

**RESOLUTION NO. 2026-**

**A RESOLUTION OF THE VILLAGE OF PINECREST,  
FLORIDA, AUTHORIZING THE VILLAGE MANAGER TO  
NEGOTIATE AND EXECUTE AN AGREEMENT WITH  
FLORIDA POWER AND LIGHT COMPANY (FPL) FOR  
ALEYDA MAS PARK UNDERGROUND CONVERSIONS;  
PROVIDING FOR AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, AS FOLLOWS:

Section 1. That the Village Manager is hereby authorized to negotiate and execute an agreement with Florida Power and Light Company (FPL) for underground conversions.

Section 2. This resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 20th day of January, 2026.

\_\_\_\_\_  
Joseph M. Corradino, Mayor

Attest:

\_\_\_\_\_  
Priscilla Torres, MMC  
Village Clerk

Approved as to Form and Legal Sufficiency:

\_\_\_\_\_  
Mitchell Bierman  
Village Attorney

Consent Agenda

**ALEYDA MAS PARK, ID #33391**

**MIAMI-DADE COUNTY  
MIAMI-DADE WATER AND SEWER DEPARTMENT  
OPINION OF TITLE**

**To: Miami Dade County, a political subdivision of the State of Florida**

With the understanding that this Opinion of Title is furnished to the Miami-Dade County, as inducement for execution of an agreement, covering the real property, hereinafter described or for acceptance of a warranty deed, easement, covenant or unity of title, as applicable, it is hereby certified that I have examined an Owner's Title Insurance Policy No. 50140212-0063457e issued by First American Title Insurance Company covering the period through January 26, 2024 @ 9:14 a.m. and Title Update No. 1 cover the period from January 26, 024 @ 9:14 a.m. through December 1, 2025 @ 8:00 a.m., inclusive, of the following described property:

A portion of Lots 10 and 11, of the AVOCADO LAND COMPANY'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 44, of the Public Records of Miami-Dade County, Florida, Lying in Section 12, Township 55 South, Range 40 East, and more particularly described as follows: Beginning at the Southwest corner of Lot 11, of the said Avocado Land Company's Subdivision, run North along the West boundary line of Lots 11 and 10, of said Avocado Land Company's Subdivision, for a distance of 579.5 feet to the Point of Beginning; thence run East parallel with the South boundary line of said Lot 11, for a distance of 400 feet to a point; thence run South parallel with the West boundary lines of said Lots 10 and 11, for a distance of 544.5 feet to a point; thence run West parallel with the South boundary line of said Lot 11, for a distance of 400 feet to a point; thence run along the West boundary line of said Lots 10 and 11, to the Point of Beginning. (for informational purpose only: Address: 11855 S.W. 60th Avenue, Miami, Florida 33155, Pinecrest, Florida; Folio No. 20-5012-008-0150)

Basing my opinion on said title policy covering said period, I am of the opinion that on the last-mentioned date the fee simple title to the above-described real property was vested:

Village of Pinecrest, a Florida municipal corporation, by virtue of Trustee's Deed, dated January 24, 2024, recorded January 26, 2024, in Official Records Book 34068, at Page 1829, of the Public Records of Miami-Dade County, Florida.

With Yocelyn Galiano, as Village Manager, authorized to sign on behalf of the Village of Pinecrest, a Florida municipal corporation.

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

**GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered, including balance due for the year 2024, unless noted that such taxes have been paid.
2. Right of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics, or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority.

**SPECIAL EXCEPTIONS**

No Special exception exists

Special exceptions (indicate details on separate sheet)

None of the exceptions listed above will restrict the use of the property for the purposes set forth in the water and sewer agreement, assignment, warranty deed, easement, covenant and unity of title, as applicable.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

**I hereby certify that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement, assignment warranty deed, easement, utility of title or covenant.**

Respectfully submitted this 8th day of January 2026.

