

MEMORANDUM

Agenda Item No. 8(K)(1)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: April 1, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving the conveyance of a non-exclusive permanent easement to Florida Power & Light Company (FPL) for a nominal amount for the purpose of FPL constructing, operating and maintaining underground electric utility facilities, including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment, for the Liberty Square Phase Four Development; and authorizing the County Mayor to execute the easement conveyance document, to take all actions to effectuate same, and to exercise all provisions contained therein

Resolution No. R-348-25

The accompanying resolution was prepared by the Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon.



Geri Bonzon-Keenan
County Attorney

GBK/jp

Date: April 1, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Non-Exclusive Permanent Underground Utility Easement for Liberty Square Phase Four

Executive Summary

On July 6, 2016, the Miami-Dade County Board of County Commissioners (“Board”) adopted Resolution No. R-636-16 providing site control to RUDG, LLC (RUDG) for the redevelopment of Liberty Square. Liberty Square Phase Four, LLC, an affiliate of RUDG is currently developing Liberty Square Phase Four development (“Development”), which consists of 193 units.

This item seeks the Board’s approval to execute an Underground Utility Easement (Business) for the purpose of granting Florida Power & Light Company (FPL) a non-exclusive permanent easement (“easement”) for the purpose of constructing, operating and maintaining 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 for the Development.

Recommendation

It is recommended that the Board:

1. Approve the conveyance of the easement, for a nominal amount, to FPL for the Development; and
2. Authorize the County Mayor or County Mayor’s designee to execute and record in the Public Record of Miami-Dade County, Florida the easement, and exercise all provisions contained therein that are consistent with the attached resolution.

Scope

The Development is located in District 3, which is represented by Commissioner Keon Hardemon.

Fiscal Impact/Funding Source

This item does not have a fiscal impact.

Track Record/Monitor

The Department of Housing and Community Development (“Department”) is the County department overseeing this project and the person responsible for monitoring is Director Alex R. Ballina.

Delegated Authority

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

Background

On July 6, 2016, the Board adopted Resolution No. R-636-16 providing site control to RUDG for the redevelopment of Liberty Square. Liberty Square Phase 4, LLC an affiliate to RUDG is developing the Development.

FPL requires the County to a convey the easement for the construction, operation, and maintenance of underground electric utility facilities, including cables, conduits, appurtenant equipment, and appurtenant above ground equipment, for the Development. The Department recommends that it is in the County's best interest to grant the easement to ensure that electrical power is provided to the project. In accordance with Resolution No. R-504-15, the electrical lines will be placed underground, and surface mounted equipment will be concealed with vegetation cover. The electrical lines and surface mounted equipment will not adversely impact the building's aesthetics.

Attachment

A handwritten signature in black ink, appearing to read 'C. Burgos', with a large, sweeping flourish extending to the right.

Cathy Burgos, LCSW
Chief Community Services Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: April 1, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(1)

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, 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(K)(1)
4-1-25

RESOLUTION NO. _____ R-348-25

RESOLUTION APPROVING THE CONVEYANCE OF A NON-EXCLUSIVE PERMANENT EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR A NOMINAL AMOUNT FOR THE PURPOSE OF FPL CONSTRUCTING, OPERATING AND MAINTAINING UNDERGROUND ELECTRIC UTILITY FACILITIES, INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT, FOR THE LIBERTY SQUARE PHASE FOUR DEVELOPMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE EASEMENT CONVEYANCE DOCUMENT, 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:

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

Section 2. This Board approves the conveyance of a non-exclusive permanent easement to Florida Power and Light Company (FPL), for a nominal amount, for the purpose of FPL constructing, operating and maintaining underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) for the Liberty Square Phase Four development for nominal value. This Board further authorizes the County Mayor or County Mayor's designee to execute the easement ("easement"), in substantially

the form attached hereto as Attachment “A” and incorporated herein by reference, to take all actions to effectuate same, and to exercise all provisions contained therein.

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

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

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	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 1st day of April, 2025. 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.

A handwritten signature in black ink, appearing to read "TAS", is written over a horizontal line.

Terrence A. Smith

Work Request No. _____

Sec. __, Twp __ S, Rge __ E

Parcel I.D. _____
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: _____

Co. Name: _____

Address: _____

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of 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; 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 adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

Entity Name

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

(Witness' Signature)

Print Address: _____

Print Name: _____
(Witness)

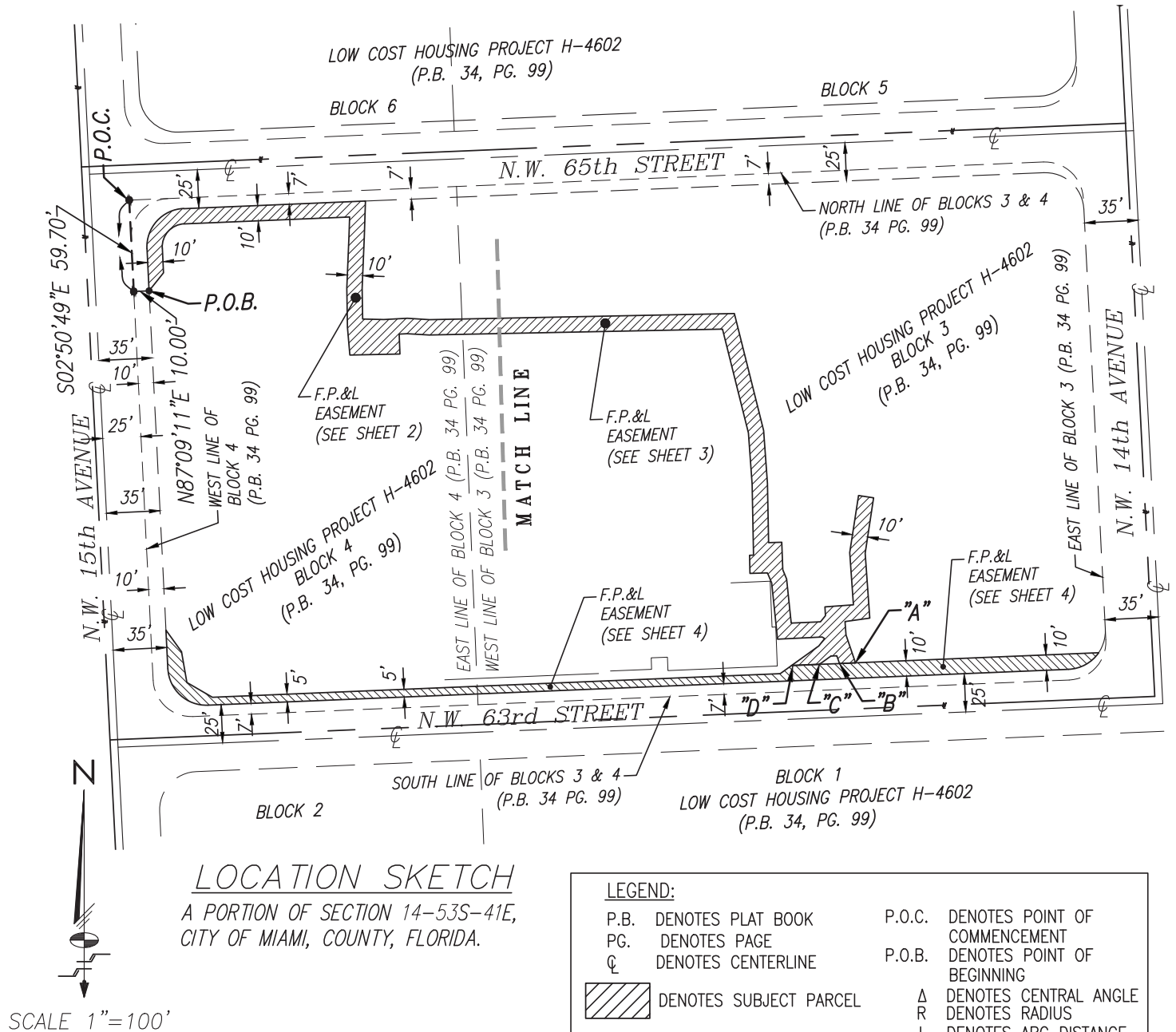
STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public, Signature

Print Name _____

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FLORIDA POWER & LIGHT CO. EASEMENT



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

SHEET 1 OF 6 SHEETS



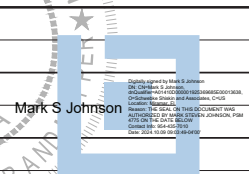
Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010

ORDER NO. 218673
DATE: OCTOBER 08, 2024

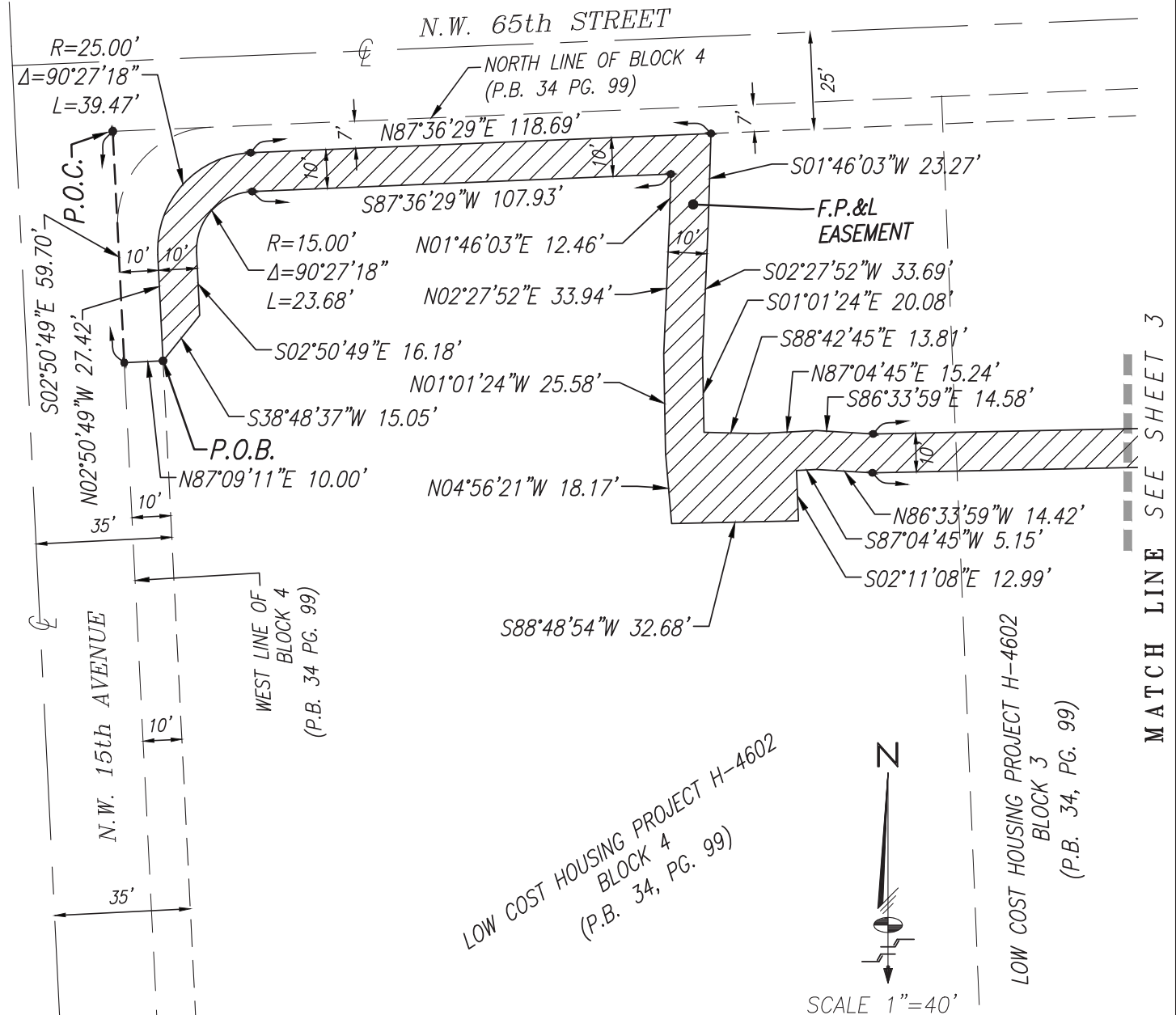
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION
Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS



SKETCH TO ACCOMPANY LEGAL DESCRIPTION FLORIDA POWER & LIGHT CO. EASEMENT



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

SHEET 2 OF 6 SHEETS



Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
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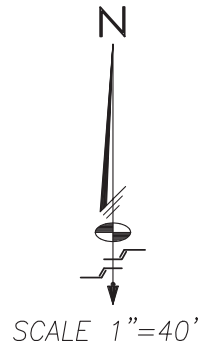
PREPARED UNDER MY SUPERVISION

Mark Steven Johnson

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

REVISIONS

MATCH LINE SEE SHEET 2

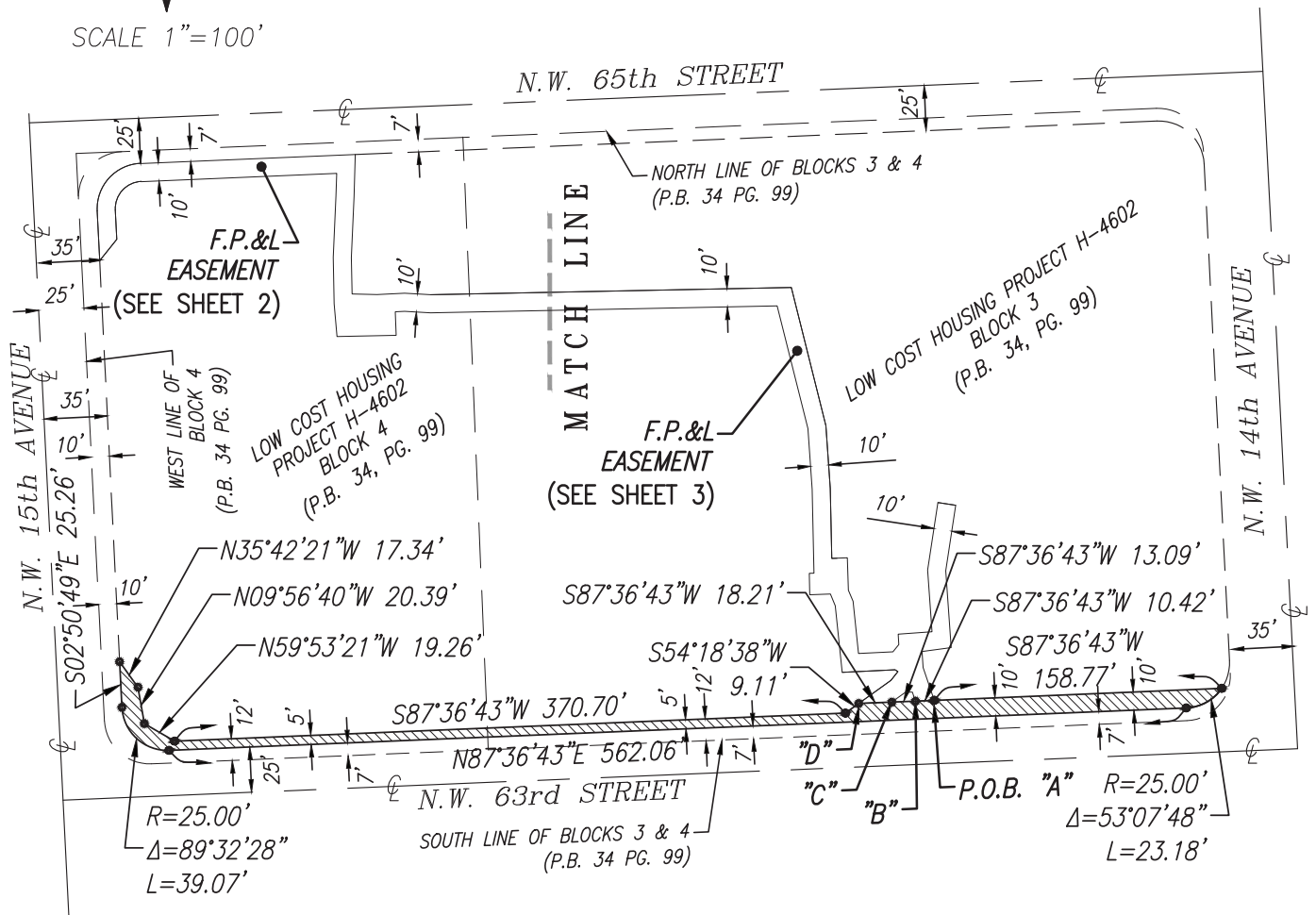
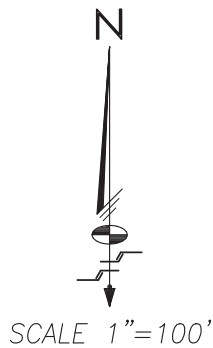


