

Work Order No. _____
Sec. 28 Twp 53s Range 40e
Parcel I.D. # 35-3028-020-0010
(Maintained by County Appraiser)

EASEMENT

This Instrument Prepared By:
Name: AFA & COMPANY, INC.
Address: 13050 Southwest 133rd Court
Miami, Florida 33186
Job #11-091, 02-17-2011



CFN 2011R0149437
DR Bk 27609 Pgs 2590 - 2591; (2pgs)
RECORDED 03/08/2011 11:12:25
DEED DOC TAX 0.60
SURTAX 0.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Reserved for Circuit Court

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, it's licensees, agents, successors, and assigns, an 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 10.00' feet in width described as follows:

EASEMENT LEGAL DESCRIPTION:

A 10' FPL UTILITY EASEMENT IN TRACT "A", OF: "WEST DADE PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT (P.O.C.) ON THE SW CORNER OF SAID TRACT "A" OF: "WEST DADE PARK"; THENCE N89°30'51"E ALONG THE SOUTH LINE OF TRACT "A", FOR A DISTANCE OF 29.08'; THENCE N01°44'30"W FOR A DISTANCE OF 10.00' TO THE POINT OF BEGINNING (P.O.B.) OF THE HEREON DESCRIBED 10' FPL UTILITY EASEMENT; THENCE CONTINUE N01°44'30"W FOR A DISTANCE OF 10.00'; THENCE N89°30'51"E FOR A DISTANCE OF 136.40'; THENCE N01°44'30"W FOR A DISTANCE OF 19.30'; THENCE N88°15'30"E FOR A DISTANCE OF 10.00'; THENCE S01°44'30"E FOR A DISTANCE OF 29.53'; THENCE S89°30'51"W FOR A DISTANCE OF 140.40' TO THE POINT OF BEGINNING. Containing 1,467 sq.ft. 0.034 acres; all lying and being in Section 28-53s-40e in Miami-Dade County, Florida.

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cables and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear of the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; 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 land heretofore described, over, along, under and across the roads, streets or highways adjoining to through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on March 7, 2011,

Signed, sealed and delivered in the presence of:

By: Yvonne Soler-McKinley
(Grantor's Signature)

[Signature]
(Witness' Signature)

Print Name: John Lebar
(Witness)

Print Name: Yvonne Soler-McKinley

[Signature]
(Witness' Signature)

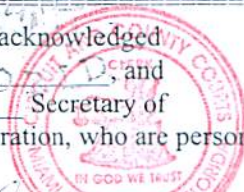
Print Name: Lian Linnosa
(Witness)

Print Address: 5300 NW 53rd St. Ste. 100
Doral, FL 33166

Print Name: _____



STATE OF FL AND COUNTY OF Miami Dade. The foregoing instrument was acknowledged before me this 7 day of 2011, by MARIE WATTE SOLER-MCKINLEY and [Signature] respectively the President and Secretary of _____, a _____ corporation, on behalf of said corporation, who are personally known to me or have produced personally as identification, and who did (did not) take an oath.

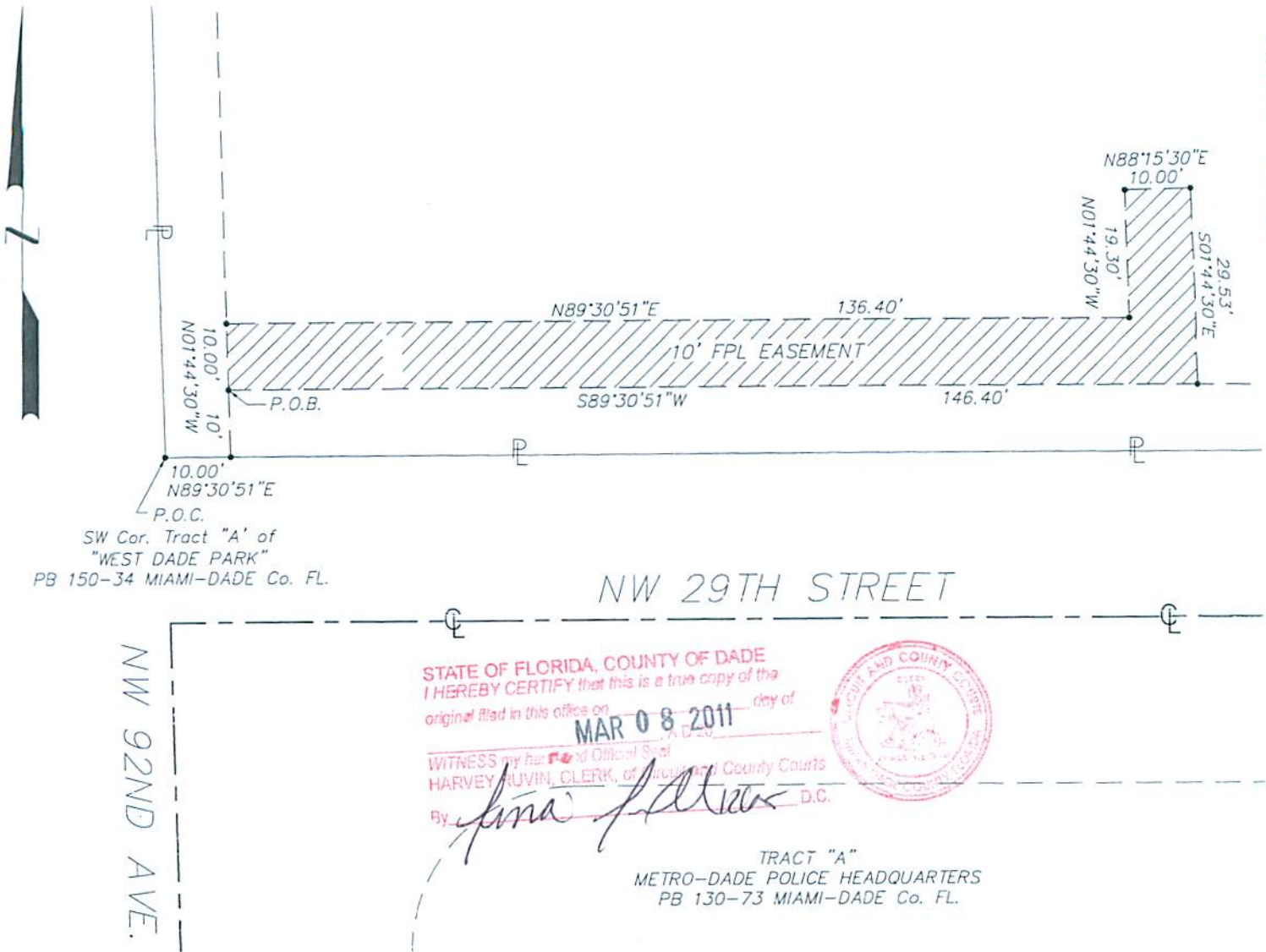


My Commission Expires: 2/9/2013

[Signature]
Notary Public Signature
Print Name Maryluvia Resendiz
COMMISSION # DD859328
EXPIRES: FEB. 09, 2013
WWW.AARONNOTARY.COM

FPL UTILITY EASEMENT

DR BK 27609 PG 2591
LAST PAGE



STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on MAR 08 2011 day of MAR
WITNESS my hand and Official Seal
HARVEY RUVIN, CLERK, of Dade County Courts
By [Signature] D.C.
TRACT "A"
METRO-DADE POLICE HEADQUARTERS
PB 130-73 MIAMI-DADE Co. FL.

PROPERTY ADDRESS
3000 Northwest 87th Avenue
Doral, Florida 33178

JOB #	11-091
DATE	02-17-2011
PB	150-34

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and/or Right of Way Records.
- #2 Benchmark: Miami-Dade County Public Works Dep.
- #3 Berings as Shown hereon are Based upon Salzedo Street, Centerline N00°00'00"W
- #4 Please See Abbreviations and Legend
- #5 Scale of Drawing: N.T.S.
- #6 Drawn By: A. TORRES 02-17-2011



Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami, Florida 33186
Email: afaco@bellsouth.net
Ph. # (305) 234-0588
Fax # (206) 495-0778

This certifies that the Easment & Sketch described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 61G17-6 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

[Signature]
Armando F. Alvarez
Professional Surveyor & Mapper # 5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal