S-441 2 of 3

MDC007

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.

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Jose R. Batista
JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASH (786) 268-5196
Date: 02/13/2022

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LEGAL DESCRIPTION AND SKETCH FOR
FPL DUCTBANK EASEMENT
SDWWTP ELECTRICAL DISTRIBUTION BUILDING 3
MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE WATER AND SEWER DEPARTMENT
DATE: February 17, 2022 SCALE: N.T.S.
DRAWN BY: A.B. S-441 3 of 3

MDC008

ATTACHMENT 2

Work Request No. _____

UNDERGROUND EASEMENT (BUSINESS)

Sec. 21, Twp 56S , Range 401

Parcel I.D. 30-6021-000-0010
(Maintained by County
Appraiser)

By: This Instrument Prepared
Miami-Dade Water and Sewer
Department
Address: 3071 SW 38 Avenue, #152
Miami, Florida 33146

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 to provide electric service to the South District Waste Water Treatment Plant's Electrical Building No. 3 identified on Exhibit "A"; 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 for the pump station identified on Exhibit "A"; 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; while still maintaining vegetative screening around the above ground electrical transformer in accordance with Resolution No. R-504-15; 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 _____ day
of _____, 20____,

ATTEST: HARVEY RUVIN,
Clerk of Said Board

By: _____
Deputy Clerk

Approved as to Form and
Legal Sufficiency:

Assistant County Attorney

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By _____
Mayor

The foregoing was authorized and approved by Resolution _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 20____,

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____. by _____, as President, and _____, as Secretary, _____, a _____, on behalf of the company, who is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

(Signature of person taking acknowledgment)

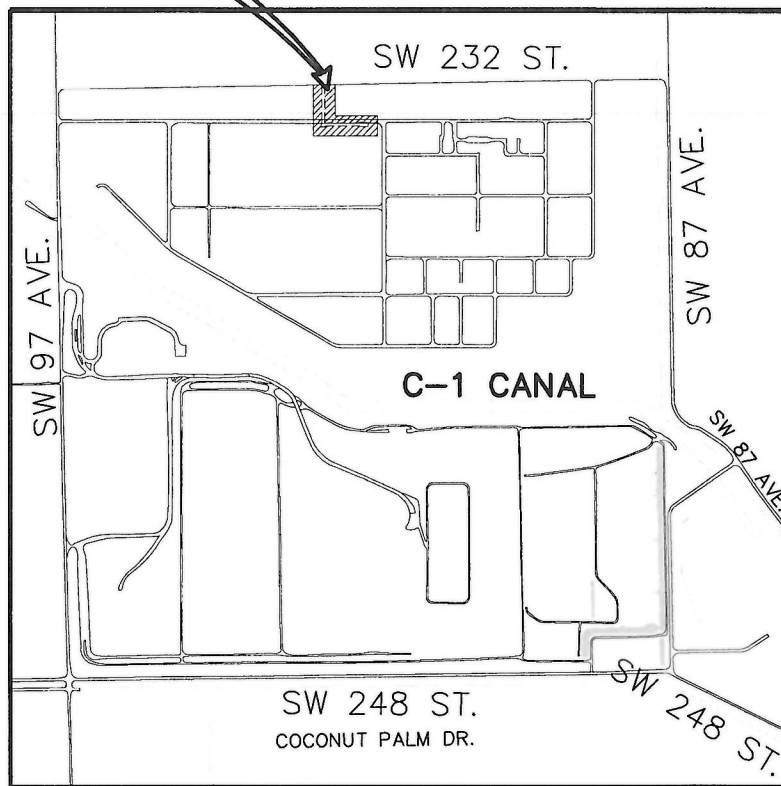
(Name typed, printed or stamped)

(Serial number, if any)

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.

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EASEMENT
AREA



N.T.S.

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ABBREVIATIONS:

P.O.C.: POINT OF COMMENCEMENT
P.O.B.: POINT OF BEGINNING
R/W: RIGHT OF WAY
SEC: SECTION
N.T.S.: NOT TO SCALE

JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL.
33146 WSD (786) 268-5196
Date: 10/20/2022

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

THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION AND SKETCH FOR
SDWWTP-ELECTRICAL DUCTBANK-WEST EASEMENT
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 5 2022

SCALE: N.T.S.

DRAWN BY: A.B.

S-440 1 of 4

MDC011

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.