SHEET 3 OF 6 SHEETS



REVISIONS	
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION FLORIDA POWER & LIGHT CO. EASEMENT



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SHEET 4 OF 6 SHEETS



Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
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MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH FLORIDA POWER & LIGHT CO. EASEMENT

LEGAL DESCRIPTION:

PORTIONS OF BLOCK 3 AND BLOCK 4, LOW COST HOUSING PROJECT H-4602, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 99, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 4 AND THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 4; THENCE RUN ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 4 AND THE WEST LINE OF SAID BLOCK 4, S 02° 50' 49" E FOR A DISTANCE OF 59.70 FEET TO A POINT; THENCE N 89° 09' 11" E FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THE NEXT DESCRIBED COURSE BEING ALONG A LINE 10.00 FEET PARALLEL WITH AND EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID BLOCK 4; THENCE RUN N 02° 50' 49" W FOR A DISTANCE OF 27.42 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 27' 18", FOR AN ARC DISTANCE OF 39.47 FEET TO A POINT OF TANGENCY; THE NEXT DESCRIBED COURSE BEING ALONG A LINE 7.00 FEET PARALLEL WITH AND SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID BLOCK 4; THENCE RUN N 87° 36' 29" E FOR A DISTANCE OF 118.69 FEET TO A POINT; THENCE RUN S 01° 46' 03" W FOR A DISTANCE OF 23.27 FEET TO A POINT; THENCE RUN S 02° 27' 52" W FOR A DISTANCE OF 33.69 FEET TO A POINT; THENCE RUN S 01° 01' 24" E FOR A DISTANCE OF 20.08 FEET TO A POINT; THENCE RUN S 88° 42' 45" E FOR A DISTANCE OF 13.81 FEET TO A POINT; THENCE RUN N 87° 04' 45" E FOR A DISTANCE OF 15.24 FEET TO A POINT; THENCE RUN S 86° 33' 59" E FOR A DISTANCE OF 14.58 FEET TO A POINT; THENCE RUN N 88° 50' 46" E FOR A DISTANCE OF 198.94 FEET TO A POINT; THENCE RUN S 14° 01' 50" E FOR A DISTANCE OF 78.69 FEET TO A POINT; THENCE RUN S 04° 05' 48" E FOR A DISTANCE OF 34.66 FEET TO A POINT; THENCE RUN S 01° 09' 24" E FOR A DISTANCE OF 38.64 FEET TO A POINT; THENCE RUN N 88° 01' 46" E FOR A DISTANCE OF 8.60 FEET TO A POINT; THENCE RUN S 01° 58' 14" E FOR A DISTANCE OF 17.91 FEET TO A POINT; THENCE RUN S 22° 36' 00" E FOR A DISTANCE OF 6.61 FEET TO A POINT; THENCE RUN S 05° 56' 09" E FOR A DISTANCE OF 28.96 FEET TO A POINT; THENCE RUN N 87° 16' 46" E FOR A DISTANCE OF 19.07 FEET TO A POINT; THENCE RUN N 39° 26' 20" E FOR A DISTANCE OF 5.14 FEET TO A POINT; THENCE RUN N 03° 36' 56" W FOR A DISTANCE OF 5.77 FEET TO