Memorandum

MIAMI-DADE COUNTY

Date: April 7, 2009

Agenda Item No. 8(D)(1)(A)

To: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Authorizing the Relocation of an Existing Access Road Easement Through a County Deed and the Dedication of a New Access Road Easement in Sections 34 and 35, Township 51 South, Range 41 East, Miami-Dade County, Florida (WC-869)

Recommendation

It is recommended that the Board of County Commissioners (BCC) approve a resolution authorizing the relocation of an existing access road easement through a County Deed and the dedication of a new access road easement.

Scope

The item affects the property known as Calder Race Course, Inc. in Commission District 1 (Commissioner Jordan).

Fiscal Impact/Funding Source

Vacating the existing access road easement will allow the applicant to further develop a vacant portion of their property with an eventual increase in property tax revenues to Miami-Dade County. The additional tax revenue is not known at this time.

Track Record/Monitor

Not Applicable

Background

On June 6, 1974, Miami-Dade County acquired at no cost by virtue of County Deed from Calder Race Course, Inc., a Florida Corporation ("Calder"), an Access Road Easement in Sections 34 & 35, Township 51 South, Range 41 East, according to Official Records Book 8856 at Page 865 of the Public Records of Miami-Dade County, Florida. The 20-foot wide easement, which lies entirely within the Calder property in Sections 34 & 35, was used to access the canal maintenance easement of the Calder Canal, which is located on the east side of the subject property and along the west side of the Florida Turnpike.

Calder, as owner of the land encumbered by the above-described easement, has requested the release of said easement to allow for further development of the property. In return, Calder has offered to dedicate a new access road easement to Miami-Dade County within the same property. The attached Location Map shows both of the subject easements (Attachment A).

DERM and the Miami-Dade County Public Works Department have no objection to the relocation of this access road easement. DERM recommends approval of the attached resolution by the BCC.

Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: April 7, 2009

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

SUBJECT: Agenda Item No. 8(D)(1)(A)

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 Mayor'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(D)(1)(A)
4-7-09

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE RELOCATION OF AN EXISTING ACCESS ROAD EASEMENT THROUGH A COUNTY DEED AND THE DEDICATION OF A NEW ACCESS ROAD EASEMENT IN SECTIONS 34 AND 35, TOWNSHIP 51 SOUTH, RANGE 41 EAST, 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,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby authorizes the relocation of an existing Access Road Easement and the acceptance of a new Access Road Easement within the North ½ of Section 34 and the North ½ or Section 35, Township 51 South, Range 41 East, as recorded in Plat Book 1 Page 118 of the Public Records of Miami-Dade County, Florida; and authorizes the County Mayor to execute and record a County Deed together with an easement deed in substantially the form attached hereto and made a part hereof.

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:

Dennis C. Moss, Chairman
Jose "Pepe" Diaz, Vice-Chairman

Bruno A. Barreiro	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of April, 2009. 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

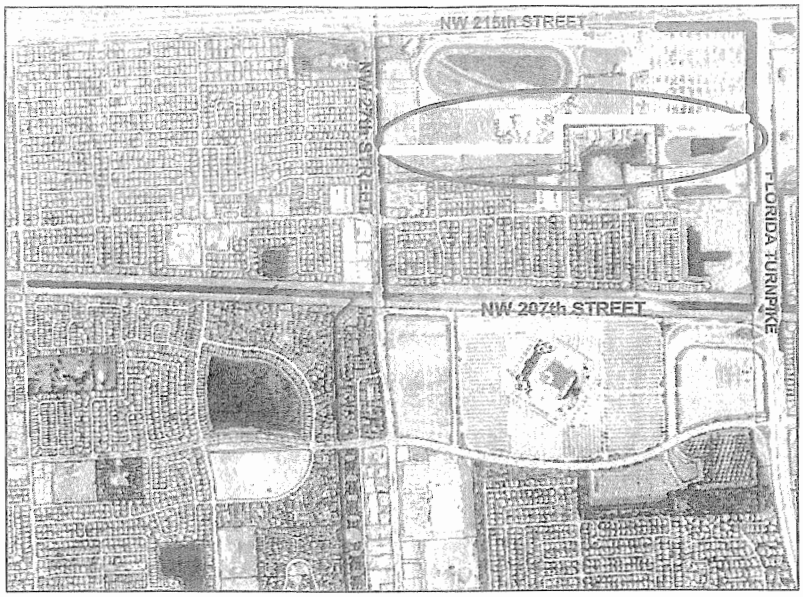
HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. PST

Peter S. Tell

ATTACHMENT A



WC. 869

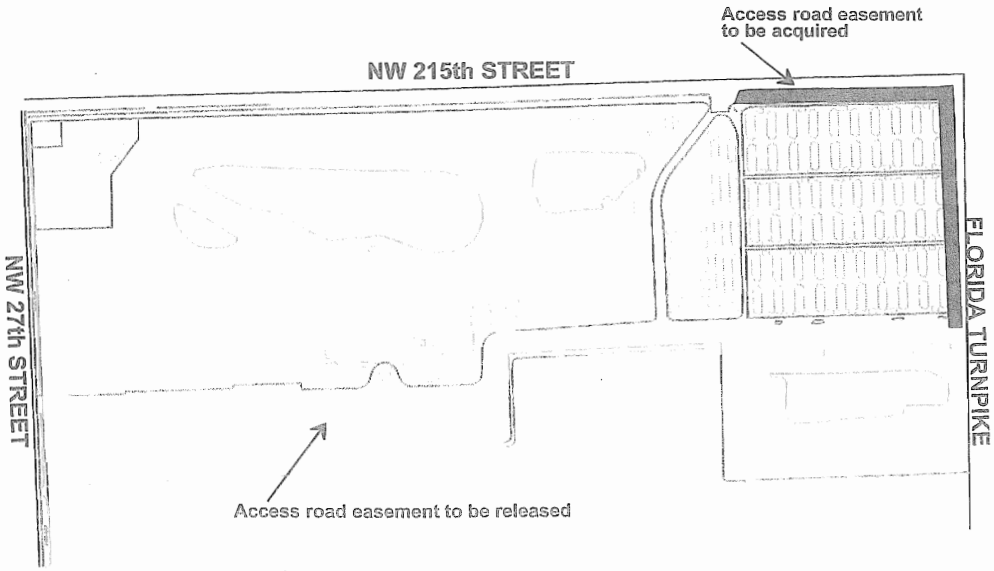
SEC. 34/35

TWP. 51

RGE. 41

N

LOCATION MAP
(N.T.S)



Access road easement to be released

Access road easement to be acquired

ATTACHMENT B

Return to:
Water Control Section
Miami-Dade County Department of
Environmental Resources Management
701 N.W. 1st Court, 6th Floor
Miami, FL 33136

W.C. 869
1

Instrument prepared by:

Miami-Dade County Department of
Environmental Resources Management
701 N.W. 1st Court, 6th Floor
Miami, FL 33136

COUNTY DEED

THIS DEED, Made this _____ day of _____, 20___, by and between MIAMI-DADE COUNTY, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and Calder Race Course, Inc., whose address is 21001 N.W. 27 Avenue, Miami Gardens, Florida, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described lands, lying and being in the County of Miami-Dade, State of Florida, to-wit:

SEE EXHIBIT "A"

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor and the Clerk or Deputy Clerk of said Board, the day and year aforesaid.

ATTEST:

MIAMI-DADE COUNTY,
FLORIDA

BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN
CLERK OF SAID BOARD

By: _____
Deputy Clerk

By: _____
Carlos Alvarez, Mayor

Print: _____

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 20_____.

EXHIBIT A

DESCRIPTION: VACATION OF ACCESS ROAD EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8856, PAGE 865 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

A 20-FOOT ACCESS EASEMENT OVER AND ACROSS THE NORTH 1/2 OF SECTION 34 AND THE NORTH 1/2 OF SECTION 35, ACCORDING TO NEWMAN'S SURVEY OF THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, FLORIDA, AS RECORDED IN PLAT BOOK 1 AT PAGE 118 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING WITHIN 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE RUN SOUTH 01°47'34" EAST ALONG THE WEST LINE OF SAID SECTION 34 FOR A DISTANCE OF 1709.98 FEET TO THE POINT OF BEGINNING OF SAID 20-FOOT EASEMENT; THENCE RUN NORTH 88°18'38" EAST FOR A DISTANCE OF 2605.57 FEET TO A POINT; THENCE RUN NORTH 01°49'01" WEST FOR A DISTANCE OF 210.44 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 89°01'50" AND A RADIUS OF 100.00 FEET, FOR A DISTANCE OF 155.39 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 87°12'49" EAST FOR A DISTANCE OF 1257.15 FEET TO A POINT; THENCE RUN NORTH 88°06'15" EAST FOR A DISTANCE OF 1398.64 FEET TO A POINT ON A LINE WHICH IS 25.00 FEET WEST OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE (SUNSHINE STATE PARKWAY) AND THE POINT OF TERMINATION OF SAID 20-FOOT ACCESS EASEMENT.

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE WEST LINE OF THE NORTH ONE HALF OF SAID SECTION 34 IS ASSUMED TO BEAR SOUTH 01°47'34'' EAST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 271

FEB 02 2009

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO. 5799
STATE OF FLORIDA

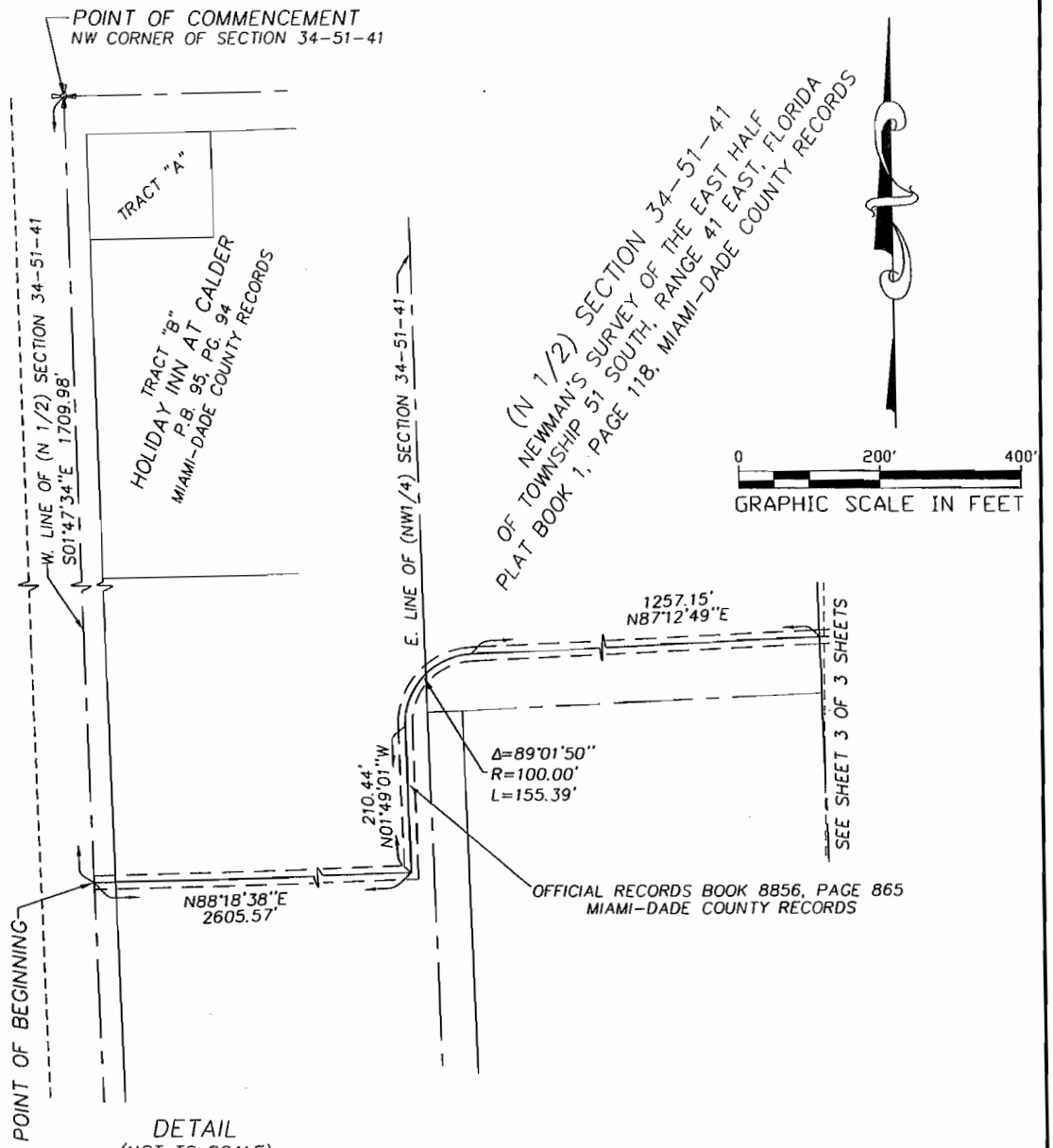
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN·THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN·THOMPSON & ASSOCIATES, INC. WRITING CRAVEN·THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2005

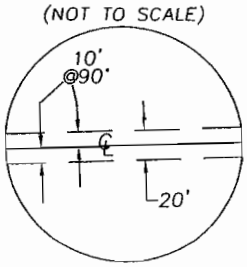
FOR: **CHURCHILL DOWNS**

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

SKETCH TO ACCOMPANY DESCRIPTION
20' ACCESS ROAD EASEMENT VACATION



DETAIL
(NOT TO SCALE)



LEGEND

Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
℄	CENTERLINE

FEB 02 2009

SHEET 2 OF 3 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D

NOTE The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.

G:\2008\08-0047 CALDER RACE COURSE\DWG\SD_ACCESS VAC MDC.DWG

JOB NO.: 08-0047	DRAWN BY: RY	CHECKED BY: TCS	F.B. N/A PG. N/A	DATED: 02-02-09

9

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
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FOR: **CHURCHILL DOWNS**

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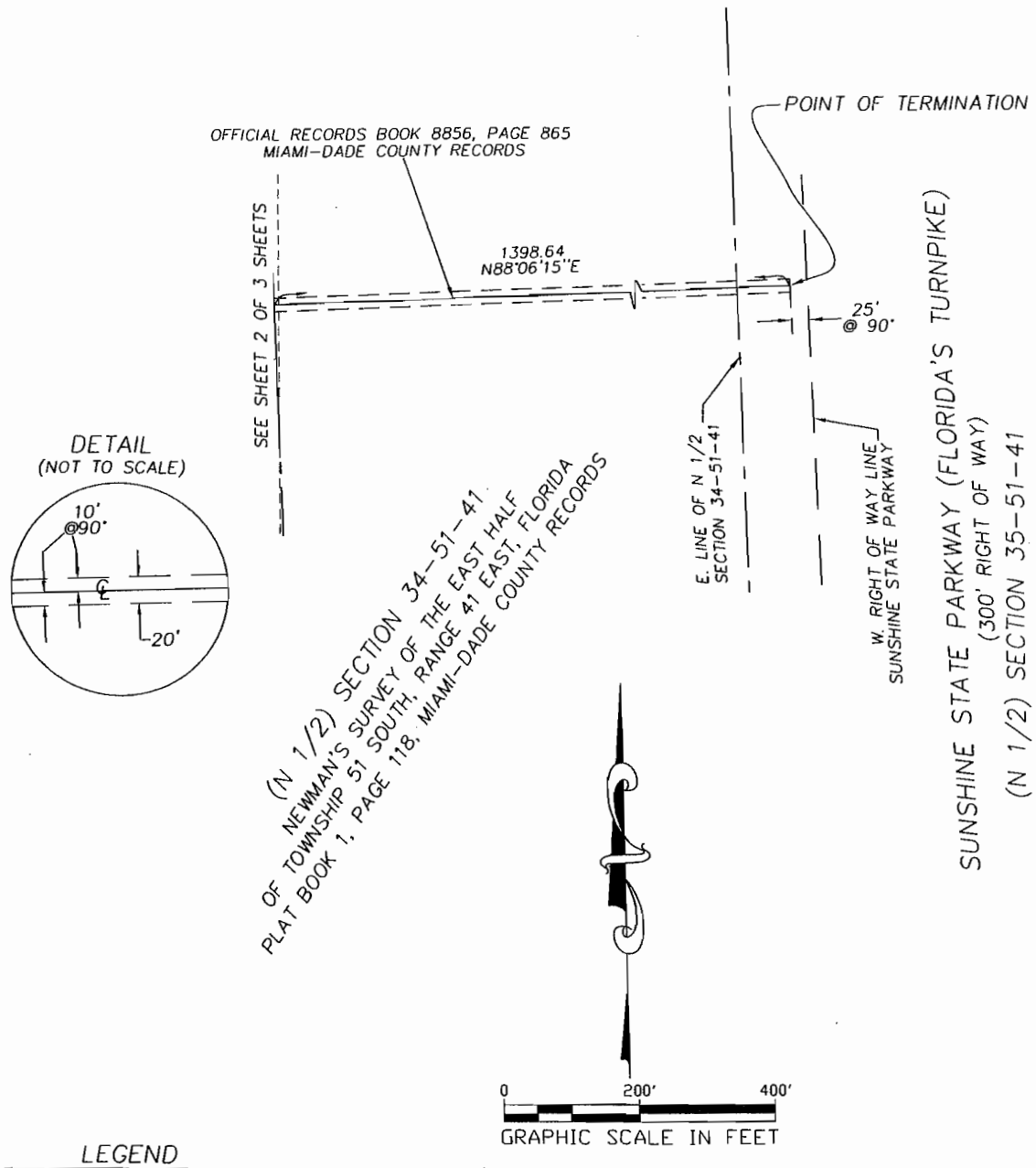
SKETCH TO ACCOMPANY DESCRIPTION
20' ACCESS ROAD EASEMENT VACATION



LEGEND

Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
℄	CENTERLINE

FEB 04 2009

SHEET 3 OF 3 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D

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G:\2008\08-0047 CALDER RACE COURSE\DWG\SD_ACCESS VAC MDC.DWG

JOB NO.: 08-0047	DRAWN BY: RY	CHECKED BY: TCS	F.B. N/A PG. N/A	DATED: 02-02-09

10

ATTACHMENT C

ACCESS ROAD EASEMENT
(CORPORATION)

STATE OF FLORIDA,)
)
COUNTY OF MIAMI-DADE.)

THIS INDENTURE, made this _____ day of _____, 20_____, by and between the Calder Race Course, Inc., a corporation under the laws of the State of Florida, and having in its office and principal place of business in the City of Miami Gardens, in said State, party of the first part and the County of Miami-Dade, a Political Subdivision of the State of Florida, and its successors in interest, party of the second part.

KNOW ALL MEN BY THESE PRESENTS that whereas the said party of the first part is the owner of the hereinafter described real property in Miami-Dade County, Florida and

WHEREAS, the parties hereto desire that the Calder canal maintenance easement which lies east of said real property be accessed through Calder Race Course, Inc. property and the party of the first part, to accomplish said purpose, is willing to convey to the party of the second part an easement hereinafter described to be used by the party of the second part to access the canal maintenance easement.

NOW, THEREFORE, in consideration of the premises, and of the sum of Ten Dollars ($10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, the party of the first part has granted, bargained and sold, and by these presents does hereby grant, bargain, sell and convey to the party of the second part and its successors in interest an easement over, along and across the following described real property lying and being in Miami-Dade County, Florida:

SEE EXHIBIT "B"

This instrument was prepared by:

Walid Abusad
Miami-Dade County Department of
Environmental Resources Management
701 N.W. 1st Court, 6th Floor
Miami, Florida 33136

for ingress and egress to and from Miami-Dade County's twenty (20) -foot wide canal maintenance easement lying south of and adjacent to the above described road access easement, including the right to move and transport equipment and materials used by the party of the second part for canal maintenance and canal improvement purposes.

All of the provisions hereof shall inure to the benefit of the heirs, executors, administrators, grantees, assigns and the successors in interest of the respective parties.

IN WITNESS WHEREOF, the said party of the first part, has executed this instrument, and has caused the same to be executed by its President or Vice-President, and has caused the same to be attested by its Secretary or Assistant-Secretary, and its Corporate Seal hereon to be impressed, on this, the day and year first above written.

Signed, Sealed, and delivered
in our presence:

_____
Name of Corporation

Witness:

Sign _____ By _____

Print _____ Print _____

Sign _____ Title _____

Print _____ Address _____

STATE OF .....,)
)
COUNTY OF .....)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____, who is personally known to me or who has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign _____

Print _____
State of Florida at Large Seal
My Commission Expires:

EASEMENT TO MIAMI-DADE COUNTY

FOR ACCESS TO CANAL MAINTENANCE

(CORPORATION)

FROM

Calder Race Course, Inc.

TO

MIAMI-DADE COUNTY, FLORIDA

The foregoing dedication was accepted and approved on the _____ day of _____, 20___, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Sign: _____

Print: Carlos Alvarez

Title: Mayor

Address: 111 N.W. 1st Street
Miami-Dade Center
Miami, Florida 33128

ATTEST: HARVEY RUVIN
Clerk of said Board

By: _____
Deputy Clerk

EXHIBIT B

DESCRIPTION: ACCESS ROAD EASEMENT

A STRIP OF LAND 20-FEET IN WIDTH, BEING A PORTION OF THE NORTHEAST ONE QUARTER OF SECTION 34 AND A PORTION OF THE NORTHWEST ONE QUARTER (NW1/4) OF SECTION 35, ACCORDING TO NEWMAN'S SURVEY OF THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 118 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING 10 FEET EACH SIDE OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST ONE QUARTER (NE1/4); THENCE NORTH 88°34'12" EAST ALONG THE NORTH LINE OF SAID NORTHEAST ONE QUARTER (NE1/4), A DISTANCE OF 1338.56 FEET; THENCE SOUTH 01°53'45" EAST, A DISTANCE OF 100.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTYLINE ROAD (STATE ROAD 852) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 87018-2501 AND SECTION 86008-2501 SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 01°53'45" EAST, A DISTANCE OF 9.97 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00'', FOR AN ARC DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°06'15" EAST, A DISTANCE OF 45.06 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 50°45'58'', FOR AN ARC DISTANCE OF 44.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°20'17" EAST, A DISTANCE OF 65.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 56°08'54'', FOR AN ARC DISTANCE OF 49.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86°30'50'' EAST, A DISTANCE OF 265.25 FEET; THENCE NORTH 88°09'08'' EAST, A DISTANCE OF 800.87 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'48'', FOR AN ARC DISTANCE OF 78.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°48'04'' EAST, A DISTANCE OF 597.58 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #1; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 01°48'04'' EAST, A DISTANCE OF 564.28 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 67°30'33'', FOR AN ARC DISTANCE OF 58.91 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 66°47'33'', FOR AN ARC DISTANCE OF 58.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°31'04'' EAST ALONG A LINE 15.00 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE WEST RIGHT OF WAY LINE OF THE SUNSHINE STATE PARKWAY (FLORIDA'S TURNPIKE), A DISTANCE OF 1241.56 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER (NW1/4), SAID POINT BEING THE POINT OF TERMINUS #1.

TOGETHER WITH:

A STRIP OF LAND 25-FEET IN WIDTH, BEING A PORTION OF SAID NORTHWEST ONE QUARTER (NW1/4) LYING 12.50 FEET EACH SIDE OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID REFERENCE POINT #1; THENCE NORTH 88°11'56'' EAST, A DISTANCE OF 63.69 FEET TO A POINT ON A LINE 5.00 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID WEST RIGHT OF WAY LINE, SAID POINT BEING THE POINT OF TERMINUS #2.

NOTES:

1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE NORTH LINE OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 34 IS ASSUMED TO BEAR NORTHTH 88°34'12'' EAST.
2) THE SIDE LINES OF THE HEREON DESCRIBED CENTERLINES ARE TO BE LENGTHENED OR SHORTENED TO FORM CONTINUOUS STRIPS OF LAND.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 271

FEB 02 2009

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO. 5799
STATE OF FLORIDA

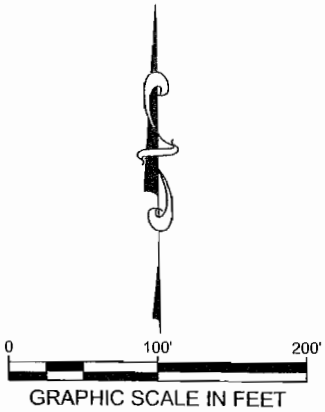
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

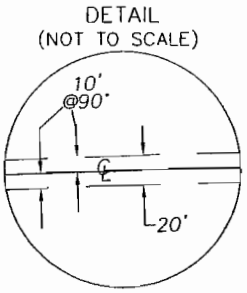
CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN-THOMPSON & ASSOCIATES, INC. WRITING CRAVEN-THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2005

FOR: **CHURCHILL DOWNS**

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

SKETCH TO ACCOMPANY DESCRIPTION
ACCESS ROAD EASEMENT





LEGEND

Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
℄	CENTERLINE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION

FEB 0 4 2009

SHEET 3 OF 5 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D

NOTE The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

NOTE Lands shown hereon were not abstracted for right-of-way and/or easements of record.

G:\2008\08-0047 CALDER RACE COURSE\DWG\SD ACCESS ESMT.DWG

JOB NO.: 08-0047	DRAWN BY: RY	CHECKED BY: TCS	F.B. N/A PG. N/A	DATED: 02-02-09

12

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ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114
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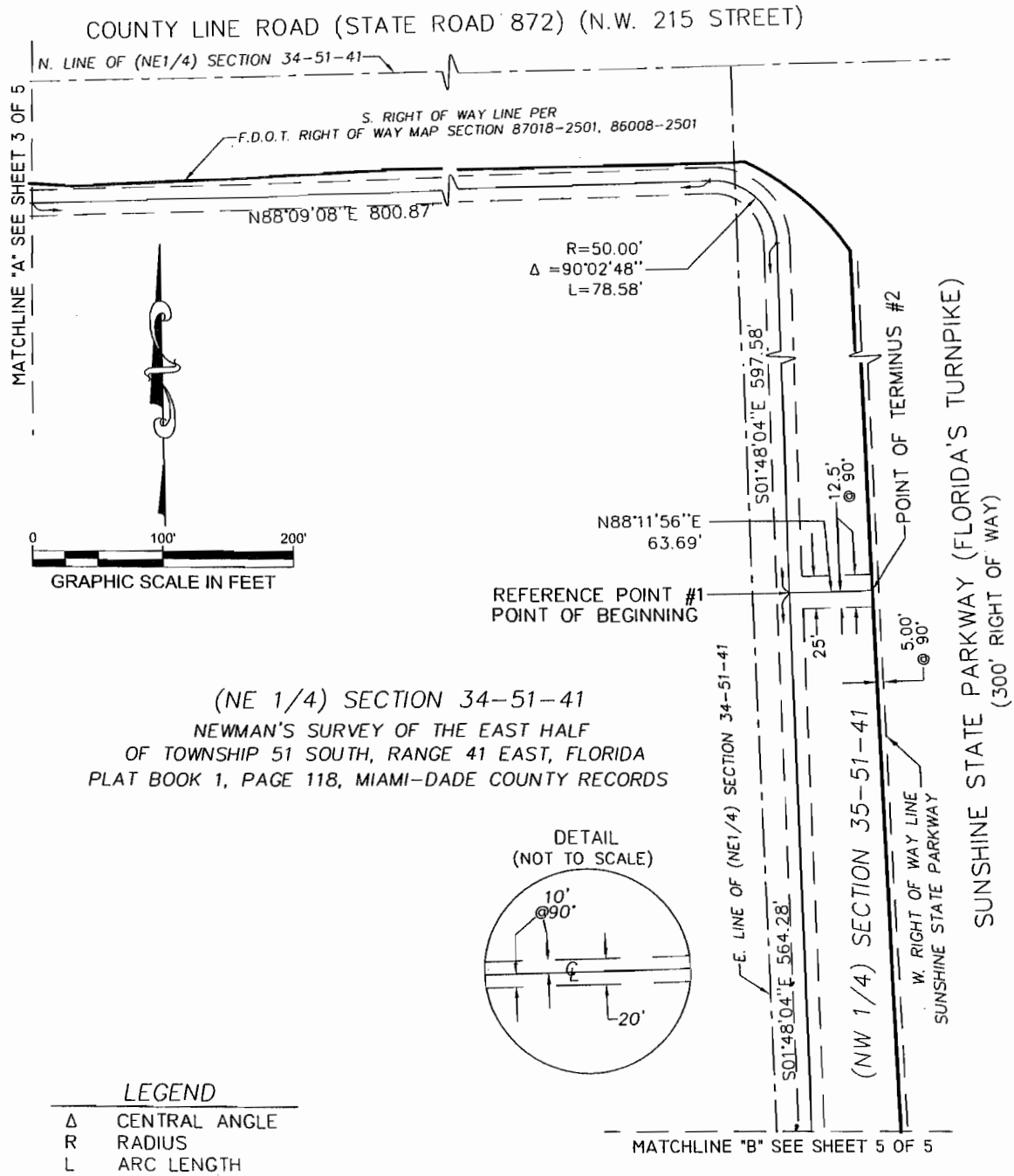
FOR: **CHURCHILL DOWNS**

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

SKETCH TO ACCOMPANY DESCRIPTION
ACCESS ROAD EASEMENT



LEGEND

Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
℄	CENTERLINE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION

FEB 0 2 2009

SHEET 4 OF 5 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D

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18

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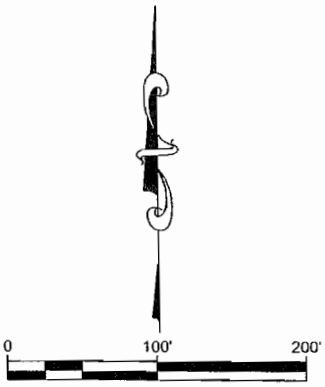
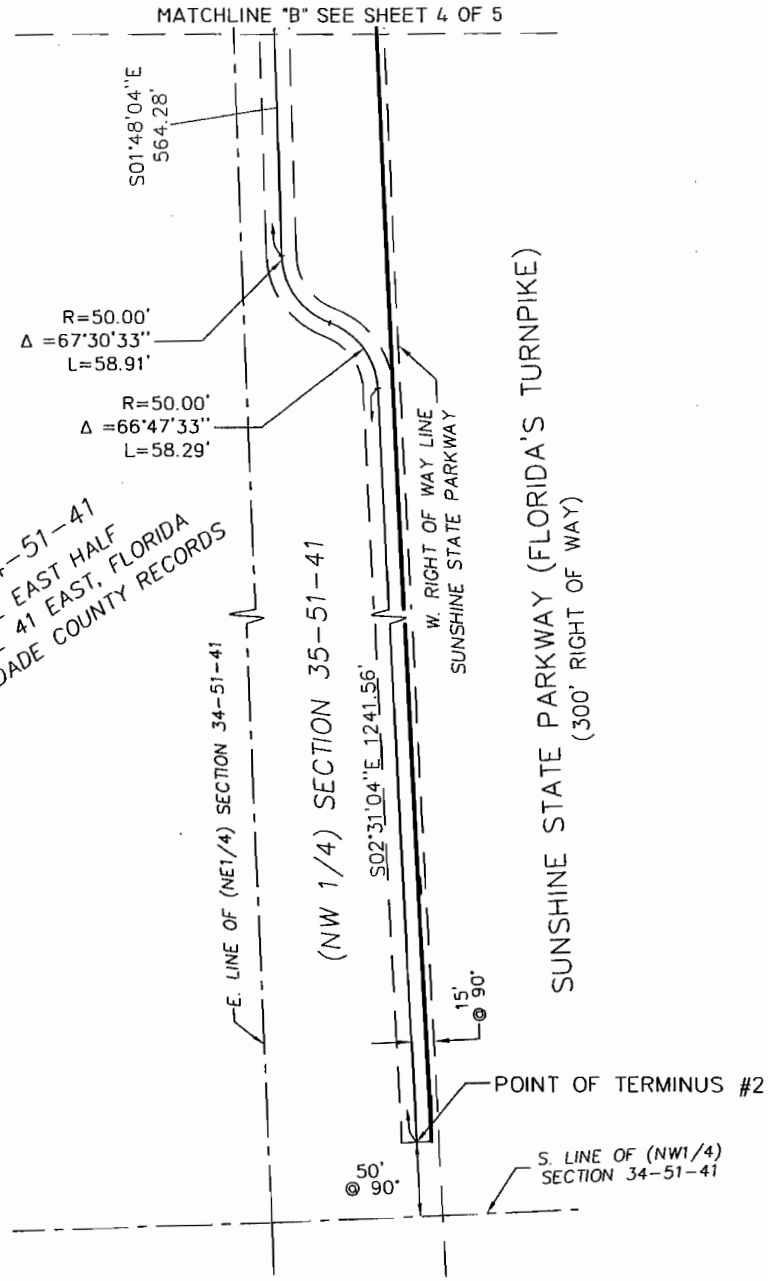
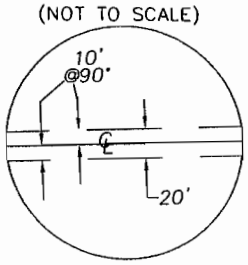




DETAIL
(NOT TO SCALE)



LEGEND

Δ	CENTRAL ANGLE
R	RADIUS
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SHEET 5 OF 5 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D

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19