

M E M O R A N D U M

Not On
Agenda Item No. 7(P)(1)(I)

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D. **DATE:** **July 27, 2004**
And Members, Board of County Commissioners

FROM: George M. Burgess
County Manager

SUBJECT: Resolution Authorizing the
Acquisition of Land for the Right-
of-Way and Easements Needed for
Improvements to NW 72 Avenue,
from NW 74 Street to Okeechobee
Road, State Road No. 25
Project No.662347



This item is an add-on in order to keep important roadway improvement project on project deadline.

RECOMMENDATION

It is recommended that the Board approve the attached resolution by declaring the acquisition of land for the right-of-way and easements needed to construct NW 72 Avenue, from NW 74 Street to Okeechobee Road, State Road No. 25, to be a public necessity; and authorizing the County Manager and the County Attorney to employ appraisers, review appraisers, and expert witnesses, obtain required environmental audits, and acquire the subject right-of-way in fee simple and easements at values established by the appraisals or by eminent domain proceedings, including a declaration of taking as necessary.

BACKGROUND

The Public Works Department has programmed the construction of NW 72 Avenue, from NW 74 Street to Okeechobee Road, State Road 25. The proposed improvement consists of the construction of a four-lane roadway with left turn lanes, sidewalks, curb and gutters, a six-lane bridge over the Miami Canal, a sound barrier wall, traffic signalization and signage, pavement markings, storm drainage system and street lighting. This project is located within a rapidly developing area of northwest Miami-Dade County, and this improvement is needed to provide roadway capacity for current and future traffic demands.

Right-of-way and easement acquisition funds for the NW 72 Avenue improvement will be available from District 1 Road Impact Fees. The area to be acquired by Miami-Dade County for the proposed street improvements are legally described in Exhibit "A" and Exhibit "B" respectively, and illustrated on the parcel location map in Exhibit "C".

In addition, the use of a Declaration of Taking, as necessary, is requested in order to acquire the property without delay, in order for construction to proceed on schedule. As is the case in all Eminent Domain proceedings, Miami-Dade County is committed to acquire the land at a price ultimately established by jury trial.

Honorable Chairperson Barbara Carey-Shuler, Ed.D.

And Members, Board of County Commissioners

Page 2

Approval for the acquisition of the right-of-way and easements needed for this project was previously approved by Resolution No. R-1142-02, adopted October 8, 2002 and Resolution No. 637-03, adopted June 3, 2003.

These resolutions authorize the County Manager and the County Attorney to acquire the easements and fee simple title of the right-of-way needed, by donation, purchase or eminent domain court proceedings, including a declaration of taking, if necessary. The attached resolution includes, in addition to the above, additional easements and right-of-way now necessary due to revisions to the construction plans.

Public hearings were held by Miami-Dade County Public Works Department in the Town of Medley on September 27, 2000 and in the City of Hialeah on September 28, 2000, to inform the public of the proposed road improvements within their neighborhood.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: July 27, 2004

FROM: Robert A. Ginsburg
County Attorney

Not On

SUBJECT: Agenda Item No. 7(P)(1)(I)

Please note any items checked.

"4-Day Rule" ("3-Day Rule" for committees) applicable if raised

6 weeks required between first reading and public hearing

4 weeks notification to municipal officials required prior to public hearing

Decreases revenues or increases expenditures without balancing budget

Budget required

Statement of fiscal impact required

Bid waiver requiring County Manager's written recommendation

Ordinance creating a new board requires detailed County Manager's report for public hearing

Housekeeping item (no policy decision required)

No committee review

Approved _____ Mayor
Veto _____
Override _____

Not On
Agenda Item No. 7(P)(1)(I)
7-27-04

RESOLUTION NO. _____

RESOLUTION DECLARING THE ACQUISITION OF LAND FOR THE RIGHT-OF-WAY AND EASEMENTS NEEDED FOR IMPROVEMENTS TO NW 72 AVENUE, FROM NW 74 STREET TO OKEECHOBEE ROAD, STATE ROAD NO. 25, TO BE A PUBLIC NECESSITY; AND AUTHORIZING AND DIRECTING THE COUNTY MANAGER AND THE COUNTY ATTORNEY TO TAKE ANY AND ALL APPROPRIATE ACTIONS TO ACCOMPLISH ACQUISITION OF THE SUBJECT PROPERTY, BY DONATION, PURCHASE, OR BY EMINENT DOMAIN COURT PROCEEDINGS INCLUDING A DECLARATION OF TAKING, IF NECESSARY, FOR AND ON BEHALF OF, MIAMI-DADE COUNTY, FLORIDA

