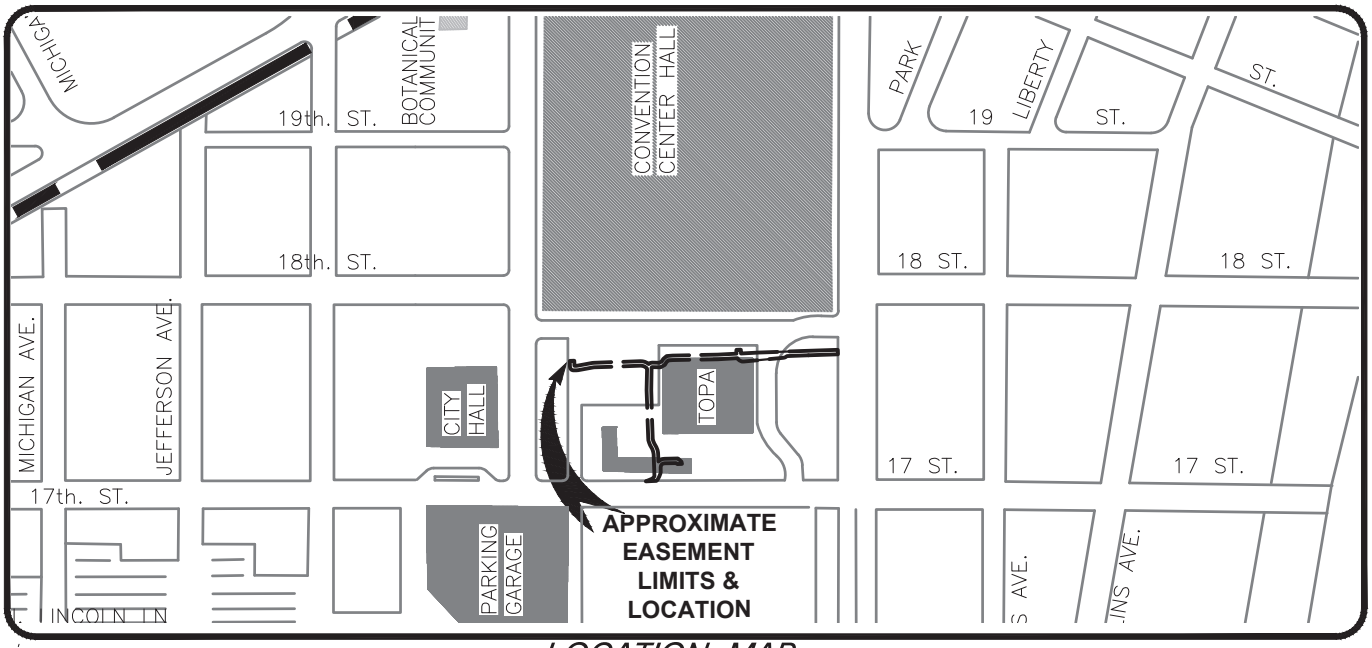
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
12.5 FOOT DUCT BANK EASEMENT

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

PERTINENT INFORMATION USED FOR THE PREPARATION OF THIS DOCUMENT:

The Legal Description of the Subject Parcel was generated from the following documents:

1. Electric Duct Bank Plan by Kimley-Horn and Associates, Inc., Project No. 043923004, Date March, 2022.
2. The centerline of the Proposed Easement is based on the Electric Duct Bank design, provided by the client.

Bearings shown hereon are based upon the Centerline of 17th Avenue, City of Miami Beach, Miami-Dade County, Florida with an assumed bearing of N 88°00'58" E, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:
No information was provided as to the existence of any easements other that what appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS:
Since no other information were furnished other than what is cited above, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on this Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:
I hereby certify: That this "Sketch to Accompany Legal Description" was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

Eduardo M Suarez
Digitally signed by Eduardo M Suarez
Date: 2022.08.16 08:17:50 -04'00'

Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS6313
State of Florida

Eduardo M. Suarez
No.6313
STATE OF FLORIDA
Professional Surveyor & Mapper

NOTICE: Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

THIS SKETCH IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
12.5 FOOT DUCT BANK EASEMENT EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, CITY OF MIAMI BEACH, FLORIDA, BEING A 12.50 FOOT WIDE STRIP OF LAND, CENTERED 6.25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF CONVENTION CENTER DRIVE WITH THE CENTERLINE OF 17 STREET; THENCE N 02°05'07" W, ALONG THE CENTERLINE OF CONVENTION CENTER DRIVE, FOR A DISTANCE OF 35.00 FEET; THENCE ALONG THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF 17 STREET AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF 17 STREET WITH A BEARING OF N 88°00'58" E, FOR A DISTANCE OF 398.74 FEET TO THE **POINT OF BEGINNING** OF THE CENTERLINE OF THE AFOREMENTIONED STRIP OF LAND TO BE DESCRIBED; SAID POINT BEING A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, WITH A RADIAL LINE WHICH BEARS S 21°42'20" E FROM THE CENTER OF SAID CURVE; HAVING A RADIUS OF 19.89 FEET, A CENTRAL ANGLE OF 44°10'18", FOR AN ARC DISTANCE OF 15.34 FEET TO A POINT; THENCE N 24°07'23" E, FOR A DISTANCE OF 2.82 FEET TO A POINT; SAID POINT TO BE KNOWN AS **REFERENCE POINT "A":** THENCE N 02°17'26" W, FOR A DISTANCE OF 61.90 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 39.87 FEET, A CENTRAL ANGLE OF 25°51'09", FOR AN ARC DISTANCE OF 17.99 FEET TO A POINT OF TANGENCY; THENCE N 28°08'35" W, FOR A DISTANCE OF 11.65 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 26°22'29", FOR AN ARC DISTANCE OF 19.33 FEET TO A POINT OF TANGENCY; THENCE N 01°46'07" W, FOR A DISTANCE OF 131.18 FEET; THENCE N 01°09'35" E, FOR A DISTANCE OF 62.46 FEET TO A POINT, SAID POINT TO BE KNOWN AS **REFERENCE POINT "B":** SAID POINT BEING A POINT OF CURVATURE; THENCE NORTHEAST ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 7.66 FEET, A CENTRAL ANGLE OF 89°38'17", FOR AN ARC DISTANCE OF 11.99 FEET TO A POINT OF TANGENCY; THENCE S 89°12'08" E, FOR A DISTANCE OF 21.41 FEET; THENCE N 59°55'18" E, FOR A DISTANCE OF 10.51 FEET; THENCE N 32°07'13" E, FOR A DISTANCE OF 8.89 FEET; THENCE N 50°29'57" E, FOR A DISTANCE OF 9.54 FEET; THENCE N 85°51'04" E, FOR A DISTANCE OF 14.55 FEET; THENCE N 88°52'58" E, FOR A DISTANCE OF 124.87 FEET; THENCE N 87°03'55" E, FOR A DISTANCE OF 58.68 FEET TO A POINT, SAID POINT TO BE KNOWN AS **REFERENCE POINT "C":** THENCE CONTINUE N 87°03'55" E, FOR A DISTANCE OF 54.96 FEET; THENCE N 87°54'08" E, FOR A DISTANCE OF 137.67 FEET; THENCE N 87°59'01" E, FOR A DISTANCE OF 81.64 FEET TO THE POINT OF TERMINATION.

THE SIDES OF SAID 12.50 FEET WIDE STRIP OF LAND ARE LENGTHENED AND SHORTENED TO THE POINTS OF INTERSECTIONS WITH THE AFORESAID CENTERLINE OF THE PROPOSED DUCT BANK EASEMENT.

TOGETHER WITH:

A 12.50 FEET WIDE STRIP OF LAND, BEING CENTERED 6.25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID **REFERENCE POINT "A";** THENCE N 24°07'23" E, FOR A DISTANCE OF 12.01 FEET; THENCE N 00°00'24" W, FOR A DISTANCE OF 14.55 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 88°47'41", FOR AN ARC DISTANCE OF 26.35 FEET TO A POINT OF TANGENCY; THENCE N 88°47'17" E, FOR A DISTANCE OF 34.96 FEET; THENCE S 47°58'23" E, FOR A DISTANCE OF 8.50 FEET; THENCE S 12°36'07" E, FOR A DISTANCE OF 3.53 FEET TO THE **POINT OF TERMINATION,** SAID POINT ALSO TO BE KNOWN AS **REFERENCE POINT "D".**

THE SIDES OF SAID 12.50 FEET WIDE STRIP OF LAND ARE LENGTHENED AND SHORTENED TO THE POINTS OF INTERSECTIONS WITH THE AFORESAID CENTERLINE OF THE PROPOSED DUCT BANK EASEMENT.

THIS SKETCH IS NOT A SURVEY

NOTICE: This document is not valid, full and complete without all three (5) pages.

