

Work Request No. 11168376

Sec Twp S Rge E

Parcel I.D. 03-4120-025-0090
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name:

Co. Name: CITY OF CORAL GABLES

Address: 200 GRAND AVE
MIAMI, FL 33133-5631

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 wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 2023.

Signed, sealed and delivered in the presence of:

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

(Witness' Signature)

Print Address: 200 GRAND AVE
MIAMI, FL 33133-5631

Print Name: _____
(Witness)

STATE OF FLORIDA AND COUNTY OF Miami-Dade. The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by CITY OF CORAL GABLES and _____ [who is (are) personally known to me or [] has (have) produced _____ as identification or by means of [] physical presence or [] online notarization, and who did (did not) take an oath.

My Commission Expires:

Notary Public, Signature

Print Name _____

SM-4992

"EXHIBIT A" SKETCH TO ACCOMPANY LEGAL 200 GRAND AVE

LEGAL DESCRIPTION:

A FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT LYING OVER AND ACROSS THE SOUTHWESTERLY 5 FEET OF LOT 41, BLOCK 1 OF "GOLDEN GATE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE NORTHWESTERLY 6.5 FEET THEREOF.

TOGETHER WITH:

A FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT LYING OVER AND ACROSS A PORTION OF SAID LOT 41, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWESTERLY CORNER OF SAID LOT 41; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 41 FOR A DISTANCE OF 11.5 FEET TO A POINT; THENCE RUN NORTHEASTERLY ALONG A LINE PARALLEL WITH NORTHWESTERLY LINE OF SAID LOT 41 FOR A DISTANCE OF 5 FEET TO A POINT ON A LINE WHICH LIES 5 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 41, ALSO THE POINT OF BEGINNING OF SAID FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT HEREINAFTER DESCRIBED; THENCE CONTINUE RUN NORTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 41 FOR A DISTANCE OF 10 FEET TO A POINT; THENCE RUN SOUTHEASTERLY ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 41 FOR A DISTANCE OF 10 FEET TO A POINT; THENCE RUN SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 41 FOR A DISTANCE OF 10 FEET TO A POINT; THENCE RUN NORTHWESTERLY ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 41 FOR A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING.

SAID FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT IS SUBJECT TO DEDICATIONS OF RECORDS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIMITATIONS, AND ZONING ORDINANCES, IF ANY.

GENERAL NOTES:

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

THE DESCRIPTION AND SKETCH IS BASED ON THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S PROPERTY SEARCH SUMMARY REPORT TAX FOLIO NO. 03-4120-025-0090. NO TITLE SEARCH HAS BEEN CONDUCTED BY NOR WAS A TITLE REPORT PROVIDED TO THE SURVEYOR. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY AND/OR OTHER ENCUMBRANCES AFFECTING THE EASEMENT AREA NOT DISCLOSED HEREON THAT A TITLE REPORT WOULD EVIDENCE.

SURVEYOR'S CERTIFICATION:

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

DATED: 10/19/2022 (Rev-5 On 10/25/2023)

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



Digitally signed by
Thomas Brownell
Date: 2023.10.26
10:32:18 -04'00'

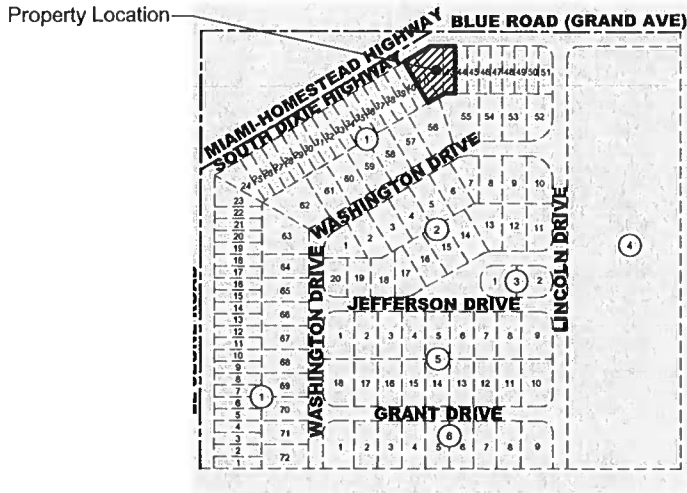
THIS SKETCH AND DESCRIPTION, CONSISTING OF 2 PAGES, SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THOMAS BROWNELL, PROFESSIONAL LAND SURVEYOR # 2891, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE, ON SHEET 1 OF 2,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