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Maria Currais



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Signature

---

#115517

Florida Bar Number

---

Weiss Serota Helfman Cole & Bierman, PL

Firm Name

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2800 Ponce de Leon Boulevard #1200, Coral Gables, FL 33134

Address

---

(305) 854-0800

Phone Number

**SPECIAL EXCEPTIONS**

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVOCADO LAND COMPANY'S SUBDIVISION, as recorded in Plat Book 2, Page(s) 44, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Unity of Title filed in Official Records Book 15490, Page 2906.
3. Encroachment, encumbrance, violation, variation or adverse circumstance, if any, affecting the Title disclosed by an accurate and complete land survey of the land prepared by Blanco Surveyors, Inc., dated November 30, 2023, Job no. 23-412.

NOTE: All instruments referenced above were recorded in the Public Records of Miami-Dade County, Florida.

**CITY/COUNTY RIGHT-OF-WAY AGREEMENT FOR UNDERGROUND  
CONVERSIONS**

**THIS AGREEMENT FOR UNDERGROUND CONVERSIONS** (the “**Agreement**”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between the Village of Pinecrest (“**Local Government**” or “**Village**”), a Florida municipal corporation or county with an address of 12645 Pinecrest Parkway, Pinecrest, Florida 33156 and Florida Power & Light Company (“**FPL**”), a Florida corporation with an address of P.O. Box 14000, 700 Universe Boulevard, Juno Beach, FL 33408-0429.

**RECITALS**

**WHEREAS**, the Village has jurisdiction over those certain streets and rights-of-way located within the incorporated limits of the Village in accordance with provisions of State law; and

**WHEREAS**, the ROW is held by the Village for the benefit and general use of the public in support of for functions including, but not limited to, vehicular, pedestrian travel and land access, and installation and maintenance of various public utilities; and

**WHEREAS**, the Village has requested that FPL convert certain overhead electric distribution facilities (collectively, the “**Existing Overhead Facilities**”) located within the following boundaries described more fully in Exhibit “A” herein (the “**Conversion**”) to underground facilities, including transformers, switch cabinets and other appurtenant facilities some of which may be installed above-ground (collectively, the “**Underground Facilities**”) and has further requested that certain of the Underground Facilities be placed in certain of its road rights-of-way (“**Local Government ROW**”) and/or certain road rights-of-way owned by or under the jurisdiction of other agencies (“**Other ROW**”). Local Government ROW and Other ROW may be referred to collectively as “**ROW**”; and

**WHEREAS**, the Village has agreed to pay FPL the cost of such Conversion as required by FPL’s electric tariff and Section 25-6.115 of the Florida Administrative Code and has or will enter into a separate Underground Facilities Conversion Agreement with FPL; and

**WHEREAS**, FPL is willing, subject to the terms and conditions set forth in this Agreement, FPL’s electric tariff and Section 25-6.115 of the Florida Administrative Code, to place certain of the Underground Facilities in the ROW.

**NOW THEREFORE**, in recognition of the foregoing premises and the covenants and agreements set forth herein, and other consideration the sufficiency of which is hereby acknowledged, intending to be legally bound hereby, the parties covenant and agree as follows:

1. **Recitals.** The foregoing recitals are true and correct, and are hereby incorporated by reference into this Agreement.
2. **Conversion.** The Village and FPL hereby agree to the installation, use, and location of those certain Underground Facilities within the ROW as identified in Exhibit “A” attached to this Agreement.
3. **Conditions Precedent to Placement of Underground Facilities in ROW.**

(a) Village covenants, represents and warrants that:

- (i) Village has full legal right and authority to enter into this Agreement;
- (ii) Village has full legal right and authority to take all actions and measures necessary to fulfill Local Government's obligations under this Agreement;
- (iii) Village hereby authorizes the use of the ROW by FPL for the purposes stated herein.

(b) All applicable permits for FPL to install, construct, or maintain Underground Facilities in ROW must be issued on a timely basis by the appropriate agency, subject to the timely filing for permits by FPL.

(c) Village agrees to provide, at its expense, a legal description that is acceptable to FPL of the ROW to be occupied by the Underground Facilities at a time before FPL initiates the design of the Underground Facilities. Said legal description shall be made part of this Agreement and attached as Exhibit "A".

(d) FPL agrees to identify and document all existing FPL underground facilities within the ROW that will not be included under this Agreement. Said documentation shall be made part of this Agreement and attached as Exhibit "B".

(e) FPL warrants that the design of the Underground Facilities to which Village has agreed are in compliance with all operational and safety guidelines, codes and standards. FPL and Village have mutually agreed upon the location of the facilities within the ROW as per the construction drawings. Said construction drawings shall be attached as Exhibit "C" to this Agreement, are part of this Agreement, and may be amended to reflect changes to location of facilities as required.

**4. Relocation and Rearrangement of FPL Facilities.**

(a) Pursuant to this Agreement, the Village or other agency with control over the Local Government ROW or Other ROW, requires that FPL relocate or rearrange, in whole or in part, any Underground Facilities (as they are to exist as a result of this Conversion) from or within the Local Government ROW or Other ROW. The Village, notwithstanding any language to the contrary in any applicable permit or franchise agreement, and prior to any such relocation by FPL, shall provide FPL with a substitute location, satisfactory to FPL and obtain any easements that may be necessary for relocation.

(b) The Village shall only be responsible for relocation costs associated with replacement facilities conforming to FPL standards in effect at the time of the Conversion. Any costs associated with the replacement facilities to provide increased capacity, improved reliability, future use facilities, or other such enhancements over and above the FPL standards in effect at the time of the relocation shall not be the responsibility of the Village.

(c) Nothing herein shall preclude the Village from obtaining reimbursement for any and all costs requiring FPL to relocate or rearrange any of its Underground Facilities from that entity which initiated the requirement for the relocation or rearrangement of the facilities, excluding only other agencies which own or have jurisdiction over the ROW.

(d) FPL shall be responsible for any and all costs of removal or relocation when such removal or relocation is initiated by FPL. Additionally, FPL agrees that when any portion of a street is

excavated by FPL in the location, relocation or repair of any of its facilities when said location, relocation or repair is initiated by FPL, the portion of the street so excavated shall, within a reasonable time and as early as practical after such excavation, be replaced by FPL at its expense in a condition as good as it was at the time of such excavation.

5. **Abandonment or Sale of Local Government ROW.** If the Local Government desires to subsequently abandon or discontinue use of the Local Government ROW, and ownership of the land is transferred to a private party, the Local Government, as a condition of and prior to any such sale, abandonment, or vacation, shall grant FPL an easement satisfactory to FPL for the Underground Facilities then existing within the ROW or require the transferee to so grant FPL an easement satisfactory to FPL at the time of transfer. If ownership of the Local Government ROW is transferred to another public entity, that public entity shall take the ROW subject to the terms and conditions of this Agreement.
6. **Term.** This Agreement shall remain in effect for as long as FPL or any successor or assign owns or operates the Underground Facilities placed in the ROW.
7. **Title and Ownership of Underground Facilities.** Title and ownership of Underground Facilities installed by FPL as a result of this Agreement shall, upon certification of completion, be transferred to FPL and the property of FPL on an “as-is, where-is” basis. From the date of transfer, FPL shall be solely responsible for all operation, maintenance, repair, replacement, and associated responsibilities in connection with the Facilities.
8. **Agreement Subject to FPL’s Electric Tariff.** This Agreement is subject to FPL’s electric tariff, including but not limited to the general rules and regulations for electric service and the rules of the Florida Public Service Commission.
9. **Indemnification.**
  - (a) FPL shall indemnify, defend, and hold harmless the Village, its officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, arising from FPL’s performance or non-performance of any provision of this Agreement. FPL shall reimburse the Village for all its expenses including reasonable attorneys’ fees and costs incurred in and about the defense of any such claim or investigation and for any judgment or damages arising from FPL’s performance or non-performance of this Agreement.
  - (b) Village shall indemnify, defend, and hold harmless FPL, its officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, arising from Village’s performance or non-performance of any provision of this Agreement. Village shall reimburse FPL for all its expenses including reasonable attorneys’ fees and costs incurred in and about the defense of any such claim or investigation and for any judgment or damages arising from Village’s performance or non-performance of this Agreement
  - (c) Nothing herein is intended to serve as a waiver of sovereign immunity by the Village nor shall anything included herein be construed as consent to be sued by third parties in any matter arising out of this Agreement or any other contract. The Village is subject to section 768.28, Florida Statutes, as may be amended from time to time.
10. **Venue; Waiver of Jury Trial.** This Agreement shall be enforceable in Miami-Dade County, Florida, and if legal action is necessary by either party with respect to the enforcement of any or all of the terms or conditions herein, exclusive venue for the enforcement of same shall lie in Miami-Dade County, Florida. By entering into this Agreement, FPL and the Village expressly

