

**NON-EXCLUSIVE  
EASEMENT  
(BUSINESS)**

**Exhibit "1"**

Work Request No. \_\_\_\_\_

Sec. 34, Twp 53 S, Rge 42 E

Parcel I.D. 02-3234-000-0050  
(Maintained by County Appraiser)

This Instrument Prepared By

Name: Edwardo Suarez, P.S.M.  
Co. Name: Longitude Surveors, LLC  
Address: 7700 N. Kendall Dr. Suite 705  
Miami, Florida 33156

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 an above-ground transformer and underground electric utility facilities (including wires, 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 FPL to attach wires to the transformer and lay cable and conduit within the Easement Area and to operate the same for FPL's communications purposes in connection with electric service; 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, together with ingress and egress over, along, under and across the roads, streets or highways adjoining or through said Easement Area. The parties agree to terminate this Easement if FPL abandons use of the transformer within the Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on \_\_\_\_\_, 2025.

Signed, sealed and delivered in the presence of:

City of Miami Beach

\_\_\_\_\_  
(Witness' Signature)

By: \_\_\_\_\_

Print Name: \_\_\_\_\_  
(Witness)

Print Name: Eric T. Carpenter, P.E., City Manager

Address: 1700 Convention Center Dr., Miami Beach, FL 33139

Print Address: 1700 Convention Center Drive 4th Floor

\_\_\_\_\_  
(Witness' Signature)

Miami Beach, Florida 33139

Print Name: \_\_\_\_\_

(Witness)

Address: 1700 Convention Center Dr., Miami Beach, FL 33139

The foregoing instrument was acknowledged before me, by means of ( ) physical presence or ( ) online notarization.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in the County and State aforesaid.

(Type of Identification)

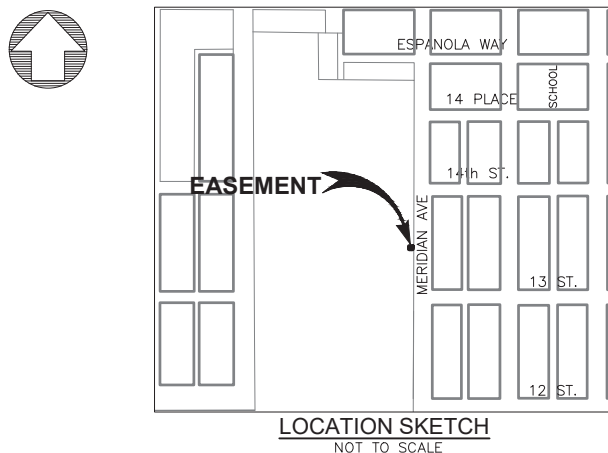
My Commission Expires:

\_\_\_\_\_  
Notary Public, Signature

Print Name \_\_\_\_\_

**SKETCH TO ACCOMPANY DESCRIPTION**

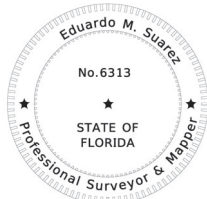
THIS DOCUMENT CONTAINS 3 SHEETS AND SHALL NOT BE CONSIDERED FULL AND COMPLETE WITHOUT THE SURVEYORS NOTES & CERTIFICATE (SHEET 1), LEGAL DESCRIPTION (SHEET 2), SKETCH (SHEET 3),

**EASEMENT****Surveyors Notes:**

- 1.) This is not a Survey.
- 2.) Bearings as shown hereon are referenced to westerly right of way of Meridian Avenue (Pine Avenue), with an assumed bearing of  $501^{\circ}58'41''E$ .
- 3.) This Sketch to Accompany Description contains sheets and is not full and complete without all sheets.
- 4.) Northing and Easting coordinates are relative to the North American Datum of 1983-2011 adjustment (NAD 83/2011) and is relative to the Florida State Plane Coordinate System East Zone.
- 5.) The purpose of this Sketch to Accompany Description is to prepare an easement.
- 6.) This Sketch to Accompany Description is not valid without the signature and authorized Seal by the Surveyor as per FS 5J-17-062.
- 7.) No Title Report or Opinion of Title has been ordered or prepared for the subject area(s) nor has the signing Surveyor or his subordinates performed any type of research of the public records.
- 8.) Certified to the City of Miami Beach.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: That this "Sketch to Accompany Description" is true and correct to the best of my knowledge and belief, it was prepared under my direction and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.



**Eduardo M. Suarez**  
Digitally signed by Eduardo M Suarez  
Date: 2025.04.16 13:58:33 -04'00'

**EDUARDO M. SUAREZ, PSM**  
Professional Surveyor and Mapper  
State of Florida Reg. No.6313  
Date: 04/15/2025

**THE SKETCH IS NOT A SURVEY**

**LONGITUDE SURVEYORS**  
7700 N. KENDALL DRIVE,  
MIAMI, FL 33156, SUITE 705  
PHONE: (305) 463-0912  
WWW.LONGITUDESURVEYORS.COM

SURVEYOR OF RECORD:  
  
BRIAN T. BELLINO, PSM  
FLORIDA LICENSE #4973

REVISED

TITLE:

**EASEMENT**

JOB No. 25020.3.01

PAGE 1 OF 3

**SKETCH TO ACCOMPANY DESCRIPTION**

THIS DOCUMENT CONTAINS 3 SHEETS AND SHALL NOT BE CONSIDERED FULL AND COMPLETE WITHOUT THE SURVEYORS NOTES & CERTIFICATE (SHEET 1), LEGAL DESCRIPTION (SHEET 2), SKETCH (SHEET 3),

**EASEMENT****DESCRIPTION:**

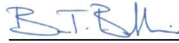
Being an Easement lying in a portion of Block 66 "Ocean Beach Fla. Addition No.3", according to the Plat thereof as recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida and lying in Section 34, Township 53 South, Range 42 East, City of Miami beach, Miami-Dade County, Florida and being more particularly described as follows:

Commence at the Southeast corner of Block 7-B, "First Addition to Whitmans Subdivision of Espanola Villas", according to the Plat thereof, recorded in Plat Book 9, at page 147, public records of Miami-Dade county, Florida; Thence South  $01^{\circ} 58' 41''$  East, along the Northerly extension of and along the Westerly Right of Way line of Meridian Avenue formerly known as "Pine Ave" according to the said Plat, a distance of 681.45 feet to the Point of Beginning; Thence continue South  $01^{\circ} 58' 41''$  East along said Westerly Right of Way line a distance of 12.67 feet; Thence South  $88^{\circ} 01' 19''$  West a distance of 16.00 feet; Thence North  $01^{\circ} 58' 41''$  West a distance of 12.67 feet; Thence North  $88^{\circ} 01' 19''$  East, to the intersection with the said Westerly Right of Way line of Meridian Ave formerly known as said "Pine Ave", a distance of 16.00 feet to the Point of Beginning.

Containing 202.7 Square Feet more or less.