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LEGAL DESCRIPTION:

A PORTION OF THE NW 1/4 OF SECTION 21, TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 89°01'52" WEST, ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION A DISTANCE OF 2687.51 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 89°01'23" WEST ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 21 A DISTANCE OF 456.83 FEET; THENCE SOUTH 00°00'07" EAST FOR 55.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SW 232 ST, WHICH IS ALSO THE POINT OF BEGINNING; THENCE SOUTH 89°01'23" WEST A DISTANCE OF 21.75 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 312.79 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 4.79 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 31.33 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 31.33 FEET; THENCE NORTH 00°03'33" WEST A DISTANCE OF 5.22 FEET; THENCE NORTH 89°52'38" EAST A DISTANCE OF 251.18 FEET; THENCE SOUTH 00°05'11" EAST A DISTANCE OF 3.62 FEET; THENCE SOUTH 89°59'14" EAST A DISTANCE OF 70.97 FEET; THENCE NORTH 00°03'30" EAST A DISTANCE 34.11 FEET; THENCE SOUTH 89°59'59" WEST A DISTANCE OF 70.98 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 8.73 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 251.01 FEET; THENCE NORTH 00°42'41" WEST A DISTANCE OF 4.91 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE 5.04 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 313.16 FEET TO THE POINT OF BEGINNING.

ALL OF SAID LANDS LYING AND BEING IN MIAMI, DADE COUNTY, FLORIDA CONTAINING 15,606 SQUARE FEET OR 0.358 ACRES MORE OR LESS.

JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASH (786) 268-5196
Date: 10/20/2022

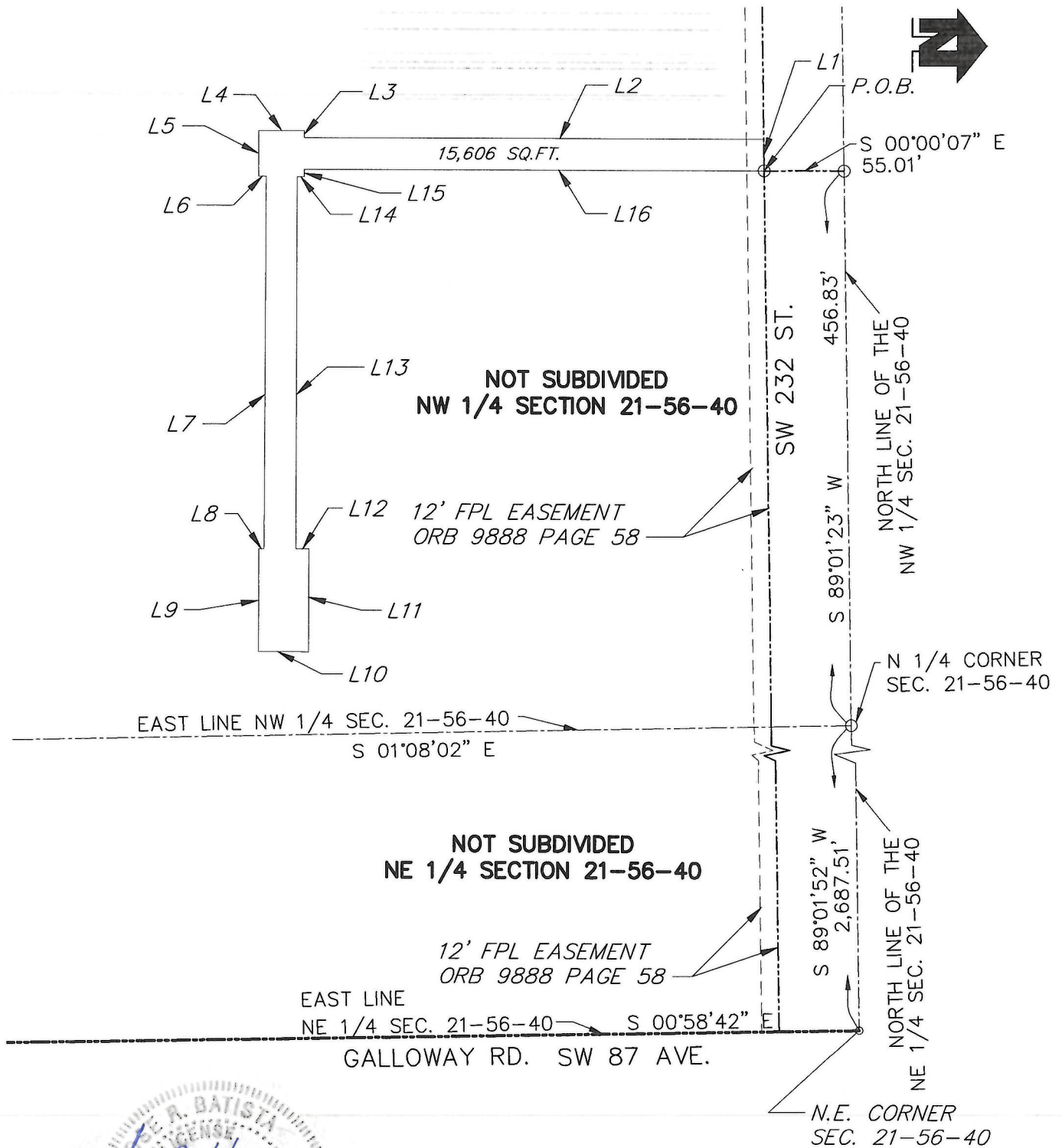
MDC012

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

THIS IS NOT A BOUNDARY SURVEY LEGAL DESCRIPTION AND SKETCH FOR SDWWTP-ELECTRICAL DUCTBANK-WEST EASEMENT MIAMI-DADE COUNTY, FLORIDA MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 5 2022	SCALE: N.T.S.
DRAWN BY: A.B.	S-440 2 of 4

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.