waive any rights either party may have to a trial by jury of any civil litigation related to or arising out of this Agreement. This Agreement shall be construed in accordance with the laws of the State of Florida.

11. **Attorney Fees.** In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its attorneys' fees and costs, including the fees and expenses of any paralegals, law clerks and legal assistants, and including fees and expenses charged for representation at both the trial and appellate levels.
12. **Assignment.** The Local Government shall not assign this Agreement without the written consent of FPL.
13. **Recording.** This Agreement shall be adopted by the Local Government and maintained in the official records of Local Government for the duration of the term of this Agreement.
14. **Conflict between Terms of Permit or Franchise Agreement.** In the event of a conflict between the terms of this Agreement and any permit or franchise agreement entered into by Local Government and FPL, the terms of this Agreement shall control.
15. **Notice.** Any notice, instruction or other communication to be given to either party hereunder shall be in writing and shall be hand delivered, telecopied, sent by Federal Express or a comparable overnight service or by U. S. registered or certified mail, with return receipt requested and postage prepaid to each party at their respective addresses set forth below:

**As to the Village:**

Village Manager  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156

With copy to:

Weiss Serota Helfman Cole + Bierman, P.L.  
Village Attorney  
2800 Ponce de Leon Boulevard, Suite 1200  
Coral Gables, Florida 33134

**As to FPL:**

Florida Power & Light Company  
700 Universe Boulevard (B2A/JB)  
Juno Beach, Florida 33408  
Attention: Corporate Real Estate Department

With copy to:

Florida Power & Light Company  
700 Universe Boulevard (Law/JB)  
Juno Beach, Florida 33408  
Attention: General Counsel

16. **Ownership and Access to Records and Audits.**

(a) FPL agrees to keep and maintain public records in FPL's possession or control in connection with FPL's performance under this Agreement. The Village Manager or her designee shall, during the term of this Agreement and for a period of three (3) years from the date of transfer, have access to and the right to examine and audit any records of FPL involving transactions related to this Agreement. FPL additionally agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes. FPL shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement, and following completion of the Agreement until the records are transferred to the Village.

(b) Upon request from the Village's custodian of public records, FPL shall provide the Village with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.

(c) Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the Village.

(d) Upon Conversion and transfer, any and all public records relating to the Agreement in the possession of FPL shall be delivered by FPL to the Village Manager, at no cost to the Village, within seven (7) days. All such records stored electronically by FPL shall be delivered to the Village in a format that is compatible with the Village's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, the Consultant shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements

(e) FPL's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the Village.