THE SKETCH IS NOT A SURVEY

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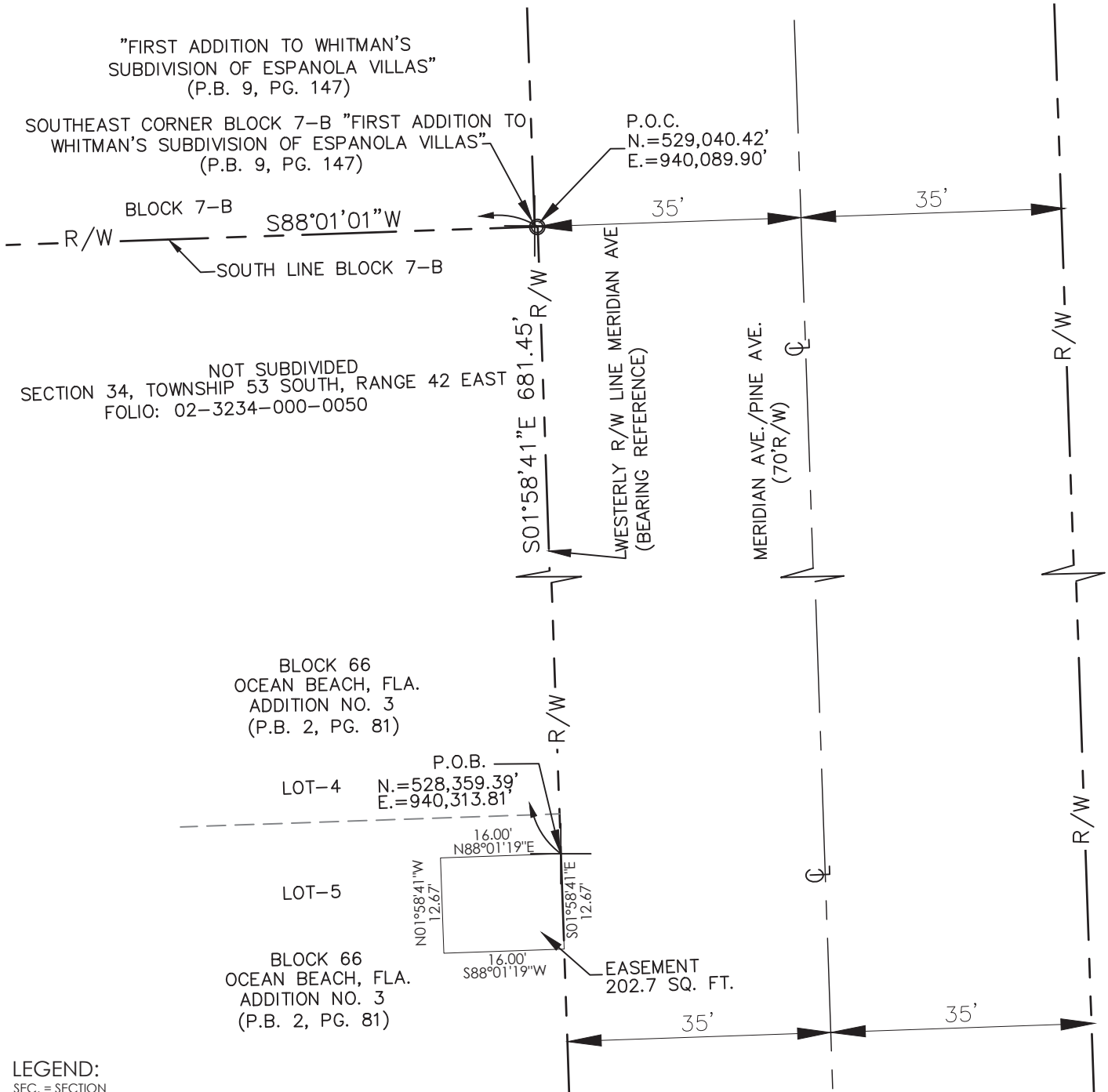
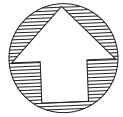
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PAGE 2 OF 3

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## EASEMENT



### LEGEND:

SEC. = SECTION  
R/W = RIGHT OF WAY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
O.R.B. OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE  
CL = CENTERLINE LINE

THE SKETCH IS NOT A SURVEY



SCALE  
1" = 20'

P:\25020 City of Miami Beach Contract 24-167-01\25020.3 ( Flamingo Park)\dwg\Sketch & Legal\25020.3.001 Sketch and Legal Flamingo Park 04-14-25.dwg

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SURVEYOR OF RECORD:  
*B.T.B.*  
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PAGE 3 OF 3