

Work Request No. _____

Sec.3, Twp 54 S, Rge 42 E

Parcel I.D. 02-4203-009-4820
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Eduardo M. Suarez, PSM

Co. Name: Longitude Surveyors LLC

Address: 7700 N Kendall Dr. Ste 705
Miami, FL 33156

EXHIBIT B-1

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

(Legal Description and Sketch)

Together with the right to permit any other person, firm, or corporation to attach or place wires to or within 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, 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 _____, 20__.

Signed, sealed and delivered in the presence of:

City of Miami Beach

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

(Witness' Signature)

Print Address: _____

Print Name: _____
(Witness)

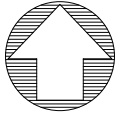
STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Notary Public, Signature

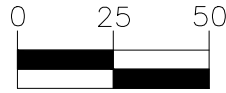
Print Name _____

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FLORIDA POWER AND LIGHT COMPANY EXCLUSIVE UTILITY EASEMENT

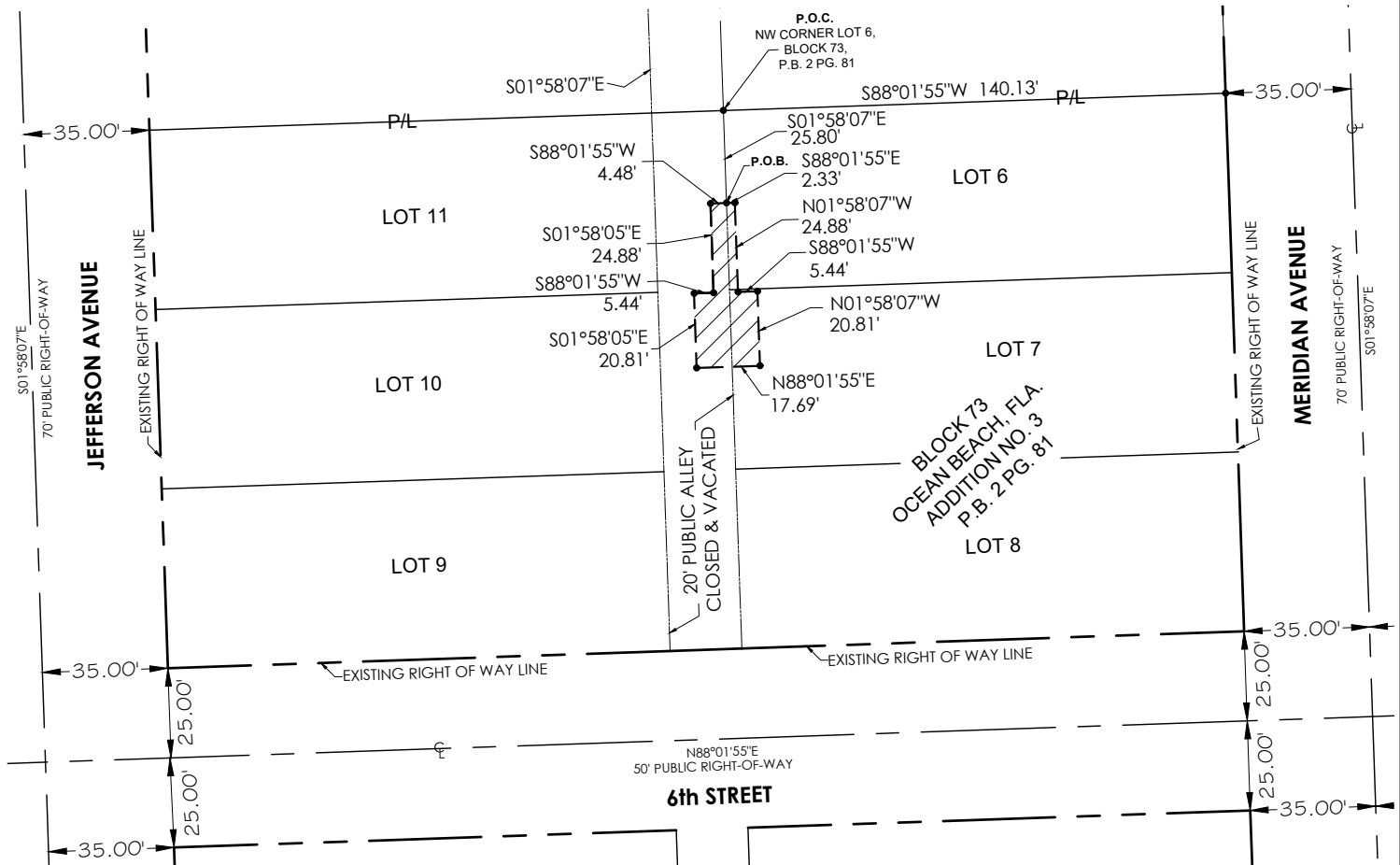


SECTION 3
TOWNSHIP 54 SOUTH
RANGE 42 EAST

EXHIBIT B-1



SCALE
1" = 50'



LEGEND:
P/L = PROPERTY LINE
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORDS BOOK
AT&T= INTERNET & WIRELESS COMPANY
F.P.&L.C.=FLORIDA AND POWER AND LIGHT COMPANY

THIS IS NOT A SURVEY

NOTICE: This document is not valid, full and complete without all pages.

LONGITUDE SURVEYORS

7700 N. KENDALL DRIVE, SUITE 705, MIAMI, FLORIDA 33156 * PHONE:(305)463-0912 * FAX:(305)513-5680 * WWW.LONGITUDESURVEYORS.COM

JOB No. 20293.0.03 PAGE 1 OF 3

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED UNDER RULE 5J-17.062, F.A.C.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FLORIDA POWER AND LIGHT COMPANY
EXCLUSIVE UTILITY EASEMENT
EXHIBIT B-1**

LEGAL DESCRIPTION:

A parcel of land being a portion of the vacated 20 feet public Alley and lots 6 and 7 of Block 73 of "OCEAN BEACH FLA., ADDITION NO. 3", according to the Plat thereof, as recorded in Plat Book 2, Page 81 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCING at the platted Northwest corner of Lot 6 of said Block 73; thence S 01°58'07" E, along the platted Westerly boundary limits of the aforementioned Lot 6, for a distance of 25.80 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S 88°01'55" W for a distance of 4.48 feet; thence S 01°58'05" E for a distance of 24.88 feet; thence S 88°01'55" W for a distance of 5.44 feet; thence S 01°58'05" E for a distance of 20.81 feet; thence N 88°01'55" E for a distance 17.69 feet; thence N 01°58'07" W for a distance of 20.81 feet; thence S 88°01'55" W for a distance of 5.44 feet; thence N 01°58'07" W for a distance of 24.88 feet; thence S 88°01'55" W for a distance of 2.33 feet to the POINT OF BEGINNING.

Said lands containing 318 sq. ft. more or less by calculations.

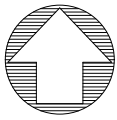
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JOB No. 20293.0.03 PAGE 2 OF 3

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SECTION 3
TOWNSHIP 54 S
RANGE 42 E

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FLORIDA POWER AND LIGHT COMPANY EXCLUSIVE UTILITY EASEMENT **EXHIBIT B-1**



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:

- Plat of "OCEAN BEACH, FLA, ADDITION No 3" according to the Plat thereof as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida.
- Site Plan, Project City of Miami Beach, Fire Station # 1 prepared by Wannemacher Jensen Architects, Inc.

Bearing N88°01'55"E, being established for the centerline of 6 Street, 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 than what appears on the underlying Plat of record. Please refer to the Restrictions with respect to possible restrictions of record and utility services.

RESTRICTIONS:

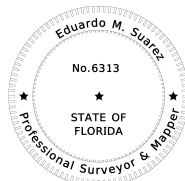
Since no other information was furnished other than what is cited in the above pertinent information used for the preparation of this document, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on this Sketch or contained within this report that 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 the LEGAL DESCRIPTION and SKETCH of the subject area described hereon was made under my supervision and that the Legal Description meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the sketch hereon is true and correct to the best of my knowledge and belief, subject to notes and notations shown hereon. This sketch shown is not a land survey.

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



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

THIS IS NOT A SURVEY

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.

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JOB No. 20293.0.03 PAGE 3 OF 3