A POINT; THENCE RUN N 85° 49' 19" E FOR A DISTANCE OF 18.70 FEET TO A POINT; THENCE RUN N 04° 02' 32" W FOR A DISTANCE OF 34.12 FEET TO A POINT; THENCE RUN N 08° 39' 09" E FOR A DISTANCE OF 37.68 FEET TO A POINT; THENCE RUN S 81° 20' 51" E FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN S 08° 39' 09" W FOR A DISTANCE OF 36.57 FEET TO A POINT; THENCE RUN S 04° 02' 32" E FOR A DISTANCE OF 42.48 FEET TO A POINT; THENCE RUN S 82° 08' 30" W FOR A DISTANCE OF 16.29 FEET TO A POINT; THENCE RUN S 04° 06' 40" E FOR A DISTANCE OF 8.79 FEET TO A POINT; THENCE RUN S 18° 44' 01" E FOR A DISTANCE OF 19.18 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THE NEXT DESCRIBED COURSE BEING ALONG A LINE 17.00 FEET PARALLEL WITH AND NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID BLOCK 3; THENCE RUN S 87° 36' 43" W FOR A DISTANCE OF 10.42 FEET TO A POINT HEREINAFTER KNOWN AS POINT "B"; THENCE RUN N 18° 44' 01" W FOR A DISTANCE OF 5.31 FEET TO A POINT; THENCE RUN S 87° 38' 57" W FOR A DISTANCE OF 3.84 FEET TO A POINT; THENCE RUN S 54° 18' 38" W FOR A DISTANCE OF 9.28 FEET TO A POINT HEREINAFTER KNOWN AS POINT "C"; THE NEXT DESCRIBED COURSE BEING ALONG A LINE 17.00 FEET PARALLEL WITH AND NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID BLOCK 3; THENCE RUN S 87° 36' 43" W FOR A DISTANCE OF 18.21 FEET TO A POINT HEREINAFTER KNOWN AS POINT "D"; THENCE RUN N 54° 18' 38" E FOR A DISTANCE OF 21.89 FEET TO A POINT; THENCE RUN N 38° 21' 37" E FOR A DISTANCE OF 6.16 FEET TO A POINT; THENCE RUN N 58° 17' 55" W FOR A DISTANCE OF 1.89 FEET TO A POINT; THENCE RUN S 87° 16' 46" W FOR A DISTANCE OF 29.19 FEET TO A POINT; THENCE RUN N 05° 56' 09" W FOR A DISTANCE OF 36.95 FEET TO A POINT; THENCE RUN N 22° 36' 00" W FOR A DISTANCE OF 7.04 FEET TO A POINT; THENCE RUN S 88° 05' 21" W FOR A DISTANCE OF 11.42 FEET TO A POINT; THENCE RUN N 01° 09' 24" W FOR A DISTANCE OF 11.84 FEET TO A POINT; THENCE RUN N 88° 05' 21" E FOR A DISTANCE OF 2.56 FEET TO A POINT; THENCE RUN N 01° 09' 24" W FOR A DISTANCE OF 46.34 FEET TO A POINT; THENCE RUN N 04° 05' 48" W FOR A DISTANCE OF 33.54 FEET TO A POINT; THENCE RUN N 14° 01' 50" W FOR A DISTANCE OF 69.85 FEET TO A POINT; THENCE RUN S 88° 50' 46" W FOR A DISTANCE OF 191.37 FEET TO A POINT; THENCE RUN N 86° 33' 59" W FOR A DISTANCE OF 14.42 FEET TO A POINT; THENCE RUN S 87° 04' 45" W FOR A DISTANCE OF 5.15 FEET TO A POINT; THENCE RUN S 02° 11' 08" E FOR A DISTANCE OF 12.99 FEET TO A POINT; THENCE RUN S 88° 48' 54" W FOR A DISTANCE OF 32.68 FEET TO A POINT; THENCE RUN N 04° 56' 21" W FOR A DISTANCE