EXHIBIT 'A'
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JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WA.D (786) 268-5196
Date: 4/5/2022

MDC013

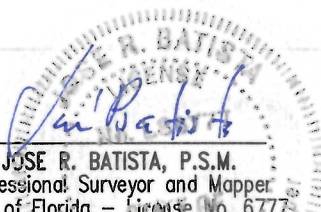
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SDWWTP-ELECTRICAL DUCTBANK-WEST EASEMENT
MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE WATER AND SEWER DEPARTMENT
DATE: APRIL 5 2022 SCALE: N.T.S.
DRAWN BY: A.B. S-440 3 of 4

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.**

**EXHIBIT 'A'
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ALL SHEETS**

Easement Line Table		
Line #	Length	Bearing
L1	21.75'	S89° 01' 23"W
L2	312.79'	S0° 00' 00"E
L3	4.79'	S90° 00' 00"W
L4	31.33'	S0° 00' 00"E
L5	31.33'	N90° 00' 00"E
L6	5.22'	N0° 03' 33"W
L7	251.18'	N89° 52' 38"E
L8	3.62'	S0° 05' 11"E
L9	70.97'	S89° 59' 14"E
L10	34.11'	N0° 03' 30"E
L11	70.98'	S89° 59' 59"W
L12	8.73'	S0° 00' 00"E
L13	251.01'	S90° 00' 00"W
L14	4.91'	N0° 42' 41"W
L15	5.04'	S90° 00' 00"W
L16	313.16'	N0° 00' 00"W


JOSE R. BATISTA, P.S.M.
 Professional Surveyor and Mapper
 State of Florida - License No. 6777
 3575 S. Le Jeune Rd. Miami, FL
 33146 WASD (786) 256-5196
 Date: 10/20/2022

MDC014

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

THIS IS NOT A BOUNDARY SURVEY LEGAL DESCRIPTION AND SKETCH FOR SDWWTP-ELECTRICAL DUCTBANK-WEST EASEMENT MIAMI-DADE COUNTY, FLORIDA	
MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 5 2022	SCALE: N.T.S.
DRAWN BY: A.B.	S-440 4 of 4



MEMORANDUM

(Revised)

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

DATE: February 7, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(O)(2)

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(O)(2)
2-7-23

RESOLUTION NO. R-72-23

RESOLUTION AUTHORIZING THE CONVEYANCE OF TWO NON-EXCLUSIVE EASEMENTS TO FLORIDA POWER & LIGHT COMPANY IN EXCHANGE FOR \$1.00 EACH, WHICH CONSIST OF 2,273.5 SQUARE FEET ON THE EASTERN PORTION AND 16,137 SQUARE FEET ON THE WESTERN PORTION OF COUNTY-OWNED PROPERTY UNDER FOLIO NO. 30-6021-000-0010 TO PROVIDE ELECTRICAL SERVICES TO THE WATER AND SEWER DEPARTMENT'S SOUTH DISTRICT WASTEWATER TREATMENT PLANT'S NEW ELECTRICAL BUILDING NO. 3, LOCATED AT 8950 SW 232 STREET, MIAMI, FLORIDA, AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE SAME AND TO EXERCISE THE 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. The foregoing recitals are incorporated into this resolution and are approved.

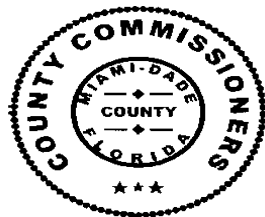
Section 2. This Board hereby approves the conveyance of two non-exclusive easements to Florida Power & Light Company in exchange for \$1.00 each, which consist of 2,273.5 square feet on the eastern portion and 16,137 square feet on the western portion of County-owned property under Folio No. 30-6021-000-0010 to provide electrical services to the Water and Sewer Department's South District Wastewater Treatment Plant's New Electrical Building No. 3 located at 8950 SW 232 Street, Miami, Florida, in substantially the form attached hereto and made a part hereof as Attachment 1 and 2; and authorizes the County Mayor or County Mayor's designee to execute the same for and on behalf of Miami-Dade County, Florida and to exercise the provisions contained therein.

Section 3. Pursuant to Resolution No. R-974-09, this Board (1) directs the County Mayor or the County Mayor's designee to record the easement in the Public Records of Miami-Dade County, Florida, and to provide a recorded copy of the instrument to the Clerk of the Board within 30 days of recordation of the easement, and (2) directs the Clerk of the Board to attach and permanently store a recorded copy together with this Resolution.

The foregoing resolution was offered by Commissioner **Anthony Rodriguez** , who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of February, 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

LUIS G. MONTALDO, CLERK AD INTERIM

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Angela F. Benjamin

MDC017

Work Request No. _____

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. 21, Twp 56S, Range 401

Parcel I.D. 30-6021-000-0010
(Maintained by County
Appraiser)

This Instrument Prepared
By: Miami-Dade Water and Sewer
Department
Address: 3071 SW 38 Avenue, #152
Miami, Florida 33146

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 to provide electric service to the County's South District Waste Water Treatment Plant's Electrical Building No. 3 identified on Exhibit "A"; 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 the easement area described on:

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 for the South District Waste Water Treatment Plant's Electrical Building No. 3 identified on Exhibit "A"; 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; while still maintaining vegetative screening around the above ground electrical transformer in accordance with Resolution No. R-504-15; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights herein 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 1st day of March, 2023.

ATTEST: LUIS G. MONTALDO

Clerk AD Interim of Said Board

By: [Signature]
Deputy Clerk

Approved as to Form and
Legal Sufficiency:

[Signature]
Assistant County Attorney

Gene Spencer - e102883

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: [Signature]
for Mayor

JIMMY MORALES
CHIEF OPERATIONS OFFICER
MIAMI-DADE COUNTY, FL



30-6021-000-0010

Page 1 of 2

ATTACHMENT 1

The foregoing was authorized and approved by Resolution B-72-23 of the Board of County Commissioners of Miami-Dade County, Florida, on the 7th day of Feb, 2023.

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of March, 2023 by Jimmy Morales as President, and _____, as Secretary, _____, a _____, on behalf of the company, who is personally known to me or has produced (type of identification) as identification.

[Notary Seal]



SHIRLEY L. JONES
Commission # HH 039047
Expires September 2, 2024
Bonded Thru Budget Notary Services

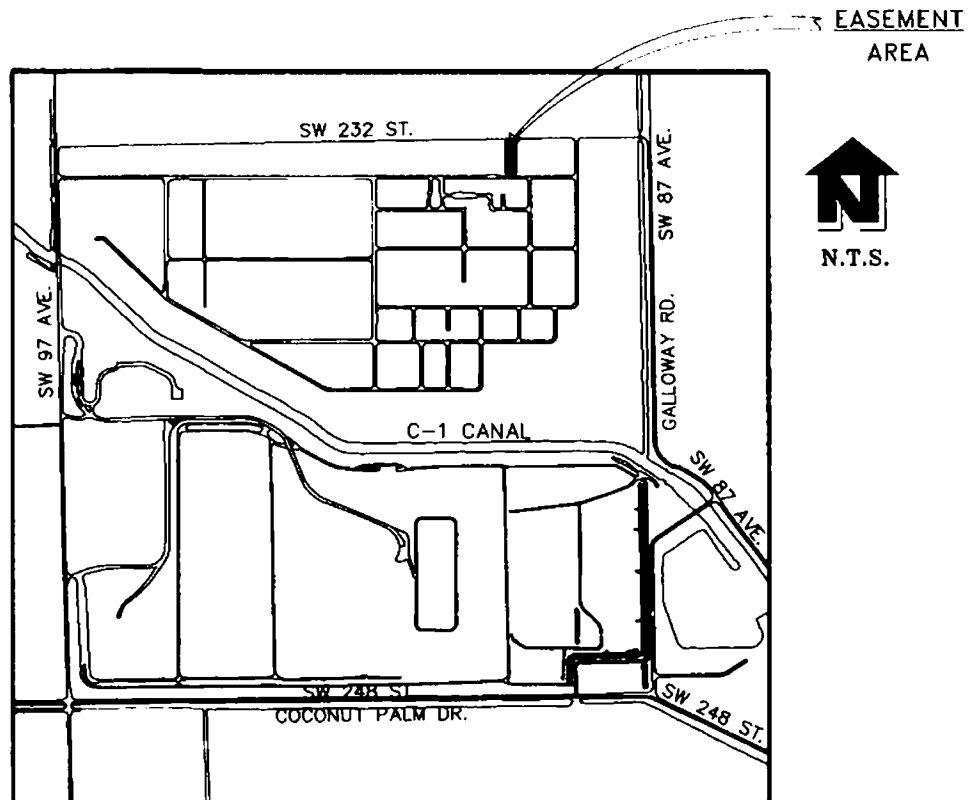
Shirley L. Jones
(Signature of person taking acknowledgment)

Shirley L. Jones
(Name typed, printed or stamped)

(Serial number, if any)

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.**

**EXHIBIT 'A'
THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS**



SURVEYOR NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
 4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF THE NE 1/4 OF SECTION 21-56-40 BEARS BEARS S89°01'52"W. ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.
 6. SURVEY REFERENCES (ALL FROM MIAMI-DADE PUBLIC RECORDS):
 - a. OFFICIAL RECORDS BOOK 9438, PAGE 1720.
 7. SINCE NO OTHER INFORMATION WAS 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 THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ABBREVIATIONS:

P.O.C.: POINT OF COMMENCEMENT
P.O.B.: POINT OF BEGINNING
P.O.T.: POINT OF TERMINATION
R/W: RIGHT OF WAY
SEC: SECTION
N.T.S.: NOT TO SCALE

Jose R. Batista
JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASD (786) 260-5196
Date: 02/17/2023

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

**THIS IS NOT A BOUNDARY SURVEY
LEGAL DESCRIPTION AND SKETCH FOR
FPL DUCTBANK EASEMENT
SDWWTP ELECTRICAL DISTRIBUTION BUILDING 3
MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE WATER AND SEWER DEPARTMENT**

DATE: February 17, 2022	SCALE: N.T.S.
DRAWN BY: A.B.	S-441 1 of 3

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.**

**EXHIBIT 'A'
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LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 89°01'52" WEST, ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 21 A DISTANCE OF 1348.25 FEET; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 55.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SW 232 ST., WHICH IS ALSO THE POINT OF BEGINNING OF 10 FOOT WIDE EASEMENT LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; THENCE SOUTH 00°00'00" WEST A DISTANCE OF 227.35 FEET TO THE POINT OF TERMINATION.

THE SIDE LINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED AT ANGLE POINTS AND INTERSECTION POINTS TO FORM A CONTIGUOUS STRIP OF LAND ALONG THE ROUTE DESCRIBED AND TO TERMINATE AT THE BOUNDARY LINES OF THE SERVIENT ESTATE AS SHOWN ON THE ATTACHED SKETCH.

ALL OF SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA CONTAINING 2,273.5 SQUARE FEET MORE OR LESS.

Jose R. Batista

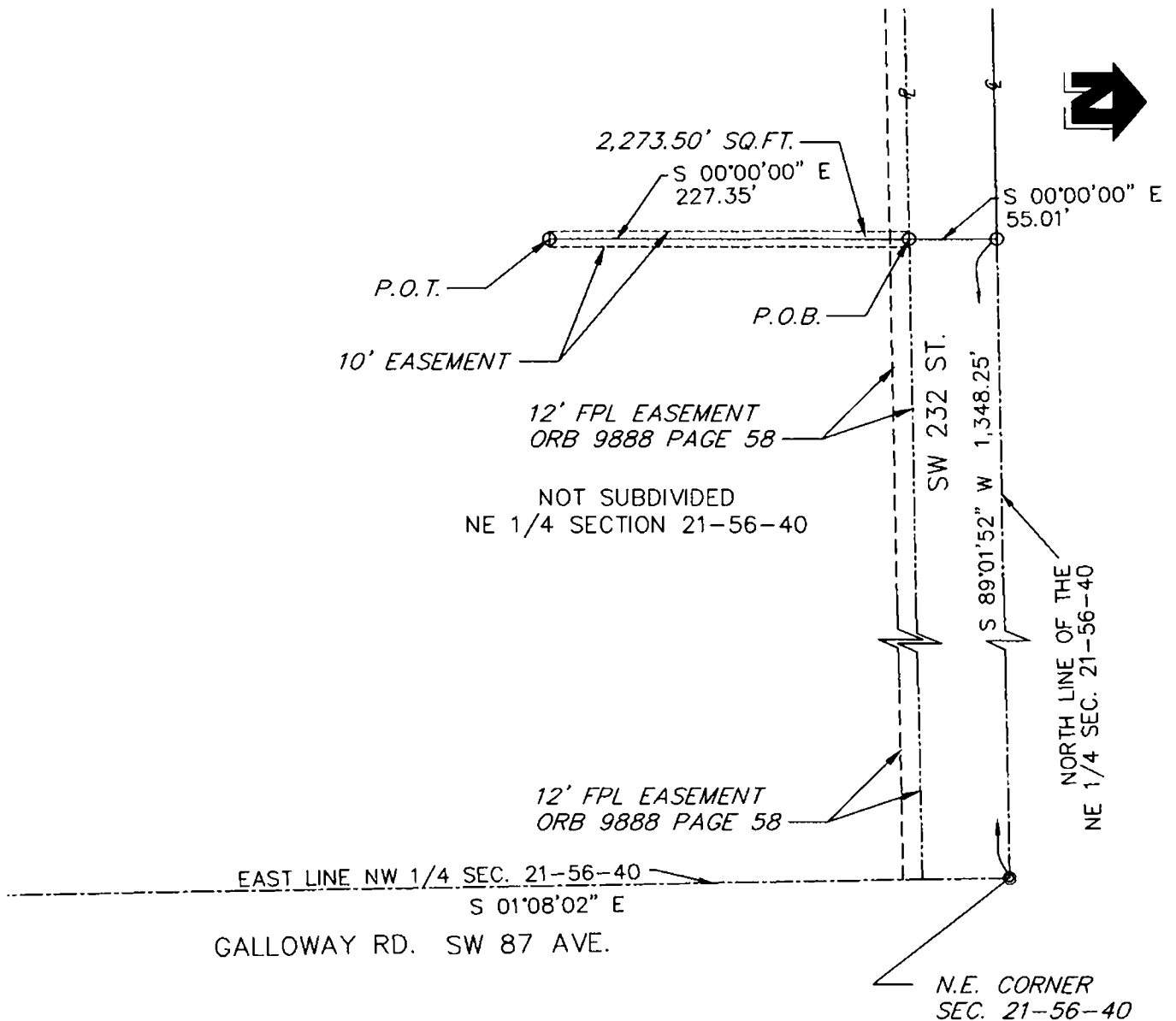
JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASD (786) 268-5196
Date: 02/27/2023

