# Memorandum

MIAMI-DADE COUNTY

**Date:** May 6, 2008

Agenda Item No. 8(P)(1)(K)

**To:** Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

**From:** George M. Burgess
County Manager

**Subject:** Resolution Authorizing the Mayor and the County Attorney to Accept the Dedications and Donations of Land for Right-of-Way Needed for Improvements along NW 138 Street, from NW 107 Avenue to Florida Department of Transportation Right-of-Way at I-75 on behalf of Miami-Dade County

**This item was amended at the Government Operations & Environment Committee meeting to add Secondary Gas Tax as a funding source for the future project.**

## Recommendation

It is recommended that the Board of County Commissioners (BCC) approve the attached resolution authorizing the Mayor and the County Attorney to accept Dedications and Donations of land for right-of-way needed for improvements along NW 138 Street, from NW 107 Avenue to Florida Department of Transportation right-of-way at I-75 on behalf of Miami-Dade County. The City of Hialeah, working jointly with Miami-Dade Public Works, acquired the subject properties described in the attached Exhibit "A", and illustrated on the Location Map in Exhibit "B", in fee simple and by canal maintenance easement.

## Scope

The majority of the project is located along the common municipal boundary of the Cities of Hialeah and Hialeah Gardens, with the remaining portion located completely within the City of Hialeah. The entire length of the project is within Commission District 12.

The acceptance of these dedications and donations will facilitate the improvements to NW 138 St which include widening the roadway from two (2) to six (6) lanes with sidewalk, curb and gutter, storm drainage system, roadway lighting, signing and pavement markings, signalization, landscaping, raised median, canal relocation, demucking, and Florida Power and Light Company (FP&L) line relocation.

## Fiscal Impact/Funding Source

The acceptance of these dedications and donations will have no fiscal impact on the County. The City has agreed to provide the project's construction plans at its sole expense. The County's contribution to the project, including contingencies, is estimated to be $12,300,000. Funding will be provided by Road Impact Fee (RIF) District 3 and Secondary Gas Tax funds.

## Track Record/Monitor

Not Applicable

## Background

The City has requested that the County accept in advance the right-of-way deeds that the City will be acquiring in order to expedite the construction of the NW 138 Street corridor to provide improved transportation access. The City is currently preparing construction plans and they have agreed to bid and construct the project on a reimbursable basis in order to expedite the completion date. A Joint Participation Agreement (JPA) between Miami-Dade County and the City of Hialeah (City) has been drafted and executed by the City and subsequently be presented to the BCC for approval.

Assistant County Manager

# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

**DATE:** May 6, 2008

**FROM:** R. A. Cuevas, Jr. County Attorney

**SUBJECT:** Agenda Item No. 8(P)(1)(K)

**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 _____

Agenda Item No. 8(P)(1)(K)
5-6-08

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE MAYOR AND THE COUNTY ATTORNEY TO ACCEPT THE DEDICATIONS AND DONATIONS OF LAND FOR RIGHT-OF-WAY NEEDED FOR IMPROVEMENTS ALONG NW 138 STREET, FROM NW 107 AVENUE TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY AT I-75, FOR AND ON BEHALF OF MIAMI-DADE COUNTY

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

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA,** that this Board hereby authorizes the Mayor and the County Attorney to accept the dedication and donations of land for right-of-way needed for improvements along NW 138 Street, from NW 107 Avenue to Florida Department of Transportation right-of-way at I-75 on behalf of Miami-Dade County. The City of Hialeah, working jointly with Miami-Dade Public Works, acquired the subject properties described in the attached Exhibit "A", and illustrated on the Location Map in Exhibit "B", in fee simple and by canal maintenance easement.