(f) **Notice Pursuant to Section 119.0701(2)(a), Florida Statutes. IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS.**

**Custodian of Records: VILLAGE CLERK**

**Mailing address: 12645 Pinecrest Parkway  
Pinecrest, Florida 33156**

**Telephone number: (305) 234-2121**

**Email: [clerk@pinecrest-fl.gov.com](mailto:clerk@pinecrest-fl.gov.com)**

17. **Authority.** The person signing this Agreement is duly authorized to execute this Agreement and represents that he or she was duly authorized to do so on the date he or she executed this Agreement.

18. **No Waiver of Regulatory Authority.** The Village cannot, and hereby specifically does not, waive or relinquish any of its regulatory approval or enforcement rights and obligations as it may relate to regulations of general applicability which may govern the ROW or any operations at the ROW. Nothing herein shall be deemed to create an affirmative duty of Village to abrogate its sovereign right to exercise its police powers and governmental powers by approving or disapproving or taking any other action in accordance with its ordinances, rules and regulations, federal laws and regulations and state laws and regulations.
19. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which when taken together shall constitute a single instrument. For purposes of this Agreement, a facsimile or electronic signature shall be deemed to have the effect of an original to the party so delivering such signature, and signatures delivered by facsimile or electronic mail shall be given the same legal force and effect as original signatures.

IN WITNESS WHEREOF, Florida Power & Light Company and Local Government have executed this Agreement on the date first set forth above.

**For VILLAGE:**

By: \_\_\_\_\_  
(signature)

Name: \_\_\_\_\_  
(print or type)

Title: \_\_\_\_\_  
(print or type)

By: \_\_\_\_\_  
(signature)

Name: \_\_\_\_\_  
(print or type)

Title: \_\_\_\_\_  
(print or type)

Approved as to Terms and Conditions: \_\_\_\_\_  
(signature/title)

Approved as to Form and Legal Sufficiency: \_\_\_\_\_  
(signature/title)

**For FLORIDA POWER & LIGHT COMPANY:**

By: \_\_\_\_\_  
(signature)

Name: \_\_\_\_\_  
(print or type)

Title: \_\_\_\_\_  
(print or type)

**EXHIBIT "A"**



# EXHIBIT " \_ "

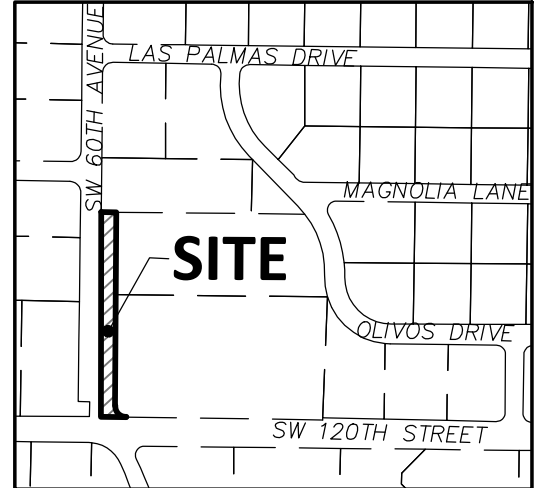
## SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DESIGNATION

SECTION 12, TOWNSHIP 55S, RANGE 40E, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FL.



**SURVEYOR'S NOTES:**

- THIS IS NOT A SURVEY
- EASEMENTS AND/OR RESTRICTIONS OF RECORD ARE NOT SHOWN HEREON.
- THIS INSTRUMENT IS INTENDED TO DESCRIBE THE LIMITS OF A LEGAL DESCRIPTION DETERMINED BY THE CLIENT.
- THIS SITE LIES IN SECTION 12, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.
- PARCEL SHOWN HEREON FORMS A CLOSED GEOMETRIC FIGURE WITH NO GAPS, GORES OR HIATUSES
- PARCEL CONTAINS 13,743 SQUARE FEET (0.315 ACRES) MORE OR LESS.



