

MEMORANDUM

Agenda Item No. 8(N)(4)

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

DATE: November 20, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the conveyance of two easements to Florida Power and Light Company ("FPL") for \$1.00 to install, operate, and maintain electrical power facilities for the purpose of providing electrical service to the Northside Transit Village Phase II (the "Northside Transit Village Phase II Easement") and Northside Transit Village Phase III (the "Northside Transit Village Phase III Easement") affordable housing development located at or near the Northside Metrorail Station, 3150 NW 79 Street, Miami, Florida; further authorizing the County Mayor to amend Exhibit A to the Northside Transit Village Phase II Easement and Exhibit B to the Northside Transit Village Phase III Easement under certain circumstances, to execute the easement conveyances, to take all actions to effectuate same, and to exercise all provisions contained therein

Resolution No. R-1026-24

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


Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Memorandum



Date: November 20, 2024

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

From: Daniella Levine Cava
Mayor 

Subject: Conveyance of Utility Easements to Florida Power and Light Company to Provide Electrical Service to the Affordable Housing Development at the Northside Metrorail Station

Executive Summary

The purpose of this item is to gain approval of the Board of County Commissioners (Board) for conveyance of easements to Florida Power and Light Company (FPL) for \$1.00 for installation, operation, and maintenance of electric power service to the Northside Transit Village affordable housing development located on County-owned land at the Northside Metrorail Station.

Recommendation

It is recommended that the Board authorize the conveyance of two underground utility easements to FPL to install, operate, and maintain electrical power facilities to the affordable housing developments Northside Transit Village Phase II (the "Northside Transit Village Phase II Easement") and Northside Transit Village Phase III (the "Northside Transit Village Phase III Easement") located on County-owned land at the Northside Metrorail Station.

Scope

The Northside Metrorail Station and the County-owned property upon which the Northside Transit Village development is on is located in Commission District 2, represented by Commissioner Marleine Bastien.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to execute the two easement conveyances, to exercise all provisions contained therein and to amend the easement areas as described in Exhibit A to the Northside Transit Village Phase II Easement and Exhibit B to the Northside Transit Village Phase III Easement, respectively, to revise the survey and legal description of the easement areas to conform with the as-built location of the electrical power facilities so long as the facilities have been positioned within 25 feet of the originally proposed location and the total area is no larger than 25 percent of the originally proposed easement area.

Fiscal Impact/Funding Source

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

Track Record/Monitor

The person responsible for monitoring the proposed easement serving the affordable housing development at the Brownsville Metrorail Station is Javier Bustamante, Assistant Director of

Transit Project Management and Support Services for the Department of Transportation and Public Works.

Background

On June 7, 2011, the Board adopted Resolution No. R-439-11, which approved the Ground Lease Agreement for Northside Metrorail Station property consisting of 6.2 acres to be utilized for construction and operation of affordable housing along with incidental retail and/or commercial businesses ("Northside Development") at the rental rate of \$2,031,691.36 for a 55-year term, with option to extend the Lease term for two 15-year periods. On November 15, 2015, this Board adopted Resolution R-1051-15, which approved Amendment No. 1 to the Northside Ground Lease, which revised the Lease by extending the construction phases and made other minor corrections but did not address the renewal of the first 15-year term. On September 4, 2019, the Board adopted Resolution No. R-945-19 approving Amendment No. 2 to the Northside Ground Lease to allow for the exercise of the first 15-year term renewal and extend the term period allocated for the construction of the phases as stated in Amendment No. 2. The conveyance of the two easements, the Northside Transit Village Phase II Easement and the Northside Transit Village Phase III Easement, respectively, to FPL will allow for the installation, operation, and maintenance of FPL electrical power facilities which will serve the Northside Transit Village Phase II 180 elderly unit development and the Northside Transit Village Phase III 200 family unit development.

Pursuant to Resolution No. R-504-15, adopted by the Board on June 2, 2015, the FPL facilities will be installed underground with little or no above ground appearance.



Jimmy Morales
Chief Operating Officer

Memorandum



Date: October 3, 2024
To: Eugene Love, Agenda Coordinator
From: Eulois Cleckley, Director
Department of Transportation and Public Works
Subject: Request to Process Late Departmental Agenda Item

I am requesting that the resolution approving and authorizing the Conveyance of Easement to Florida Power and Light at the Northside Metrorail Station be placed on the agenda for the October Committee Cycle.

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, it was submitted timely for agenda placement and is time sensitive. Florida Power and Light (FPL) requires an easement for the power service to the Northside Transit Village development of affordable housing units for low income residents and seniors.

Therefore, please process the item notwithstanding that the 3-day rule may be applicable to it. I am aware that this item is subject to approval for placement on the agenda by the appropriate committee chairperson as well as the BCC Chairman, and review by the Office of the County Attorney.



Approved by Mayor or Mayor's Designee

Jimmy Morales

Print Name



Approved by Policy Director or Designee

Nicole Tallman

Print Name

cc: Geri Bonzon-Keenan, County Attorneys
CAOagenda@miamidade.gov



MEMORANDUM (Revised)

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

DATE: November 20, 2024

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(4)

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 ____, majority plus one ____, 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) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(4)
11-20-24

RESOLUTION NO. R-1026-24

RESOLUTION AUTHORIZING THE CONVEYANCE OF TWO EASEMENTS TO FLORIDA POWER AND LIGHT COMPANY ("FPL") FOR \$1.00 TO INSTALL, OPERATE, AND MAINTAIN ELECTRICAL POWER FACILITIES FOR THE PURPOSE OF PROVIDING ELECTRICAL SERVICE TO THE NORTHSIDE TRANSIT VILLAGE PHASE II (THE "NORTHSIDE TRANSIT VILLAGE PHASE II EASEMENT") AND NORTHSIDE TRANSIT VILLAGE PHASE III (THE "NORTHSIDE TRANSIT VILLAGE PHASE III EASEMENT") AFFORDABLE HOUSING DEVELOPMENT LOCATED AT OR NEAR THE NORTHSIDE METRORAIL STATION, 3150 NW 79 STREET, MIAMI, FLORIDA; FURTHER AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO AMEND EXHIBIT A TO THE NORTHSIDE TRANSIT VILLAGE PHASE II EASEMENT AND EXHIBIT B TO THE NORTHSIDE TRANSIT VILLAGE PHASE III EASEMENT UNDER CERTAIN CIRCUMSTANCES, TO EXECUTE THE EASEMENT CONVEYANCES, TO TAKE ALL ACTIONS TO EFFECTUATE SAME, AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN

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

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

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

Section 2. Authorizes the conveyance of two easements, in substantially the form attached hereto, to Florida Power and Light Company ("FPL") for \$1.00 to install, operate, and maintain electrical power facilities for the purpose of providing electrical service to the Northside Transit Village Phase II (the "Northside Transit Village Phase II Easement") and Northside Transit Village Phase III (the "Northside Transit Village Phase III Easement") affordable housing development located at or near the Northside Metrorail Station, 3150 NW 79 Street, Miami, Florida.

Section 3. Authorizes the County Mayor or County Mayor's designee to execute the Northside Transit Village Phase II Easement and the Northside Transit Village Phase III Easement for and on behalf of Miami-Dade County, exercise all provisions contained therein, to take all actions to effectuate same, and to amend Exhibit A to the Northside Transit Village Phase II Easement and Exhibit B to the Northside Transit Village Phase III Easement, respectively, to revise the survey and legal description of the respective Easement Area to conform with the as-built location of the utility facilities so long as the utility facilities have been positioned within 25 feet of the originally proposed locations and the total area is no larger than 25 percent of the originally proposed Easement Area.

Section 4. Directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record the Northside Transit Village Phase II Easement and the Northside Transit Village Phase III Easement and any amendments thereto, as referenced in section 3 above, in the public records of the County and provide a recorded copy to the Clerk of the Board within 30 days of execution of said instruments and directs the Clerk of the Board to permanently store the recorded copies with this resolution.

The foregoing resolution was offered by Commissioner **Oliver G. Gilbert, III** , 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:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of November, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Annery Pulgar Alfonso

Work Request No. _____

Sec. 9, Twp 53, Rge 41

Parcel I.D. 30-3109-037-0020
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Eduardo Valle
Co. Name: Northside Property II, Ltd.
Address: 161 NW 6th St, Ste 1020
Miami, FL 33136

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

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

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2024.

