

Work Request No. 11168376

Sec Twp S Rge E

Parcel I.D. 03-4120-025-0012  
(Maintained by County Appraiser)

# UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name:

Co. Name: CITY OF CORAL GABLES

Address: 4920 WASHINGTON DR  
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)

Print Name: \_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Witness' Signature)

Print Name: \_\_\_\_\_  
(Witness)

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Address: 4920 WASHINGTON DR  
MIAMI, FL 33133-5631

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-5136

# "EXHIBIT A" SKETCH TO ACCOMPANY LEGAL FOLIO# 03-4120-025-0012

### LEGAL DESCRIPTION:

A FLORIDA POWER & LIGHT COMPANY UTILITY EASEMENT LYING OVER AND ACROSS THE WEST 85 FEET OF THE NORTH 5 FEET AND OVER AND ACROSS THE NORTH 10 FEET OF THE EAST 10 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THE NORTH 16.0 FEET OF THE EAST 95 FEET OF LOT 10, AND THE EAST 95 FEET OF LOTS 11 AND 12, ALL IN 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.

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 REPORT UNDER TAX FOLIO NO. 03-4120-025-0012 AND THE COUNTY DEED OF DEDICATION RECORDED IN OFFICIAL RECORDS BOOK 9132 AT PAGE 285, BEING THE VESTING DEED AS EVIDENCED IN THE AFOREMENTIONED PROPERTY REPORT. THE UNDERLYING GRANTORS PROPERTY IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS, AS NOTED IN THE COUNTY DEED OF DEDICATION.

AS EVIDENCED UNDER ADDITIONAL INFORMATION IN THE SAID PROPERTY REPORT:

- THERE ARE NO EASEMENTS NEITHER DEPICTED OR NOTED ON THE UNDERLYING PLAT OF "GOLDEN GATE".
- THE GRANT OF EASEMENT TO LAY AND MAINTAIN A SANITARY SEWER MAIN RECORDED IN OFFICIAL RECORDS BOOK 6451 AT PAGE 413 IS PLOTTED HEREON.
- THE UNDERLYING GRANTORS PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIONS, NEIGHBORHOOD DEVELOPMENT PROGRAM AREA NO. 4 COCONUT GROVE (GOLDEN GATE PARK SITES) SITE 402 RECORDED IN OFFICIAL RECORDS BOOK 9017 AT PAGE 643.
- THE UNDERLYING GRANTORS PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 7787 AT PAGE 554.

SUBJECT TO THE FOLLOWING RECORDED DOCUMENTS (NOT AVAILABLE TO THE SURVEYOR):

- THE FINAL JUDGMENT AS TO PARCEL NOS. 38-7 AND 42-2 RECORDED 06/25/1973 IN OFFICIAL RECORDS BOOK 8349 AT PAGE 831 AND THE ORDINANCE NO. 2101 RECORDED IN OFFICIAL RECORDS BOOK 9683 AT PAGE 64.

### 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: 01/27/2023 (Rev-2 On 08/21/2023)  
E.R. BROWNELL & ASSOCIATES, INC., LB 761



Digitally signed by  
Thomas Brownell  
Date: 2023.08.21  
14:32:13 -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			R
Drawn By:	AM	WR# 11168376	Sketch No.: SM-5136
Scale:	N.T.S.	Date: 01/27/2023 Rev-1 On 08/17/2023	Sheet: 1 OF 2

**E.R. Brownell & Associates, Inc.**  
 CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS  
 4967 SW 74th COURT MIAMI, FLORIDA, 33155  
 PHONE: 305-860-3888 FAX: 305-860-3870 [workrequests@erbrownell.com](mailto:workrequests@erbrownell.com)

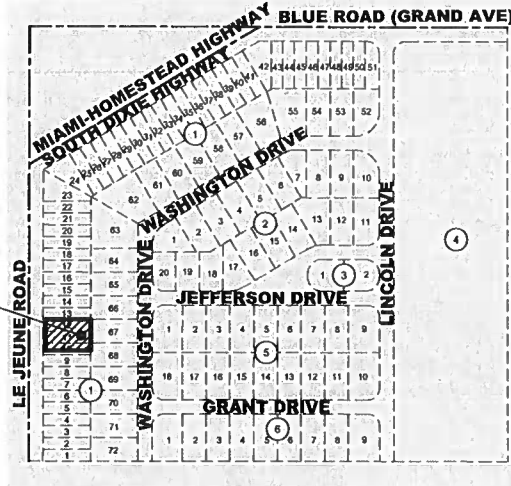
# "EXHIBIT A"

## SKETCH TO ACCOMPANY LEGAL

FOLIO# 03-4120-025-0012



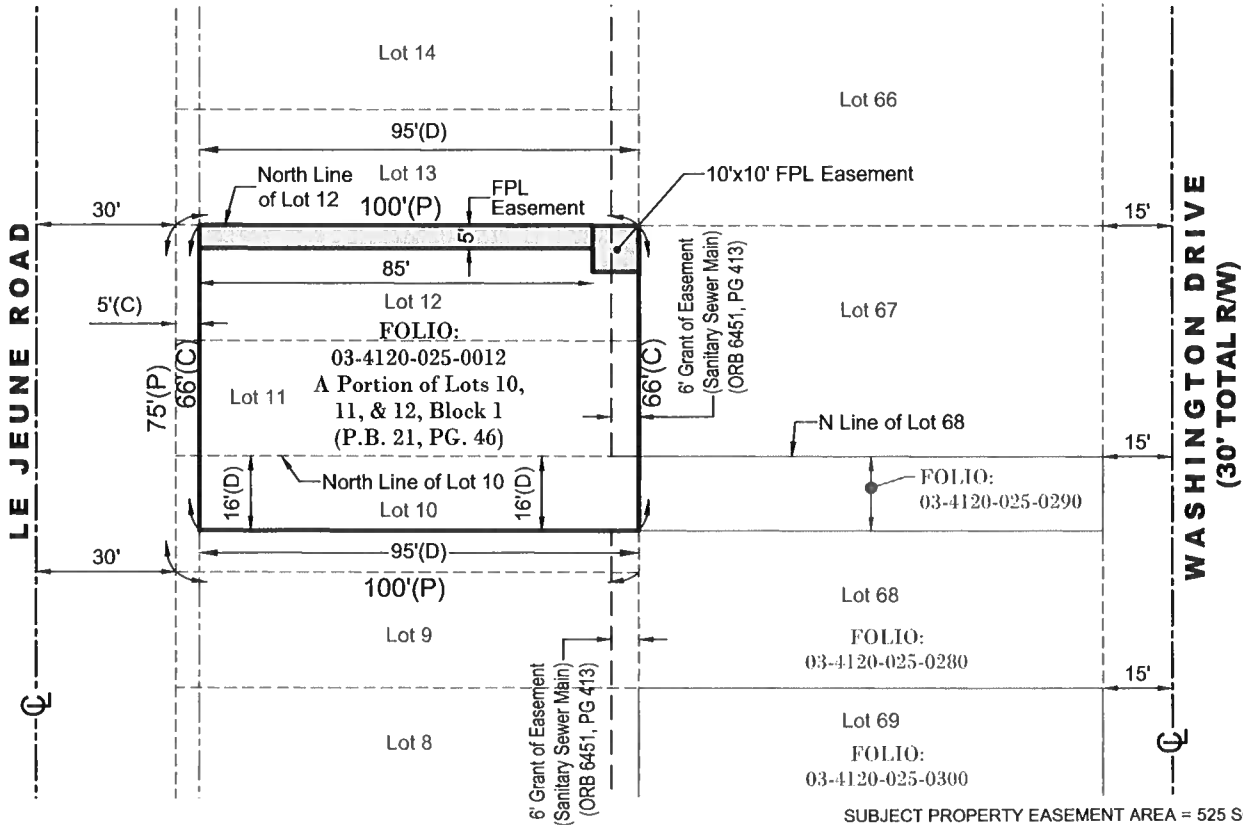
Property Location



**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
  - PC Point of Curvature
  - PT Point of Tangency
  - ☉ 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
  - RAW Right of Way
  - SELY Southeasterly
  - SWLY Southwesterly
  - NELY Northeasterly
  - NWLY Northwesterly
- This sketch does not represent a field Boundary Survey



SUBJECT PROPERTY EASEMENT AREA = 525 SQ.FT. (+/-)

Owner Signature: \_\_\_\_\_

MIAMI, FL, 33133

R

Drawn By:	AM	WR#	11168376	Sketch No.:	SM-5136
Scale:	N.T.S.	Date:	01/27/2023 Rev-2 On 08/21/2023	Sheet:	2 OF 2

## E.R. Brownell & Associates, Inc.

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