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

THIS IS NOT A BOUNDARY SURVEY LEGAL DESCRIPTION AND SKETCH FOR FPL DUCTBANK EASEMENT SDWWTP ELECTRICAL DISTRIBUTION BUILDING 3 MIAMI-DADE COUNTY, FLORIDA MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: February 17, 2022	SCALE: N.T.S.
DRAWN BY: A.B.	S-441 2-of 3

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.

EXHIBIT 'A'
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ALL SHEETS



Joe Batista
JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASH (786) 268-5196
Date: *02/23/2013*

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

**THIS IS NOT A BOUNDARY SURVEY
LEGAL DESCRIPTION AND SKETCH FOR
FPL DUCTBANK EASEMENT
SDWWTP ELECTRICAL DISTRIBUTION BUILDING 3
MIAMI-DADE COUNTY, FLORIDA**

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: February 17, 2022

SCALE: N.T.S.

DRAWN BY: A.B.

S-441 3 of 3

Work Request No. _____

**UNDERGROUND EASEMENT
(BUSINESS)**

Sec. 21, Twp 56S, Range 401

Parcel I.D. 30-6021-000-0010
(Maintained by County
Appraiser)

By: This Instrument Prepared
Miami-Dade Water and Sewer
Department
Address: 3071 SW 38 Avenue, #152
Miami, Florida 33146

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 to provide electric service to the South District Waste Water Treatment Plant's Electrical Building No. 3 identified on Exhibit "A"; 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 for the pump station identified on Exhibit "A"; 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; while still maintaining vegetative screening around the above ground electrical transformer in accordance with Resolution No. R-504-15; 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 1st day of March 2023

ATTEST: LUIS G. MONTALDO
Clerk AD Interim of Said Board

By: [Signature] 3/2/2023
Deputy Clerk

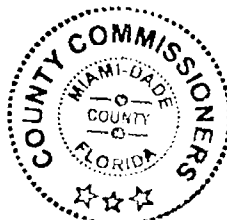
Approved as to Form and
Legal Sufficiency:

[Signature]
Assistant County Attorney

Gene Spencer - e102883

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

By: [Signature]
Mayor
JIMMY MORALES
CHIEF OPERATIONS OFFICER
MIAMI-DADE COUNTY, FL



The foregoing was authorized and approved by Resolution R-22-23 of the Board of County Commissioners of Miami-Dade County, Florida, on the 7th day of Feb, 2023.

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of 1 physical presence or 0 online notarization, this 1st day of March, 2023, by Jimmy K. Lee as President, and _____, as Secretary, _____, a _____, on behalf of the company, who is personally known to me or has produced (type of identification) as identification.

[Notary Seal]



SHIRLEY L. JONES
Commission # HH 039047
Expires September 2, 2024
Bonded Thru Budget Notary Services

Shirley L. Jones
(Signature of person taking acknowledgment)

Shirley L. Jones
(Name typed/printed or stamped)

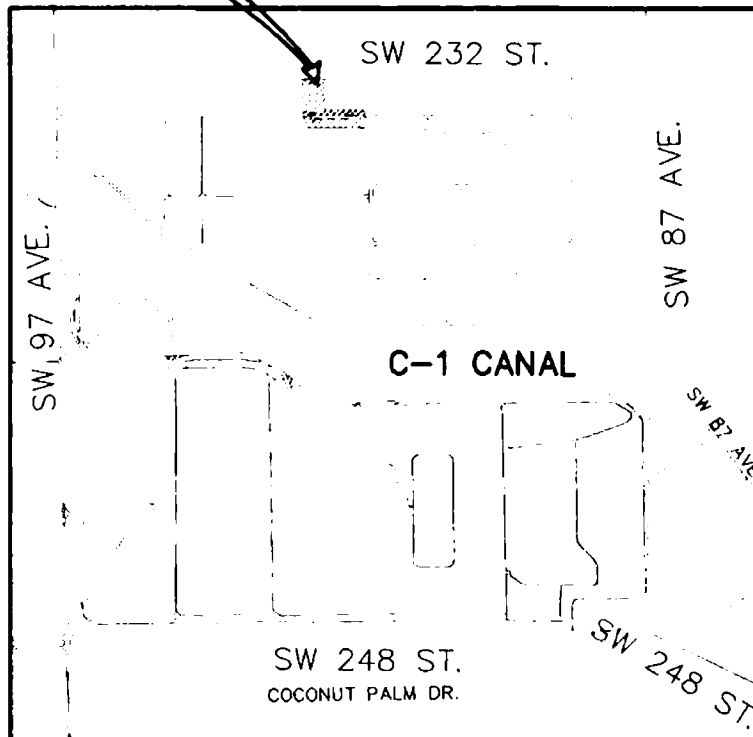
(Serial number, if any)