Signed, sealed and delivered in the presence of:

Grantor:

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

(Witness Signature)

Print Name: _____
(Witness)

Print Address: _____

By: _____

Print Name: _____

Print Title: _____

Print Address: _____

(Witness Signature)

Print Name: _____

Print Address: _____
(Witness)

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

ATTEST:

By: _____

Name: _____

Title: _____

Juan Fernandez-Barquin, Clerk

STATE OF FLORIDA AND COUNTY OF MIAMI-DADE. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 2024, by _____, the _____ of Miami-Dade County, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

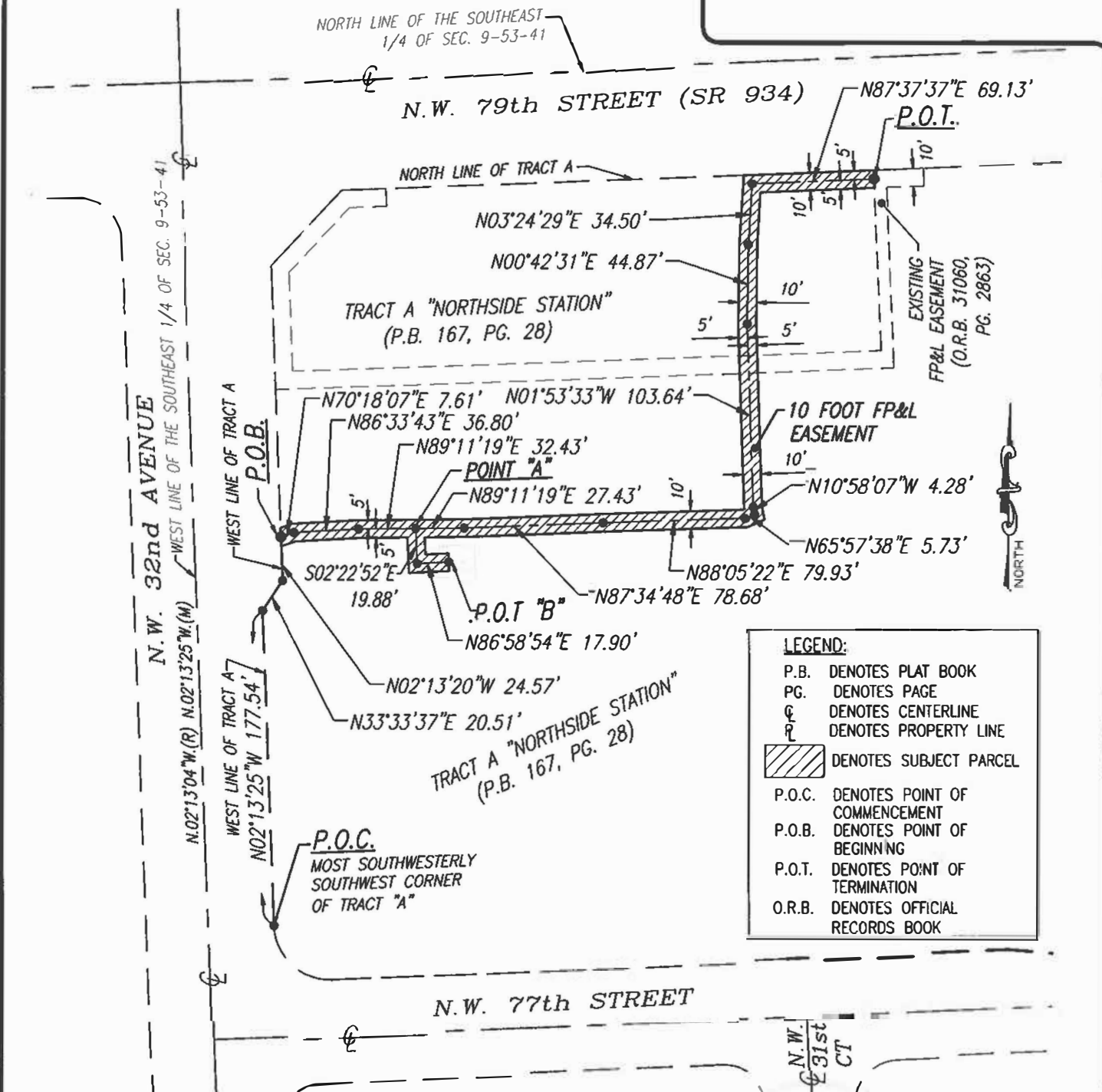
Print Name _____

Northside Transit Village Phase II Easement

MDC009

SKETCH AND LEGAL DESCRIPTION 10-FOOT FLORIDA POWER & LIGHT CO. EASEMENT

EXHIBIT "A"



SCALE 1"=80'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

STEVEN JOHNSON
SHEET 1 OF 5 SHEETS

Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 217018

DATE: OCTOBER 03, 2023

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

EXHIBIT "A"

LEGAL DESCRIPTION:

BEING A 10.00 FOOT WIDE STRIP OF LAND BEING PARALLEL WITH AND LYING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "A"; THENCE S02°22'52"E FOR A DISTANCE OF 19.88 FEET TO A POINT; THENCE N86°58'54"E FOR A DISTANCE OF 17.90 FEET TO A POINT OF TERMINATION B. (SEE SHEET 1)

NOTES:

- THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 2 OF 5 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

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PREPARED UNDER MY SUPERVISION:

DATE: OCTOBER 03, 2023

PREPARED UNDER MY SUPERVISION: Mark Steven Johnson

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MARK STEVEN JOHNSON, PRINCIPAL

CERTIFICATE OF AUTHORIZATION No. LB-87

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

Work Request No. _____

Sec. 9, Twp 53, Rge 41

Parcel I.D. 30-3109-037-0020
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Eduardo Valle
Co. Name: Northside Property III, Ltd.
Address: 161 NW 6th St, Ste 1020
Miami, FL 33136

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "B" ("Easement Area")

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

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2024.

Signed, sealed and delivered in the presence of:

Grantor:

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

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

By: _____

Print Name: _____

Print Title: _____

Print Address: _____

(Witness' Signature)

Print Name: _____

Print Address: _____
(Witness)

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

By: _____

Name: _____

Title: _____

Juan Fernandez-Barquin, Clerk

STATE OF FLORIDA AND COUNTY OF MIAMI-DADE. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 2024, by _____, the _____ of Miami-Dade County, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:

Notary Public, Signature

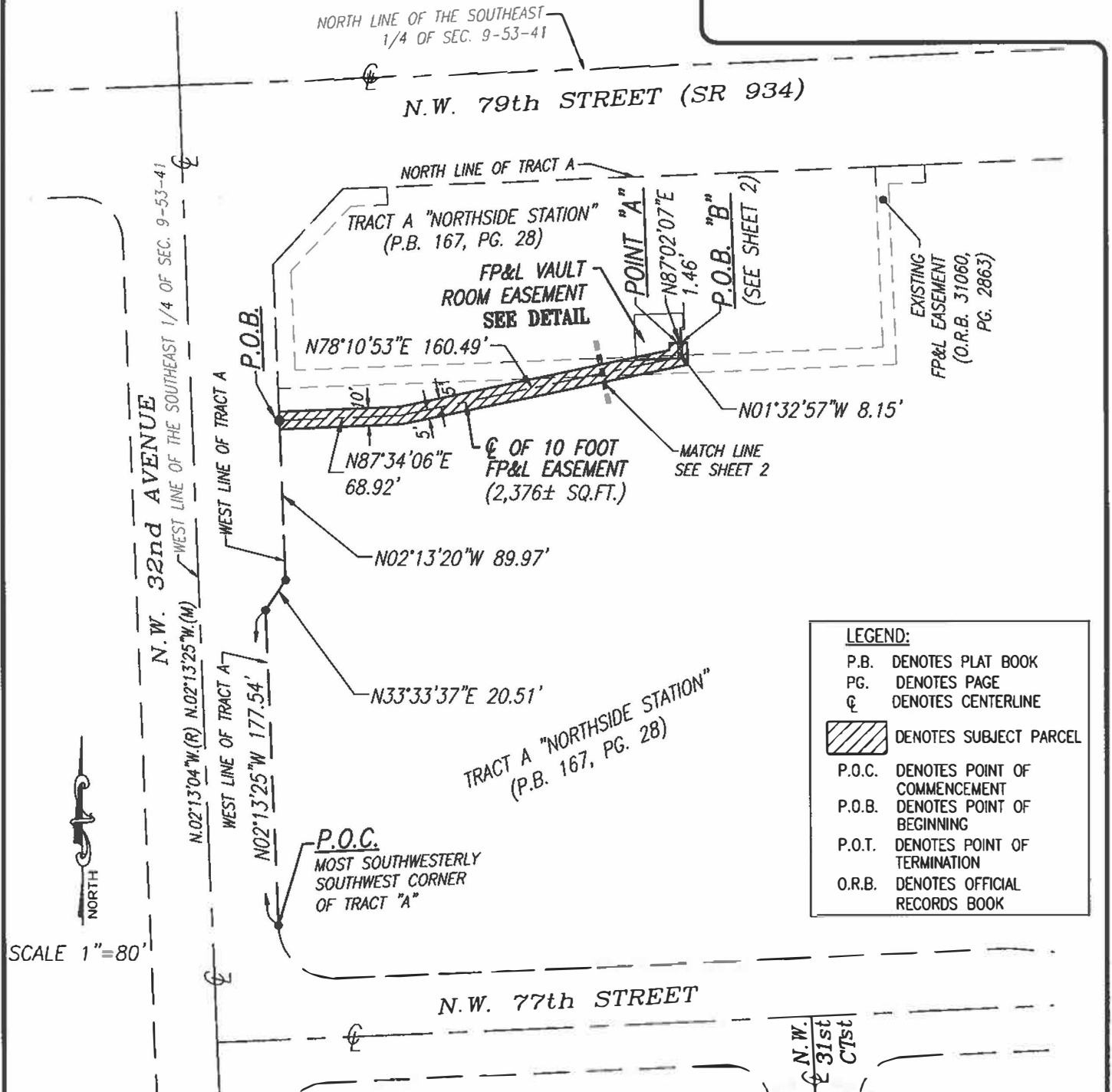
Print Name _____

Northside Transit Village Phase III Easement

MDC012

SKETCH AND LEGAL DESCRIPTION FLORIDA POWER & LIGHT CO. EASEMENT

EXHIBIT "B"



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 1 OF 3 SHEETS

Schwebke - Shishkin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954) 435-7010