Owner Signature:			
MIAMI, FL, 33133			
Drawn By:	AM	WR# 11168376	Sketch No.: SM-4992
Scale:	N.T.S.	Date: 10/19/2022 Rev-5 On 10/25/2023	Sheet: 1 OF 2

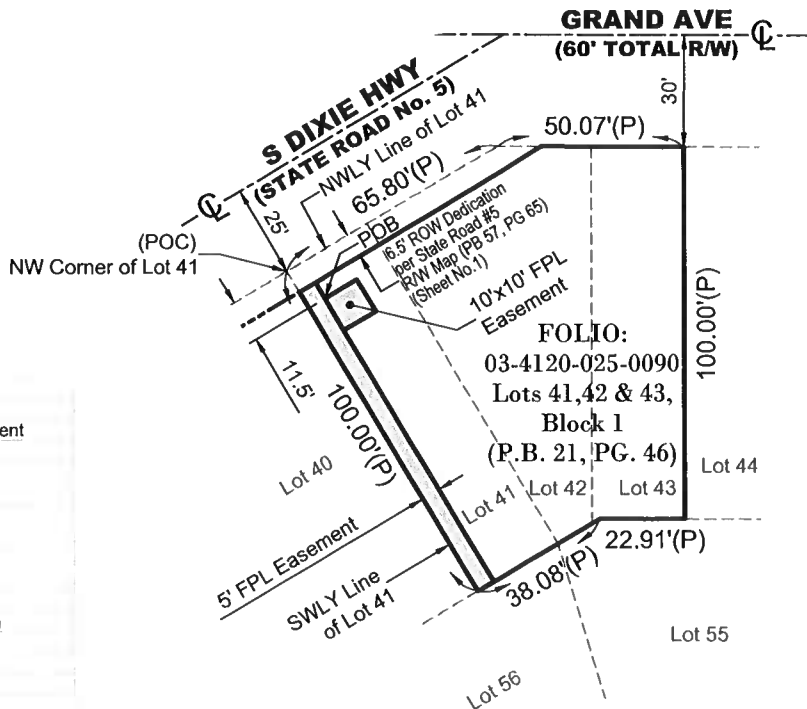
E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-850-3888 FAX: 305-560-3870 workrequest@erbrownell.com

"EXHIBIT A"

SKETCH TO ACCOMPANY LEGAL 200 GRAND AVE



LOCATION MAP
(PB 21, PG 46)
MIAMI-DADE COUNTY, FLORIDA
SCALE - N.T.S



ABBREVIATIONS:

- SEC. Section
 - POC Point of Commencement
 - POB Point of Beginning
 - CL Centerline
 - Δ Delta
 - R Radius
 - L Arc Length
 - T Tangent Length
 - (D) Deed Dimension
 - (P) Plat Dimension
 - (C) Calculated Dimension
 - ORB Official Records Book
 - PB Plat Book
 - PG Page
 - RW Right of Way
 - SELY Southeasterly
 - SWLY Southwesterly
 - NELY Northeasterly
 - NWLY Northwesterly
- This sketch does not represent a field Boundary Survey

SUBJECT PROPERTY EASEMENT AREA = 568 SQ.FT. (+/-)

Owner Signature: _____

MIAMI, FL, 33133

R

Drawn By:	AM	WR# 11168376	Sketch No.: SM-4992
Scale:	N.T.S.	Date: 10/19/2022 Rev-5 On 10/25/2023	Sheet: 2 OF 2

E.R. Brownell & Associates, Inc.

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