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

WHEREAS, this Board finds and declares the acquisition of the parcels of land in fee simple as legally described in "Exhibit A", and for easements as legally described in "Exhibit B", and all as shown on the project location map in "Exhibit C", attached hereto and made a part hereof, to be a public necessity and in the best interest of Miami-Dade County to widen and improve NW 72 Avenue from NW 74 Street to Okeechobee Road, State Road No. 25.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board authorizes and directs the County Manager and the County Attorney to employ appraisers, review appraisers and expert witnesses, to obtain required environmental audits and to take any and all appropriate actions to acquire the subject property in fee simple

or easements as described in exhibits "A" and "B", by donations, purchase or eminent domain proceedings, including a declaration of taking, for and on behalf of Miami-Dade County, Florida.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

- | | |
|---------------------------------------|------------------|
| Dr. Barbara Carey-Shuler, Chairperson | |
| Katy Sorenson, Vice-Chairperson | |
| Bruno A. Barreiro | Jose "Pepe" Diaz |
| Betty T. Ferguson | Sally A. Heyman |
| Joe A. Martinez | Jimmy L. Morales |
| Dennis C. Moss | Dorrin D. Rolle |
| Natacha Seijas | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 27th day of July, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. 
Thomas Goldstein

By _____
Deputy Clerk

EXHIBIT "A"
NW 72 AVENUE
PARCELS (FEE SIMPLE)

Parcel No. 3: That portion of Tract 39 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the East 35.00 feet of the SW 1/4 of said Section 11, LESS the North 25.00 feet of said Tract 39; AND LESS that portion described as follows: **BEGIN** at the point of intersection of the West line of the East 15.00 feet of the SW 1/4 of said Section 11, with the South line of the North 25.00 feet of said Tract 39; thence run N 89°57'50" W, along the South line of the North 25.00 feet of said Tract 39, for a distance of 220.00 feet to the point of intersection with a line 235.00 feet West of and parallel to the East line of the North 1/2 of the South 1/2 of the SE 1/4 of the SW 1/4 of said Section 11, as measured along the North line thereof; thence run S 01°29'20" E, along the last described line, for a distance of 11.56 feet; thence run S 89°50'44" E for 9.89 feet to the point of curvature of a circular curve to the right; thence run Easterly along the arc of said circular curve to the right, having a radius of 5,691.79 feet, through a central angle of 01°24'20", for an arc distance of 139.62 feet; thence run S 01°33'35" W, along a line radial to the previous described curve, for a distance of 25.27 feet; thence run S 89°44'01" E for a distance of 71.92 feet to the point of intersection with the West line of said East 15.00 feet of the SW 1/4 of said Section 11; thence run N 01°29'20" W, along the West line of said East 15.00 feet of the SW 1/4 of said Section 11, for a distance of 39.14 feet to the **POINT OF BEGINNING**. AND LESS that portion thereof previously dedicated to the public.

Parcel No. 8: That portion of the South 149.74 feet of Tract 36 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the East 35.00 feet of the SW 1/4 of said Section 11; LESS that portion thereof previously dedicated to the public.

Parcel No. 10: That portion of the North 140 feet of Tract 36 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the East 35.00 feet of the SW 1/4 of said Section 11; LESS that portion thereof previously dedicated to the public.

Parcel No. 11: That portion of Tracts 33 and 34 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the East 55.00 feet of the SW 1/4 of said Section 11. LESS that portion thereof which lies Northeasterly of the Southwesterly Right of way line of NW South River Drive as previously conveyed to Miami-Dade County by Quit Claim Deed and Conveyance dated March 06, 1947 and recorded in Deed Book 2886 at page 332 of the Public records of Miami-Dade County, Florida, and LESS that portion thereof previously dedicated to the public.

EXHIBIT "A"
NW 72 AVENUE
PARCELS (FEE SIMPLE)

Parcel No. 12: That portion of Tract 33 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies Southwesterly of the Southwesterly bank of the Miami Canal and Northeasterly of the Northeasterly right of way line of N.W. South River Drive, being more particularly described as follows: COMMENCE at the Northeast corner of the SW 1/4 of said Section 11; thence run S01°29'20"E, along the East line of said SW 1/4, for a distance of 247.77 feet to the point of intersection with the Southeasterly extension of the Northeasterly right of way line of N.W. South River Drive also being the **POINT OF BEGINNING**; thence run N50°50'20"W, along said Northeasterly right of way line and its Southeasterly extension, for a distance of 119.73 feet; thence run N57°10'12"E, for a distance of 29.1 feet, more or less, to the Southwesterly bank of Miami Canal; thence run Southeasterly, along the Southwesterly bank of said Miami Canal, for a distance of 88.4 feet, more or less, to the point of intersection with the East line of the SW 1/4 of said Section 11; thence run S01°29'20"E, along the East line of the SW 1/4 of said Section 11, for a distance of 34.3 feet, more or less, to the **POINT OF BEGINNING**; LESS that portion thereof previously dedicated to the public.

Parcel No. 13: The West 5.00 feet of Lots 1, 2 and 3 in Block 2 of REED TERRACE, according to the plat thereof recorded in Plat Book 29 at Page 73 of the Public Records of Miami-Dade County, Florida.

Parcel No. 14: That portion of Tract 58 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the West 35.00 feet of the following described parcel of land: COMMENCE at the point of intersection of the West line of the SE 1/4 of said Section 11 with the North line of said Tract 58, also being the North right-of-way line of the Florida East Coast Railway Company's Seminole Lead Track; thence run S 01°29'20" E, along the West line of said SE 1/4, for a distance of 64.27 feet to the **POINT OF BEGINNING** also being the point of intersection with the Westerly extension of the Southerly right of way line of the Metro-Rail Extension to the Palmetto Expressway and Multi-Modal Facility according to Order of Taking dated June 23, 1999 and recorded in Official Records Book 18672 at Page 173 of the Public Records of Miami-Dade County, Florida; thence run S 89°44'01" E, along said Southerly right of way line and its Westerly extension, for a distance of 158.83 feet to the point of curvature of a circular curve to the right, having a radius of 981.00 feet; thence run Southeasterly, along said Southerly right of way line and also being the arc of said circular curve to the right, through a central angle of 09°40'48", for an arc distance of 165.74 feet to a point of tangency; thence run S 64°32'32" E, for the next three courses along said Southerly right of way line, for a distance of 75.83 feet to a point; thence run S61°13'44" E for a distance of 76.19 feet to a point; thence run S 58°28'00" E for a distance of 153.50 feet to a point; thence run S 57°43'55" E for a distance of 117.83 feet to the point of intersection with the South line of said Tract 58; thence run S 89°58'30" E, along the South line of said Tract 58 and its Westerly extension, for a distance of 674.54 feet to the point of intersection with the West line of the SE 1/4 of said Section 11; thence run N 01°29'20" W, along the West line of the SE 1/4 of said Section 11, for a distance of 265.70 feet to the **POINT OF BEGINNING**; LESS that portion thereof previously dedicated to the public.

EXHIBIT "A"
NW 72 AVENUE
PARCELS (FEE SIMPLE)

Parcel No. 15: That portion of Tract 59 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the West 35.00 feet of the SE 1/4 of said Section 11, LESS that portion thereof which lies Northeasterly of the Southwesterly right of way line of the Florida East Coast Railroad right of way as said right of way was deeded by Warranty Deed dated April 16, 1951 and recorded in Deed Book 3440 at Page 433 of the Public Records of Miami-Dade County, Florida; **AND LESS** that portion thereof previously dedicated to the public.

Parcel No. 17: That portion of Tract 59 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the West 35.00 feet of the SE 1/4 of said Section 11, LESS that portion thereof which lies Southwesterly of the Northeasterly right of way line of the Florida East Coast Railroad right of way as said right of way was deeded by Warranty Deed dated April 16, 1951 and recorded in Deed Book 3440 at Page 433 of the Public Records of Miami-Dade County, Florida; **AND LESS** that portion thereof previously dedicated to the public.

Parcel No. 20: That portion of the South 197.85 feet of Tract 61 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the West 35.00 feet of the SE 1/4 of said Section 11; LESS that portion thereof previously dedicated to the public.

Parcel No. 21: That portion of Tract 61 LESS the South 197.85 feet thereof, and that portion of the South 82.84 feet of Tract 62 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: **BEGINNING** at the point of intersection of the North line of said Tract 61 and the East line of the West 15.00 feet of the SE 1/4 of said Section 11; thence run N01°29'20"W, along the East line of the West 15.00 feet of the SE 1/4 of said Section 11, for a distance of 82.87 feet to the point of intersection with the North line of the South 82.84 feet of Tract 62; thence run S89°58'35"E, along the North line of the South 82.84 feet of said Tract 62, for a distance of 18.75 feet to a non-tangent point on a circular curve concave to the West whose radius point bears S85°51'47"W; thence run Southeasterly to Southerly along the arc of said curve concave to the West, having a radius of 1181.00 feet, through a central angle of 2°38'52", for an arc distance of 54.58 feet to a point of tangency with the East line of the West 35.00 feet of the SE 1/4 of said Section 11; thence run S01°29'20"E, along East line of the West 35.00 feet of the SE 1/4 of said Section 11, for a distance of 160.42 feet to the point of intersection with the North line of the South 197.85 feet of Tract 61; thence run N89°58'20"W, along the North line of the South 197.85 feet of said Tract 61, for a distance of 20.01 feet to the point of intersection with the East line of the West 15.00 feet of the SE 1/4 of said Section 11; thence run N01°29'20"W, along the East line of the West 15.00 feet of the SE 1/4 of said Section 11, for a distance of 132.07 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"
NW 72 AVENUE
PARCELS (FEE SIMPLE)

Parcel No. 22: That portion of Tract 62 LESS the South 82.84 feet thereof of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: **BEGINNING** at the point of intersection of the North line of the South 82.84 feet of said Tract 62 with the East line of the West 15.00 feet of the SE 1/4 of said Section 11; thence run N01°29'20"W, parallel and 15.00 feet East of the West line of the SE 1/4 of said Section 11, for a distance of 247.12 feet to the point of intersection with the North line of said Tract 62 and a point of cusp with a circular curve concave to the East; thence run Southerly and Southeasterly along said circular curve concave to the East, having a radius of 1111.00 feet, through a central angle of 07°34'38", for an arc distance of 146.92 feet to a point of reverse curvature; thence continue Southeasterly along a circular curve concave to the West, having a radius of 1181.00 feet, through a central angle of 4°55'37", for an arc distance of 101.55 feet to a point of intersection with the North line of the South 82.84 feet of said Tract 62; thence run N89°58'35"W, along the North line of the South 82.84 feet of said Tract 62, for a distance of 18.75 feet to a point of intersection with the East line of the West 15.00 feet of the SE 1/4 of said Section 11 and the **POINT OF BEGINNING**.

Parcel No. 23: That portion of Tract 63 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: **COMMENCE** at the point of intersection of the East line of the West 15.00 feet of the SE 1/4 of said Section 11 and the South line of Tract 63; thence run N01°29'20"W, along the East line of the West 15.00 feet of the SE 1/4 of said Section 11, for a distance of 247.73 feet to the point of curvature of a circular curve concave to the Southeast said point being also the **POINT OF BEGINNING**; thence run Northerly to Northeasterly along the arc of said circular curve concave to the Southeast, having a radius of 42.00 feet, through a central angle of 82°27'36", for an arc distance of 60.45 feet to a point of intersection with the Southwesterly right of way line of N.W. South River Drive as previously conveyed to Miami-Dade County by Quit Claim Deed and Conveyance dated March 06, 1947 and recorded in Deed Book 2886 at page 332 of the Public records of Miami-Dade County, Florida; thence run N50°50'20"W, along the said Southwesterly right of way line of N.W. South River Drive, for a distance of 48.09 feet to a point of intersection with the East line of the West 15.00 feet of the SE 1/4 of said Section 11; thence run S01°29'20"E, along the East line of the West 15.00 feet of the SE 1/4 of said Section 11, for a distance of 72.97 feet to the **POINT OF BEGINNING**.

EXHIBIT "A"
NW 72 AVENUE
PARCELS (FEE SIMPLE)

Parcel No. 24: That portion of Tract 64 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies Southwesterly of the Southwesterly bank of the Miami Canal and Northeasterly of the Northeasterly right of way line of N.W. South River Drive, being more particularly described as follows: COMMENCE at the Northwest corner of the SE 1/4 of said Section 11; thence run S01°29'20"E , along the West line of said SE 1/4, for a distance of 247.77 feet to the point of intersection with the Northwesterly extension of the Northeasterly right of way line of N.W. South River Drive also being the **POINT OF BEGINNING**; thence run S 50°50'20" E, along the Northeasterly right of way line and its Northwesterly extension, for a distance of 62.58 feet to a point of cusp with a circular curve concave to the Northeast; thence run Northwesterly , along the arc of said circular curve concave to the Northeast, having a radius of 40.00 feet, through a central angle of 39°46'59", for an arc distance of 27.77 feet to a point; thence run N 39°09'41" E, for a distance of 16.7 feet, more or less, to the Southwesterly bank of the Miami Canal; thence run Northwesterly, along the Southwesterly bank of said Miami Canal, for a distance of 59.3 feet, more or less, to the point of intersection with the East line of the SW 1/4 of said Section 11 ; thence run S01°29'20"E, along the East line of the SW 1/4 of said Section 11, for a distance of 34.3 feet, more or less to the **POINT OF BEGINNING**; LESS that portion thereof previously dedicated to the public.

Parcel No. 26: That portion of Lot 1 Block 2 of PADRON INDUSTRIAL PARK in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 110 at Page 24 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of said Lot 1; thence run N01°29'20"W , along the East line of said Lot 1, for a distance of 26.51 feet to the POINT OF BEGINNING; thence continue N01°29'20"W, along the East line of said Lot 1, for a distance of 89.12 feet to a point of curvature of a circular curve concave to the Southwest; thence run Northerly to Northwesterly along the arc of said curve concave to the Southwest, having a radius of 25.00 feet, through a central angle of 88°30'06", for an arc distance of 38.62 feet to a point of tangency with the Southerly right of way line of N.W. 79 Terrace; thence run N89°59'26"W, along said Southerly right of way line, for a distance of 3.67 feet to a point of cusp with a circular curve concave to the Southwest; thence run Southerly and Southeasterly along said circular curve concave to the Southwest, having a radius of 25.00 feet, through a central angle of 83°47'21", for an arc distance of 36.56 feet to a point of compound curvature; thence continue Southerly along a circular curve concave to the West, having a radius of 1111.00 feet, through a central angle of 4°42'45", for an arc distance of 91.38 feet to a point of tangency with the East line of said Lot 1 Block 2 and the **POINT OF BEGINNING**.

EXHIBIT "A"
NW 72 AVENUE
PARCELS (FEE SIMPLE)

Parcel No. 27: That portion of Lot 1 Block 1 of PADRON INDUSTRIAL PARK in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 110 at Page 24 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1; thence run N 89°59'35" W, along the North line of said Lot 1, for a distance of 20.01 feet to a point of intersection with a line 20.00 feet West and parallel with the East line of said Lot 1; thence run S 01°29'20" E, along said parallel line, for a distance of 1.88 feet to a point of curvature of a circular curve concave to the East; thence run Southerly to Southeasterly along the arc of said curve concave to the East, having a radius of 1181.00 feet, through a central angle of 5°21'23", for an arc distance of 110.41 feet to a point of reverse curvature with a circular curve concave to the Northwest, having a radius of 25.00 feet, through a central angle of 96°51'17", for an arc distance of 42.26 feet to a point of tangency with the Northerly right of way line of N.W. 79 Terrace; thence run S 89°59'26" E, along said Northerly right of way line, for a distance of 14.74 feet to a point of curvature of a circular curve concave to the Northwest; thence run Easterly and Northeasterly along said circular curve concave to the Northwest, having a radius of 25.00 feet, through a central angle of 91°29'54", for an arc distance of 39.92 feet to a point of tangency with the East line of said Lot 1; thence run N 01°29'20" W, along the East line of said Lot 1, for a distance of 114.32 feet to the **POINT OF BEGINNING**.

EXHIBIT "B"
NW 72 AVENUE
EASEMENTS

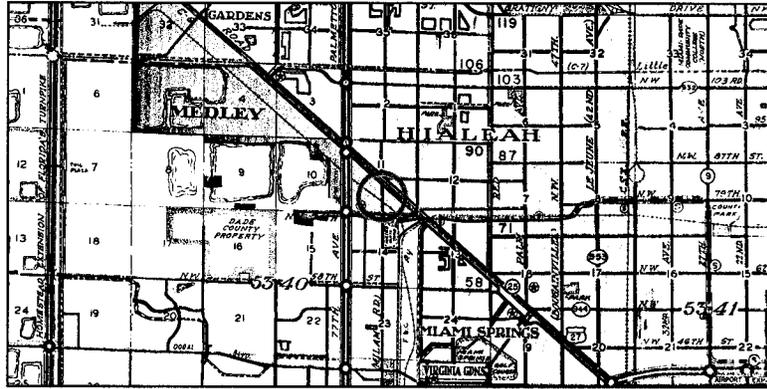
Parcel 11A (Soundwall Easement): That portion of Tract 33 and 34 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the West 4.00 feet of the East 59.00 feet of the SW 1/4 of said Section 11. LESS that portion thereof which lies Northeasterly of the Southwesterly Right of way line of NW South River Drive as previously conveyed to Miami-Dade County by Quit Claim Deed and Conveyance dated March 06, 1947 and recorded in Deed Book 2886 at page 332 of the Public records of Miami-Dade County, Florida.

Parcel 25 (Stormwater Outfall Easement): That portion of Tract 64 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, in Section 11, Township 53 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies Southwesterly of the Southwesterly bank of the Miami Canal and Northeasterly of the Northeasterly right of way line of N.W. South River Drive, being more particularly described as follows:

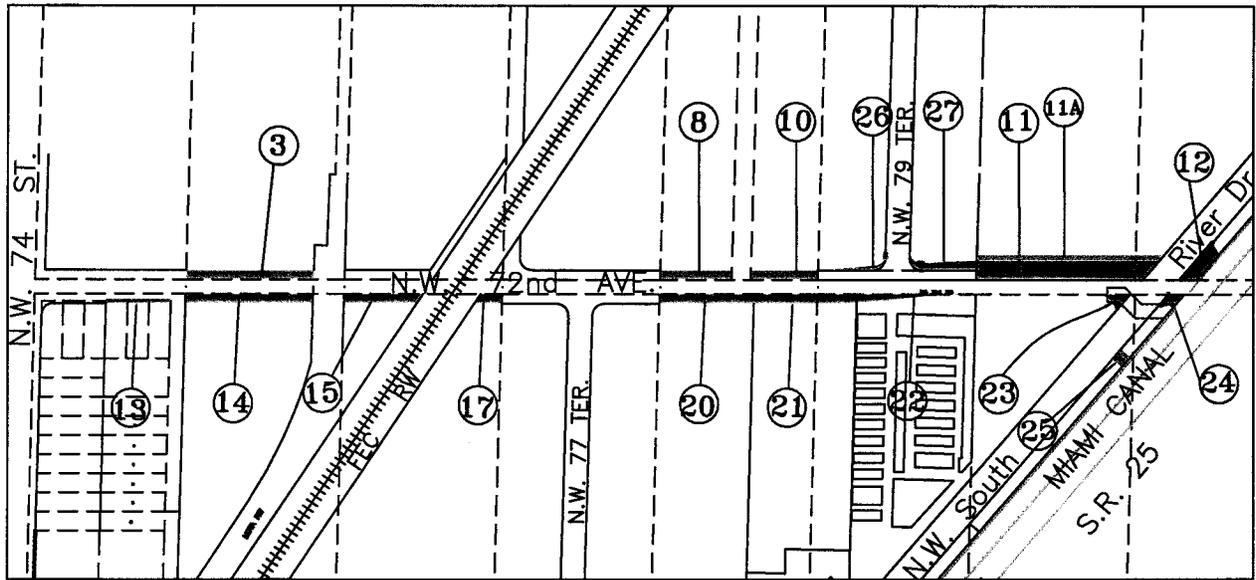
A strip of land 10.00 feet wide lying 5.00 feet on each side of the following described centerline: COMMENCE at the intersection of the West line of the SE 1/4 of said Section 11 with the centerline of N.W. South River Drive; thence run S50°50'20"E along the centerline of said N.W. South River Drive for a distance of 160.00 feet; thence run N39°09'40"E for a distance of 30.00 feet to the Northeasterly right-of-way line of N.W. South River Drive and the **POINT OF BEGINNING** of the herein described line; thence continue N39°09'40"E for a distance of 26.0 feet, more or less, to the Southwesterly bank of Miami Canal and to the **POINT OF TERMINATION** of the herein described line.

EXHIBIT "C"

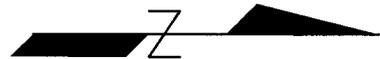
SEC 11
TWP 53 S
RGE 40 E



LOCATION MAP Not to Scale



NW 72 AVE (Milam Dairy) between
NW 74 STREET and SR 25 (OKEECHOBEE ROAD).



R/W to be acquired by County



Easement to be acquired by County (11A & 25)

NOT A SURVEY
SCALE 1" = 400'