

"Draft"

EXHIBIT "3"

Work Request No. _____

Sec 34, Twp 53 S, Rge 42 E

Parcel I.D. 02-3226-001-0460

(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

**NON-EXCLUSIVE UNDERGROUND
EASEMENT (BUSINESS)**

This Instrument Prepared By
Name: Gisela Torres, Esq.
Co. Name: City of Miami Beach
Address: 1700 Convention Center Dr
Miami Beach, Florida 33139

pg 1 of 2.

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 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 vault room) 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 any facilities hereunder and lay cable and conduit within the easement and to operate the same only for FPL's 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; 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 communication 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, 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:

Grantor: City of Miami Beach

(Witness' Signature)

Print Name: _____

Address: 1700 Convention Center Drive, Miami Beach,
FL 33139

(Witness' Signature)

By: _____

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

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

Print Name: _____

Address: 1700 Convention Center Drive, Miami Beach, FL
33139

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by a _____, the _____ of _____, who is personally known to me or has produced _____ as identification, by means of _____ physical presence or _____ online notarization. (Type of Identification)

My Commission Expires: _____

Notary Public, Signature

Print Name

"Draft"

Non-Exclusive Underground Easement (Business) - 02-3226-001-0460

Signed, witnessed, executed and acknowledged on this ____ day of _____, 2024.

GROUND LESSEE:

WITNESSES:

CFC-MB I, LLC, an Arizona limited liability company

Individual Signature

BY: COMMUNITY FINANCE CORPORATION, an Arizona nonprofit corporation, its sole member

Print Name

Address: _____

Individual Signature

Print Name

Individual Signature

Print Name

Address: _____

STATE OF _____)

COUNTY OF _____)

SS:

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2024 by _____, as _____ of **COMMUNITY FINANCE CORPORATION**, an Arizona nonprofit corporation, as sole member of **CFC-MB I LLC**, an Arizona limited liability company, who is personally known to me or produced _____ as identification and did not take an oath.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

LOCATION MAP

N.T.S.

A PORTION OF LOTS 7 AND 9, BLOCK 2, OF "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 11 OF SAID BLOCK 2; THENCE ALONG THE WEST LINE OF SAID LOT 11, SOUTH 19°24'55" WEST 10.00 FEET; THENCE ALONG SOUTH RIGHT-OF-WAY LINE OF 23rd STREET ALSO BEING A LINE 10.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, SOUTH 70°05'35" EAST 94.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 70°05'35" EAST 10.00 FEET; THENCE SOUTH 19°54'17" WEST 76.56 FEET; THENCE NORTH 70°05'43" WEST 38.41 FEET; THENCE NORTH 19°54'17" EAST 20.45 FEET; THENCE SOUTH 70°05'43" EAST 24.13 FEET; THENCE SOUTH 19°54'17" WEST 10.45 FEET; THENCE SOUTH 70°05'43" EAST 4.29 FEET; THENCE NORTH 19°54'17" EAST 66.56 FEET TO THE POINT OF BEGINNING.

SEE SHEET 2 OF 2 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

						CERTIFIED TO: CITY OF MIAMI BEACH Martin P Rossi Digitally signed by Martin P Rossi Date: 2024.10.08 10:15:46 -04'00' No. 5857		I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 627.027, FLORIDA STATUTES. DATED THIS 26th DAY OF SEPTEMBER 2024 A.D.  MARTIN P. ROSSI PROFESSIONAL SURVEYOR AND MAPPER OF STATE OF FLORIDA REGISTRATION NO. 5857 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RUSTEN'S A PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE OF AUTHORIZATION: LB8880	
10-08-24		REVISED TO SHOW PROPOSED FPL VAULT ROOM		MR		MILLER EGG South Florida Office: 13680 NW 5th Street, Suite 100 Sunrise, Florida : 33325 954-436-7000 www.millerlegg.com		PROJECT NO. 20-00141 FILE NO. SH-1	
DATE		REVISIONS		OWN. CHK.		DRAWN BY: LP CHECKED BY: MR			

South Florida Office: 5747 N. Andrews Way
 Ft. Lauderdale, Florida • 33309-2364
 954-436-7000 • Fax: 954-436-8664
www.millerlegg.com

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

FILE NO.
SH-2