ORDER NO. 218274

DATE: JUNE 21, 2024

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL

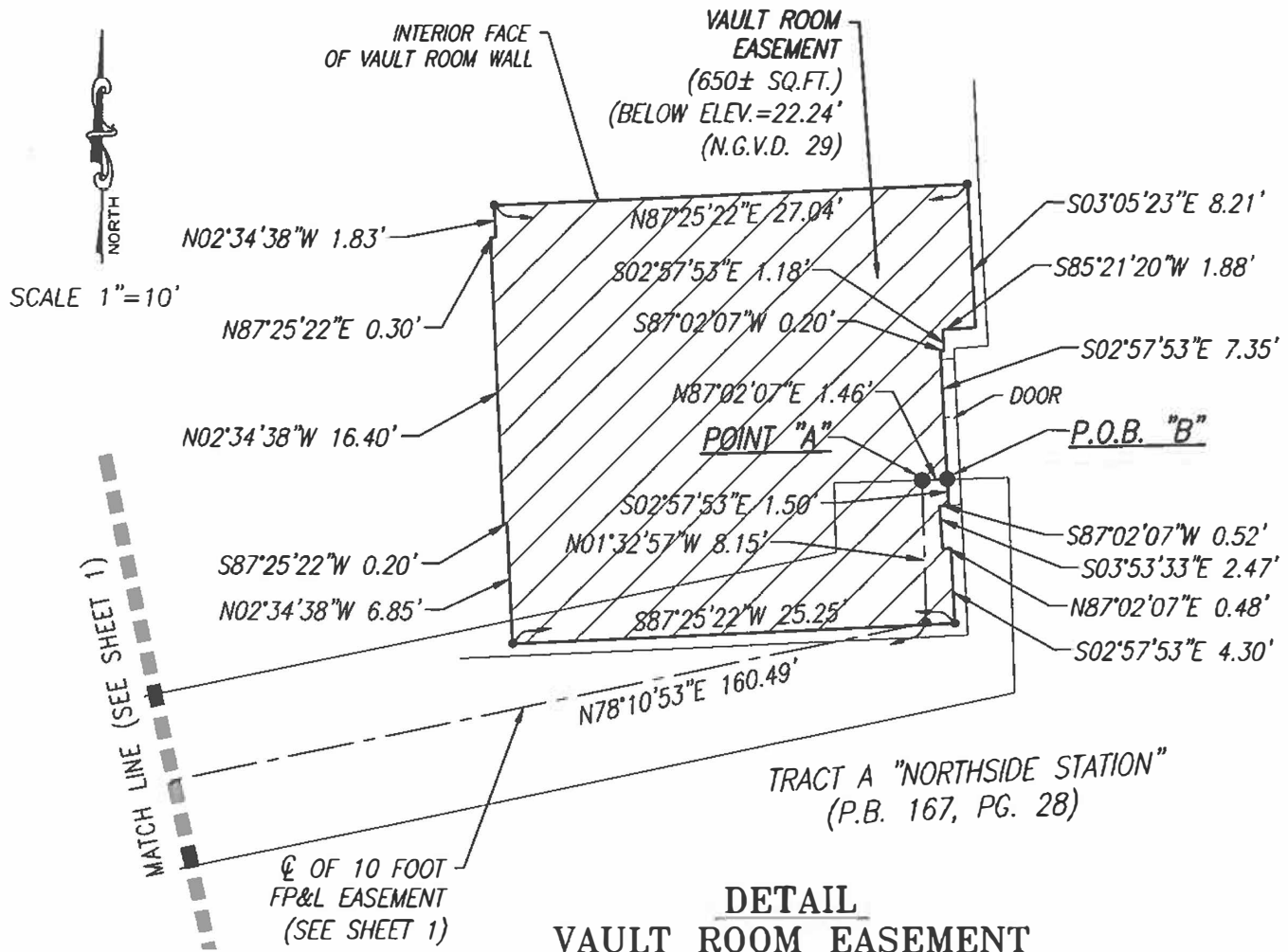
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS



SKETCH AND LEGAL DESCRIPTION FLORIDA POWER & LIGHT CO. EASEMENT

EXHIBIT "B"



DETAIL VAULT ROOM EASEMENT

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N02°13'04"W (RECORDED), N02°13'25"W (MEASURED) ALONG THE WEST LINE OF TRACT "A" (EAST RIGHT-OF-WAY LINE, OF N.W. 32nd AVENUE).
- 2) PREPARED FOR A.P. COMMUNITIES
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 4) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 5) THE INTENT OF THIS EASEMENT IS NOT TO ENCUMBER ANY STRUCTURAL COMPONENT OF THE BUILDING.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 2 OF 3 SHEETS

	Schwebke-Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 ORDER NO. 218274 DATE: JUNE 21, 2024 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION: MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	REVISIONS <table border="1"> <tr><td>★</td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> <tr><td></td><td></td></tr> </table>	★											
	★														
K:\095341\CARLISLE GROUP\LEGALS\DWG\FPL- EASEMENT & VAULT ROOM (NTV3) (06-20-2024).DWG MDC014															

SKETCH AND LEGAL DESCRIPTION
FLORIDA POWER & LIGHT CO. EASEMENT

EXHIBIT "B"

LEGAL DESCRIPTION:

PORTIONS OF TRACT "A", "NORTHSIDE STATION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WIDE STRIP OF LAND BEING PARALLEL WITH AND LYING 5 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE MOST SOUTHWESTERLY SOUTHWEST CORNER OF SAID TRACT "A"; THE NEXT DESCRIBED THREE COURSES BEING ALONG THE WEST BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN N02°13'25"W FOR A DISTANCE OF 177.54 FEET TO A POINT; THENCE RUN N33°33'37"E FOR A DISTANCE OF 20.51 FEET TO A POINT; THENCE RUN N02°13'20"W FOR A DISTANCE OF 89.97 FEET TO THE POINT OF BEGINNING OF A STRIP OF LAND 10 FEET IN WIDTH LYING 5.00 FEET ON EACH SIDE OF AND PARALLEL WITH THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN N87°34'06"E, FOR A DISTANCE OF 68.92 FEET TO A POINT; THENCE N78°10'53"E, FOR A DISTANCE OF 160.49 FEET TO A POINT; THENCE N01°32'57"W, FOR A DISTANCE OF 8.15 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A" AND A POINT OF TERMINATION OF SAID CENTERLINE.

SIDELINES OF THIS EASEMENT ARE TO BE LENGTHENED OR SHORTENED SO AS TO FORM A CONTINUOUS 10 FOOT WIDE STRIP OF LAND.

SIDELINES AT THE POINT OF BEGINNING ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT THE WEST LINE OF SAID TRACT "A".

SAID EASEMENT IS SUBJECT TO STRUCTURAL COMPONENTS AND FOUNDATION ELEMENTS.

TOGETHER WITH THE FOLLOWING VAULT ROOM EASEMENT:

COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE N87°02'07"E, FOR A DISTANCE OF 1.46 FEET TO THE POINT OF BEGINNING (P.O.B. "B"); THE NEXT SEVENTEEN DESCRIBED COURSES BEING ALONG THE INTERIOR FACE OF THE VAULT ROOM WALL; THENCE RUN S02°57'53"E FOR A DISTANCE OF 1.50 FEET TO A POINT; THENCE RUN S87°02'07"W FOR A DISTANCE OF 0.52 FEET TO A POINT; THENCE RUN S03°53'33"E FOR A DISTANCE OF 2.47 FEET TO A POINT; THENCE RUN N87°02'07"E FOR A DISTANCE OF 0.48 FEET TO A POINT; THENCE RUN S02°57'53"E FOR A DISTANCE OF 4.30 FEET TO A POINT; THENCE RUN S87°25'22"W FOR A DISTANCE OF 25.25 FEET TO A POINT; THENCE RUN N02°34'38"W FOR A DISTANCE OF 6.85 FEET TO A POINT; THENCE RUN S87°25'22"W FOR A DISTANCE OF 0.20 FEET TO A POINT; THENCE RUN N02°34'38"W FOR A DISTANCE OF 16.40 FEET TO A POINT; THENCE RUN N87°25'22"E FOR A DISTANCE OF 0.30 FEET TO A POINT; THENCE RUN N02°34'38"W FOR A DISTANCE OF 1.83 FEET TO A POINT; THENCE RUN N87°25'22"E FOR A DISTANCE OF 27.04 FEET TO A POINT; THENCE RUN S03°05'23"E FOR A DISTANCE OF 8.21 FEET TO A POINT; THENCE RUN S85°21'20"W FOR A DISTANCE OF 1.88 FEET TO A POINT; THENCE RUN S02°57'53"E FOR A DISTANCE OF 1.18 FEET TO A POINT; THENCE RUN S87°02'07"W FOR A DISTANCE OF 0.20 FEET TO A POINT; THENCE RUN S02°57'53"E FOR A DISTANCE OF 7.35 FEET TO THE POINT OF BEGINNING (P.O.B. "B").

SAID EASEMENT LYING GENERALLY BELOW THE HORIZONTAL PLANE OF ELEVATION 22.24 FEET, NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929.

SAID EASEMENT IS SUBJECT TO STRUCTURAL COMPONENTS AND FOUNDATION ELEMENTS.

ALL LYING AND BEING IN SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 3 OF 3 SHEETS

	Schwebke-Shishkin & Associates, Inc.		REVISIONS
	LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010		
	ORDER NO. 218274	PREPARED UNDER MY SUPERVISION:	
	DATE: JUNE 21, 2024	<i>Mark Steven Johnson</i>	
	THIS IS NOT A "BOUNDARY SURVEY"	MARK STEVEN JOHNSON, PRINCIPAL	
	CERTIFICATE OF AUTHORIZATION No. LB-87	FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	