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.**

EXHIBIT 'A'

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ALL SHEETS**

**EASEMENT
AREA**

**SURVEYOR NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE NORTH LINE OF THE NE 1/4 OF SECTION 21-56-40 BEARS BEARS S89°01'52"W. ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.
6. SURVEY REFERENCES (ALL FROM MIAMI-DADE PUBLIC RECORDS):
 - a. OFFICIAL RECORDS BOOK 9438, PAGE 1720.
7. SINCE NO OTHER INFORMATION WAS 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 THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ABBREVIATIONS:

P.O.C.: POINT OF COMMENCEMENT
P.O.B.: POINT OF BEGINNING
R/W: RIGHT OF WAY
SEC: SECTION
N.T.S.: NOT TO SCALE

Jose R. Batista
JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WABD (786) 268-5196
Date: 02/23/2023

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

**THIS IS NOT A BOUNDARY SURVEY
LEGAL DESCRIPTION AND SKETCH FOR
SDWWTP-ELECTRICAL DUCTBANK-WEST EASEMENT
MIAMI-DADE COUNTY, FLORIDA**

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 5 2022 SCALE: N.T.S.

DRAWN BY: A.B. S-440 1 of 4

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.**

**EXHIBIT 'A'
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ALL SHEETS**

LEGAL DESCRIPTION:

A PORTION OF THE NW 1/4 OF SECTION 21, TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 21, THENCE SOUTH 89°01'52" WEST, ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION A DISTANCE OF 2687.51 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 89°01'23" WEST ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 21 A DISTANCE OF 456.83 FEET; THENCE SOUTH 00°00'07" EAST FOR 55.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SW 232 ST, WHICH IS ALSO THE POINT OF BEGINNING; THENCE SOUTH 89°01'23" WEST A DISTANCE OF 21.75 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 312.79 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 4.79 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 31.33 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 31.33 FEET; THENCE NORTH 00°03'33" WEST A DISTANCE OF 5.22 FEET; THENCE NORTH 89°52'38" EAST A DISTANCE OF 251.18 FEET; THENCE SOUTH 00°05'11" EAST A DISTANCE OF 3.62 FEET; THENCE SOUTH 89°59'14" EAST A DISTANCE OF 70.97 FEET; THENCE NORTH 00°03'30" EAST A DISTANCE 34.11 FEET; THENCE SOUTH 89°59'59" WEST A DISTANCE OF 70.98 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 8.73 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 251.01 FEET; THENCE NORTH 00°42'41" WEST A DISTANCE OF 4.91 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE 5.04 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 313.16 FEET TO THE POINT OF BEGINNING.

ALL OF SAID LANDS LYING AND BEING IN MIAMI, DADE COUNTY, FLORIDA CONTAINING 15,606 SQUARE FEET OR 0.358 ACRES MORE OR LESS.

Jose R. Batista

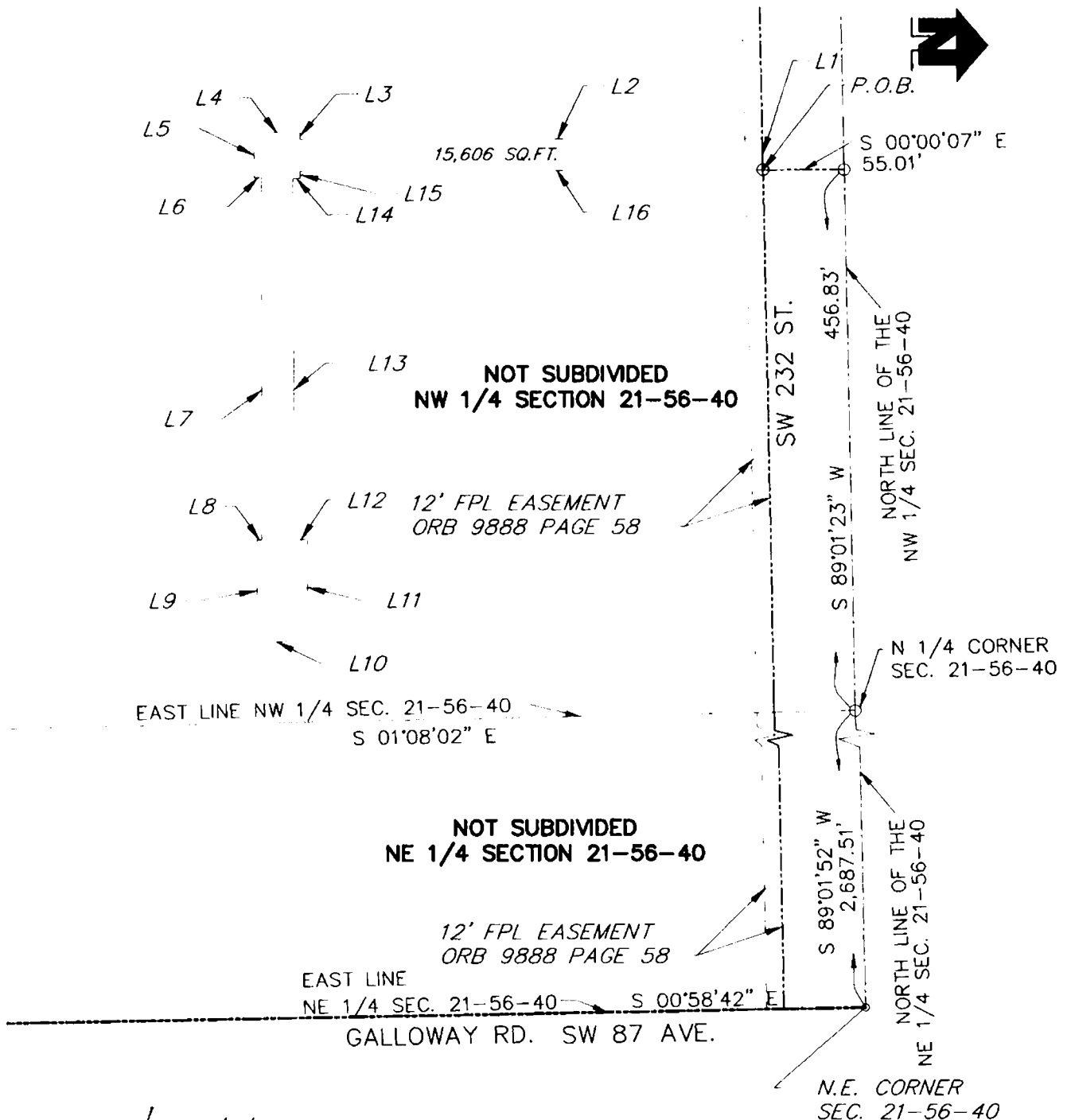
JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd Miami, FL
33146 WASD (786) 268-5196
Date: 02/27/2023

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

THIS IS NOT A BOUNDARY SURVEY LEGAL DESCRIPTION AND SKETCH FOR SDWWTP-ELECTRICAL DUCTBANK-WEST EASEMENT MIAMI-DADE COUNTY, FLORIDA MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 5 2022	SCALE: N.T.S.
DRAWN BY: A.B.	S-440 2 of 4

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.

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Jose R. Batista
JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASH (786) 268-5196
Date: 02/23/2022

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LEGAL DESCRIPTION AND SKETCH FOR
SDWWTP-ELECTRICAL DUCTBANK-WEST EASEMENT
MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 5 2022

SCALE: N.T.S.

DRAWN BY: A.B.

S-440 3 of 4

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.21 TWP.56S. RGE.40 E.**

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Easement Line Table		
Line #	Length	Bearing
L1	21.75'	S89° 01' 23"W
L2	312.79'	S0° 00' 00"E
L3	4.79'	S90° 00' 00"W
L4	31.33'	S0° 00' 00"E
L5	31.33'	N90° 00' 00"E
L6	5.22'	N0° 03' 33"W
L7	251.18'	N89° 52' 38"E
L8	3.62'	S0° 05' 11"E
L9	70.97'	S89° 59' 14"E
L10	34.11'	N0° 03' 30"E
L11	70.98'	S89° 59' 59"W
L12	8.73'	S0° 00' 00"E
L13	251.01'	S90° 00' 00"W
L14	4.91'	N0° 42' 41"W
L15	5.04'	S90° 00' 00"W
L16	313.16'	N0° 00' 00"W

Jose Batista
JOSE R. BATISTA, P.S.M.
 Professional Surveyor and Mapper
 State of Florida - License No. 6777
 3575 S. Le Jeune Rd. Miami, FL
 33146 WASD (786) 268-5196
 Date: 02/23/2023

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 SDWWTP-ELECTRICAL DUCTBANK-WEST EASEMENT
 MIAMI-DADE COUNTY, FLORIDA
 MIAMI-DADE WATER AND SEWER DEPARTMENT**

DATE: APRIL 5 2022	SCALE: N.T.S.
DRAWN BY: A.B.	S-440 4 of 4