

Work Request No. _____

Sec. 34, Twp 53 S, Rge 42 E

Parcel I.D. 02-3227-000-0090
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Rafael Filippelli
Co. Name: Filippelli Surveying Inc.
Address: 17831 Orange Grove Blvd.
Loxahatchee, FL 33470

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 attached

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, Mayor Philip Levine

(Witness' Signature)

By: _____

Print Name: _____
(Witness)

Print Name: _____

Print Address: _____

(Witness' Signature)

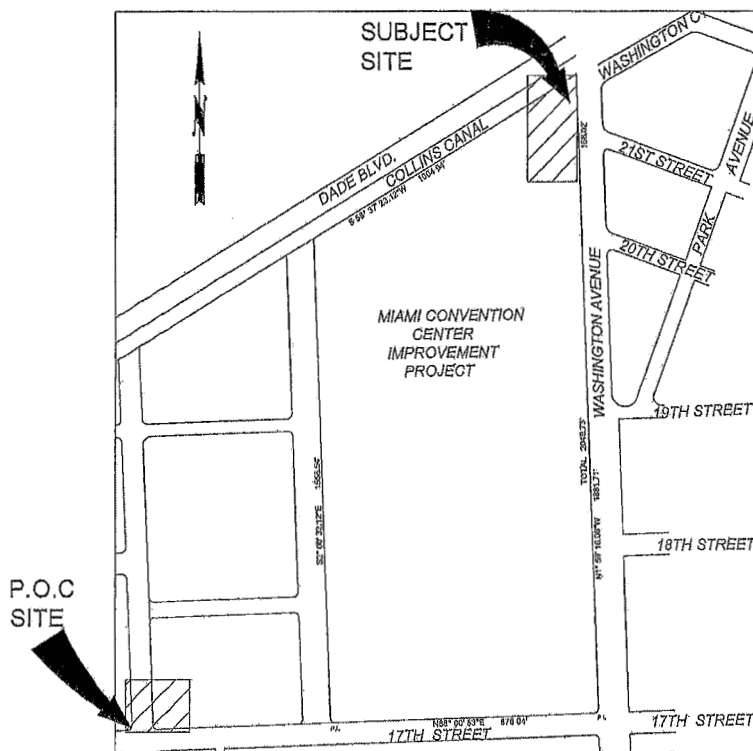
Print Name: _____
(Witness)

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 _____



LEGEND

P.O.C	POINT OF COMMENCEMENT
P.O.B	POINT OF BEGINNING
R/W	RIGHT OF WAY
R	RADIUS
A	ARC LENGTH
CA	CENTRAL ANGLE
CB	CHORD BEARING
CD	CHORD DISTANCE
PG	PAGE
PB	PLAT BOOK
(C)	CALCULATED DIMENSION
(P)	PLAT DIMENSION
MH	FPL MANHOLE

SURVEYORS NOTES:

1. THE SKETCH IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 1983 / 90, REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET. WHICH IS ASSUMED TO BEAR N 88° 01' 48"E.
3. LEGAL DESCRIPTION AND SKETCH WAS PREPARED BY SIGNING SURVEYOR. HOWEVER IT IS BASED UPON AND INTEGRATED WITH THE PROPOSED MIAMI CONVENTION CENTER IMPROVEMENT PROJECT SURVEY.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

KEY MAP

(NOT TO SCALE)

LEGAL DESCRIPTION:

BEING AN EASEMENT LYING IN A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 22, ACCORDING TO THE AMENDED PLAT OF GOLF COURSE SUBDIVISION, OF THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THENCE N88°01' 48"E, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY RIGHT OF WAY LINE OF 17TH STREET (RIGHT OF WAY BEING 70 FEET IN WIDTH ACCORDING TO SAID PLAT) TO THE INTERSECTION WITH EASTERLY MAINTAINED RIGHT OF WAY OF CONVENTION CENTER DRIVE, A DISTANCE 374.96 FEET; THENCE N88° 00' 53"E ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE OF 17TH STREET A DISTANCE OF 875.04 FEET TO THE INTERSECTION WITH THE WESTERLY MAINTAINED RIGHT-OF WAY LINE OF WASHINGTON AVENUE; THENCE N 01° 59' 16" W, ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY A DISTANCE OF 1881.71 FEET; THENCE S 88° 00' 44"W ALONG A LINE PERPENDICULAR TO SAID WESTERLY MAINTAINED RIGHT OF WAY LINE OF WASHINGTON AVENUE A DISTANCE OF 23.36 FEET TO THE POINT OF BEGINNING;

THENCE N 00° 49' 05"W A DISTANCE OF 130.59 FEET:
 THENCE N 29° 31' 23"W A DISTANCE OF 16.00 FEET:
 THENCE S 60° 28' 37"W A DISTANCE OF 51.00 FEET:
 THENCE S 29° 31' 23"E A DISTANCE OF 16.00 FEET:
 THENCE N 60° 28' 37"E A DISTANCE OF 39.60 FEET:
 THENCE S 00° 49' 05"E A DISTANCE OF 125.12 FEET:
 THENCE N 89° 10' 55"E A DISTANCE OF 10.00 FEET:
 TO THE POINT OF BEGINNING
 (CONTAINING AN AREA OF 2,094.67 SQUARE FEET / 0.048 ACRES +/-)

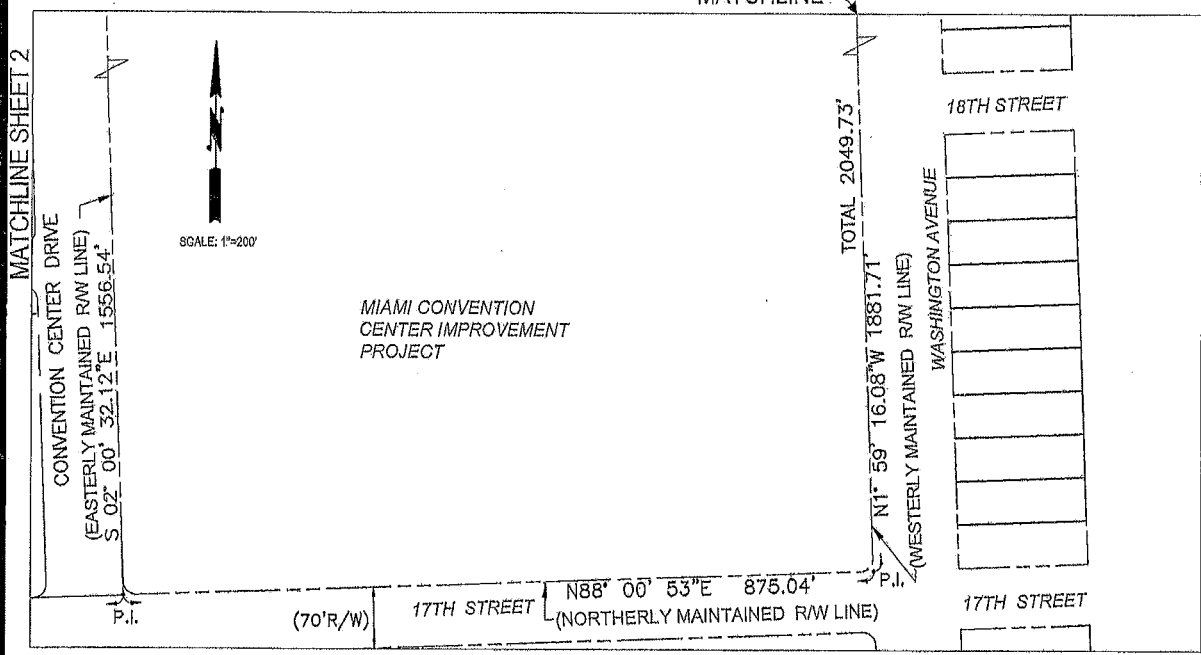
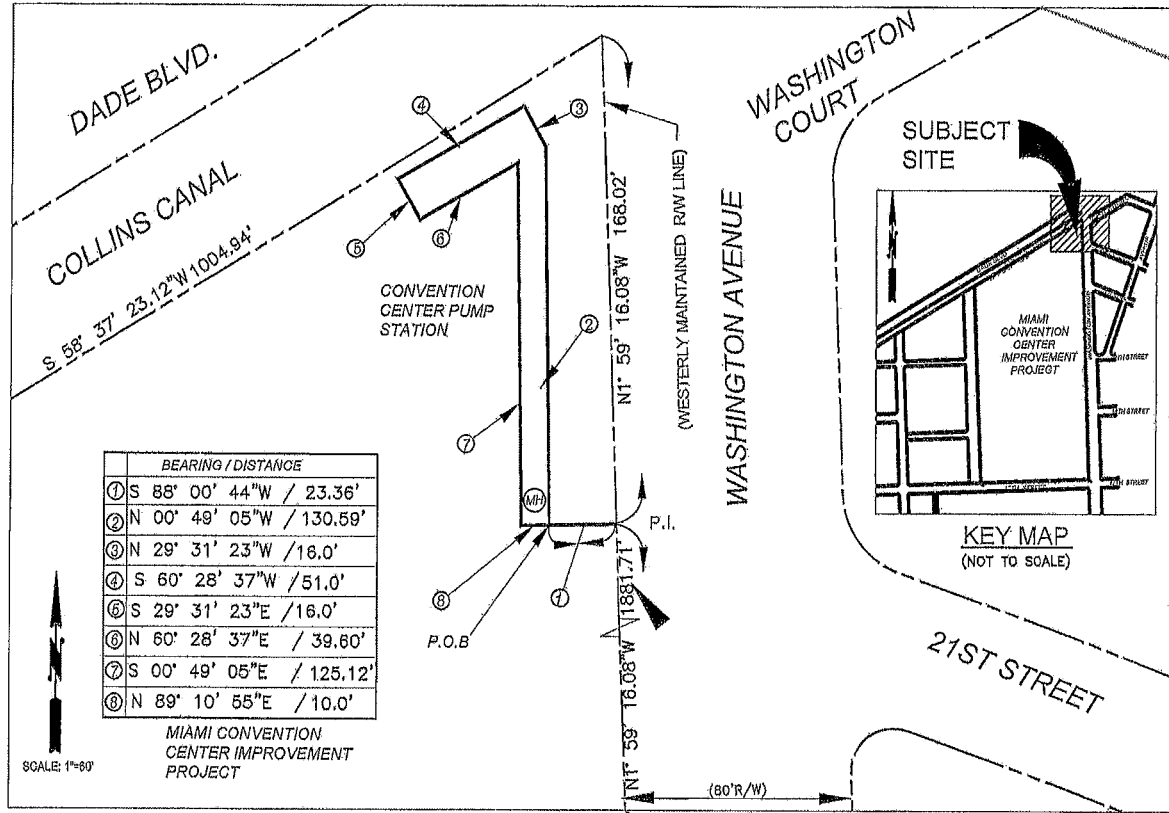
CERTIFICATION:

I HEREBY CERTIFY THIS "LEGAL DESCRIPTION AND SKETCH" IS CORRECT AND MEETS THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 472.027(F.S.) AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

R. K. [Signature]
 FILIPPELLO, ROBERT J.
 1000 N. MIAMI BLVD. #1000
 MIAMI BEACH, FL 33139
 CELL (305) 70-0033
 FAX (888) 608-0553 DATE: 4-19-17

MIAMI BEACH CONVENTION
 CENTER
 FPL
 EASEMENT

SHT.
 1



SKETCH OF DESCRIPTION

Handwritten signature: P. J. ...

RECEIVED BY: [illegible]
 DATE: 1-19-17

MIAMI BEACH CONVENTION
 CENTER
 FPL
 EASEMENT

SHT.
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