LONGITUDE SURVEYORS
7769 NW 48TH STREET, SUITE 375, DORAL, FLORIDA 33166 * PHONE:(305)463-0912 * FAX:(305)513-5680 * WWW.LONGITUDESURVEYORS.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
12.5 FOOT DUCT BANK EASEMENT

EXHIBIT "A"

LEGAL DESCRIPTION (CONTINUED):

TOGETHER WITH:

A 12.50 FEET WIDE STRIP OF LAND, BEING CENTERED 6.25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID **REFERENCE POINT "B";** THENCE N 46°29'15" W, FOR A DISTANCE OF 6.55 FEET, TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 41°05'53", FOR AN ARC DISTANCE OF 21.52 FEET TO A POINT OF TANGENCY; THENCE S 87°56'26" W, FOR A DISTANCE OF 128.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 08°00'22", FOR AN ARC DISTANCE OF 4.19 FEET TO A POINT OF TANGENCY; THENCE S 79°55'36" W, FOR A DISTANCE OF 41.80 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 08°00'22", FOR AN ARC DISTANCE OF 4.19 FEET TO A POINT OF TANGENCY; THENCE S 87°55'58" W, FOR A DISTANCE OF 7.12 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 6.28 FEET; THENCE N 02°04'02" W, FOR A DISTANCE OF 16.42 FEET TO THE **POINT OF TERMINATION**.

THE SIDES OF SAID 12.50 FEET WIDE STRIP OF LAND ARE LENGTHENED AND SHORTENED TO THE POINTS OF INTERSECTIONS WITH THE AFORESAID CENTERLINE OF THE PROPOSED DUCT BANK EASEMENT.

TOGETHER WITH:

A 12.50 FEET WIDE STRIP OF LAND, BEING CENTERED 6.25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID **REFERENCE POINT "C";** SAID POINT BEING A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 83°46'41", FOR AN ARC DISTANCE OF 17.55 FEET TO A POINT OF TANGENCY; THENCE N 84°37'24" E, A DISTANCE OF 108.91 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 13.25 FEET, A CENTRAL ANGLE OF 34°56'52", FOR AN ARC DISTANCE OF 8.08 FEET TO A POINT OF TANGENCY; THENCE N 49°40'32" E, FOR A DISTANCE OF 2.83 FEET TO THE **POINT OF TERMINATION.**

THE SIDES OF SAID 12.50 FEET WIDE STRIP OF LAND ARE LENGTHENED AND SHORTENED TO THE POINTS OF INTERSECTIONS WITH THE AFORESAID CENTERLINE OF THE PROPOSED DUCT BANK EASEMENT.

TOGETHER WITH:

A 12.50 FEET WIDE STRIP OF LAND, BEING CENTERED 6.25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID **REFERENCE POINT "C";** SAID POINT BEING A POINT OF CURVATURE; THENCE NORTHWEST ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST; HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 09°13'29", FOR AN ARC DISTANCE OF 1.93 FEET; THENCE N 02°22'27" W, FOR A DISTANCE OF 15.01 FEET, TO THE **POINT OF TERMINATION.**

THE SIDES OF SAID 12.50 FEET WIDE STRIP OF LAND ARE LENGTHENED AND SHORTENED TO THE POINTS OF INTERSECTIONS WITH THE AFORESAID CENTERLINE OF THE PROPOSED DUCT BANK EASEMENT.

TOGETHER WITH:

A PARCEL OF LAND TO ENCOMPASS THE LIMITS OF THE PROPOSED FP&L VAULT ROOM TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT SAID **REFERENCE POINT "D";** THENCE N 88°01'32" E FOR A DISTANCE OF 21.92 FEET; THENCE S 01°58'28" E FOR A DISTANCE OF 30.73 FEET; THENCE S 88°01'32" W, FOR A DISTANCE OF 48.00 FEET; THENCE S 01°58'28" E FOR A DISTANCE OF 3.96 FEET; THENCE S 88°01'32" W FOR A DISTANCE OF 26.20 FEET; THENCE N 01°58'28" W FOR A DISTANCE OF 34.69 FEET; THENCE N 88°01'32" E FOR A DISTANCE OF 74.20 FEET TO THE **POINT OF BEGINNING.**

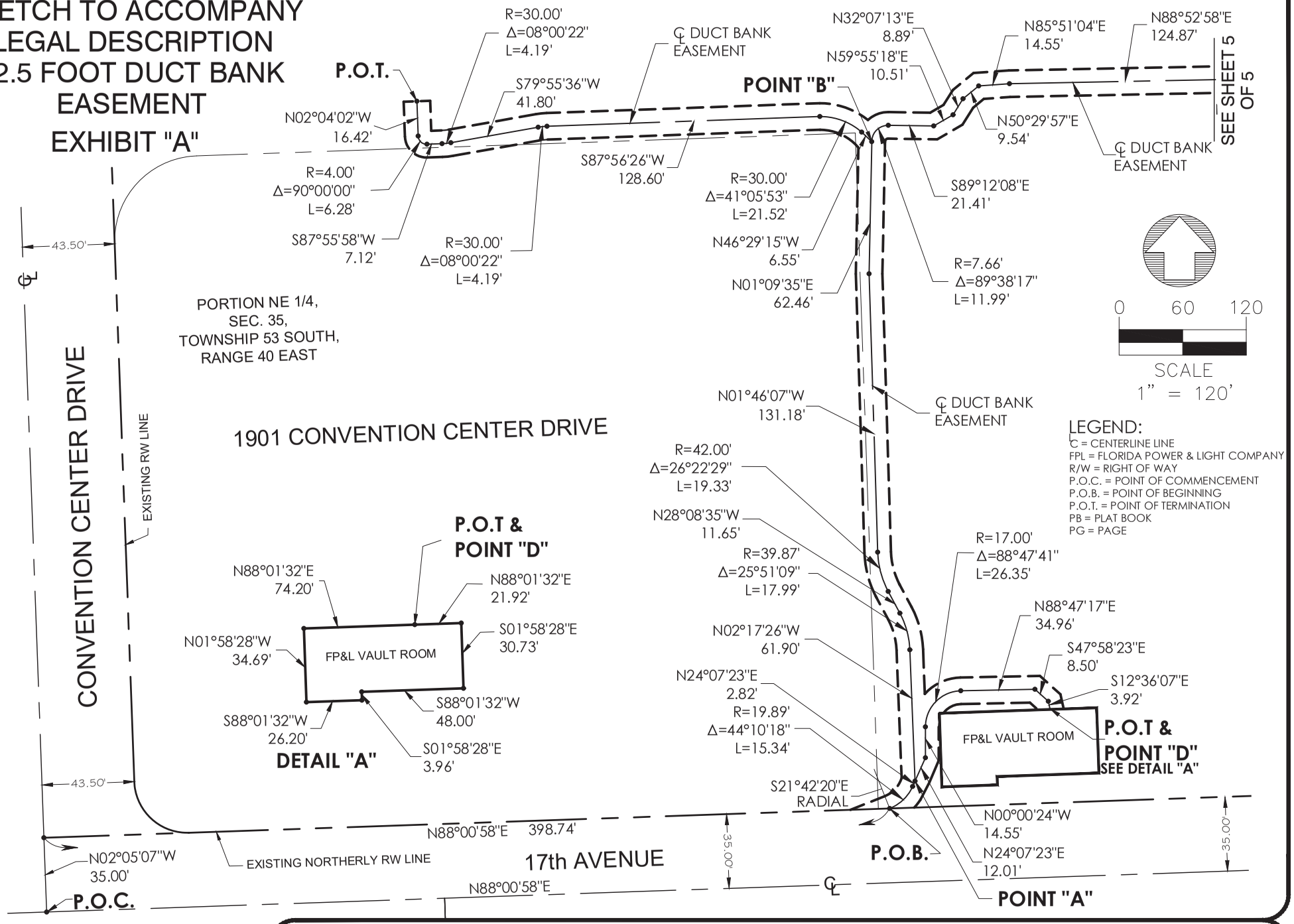
CONTAINING 18,381 SQUARE FEET, MORE OR LESS, BY CALCULATIONS.

THIS SKETCH IS NOT A SURVEY

NOTICE: This document is not valid, full and complete without all three (5) pages.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION 12.5 FOOT DUCT BANK EASEMENT

EXHIBIT "A"

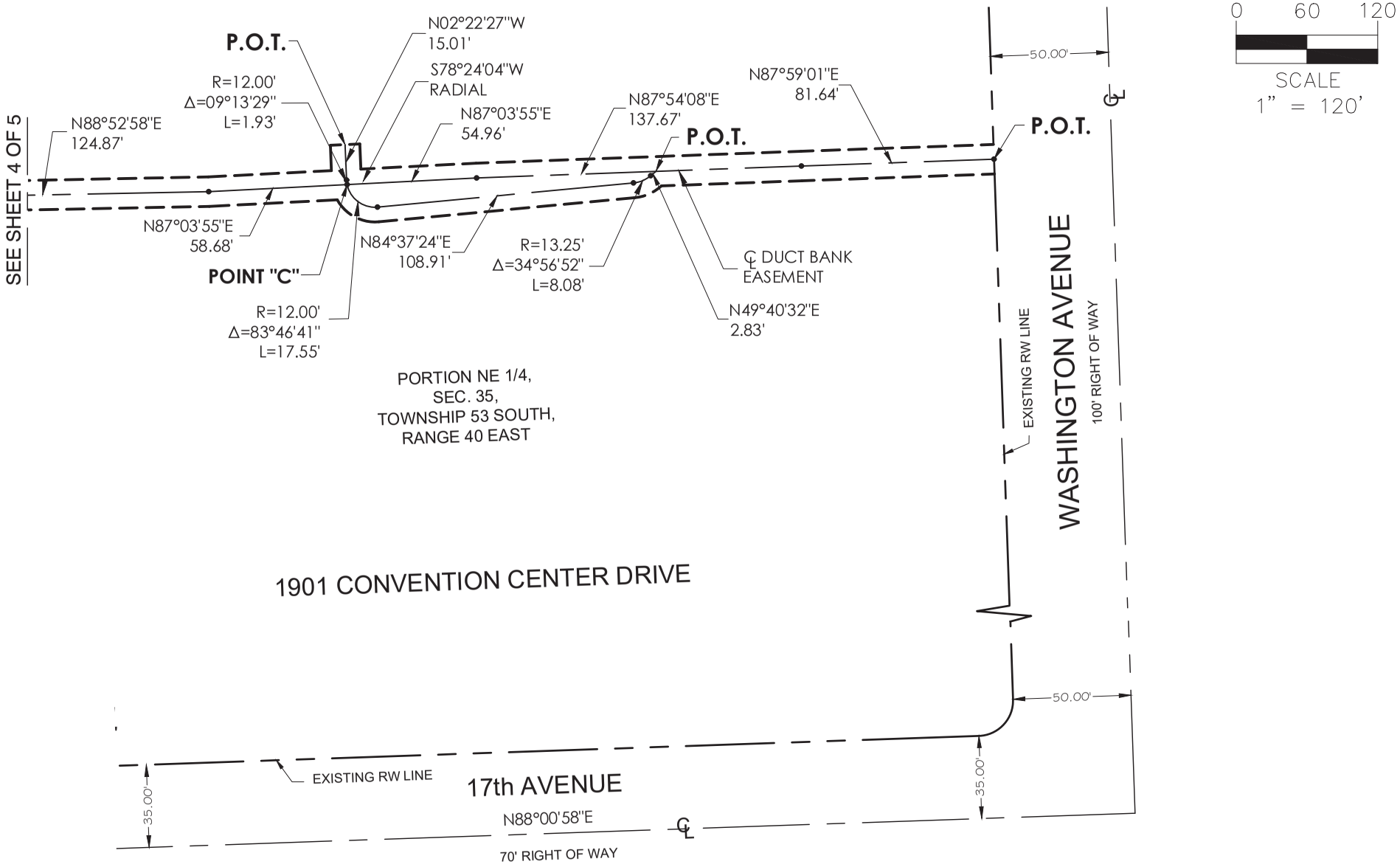


LONGITUDE SURVEYORS

7769 NW 48TH STREET, SUITE 375, DORAL, FLORIDA 33166 * PHONE:(305)463-0912 * FAX:(305)513-5680 * WWW.LONGITUDESURVEYORS.COM

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
12.5 FOOT DUCT BANK EASEMENT

EXHIBIT "A"



LEGEND:

℄ = CENTERLINE LINE
FPL = FLORIDA POWER & LIGHT COMPANY
R/W = RIGHT OF WAY
A.A.A. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.O.T. POINT OF TERMINATION
PB = PLAT BOOK
PG = PAGE

THIS SKETCH IS NOT A SURVEY

LONGITUDE SURVEYORS
7769 NW 48TH STREET, SUITE 375, DORAL, FLORIDA 33166 * PHONE:(305)463-0912 * FAX:(305)513-5680 * WWW.LONGITUDESURVEYORS.COM