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:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

| | |
|---|---|
| Jose "Pepe" Diaz | Audrey M. Edmonson |
| Carlos A. Gimenez | Sally A. Heyman |
| Joe A. Martinez | Dennis C. Moss |
| Dorrin D. Rolle | Natacha Seijas |
| Katy Sorenson | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 2008. 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

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

**Parcel 200 (Fee Simple)**

LEGAL DESCRIPTION

A portion of Tract 32, in the Northwest one-quarter (NW ¼) of Section 29, Township 52 South, Range 40 East, Florida Fruit Lands Company Subdivision No. 1, according to the Plat thereof, as 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 Northwest corner of the Northwest one-quarter (NW ¼) of said Section 29; thence North 89°41'34" East along the North line of the Northwest one-quarter of said Section 29 for a distance of 1320.42 feet to the East line of the Northwest one-quarter (NW ¼) of said Section 29; thence South 02°37'47" East along the said East line for a distance of 80.07 feet; thence South 89°41'34" West along a line 80.00 feet south of and parallel with the North line of the Northwest one-quarter (NW ¼)of said Section 29 for a distance of 521.01 feet; thence South 86°13'07" West for a distance of 417.98 feet; thence South 89°41'34" West along a line 105.33 feet south of and parallel with the North line of the Northwest one-quarter (NW ¼) of said Section 29 for a distance of 315.08 feet to a point of curvature of a circular curve concave to the Southeast, having a radius of 25.00 feet and a central angle of 92°19'41"; thence southwesterly along the arc of said curve for a distance of 40.29 feet to a point of tangency; thence South 02°38'07" East along a line 40.00 feet West of and parallel with the West line of the Northwest one-quarter (NW ¼) of said Section 29 for a distance of 210.08 feet to the South line of said Tract 32; thence South 89°41'34" West along said South line for a distance of 40.03 feet to the West line of the Northwest one-quarter (NW ¼)of said Section 29; thence North 02°38'07" West along the said west line for a distance of 341.54 feet to the POINT OF BEGINNING,

AND

Excepting therefrom any portion of the above described lands previously dedicated as public right-of-way.

**Parcel 202 (Fee Simple)**

LEGAL DESCRIPTION

That portion of Tract 17, in the Northwest one-quarter (NW ¼) of Section 29, Township 52 South, Range 40 East, Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida that lies within the West 15.00 feet of the East 30.00 feet of the South 140.00 feet of the North 205.00 feet of said Northwest one-quarter (NW ¼),

AND

That portion of Tract 17, in said Northwest one-quarter (NW ¼), which lies within the external area formed by a 25.00 foot radius arc concave to the Southwest, tangent to the South line of the North 65.00 feet of said Northwest one-quarter (NW ¼) and tangent to the West line of the West 30.00 feet of said Northwest one-quarter (NW ¼),

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 203 (Fee Simple)**

LEGAL DESCRIPTION

That portion of the West 264.00 feet of Tract 16, in the Northeast one-quarter (NE ¼) of Section 29, Township 52 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, that lies within the East 15.00 feet of the West 30.00 feet of the South 140.00 feet of the North 205.00 feet of said Northeast one-quarter (NE ¼),

AND

That portion of Tract 16, in said Northeast one-quarter (NE ¼), which lies within the external area formed by a 25.00 foot radius arc concave to the Southeast, tangent to the South line of the North 65.00 feet of said Northeast one-quarter (NE ¼) and tangent to the East line of the West 30.00 feet of said Northeast one-quarter (NE ¼),

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 204 (Fee Simple)**

LEGAL DESCRIPTION

That portion of the West one-half (W. ½) of Tract 16, in the Northeast one-quarter (NE ¼)of Section 29, Township 52 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, EXCEPT the West 264 feet thereof, lying north of a line 80.00 feet south of and parallel with the north line of the Northeast one-quarter (NE ¼) of said Section 29;

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 205 (Fee Simple)**

LEGAL DESCRIPTION

That portion of the East one-half (E ½) of Tract 16, in the Northeast one-quarter (NE ¼) of Section 29, Township 52 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida; lying North of a line 80.00 feet South of and parallel with the North line of the Northeast ¼ of said Section 29;

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 206a (Fee Simple)**

LEGAL DESCRIPTION

That portion of Tract 1, in the Northeast one-quarter (NE ¼) of Section 29, Township 52 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, lying within the West 65.00 feet of the East 80.00 feet of said Northeast one-quarter (NE ¼), and lying South of the North 65.00 feet thereof,

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 206b (Fee Simple):**

LEGAL DESCRIPTION

That portion of Tract 2, in the Northeast one-quarter (NE ¼) of Section 29, Township 52 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, lying within the East 80 feet of the Northeast one-quarter (NE ¼) of said Section 29.

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 209 (Fee Simple)**

LEGAL DESCRIPTION

The South 75.00 feet of the East one-half (E. ½) of Tract 8, in the Southwest one-quarter (SW ¼)of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida,

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 210 (Fee Simple)**

LEGAL DESCRIPTION

The North 35.00 feet of the South 75.00 feet of the East 41.25 feet of Tract 24, and the North 35.00 feet of the South 75.00 feet of the West one-half (W. ½) of Tract 8, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY

SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida,

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 211 (Fee Simple)**

LEGAL DESCRIPTION

The North 35.00 feet of the South 75.00 feet of the West 288.75 feet of Tract 24, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida,

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 212 (Fee Simple)**

LEGAL DESCRIPTION

The North 35.00 feet of the South 75.00 feet of Tract 23, less the West 247.50 feet thereof, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida,

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 213 (Fee Simple)**

LEGAL DESCRIPTION

The South 75.00 feet of the West 247.5 feet of Tract 23, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as

recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida,

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 214 (Fee Simple)**

The South 75.00 feet of the East one-half (E. ½) of Tract 22, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida,

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 216 (Fee Simple)**

LEGAL DESCRIPTION

That portion of Tract 20, and that portion of Tract 21, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Southwest corner of the Southwest one-quarter (SW ¼) of said Section 20; thence North 02°34'51" West along the West line of the Southwest one-quarter (SW ¼)of said Section 20 for a distance of 139.61 feet; thence North 87°25'09" East for a distance of 55.00 feet; thence South 02°34'51" East along a line 55.00 feet East of and parallel to the West line of the Southwest one-quarter (SW ¼) of said Section 20 for a distance of 81.75 feet; thence North 89°41'34" East along a line 60.00 feet North of and parallel to the South line of the Southwest one-quarter (SW ¼) of said Section 20 for a distance of 511.14 feet; thence North 85°05'16" East for a distance of 311.39 feet; thence North 89°41'34" East 85.00 feet North of and parallel to the South line of the Southwest one-quarter (SW ¼) of said Section 20 for a distance of 77.41 feet to a point lying on the West line of the East 35.00 feet of said Tract 21; thence South 02°39'14" East along the West line of the East 35.00 feet of said Tract 21 for a distance of 75.06 feet to a point lying on the South line of the Southwest one-quarter (SW ¼) of said Section 20; thence South

89°41'34" West along said South line of the Southwest one-quarter (SW ¼) of said Section 20 for a distance of 955.07 feet to the POINT OF BEGINNING;

AND

Excepting therefrom any portion of the above-described lands previously dedicated at public right-of-way.

**Parcel 230 (Fee Simple)**

LEGAL DESCRIPTION

Those portions of Tracts 20, 21, 22, 23, 24, and 8, in the Southeast one-quarter (SE ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 68, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast one-quarter (SE ¼) of said Section 20; thence North 02°36'37" West along the West line of the Southeast one-quarter (SE ¼) for a distance of 96.08 feet; thence North 89°40'13" East along a line 96.00 feet north of and parallel to the South line of the Southeast one-quarter of said Section 20 for a distance of 324.23 feet; thence South 77°55'18" East for a distance of 51.19 feet; thence North 89°40'13" East along a line 85.00 feet North of and parallel to the South line of the Southeast one-quarter (SE ¼) of said Section 20 for a distance of 1306.17 feet; thence North 88°34'16" East for a distance of 573.46 feet; thence North 89°40'13" East along a line 96.00 feet north of and parallel with the South line of the Southeast one-quarter (SE ¼) of said Section 20 for a distance of 337.21 feet to the West line of the East 50.00 feet of the Southeast one-quarter (SE ¼) of said Section 20; thence South 02°37'55" East along said West line for a distance of 96.08 feet; thence South 89°40'13" West along the South line of the Southeast one-quarter (SE ¼) of said Section 20 for a distance of 2590.99 feet to the POINT OF BEGINNING;

AND

Excepting therefrom any portion of the above-described lands previously dedicated at public right-of-way.

**Parcel 231 (Fee Simple)**

LEGAL DESCRIPTION

All that portion of NW 104th Ct., as shown on Plat entitled RINKER LAKE, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 82, at Page 47, of the Public Records of Miami-Dade County, Florida, which lies in the North 45.00 feet of the South 85.00 feet of said Southwest one-quarter (SW ¼),

AND

Also excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 800 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A 20.00 foot wide strip of land lying within a portion of Tract 20, and Tract 21, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at a point lying 50.00 feet North of the South line of said Tract 20 and 45.00 feet East of the West line of said Tract 20; thence North along a line lying 45.00 feet East of the West line of said Tract 20 to the North line of the South 70.00 feet of said Tract 20; thence East along said North line to a point lying 565.73 feet East of the West line of said Southwest one-quarter (SW ¼); thence Easterly to a point on the North line of the South 95.00 feet of said Tract 21, said point lying 874.83 feet East of the West line of said Southwest one-quarter (SW ¼); thence East along said North line to the West line of the East 35.00 feet of said Tract 21; thence South along said West line to the North line of the South 75.00 feet of said Tract 21; thence West along said North line to a point lying 876.87 feet East of the West line of said Southwest one-quarter (SW ¼); thence Westerly to a point on the North line of the South 50.00 feet of said Tract 21, said point lying 565.74 feet East of the West line of said Southwest one-quarter (SW ¼); thence West along said North line to the POINT OF BEGINNING.

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

12

**Parcel 801 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A 20.00 foot wide strip of land lying within portions of NW 104th Court and Tract G, as shown on Plat entitled RINKER LAKE, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 82, at Page 47, of the Public Records of Miami-Dade County, Florida, which lies within the North 20.00 feet of the South 105.00 feet of said Southwest one-quarter (SW ¼).

Also excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 802 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A 20.00 foot wide strip of land lying within the North 20.00 feet of the South 95.00 feet of the East one-half (E ½) of Tract 22, in the Southwest one-quarter of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida.

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 803 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A 20.00 foot wide strip of land lying within the North 20.00 feet of the South 95.00 feet of the West 247.50 feet of Tract 23, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida.

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 804 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A 20.00 foot wide strip of land lying within the North 20.00 feet of the South 95.00 feet of Tract 23, except the West 247.50 feet thereof, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida.

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 805 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A 20.00 foot wide strip of land lying within the North 20.00 feet of the South 95.00 feet of the West 288.75 feet of Tract 24, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida.

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 806 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A 20.00 feet wide strip of land being a portion of the East 41.25 feet of Tract 24 and of West one-half (1/2) of Tract 8, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida, and lying within the North 20.00 feet of the South 95.00 feet of said Tracts.

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 807 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A 20.00 foot wide strip of land lying within the North 20.00 feet of the South 95.00 feet of the East one-half (E. ½) of Tract 8, in the Southwest one-quarter (SW ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 68, of the Public Records of Miami-Dade County, Florida.

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 808 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A 20.00 foot wide strip of land lying within those portions of Tracts 20, 21, 22, 23, 24, and 8, in the Southeast one-quarter (SE ¼) of Section 20, Township 52 South, Range 40 East, of CHAMBERS LAND COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, Page 68, of the Public Records of Miami-Dade County, Florida, described as follows:

Commencing at the Southwest corner of said Tract 20, said corner lying 10.00 feet North of the South line of said Southeast one-quarter (SE ¼) and 10.00 feet East of the West line of said Southeast one-quarter (SE ¼); thence East along the South line of said Tract 20, also being a line lying 10.00 feet North of the South line of said Southeast one-quarter (SE ¼), to its intersection with the East line of the West 43.00 feet of said Southeast one-quarter (SE ¼), thence North along said East line to the North line of the South 86.00 feet of said Tract 20 for a POINT OF BEGINNING; thence continuing North along said East line to the North line of the South 106.00 feet of said Tract 20; thence East along said North line to a point lying 326.94 feet East of the West line of said Southeast one-quarter (SE ¼); thence Southeasterly to a point on the North line of the South 95.00 feet of said Tract 20, said point lying 376.46 feet East of said Southeast one-quarter (SE ¼); thence East along said North line to a point lying 959.66 feet West of the East line of said Southeast one-quarter (SE ¼); thence Easterly to a point on the North line of the South 106.00 feet of said Tract 8, said point lying 386.33 feet West of the East line of said Southeast one-quarter (SE ¼); thence East along said North line to the West line of the East 50.00 feet of said Southeast one-quarter (SE ¼); thence South along said West line to the North line of the South 96.00 feet of said Tract 8; thence West along said North line to a point

lying 386.94 feet West of said Southeast one-quarter (SE ¼); thence Westerly to a point on the North line of the South 75.00 feet of the herein described Tracts, said point lying 960.27 feet West of the East line of said Southeast one-quarter (SE ¼); thence West along said North line to a point lying 373.49 feet East of the West line of said Southeast one-quarter (SE ¼); thence Northwesterly to a point on the North line of the South 86.00 feet of said Tract 20, said point lying 323.97 feet East of the West line of said Southeast one-quarter (SE ¼); thence West along said North line to the POINT OF BEGINNING.

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 809 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

That portion of Tract 41, in the Southwest one-quarter (SW ¼) of Section 21, Township 52 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, bounded as follows: On the South by the North line of the South 115.00 feet of the Southwest one-quarter (SW ¼) of said Section 21; on the East by the Westerly line of the Limited Access Right-of-Way of I-75, as shown on the Florida State Department of Transportation Right-of-Way Map, Section 87075-2402, dated December 1, 1978, in the Southwest one-quarter (SW ¼) of said Section 21; on the West by the East line of the West 50.00 feet of the Southwest one-quarter (SW ¼) of said Section 21; on the North by a line described as follows:

Beginning at a point lying 50.00 feet East of the West line of the Southwest one-quarter (SW ¼) of said Section 21 and 127.00 feet North of the South line of the Southwest one-quarter (SW ¼)of said Section 21; thence East along a line 127.00 feet North of and parallel with the South line of the Southwest one-quarter (SW ¼) of said Section 21, to a point lying 258.69 feet East of the West line of the Southwest one-quarter (SW ¼) of said Section 21, as measured at right angles; thence Southeasterly to a point lying 308.22 feet East of the West line of the Southwest one-quarter (SW ¼) of said Section 21 and 116.00 feet North of the South line of the Southwest one-quarter (SW ¼) of said Section 21, as measured at right angles; thence East along a line 116.00 feet North of and parallel with said South line to its terminus at said Westerly line of the Limited Access Right-of-Way of I-75.

AND

Excepting therefrom any portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 810 (Canal Maintenance Easement)**

LEGAL DESCRIPTION

A portion of Tract 1 in Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, being a 20.00 foot wide strip of land, lying within the West 20.00 feet of the East 100.00 feet of said Northeast one-quarter (NE ¼).

Except that portion thereof lying within the North 65.00 feet of said Northeast one-quarter (NE ¼).

AND

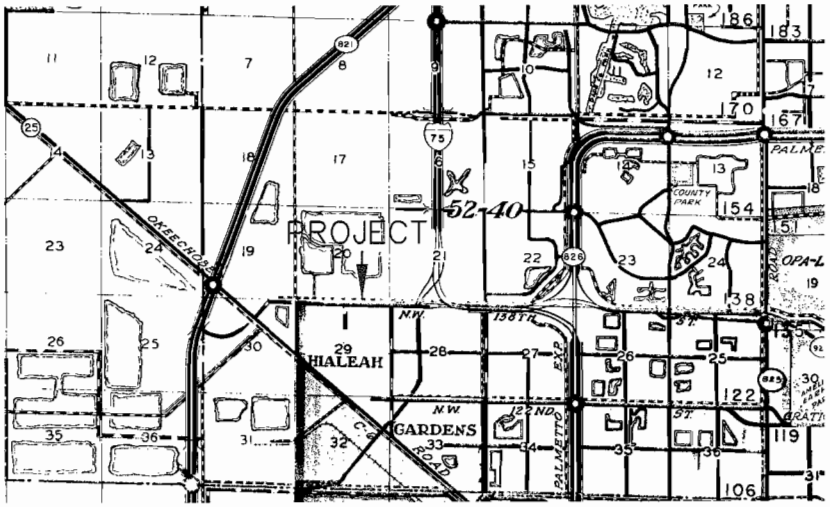
Excepting therefrom an portion of the above-described lands previously dedicated as public right-of-way.

**Parcel 811 (Canal Maintenance Easement)**

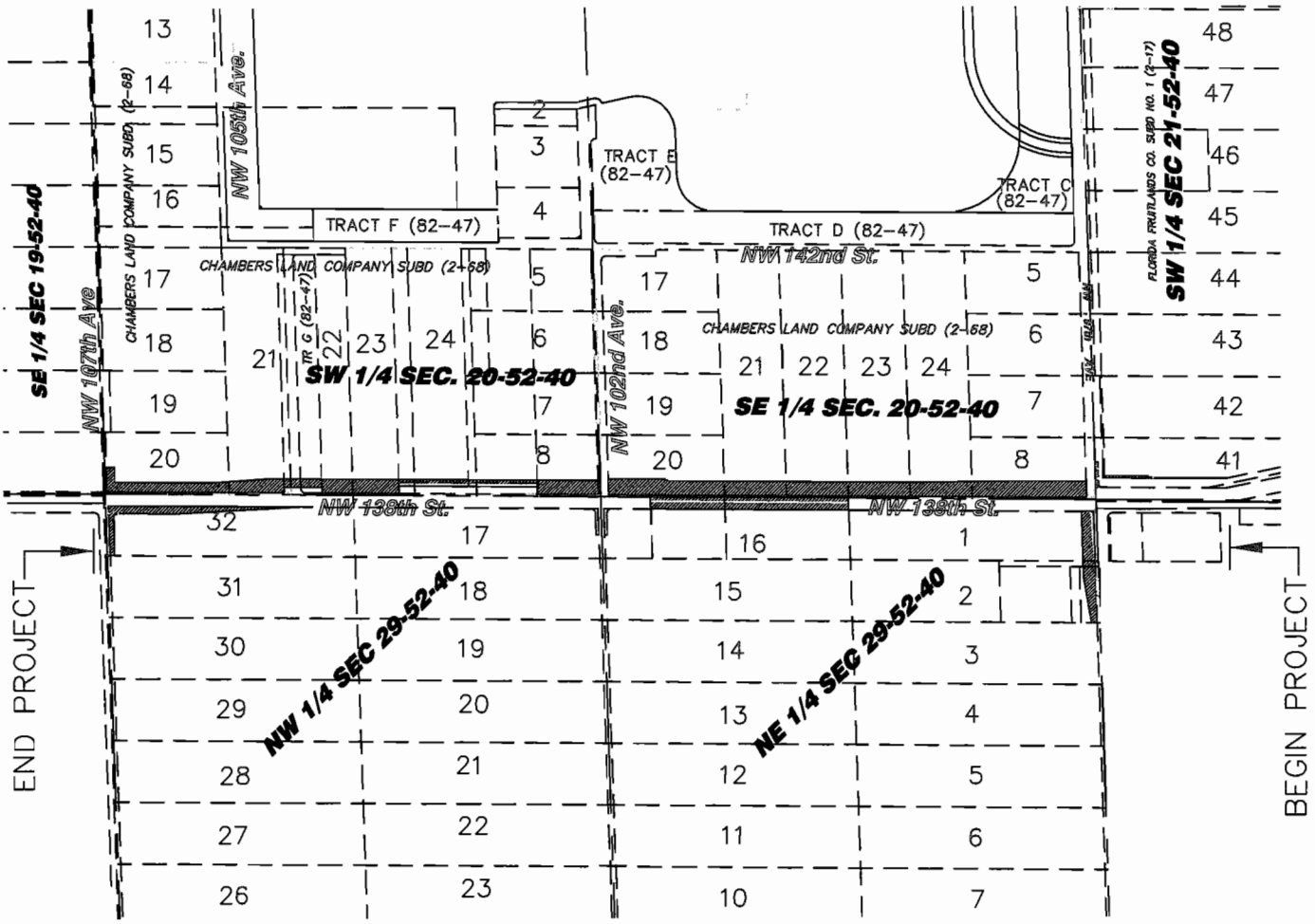
LEGAL DESCRIPTION

A 20.00 foot wide strip of land lying within a portion of Tract 2, in the Northeast one-quarter (NE ¼) of Section 29, Township 52 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, lying within the East 100 feet of the Northeast one-quarter (NE ¼) of said Section 29.

SEC 20-21-29
TWP 52 S
RGE 40 E




LOCATION MAP Not to Scale




Dedication to be Accepted

EXHIBIT "B" 18

NOT A SURVEY
SCALE 1" = 1000'

20070730 3-13-08 SB