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

SHEET 5 OF 6 SHEETS



Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010
ORDER NO. 218673
DATE: OCTOBER 08, 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

LEGAL DESCRIPTION TO ACCOMPANY SKETCH FLORIDA POWER & LIGHT CO. EASEMENT

LEGAL DESCRIPTION: (CONTINUATION)

OF 18.17 FEET TO A POINT; THENCE RUN N 01° 01' 24" W FOR A DISTANCE OF 25.58 FEET TO A POINT; THENCE RUN N 02° 27' 52" E FOR A DISTANCE OF 33.94 FEET TO A POINT; THENCE RUN N 01° 46' 03" E FOR A DISTANCE OF 12.46 FEET TO A POINT; THENCE RUN S 87° 36' 29" W FOR A DISTANCE OF 107.93 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90° 27' 18", FOR AN ARC DISTANCE OF 23.68 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG A LINE 20.00 FEET PARALLEL WITH AND EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID BLOCK 4, S 02° 50' 49" E FOR A DISTANCE OF 16.18 FEET TO A POINT; THENCE RUN S 38° 48' 37" W FOR A DISTANCE OF 15.05 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT IS SUBJECT TO STRUCTURAL COMPONENTS AND FOUNDATION ELEMENTS.

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED POINT "A"; THE NEXT THREE DESCRIBED COURSES BEING ALONG A LINE 17.00 FEET PARALLEL WITH AND NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID BLOCK 3; THENCE RUN S 87° 36' 43" W FOR A DISTANCE OF 10.42 FEET TO THE AFOREMENTIONED POINT "B"; THENCE CONTINUE S 87° 36' 43" W FOR A DISTANCE OF 13.09 FEET TO THE AFOREMENTIONED POINT "C"; THENCE CONTINUE S 87° 36' 43" W FOR A DISTANCE OF 18.21 FEET TO THE AFOREMENTIONED POINT "D"; THENCE RUN S 54° 18' 38" W FOR A DISTANCE OF 9.11 FEET TO A POINT; THE NEXT DESCRIBED COURSE BEING ALONG A LINE 12.00 FEET PARALLEL WITH AND NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID BLOCKS 3 AND 4; THENCE RUN S 87° 36' 43" W FOR A DISTANCE OF 370.70 FEET TO A POINT; THENCE RUN N 59° 53' 21" W FOR A DISTANCE OF 19.26 FEET TO A POINT; THENCE RUN N 09° 56' 40" W FOR A DISTANCE OF 20.39 FEET TO A POINT; THENCE RUN N 35° 42' 21" W FOR A DISTANCE OF 17.34 FEET TO A POINT; THE NEXT DESCRIBED COURSE BEING ALONG A LINE 10.00 FEET PARALLEL WITH AND EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID BLOCK 4; THENCE RUN S 02° 50' 49" E FOR A DISTANCE OF 25.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 32' 28", FOR AN ARC DISTANCE OF 39.07 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG A LINE 7.00 FEET PARALLEL WITH AND NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID BLOCKS 3 AND 4, N 87° 36' 43" E FOR A DISTANCE OF 562.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53° 07' 48", FOR AN ARC DISTANCE OF 23.18 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN ALONG A LINE 17.00 FEET PARALLEL WITH AND NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID BLOCK 3, S 87° 36' 43" W FOR A DISTANCE OF 158.77 FEET TO THE POINT OF BEGINNING "A".

SAID EASEMENT IS SUBJECT TO STRUCTURAL COMPONENTS AND FOUNDATION ELEMENTS.

ALL LYING AND BEING IN SECTION 14, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOTES:

- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 2) 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.
- 3) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S 87°36'43" W ALONG THE SOUTH LINE OF SAID BLOCK 3 AND BLOCK 4.
- 4) THE INTENT OF THIS EASEMENT IS NOT TO ENCUMBER ANY STRUCTURAL COMPONENT OF THE BUILDINGS.

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

SHEET 6 OF 6 SHEETS



Schwebke - Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
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MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS