

Work Request No. _____

Sec. __, Twp __ S, Rge __ E

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

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 overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant 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 8/18/2023, 2023.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness' Signature)

PrintName: Lazaro Quintan
(Witness)

[Signature]
(Witness' Signature)

PrintName: Erin Sullivan
(Witness)

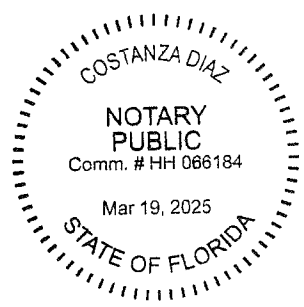
Entity Name _____
By: BH _____
Print Name: Barbara Hernandez
Print Address: 8401 N.W 53 TERRACE
DORAL, FL 33166

STATE OF Florida AND COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of August, 2023, by Barbara Hernandez

and _____ who is are personally known to me or has (have) produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public, Signature

Print Name: Costanza Diaz
City Clerk
Title or Rank
Comm # HH066184
Serial Number, if any

EXHIBIT A
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
F.P. & L. UTILITY EASEMENT

LEGAL DESCRIPTION:

THAT PORTION OF TRACT "A" OF "WEST DADE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 53 SOUTH, RANGE 40 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A", SAID POINT ALSO BEING A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF NW 87th AVENUE; THENCE N01°44'11"W ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF NW 87th AVENUE FOR A DISTANCE OF 439.32 FEET TO THE POINT OF BEGINNING OF A 10 FEET EASEMENT LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE N89°20'26"W FOR A DISTANCE OF 4.08 FEET; THENCE S01°09'10"E FOR A DISTANCE OF 139.36 FEET; THENCE S02°03'05"E FOR A DISTANCE OF 176.46 FEET; THENCE N89°46'06"W FOR A DISTANCE OF 175.16 FEET; THENCE S77°52'05"W FOR A DISTANCE OF 7.08 FEET; THENCE S46°12'42"W FOR A DISTANCE OF 71.90 FEET; THENCE S89°00'53"W FOR A DISTANCE OF 133.31 FEET; THENCE S89°40'32"W FOR A DISTANCE OF 611.28 FEET; THENCE N04°05'29"W FOR A DISTANCE OF 25.99 FEET TO THE POINT OF TERMINATION.

CONTAINING 13,474 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT :

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 (NAD 83/90) ALONG THE NW 92nd AVENUE, WHICH BEARS N01°44'06"W.

THIS IS NOT A SURVEY

FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION SEE SHEETS 2, 3, AND 4.

INFORMATION SHOWN FROM P.O.C. TO P.O.B. TAKEN FROM TOPOGRAPHIC SURVEY PREPARED BY ER. BROWNELL & ASSOCIATES, DATED 05/04/2018, FURNISHED BY THE CLIENT.

SURVEYOR'S CERTIFICATION :

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I FURTHER CERTIFY THAT SAID SKETCH IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

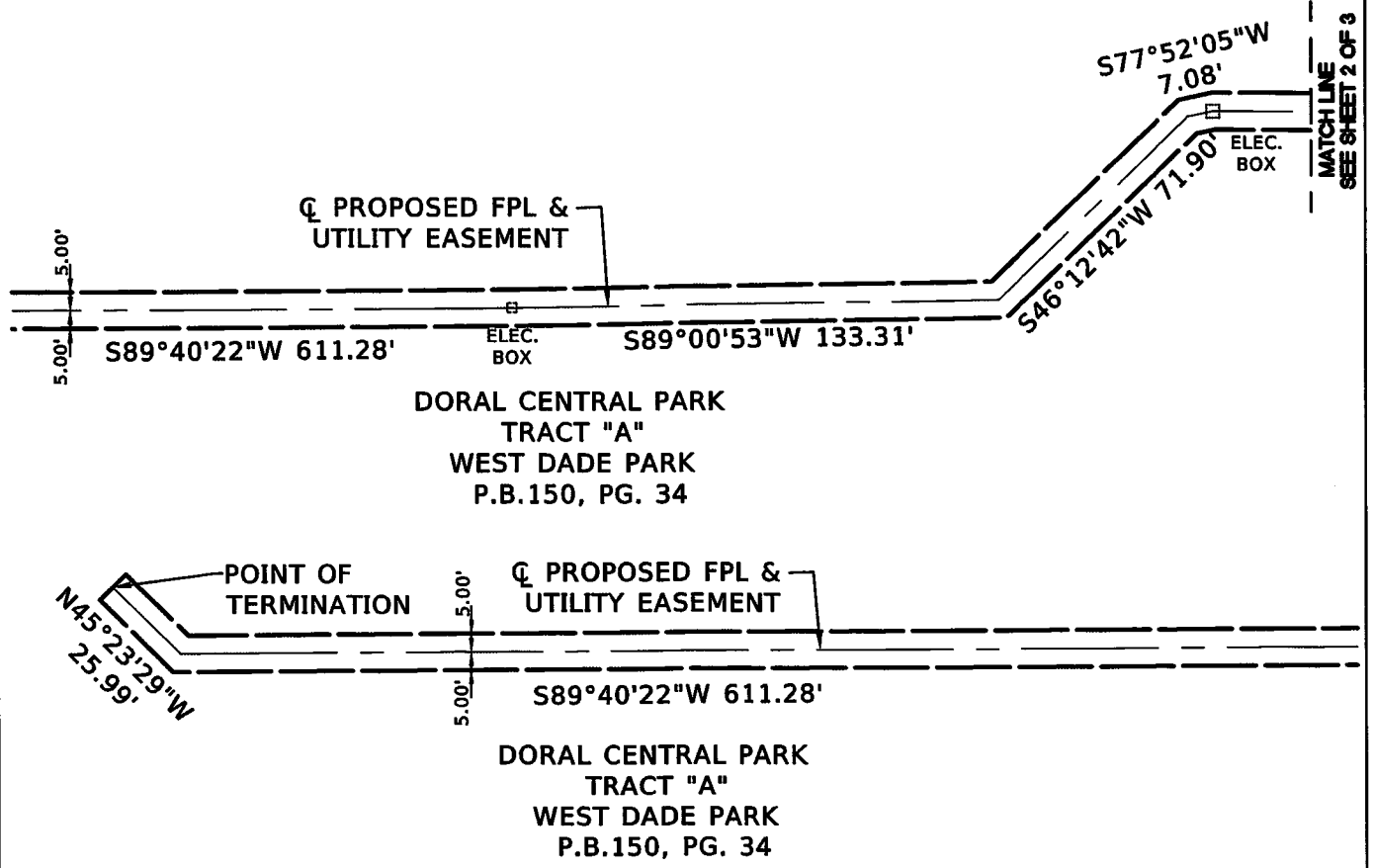
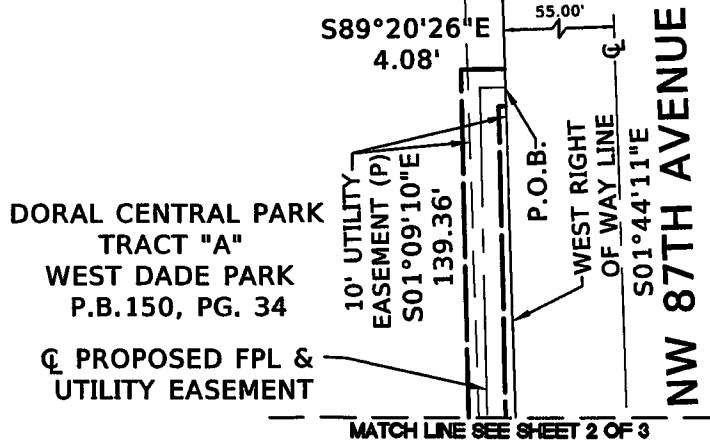
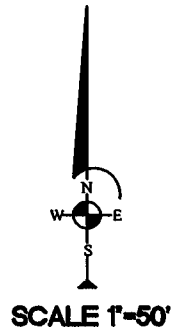
Carlos E Alonso
Digitally signed by Carlos E Alonso
 Date: 2023.08.04 14:51:30 -04'00'

CARLOS E. ALONSO
 PROFESSIONAL SURVEYOR AND MAPPER No. 6669
 STATE OF FLORIDA

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.
 EACH SHEET AS INCORPORATED THEREIN SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

LICENSED BUSINESS No.2439	TYPE OF PROJECT: SKETCH & LEGAL DESCRIPTION		
MANUEL G.VERA AND ASSOCIATES, INC. ENGINEERS-SURVEYORS & MAPPERS 13960 S.W. 47th ST. MIAMI, FLORIDA 33175 PHONE: (305) 221-6210 e-mail: calonso@mgvera.com	PROJECT NAME: DORAL CENTRAL PARK		
	ADDRESS: 3000 NW 87th AVENUE, MIAMI FL 33172		
	DATE: 08-04-23	SCALE	SHEET
	DRAWN BY: CEA	AS SHOWN	1 OF 3

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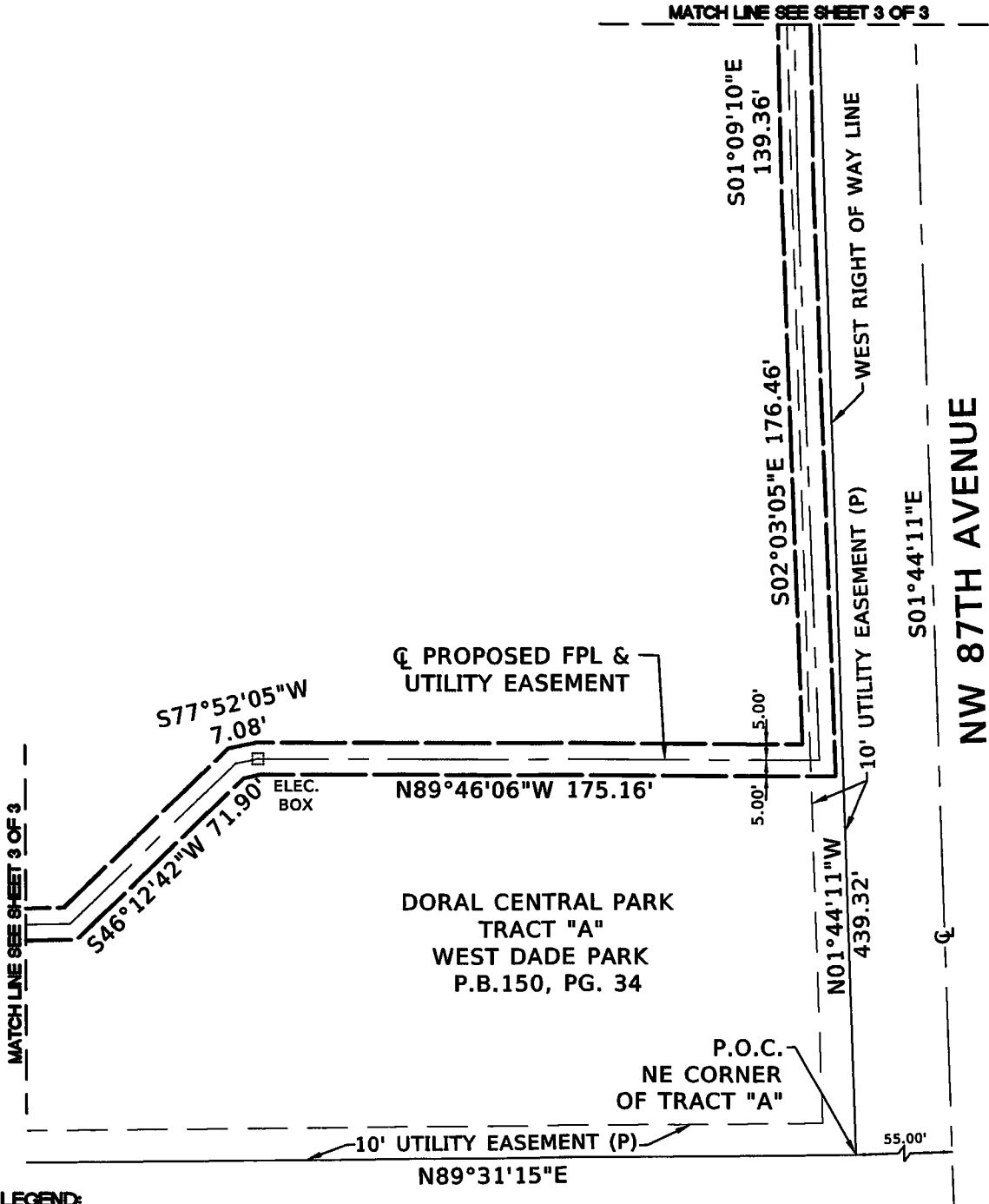
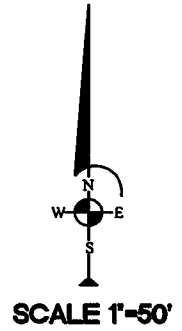


- LEGEND:**
- PG. -DENOTES PAGE
 - P.B. -DENOTES PLAT BOOK
 - P.O.C.-DENOTES POINT OF COMMENCEMENT
 - P.O.B.-DENOTES POINT OF BEGINNING
 - PP -POWER POLE
 - WPB - WIRING PULL BOX
 - BE(B) -BURIED ELECTRIC LINE (LEVEL B)
 - FPL - FLORIDA POWER & LIGHT

FOR LEGAL DESCRIPTION SEE SHEET 1 OF 3

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DRAWN BY: GEA	1" = 50'	3 OF 3	

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