**LOCATION SKETCH**

SCALE: (1" = 500')

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

ATWELL, LLC  
529 WEST FLAGLER STREET, MIAMI, FL. 33130  
(305)-324-7671  
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE  
LB-0007832

**ABBREVIATIONS:**

- FL =Florida
- LB =Licensed Business
- NO. =Number
- P.B. =Plat Book
- PG. =Page
- R =Radius
- SEC. =Section
- ⊘ =Centerline

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS VALID ONLY WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.

ALBERTO J. RABIONET, PSM, FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218  
STATE OF FLORIDA

F:\SURVEY\PROJECTS - ATWELL\2025\25009742 VILLAGE OF PINECREST - URBAN ROBOT- ALEYDA MAS PARK DEDICATION TO RIGHT OF WAY SKETCH AND LEGAL\DWG\RIGHT-OF-WAY DESIGNATION S&L.DWG 11/20/2025 11:09 AM LEONARDO MANEIRA

THIS IS NOT A SURVEY

PREPARED BY:  

**ATWELL**  
 866.850.4200 www.atwell.com  
 529 WEST FLAGLER STREET  
 MIAMI, FL 33130  
 (305) 324-7671  
**BISCAYNE ENGINEERING IS NOW ATWELL**

**SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION**  
 ALEYDA MAS PARK  
 RIGHT-OF-WAY DESIGNATION  
 PREPARED FOR:  
**VILLAGE OF PINECREST**

DATE: 11/13/25	REVISIONS:
DR.: L.M.	
CH.: A.S.	
P.M.: A.J.R.	
JOB: 25009742	DRAWING No.:
SHEET NO.: 1 OF 3	<b>2646-SS-23</b>

# EXHIBIT " \_ "

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DESIGNATION

SECTION 12, TOWNSHIP 55S, RANGE 40E, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FL.

### LEGAL DESCRIPTION:

THE WEST 25 FEET OF LOT 11 AND THE WEST 25 FEET OF THE SOUTH 137.26 FEET OF LOT 10, AVOCADO LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS AND EXCEPT THE SOUTH 35 FEET THEREOF;

TOGETHER WITH:

THE EXTERNAL AREA OF A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25 FEET, BEING TANGENT TO THE EAST LINE OF THE WEST 25 FEET OF SAID LOT 11, AND BEING TANGENT TO THE NORTH LINE OF THE SOUTH 35 FEET OF SAID LOT 11, ALSO BEING A LINE LYING 35 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 55 SOUTH, RANGE 40 EAST.

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS  
VALID ONLY WHEN ALL SHEETS ARE COMBINED,  
FORMING THE COMPLETE DOCUMENT.

F:\SURVEY\PROJECTS - ATWELL\2025\25009742 VILLAGE OF PINECREST - URBAN ROBOT - ALEYDA MAS PARK DEDICATION TO RIGHT OF WAY SKETCH AND LEGAL DESCRIPTION S&L.DWG 11/20/2025 11:09 AM LEONARDO MANEIRA

THIS IS NOT A SURVEY



PREPARED BY:

**ATWELL**

866.850.4200 [www.atwell.com](http://www.atwell.com)  
529 WEST FLAGLER STREET  
MIAMI, FL 33130  
(305) 324-7671

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**SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION**

ALEYDA MAS PARK  
RIGHT-OF-WAY DESIGNATION

**PREPARED FOR:  
VILLAGE OF PINECREST**

DATE: 11/13/25

DR.: L.M.

CH.: A.S.

P.M.: A.J.R.

JOB: 25009742

SHEET NO.: 2 OF 3

REVISIONS:

DRAWING No.:

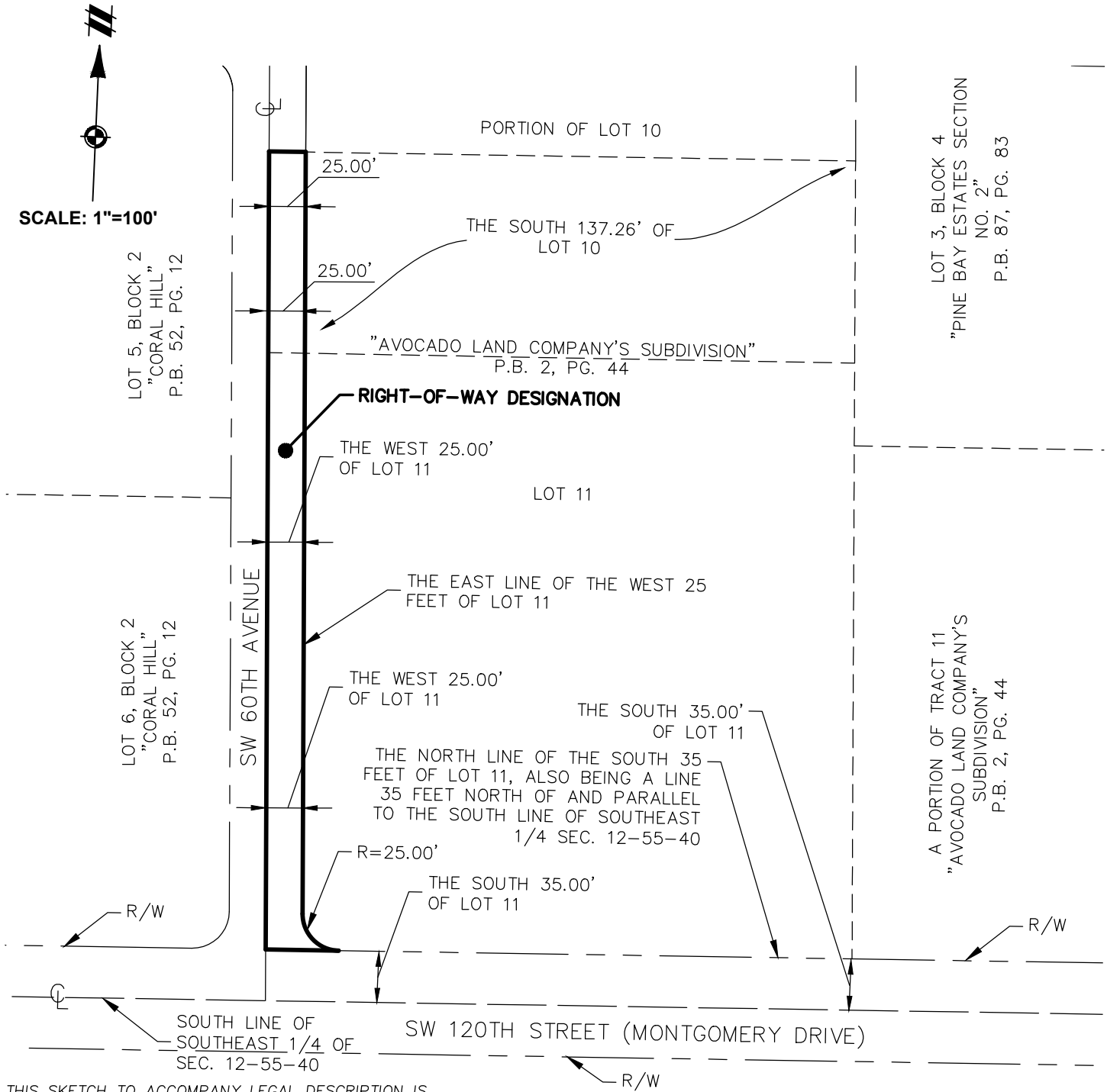
**2646-SS-23**

# EXHIBIT " \_ "

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PREPARED BY:

**ATWELL**

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**SKETCH TO ACCOMPANY  
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ALEYDA MAS PARK  
RIGHT-OF-WAY DESIGNATION

PREPARED FOR:  
VILLAGE OF PINECREST

DATE: 11/13/25

DR.: L.M.

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SHEET NO.: 3 OF 3

REVISIONS:

DRAWING No.:

**2646-SS-23**