Memorandum

MIAMI-DADE COUNTY

Date:	April 21, 2009
To:	Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners
From:	George M. Burgess County Manager
Subject:	Conveyance of County-owned property to the City of Hialeah Located at NW 166 Street, between 97 & 107 Avenue Folio: 04-2017-001-0015

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

Recommendation

It is recommended that the Board declare surplus County-owned property located at NW 166 Street, between 97 & 107 Avenue, waive Administrative Order 8-4, which requires that this disposition be reviewed by the Planning Advisory Board, and approve the conveyance of same to the City of Hialeah in accordance with Florida Statutes 125.38.

Scope

COMMISSION DISTRICT:	12
COMMISSION DISTRICT (S) IMPACTED	County-wide

Background:

MANAGING DEPARTMENT:	General Services Administration
FOLIO NUMBER:	04-2017-001-0015
LOT SIZE:	24 Acres ±
LOCATION:	NW 166 Street, between 97 & 107 Avenue
2008 ASSESSED VALUE:	$3,878,400
ZONING:	9000 (Agriculture)
CURRENT USE:	Vacant, Unimproved
JUSTIFICATION:	This County-owned property has been identified by the City of Hialeah and the Miami-Dade County Water and Sewer Department (WASD) as a suitable location to construct a Reverse Osmosis Water Treatment Facility, which is planned as a joint venture between Miami-Dade County and the City of Hialeah. The parcel is located in an area of the County that was recently annexed by the City of Hialeah.

The property measures approximately 200 feet wide by 5,280 feet long which equates to approximately 24 acres of land. The property was acquired by the County in the 1930's in eight separate tracts of land for the construction of an expressway that never came to fruition. The property is located west of I-75 in an area of the County that remains predominantly undeveloped. The closest residential development is located approximately one half mile to the east. Although Section 33-133 (B)-(15) of the Code of Miami-Dade County identifies this strip of land for future right-of-way, Miami-Dade County's department of Public Works has indicated that this right of way is no longer required. However, any development will require formal elimination of the right-of-way through a public hearing, of which the City of Hialeah is aware.

Florida Statutes 125.38 authorizes the Board of County Commissioners to convey property to a municipality of the State for a nominal value when the Board is satisfied that the property is not needed for County purposes and will be utilized for the benefit of the public or community interest and welfare. The County Deed contains a restriction that states that the property shall be utilized solely for the construction and operation of a reverse osmosis water treatment plant and uses incidental thereto. In the event the Property is not developed with a reverse osmosis water treatment plant within ten (10) years from the execution of the deed, the property shall automatically revert to Miami-Dade County.

Track Record/Monitor

MONITOR: Mercedes Sanchez, Real Estate Officer

DELEGATED AUTHORITY: Authorizes the County Mayor or County Mayor's designee to convey this property to the City of Hialeah for the development of the Reverse Osmosis Water Treatment Plant. Take all actions necessary to accomplish the conveyance of the property; and execute a County Deed for such purpose.

COMMENTS: Staff has determined by circulation to County Departments that this parcel is not needed for any other County purpose. Due to the fact that the property is located within the boundaries of the City of Hialeah, it is recommended that review by the Planning Advisory Board be waived.

Director
General Services Administration

MEMORANDUM

(Revised)

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

DATE: April 21, 2009

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

SUBJECT: Agenda Item No. 8(F)(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(F)(1)(A)
4-21-09

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED AT NW 166 STREET, BETWEEN 97 & 107 AVENUE, HIALEAH; AUTHORIZING THE CONVEYANCE OF SAME TO THE CITY OF HIALEAH, IN ACCORDANCE WITH F.S.125.38; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, the Board desires to accomplish the purpose outlined in the accompanying memorandum, for the parcels described in the accompanying County Deed, copies of which are incorporated herein by reference; and

WHEREAS, the City of Hialeah, a municipality of the State of Florida, requested that the County convey 24-acres of vacant land for the development of a reverse osmosis water treatment plant; and

WHEREAS, this Board is satisfied that said property can be used for said purpose; and

WHEREAS, this Board finds that pursuant to Section 125.38 of the Florida Statutes the conveyance of said properties to the City of Hialeah serves the best interest of the County; and

WHEREAS, the Board desires to grant the County Mayor or the County Mayor's designee to take all actions necessary to accomplish the conveyance of said property, legally described in the aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this board, pursuant to Section 125.38 of the Florida Statutes, hereby declares surplus County-owned land legally described in the aforementioned County Deed; authorizes the waiver of Administrative Order 8-4 as it relates to review by the Planning Advisory Board.

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 21st 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.

Thomas Goldstein

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Instrument prepared by and returned to:
Miami-Dade County General Services Administration
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 04-2017-001-0015

COUNTY DEED

THIS DEED, made this day of , 2009 A.D. by MIAMI-DADE COUNTY, FLORIDA, a *Political* Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963 and the CITY OF HIALEAH., party of the second part, whose address is 501 Palm Avenue, Hialeah, Florida 33010.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and no/100 ($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, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

17 52 40 24.24 AC M/L, N100FT OF TRS 5 & 12 & 21 & 28 & S100FT OF TRS 4 & 13 & 20 & 29 according to the Plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County

Subject to the following restrictions:

The Property shall be utilized solely for the construction and operation of a reverse osmosis water treatment plant and uses incidental thereto. In the event the construction of a reverse osmosis water treatment plant has not commenced within ten (10) years from the execution of this deed, the Property shall automatically revert to Miami-Dade County.

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 of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

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

By: _____
Mayor

Approved for legal sufficiency. _____

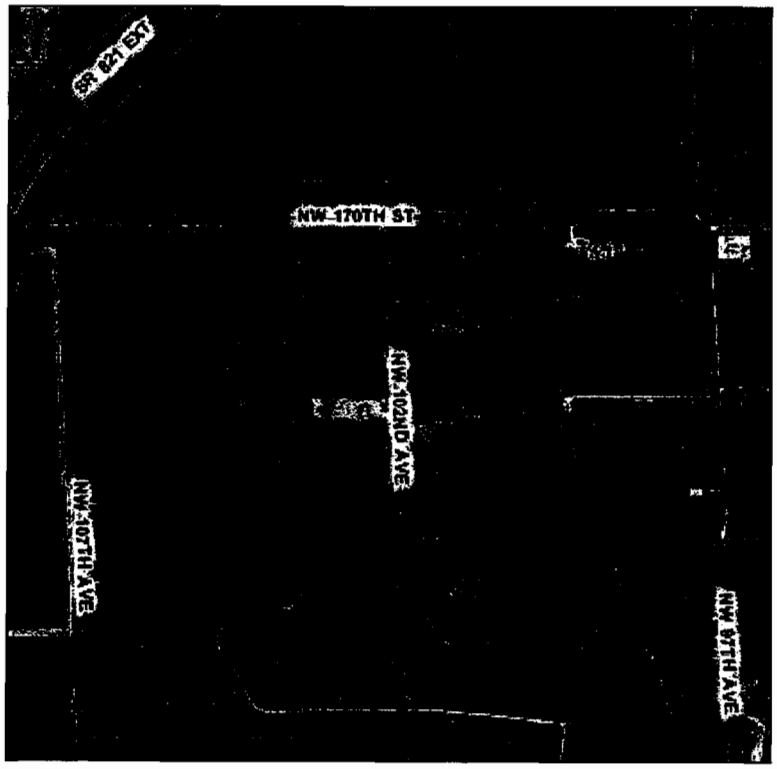
The foregoing was authorized by Resolution No. approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of ,2009.

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Digital Orthophotography - 2007 0 624 ft

This map was created on 2/11/2009 3:09:21 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	04-2017-001-0015
Property:	
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

Primary Zone:	9000 AGRICULTURE
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	24 ACRES
Year Built:	0
Legal Description:	17 52 40 24.24 AC M/L SUB OF PB 2-17 N100FT OF TRS 5 & 12 & 21 & 28 & S100FT OF TRS 4 & 13 & 20 & 29 DB 1985-549-1986-27-7-39-53-63 222-510

Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	$0

Assessment Information:

Year:	2008	2007
Land Value:	$3,878,400	$3,878,400
Building Value:	$0	$0
Market Value:	$3,878,400	$3,878,400
Assessed Value:	$3,878,400	$3,878,400

Taxable Value Information:

Year:	2008	2007
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	$3,878,400/ $0	$3,878,400/ $0
County:	$3,878,400/ $0	$3,878,400/ $0
City:	$3,878,400/ $0	$3,878,400/ $0
School Board:	$3,878,400/ $0	$3,878,400/ $0

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TAX DEED

(Senate Bill No. 163)

STATE OF FLORIDA }
COUNTY OF DADE }

KNOW ALL MEN BY THESE PRESENTS: That, whereas Dade Drainage District

Tax Certificate No. 185 issued the 3rd day of August, 19 31, was duly filed in the office of the Clerk of the Circuit Court of this county and application made for the issuance of a tax deed based thereon; and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale; and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said land,

such land was on the 3rd day of July, 19 32, offered for sale at the court house door for cash to the highest bidder, and was then and there struck off and sold to County of Dade % Mrs. DeLapp, County Engineers Office Court House, Miami, Fla. as being the highest bidder for the same and having paid the sum of his bid:

1"s

THEREFORE The Board of Supervisors of Dade Drainage District

in consideration of the premises, and in consideration of the sum of ($ 10/57) Ten and 57/100 dollars, being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell, and convey to the said County of Dade and to ~~his heirs~~ its successors and assigns forever, to their own proper use, benefit and behoof the following land situated in the county and state aforesaid and described as follows:

N. 100 ft. Tract 5, Section 17, Township 52 South, Range 40 East, in the County of Dade, State of Florida.

This deed is issued subject to all out-standing Everglades ~~[illegible]~~ taxes.

containing ..... acres, more or less, provided, however, that said land shall continue subject and liable for any unpaid taxes thereon.

IN TESTIMONY WHEREOF, By virtue of authority in me vested by law, and for and on behalf of the Board of Supervisors of Dade Drainage District I, the undersigned, as clerk of the Circuit Court for the county and state aforesaid, have executed this deed and have thereunto set my official signature and seal, at Miami in the County of Dade and State of Florida, this the 14-30 day of July A. D. 19 32.

(SEAL)

STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 1939, before me a Notary Public personally appeared E. B. Leatherman Clerk of the Circuit Court in and for the State and County aforesaid, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution thereof to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

Viola R. Taylor

Notary Public, State of Florida at large,
My commission expires: 3/24/41

STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 1939, before me E. B. Leatherman, Clerk of the Circuit Court in and for the county and State aforesaid, personally appeared N. C. Sterrett to me known to be one of the subscribing witnesses to the foregoing instrument, who, being duly sworn, deposes and says that E. B. Leatherman Clerk of the Circuit Court in and for county and State aforesaid, to him well known, did, in his presence, sign, seal and deliver the foregoing instrument of writing for the purposes therein mentioned, and that H. H. McNeil did in his presence witness the same, and that he and the said other witness did attest the same as witnesses in the presence of each other.

Sworn to and subscribed before me this the 14th day of July A. D. 1939

E B Leatherman

Clerk Circuit Court Dade County.

M 31613

(Senate Bill No. 163).

TAX DEED No. 3

Executed on the ..... day of ..... 19.....

TO

COUNTY OF DADE

STATE OF FLORIDA, COUNTY OF DADE

This instrument was filed for record this 14 day of July 1939 at 1 M and duly recorded in book 1 of the Dade on page 7

RECORD VERIFIED
E. B. LEATHERMAN,
Clerk Circuit Court
By W. A. Hill Jr.
Deputy Clerk.

Filed for Record ..... 19.....

STATE OF FLORIDA.

County of DADE

Be It Remembered, That on this 14 day of July A. D. 1939 the foregoing instrument of writing was presented for record to the subscriber, the Clerk of the Circuit Court in and for the county aforesaid, and the same being properly authenticated I have duly recorded the same in Book 1946 Page 7 [illegible]

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A 3554 Form C-132 7-18-38 BOOK 1986 PAGE 63

TAX DEED

(Senate Bill No. 163)

STATE OF FLORIDA
COUNTY OF DADE

KNOW ALL MEN BY THESE PRESENTS; That, whereas Dade Drainage District Tax Certificate No. 220, issued the 1st day of August, 19 27, was duly filed in the office of the Clerk of the Circuit Court of this county and application made for the issuance of a tax deed based thereon; and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale; and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said land, such land was on the 3rd day of July 19, 39, offered for sale at the court house door for cash to the highest bidder, and was then and there struck off and sold to County of Dade % Mrs. DeLapp, County Engineers' Office Court House, Miami, Fla. it being the highest bidder for the same and having paid the sum of his bid; its

THEREFORE The Board of Supervisors of Dade Drainage District in consideration of the premises, and in consideration of the sum of ($ 13.57) Thirteen and 67/100 dollars, being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell, and convey to the said County of Dade and to ~~his heirs~~ its successors and assigns forever, to their own proper use, benefit and behoof the following land situated in the county and state aforesaid and described as follows:

N. 100 ft. Tract 12, Section 17, Township 52 South, Range 40 East, in the County of Dade, State of Florida.

This deed is issued subject to all outstanding Everglades Drainage taxes.

containing ---------- acres, more or less, provided, however, that said land shall continue subject and liable for any unpaid taxes thereon.

IN TESTIMONY WHEREOF, By virtue of authority in me vested by law, and for and on behalf of the Board of Supervisors of Dade Drainage District I, the undersigned, as clerk of the Circuit Court for the county and state aforesaid, have executed this deed and have thereunto set my official signature and seal, at Miami in the County of Dade, and State of Florida, this the 14th day of July [illegible]

[illegible]

As [illegible]

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BOOK 1986 PAGE 64

STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 1939, before me a Notary Public personally appeared E. B. Leatherman Clerk of the Circuit Court in and for the State and County aforesaid, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged the execution thereof to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

Viola R. Taylor

Notary Public, State of Florida at large,
My commission expires: 5/24/41

STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 1939, before me E. B. Leatherman, Clerk of the Circuit Court in and for the county and State aforesaid, personally appeared N. C. Starrett to me known to be one of the subscribing witnesses to the foregoing instrument, who, being duly sworn, deposes and says that E. B. Leatherman Clerk of the Circuit Court in and for county and State aforesaid, to him well known, did, in his presence, sign, seal and deliver the foregoing instrument of writing for the purposes therein mentioned, and that H. H. McNeil did in his presence witness the same, and that he and the said other witness did attest the same as witnesses in the presence of each other.

Sworn to and subscribed before me this the 14th day of July, A. D. 1939

E B Leatherman

Clerk Circuit Court Dade County.

N. C. Starrett

M 31641

(Senate Bill No. 163)

TAX DEED No.

County.

Executed on the day of 19

TO

COUNTY OF DADE

STATE OF FLORIDA, COUNTY OF DADE } ss

This instrument was filed for record this 14 day of July 1939 and duly recorded in book 1986 page 63

RECORD VERIFIED

E. B. LEATHERMAN, Clerk Circuit Court

Viola R. Taylor D.C. Deputy Clerk.

Filed for Record 19

STATE OF FLORIDA.

County of DADE

Be It Remembered. That on this 14 day of July A. D. 1939 the foregoing instrument of writing was presented for record to the subscriber, the Clerk of the Circuit Court in and for the county aforesaid, and the same being properly authenticated I have duly recorded the same in Book 1986 Page 63, and have verified the record.

In Testimony Whereof, I have hereunto set my hand and seal of said Court the day and year above written.

A 5565

Form C-452 7-18-38

BOOK 1986 PAGE 53

TAX DEED

(Senate Bill No. 163)

STATE OF FLORIDA }
COUNTY OF Dade }

KNOW ALL MEN BY THESE PRESENTS: That, whereas Dade Drainage District

Tax Certificate No. 222 issued the 1st day of August, 19 27, was duly filed in the office of the Clerk of the Circuit Court of this county and application made for the issuance of a tax deed based thereon; and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale; and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said land,

such land was on the 3rd day of July, 19 39, offered for sale at the court house door for cash to the highest bidder, and was then and there struck off and sold to County of Dade % Mrs. DeLapp, County Engineers' Office, Court House, Miami, Florida its being the highest bidder for the same and having paid the sum of his bid:

THEREFORE The Board of Supervisors of Dade Drainage District

in consideration of the premises, and in consideration of the sum of ($ 13.66) Thirteen and 66/100 dollars, being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell, and convey to the said County of Dade its successors and to ~~his heirs~~ and assigns forever, to their own proper use, benefit and behoof the following land situated in the county and state aforesaid and described as follows:

N. 100 ft. Tract 21, Section 17, Township 52 South, Range 40 East, in the County of Dade, State of Florida.

This deed is issued subject to all out-standing Everglades Drainage taxes.

containing _____ acres, more or less, provided, however, that said land shall continue subject and liable for any unpaid taxes thereon.

IN TESTIMONY WHEREOF, By virtue of authority in me vested by law, and for and on behalf of the Board of Supervisors of Dade, Drainage District I, the undersigned, as clerk of the Circuit Court for the county and state aforesaid, have executed this deed and have thereunto set my official signature and seal, at Miami, in the County of Dade, and State of Florida, this the 14th day of July, A. D. 19 39.

_____ (SEAL)

As Clerk of Circuit Court Dade County, Florida

Signed, sealed and delivered in the presence of:

_____

_____

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STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 19 39, before me Notary Public personally appeared E. B. Leatherman Clerk of the Circuit Court in and for the State and County aforesaid, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution thereof to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

Viola R. Taylor

Notary Public, State of Florida at large,
My commission expires: 3/24/41

STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 19 39, before me E. B. Leatherman, Clerk of the Circuit Court in and for the county and State aforesaid, personally appeared N. C. Sterrett to me known to be one of the subscribing witnesses to the foregoing instrument, who, being duly sworn, desposes and says that E. B. Leatherman Clerk of the Circuit Court in and for county and State aforesaid, to him well known, did, in his presence, sign, seal and deliver the foregoing instrument of writing for the purposes therein mentioned, and that H. H. McNeil did in his presence witness the same, and that he and the said other witness did attest the same as witnesses in the presence of each other.

Sworn to and subscribed before me this the 14th day of July A. D. 1939

E. B. Leatherman

Clerk Circuit Court Dade County.

M 31636

(Senate Bill No. 163)

TAX DEED No. .....

County.

Executed on the 3 24 PM day of JUL 14 1939 19

TO

COUNTY OF DADE

STATE OF FLORIDA, COUNTY OF DADE } ss

This instrument was filed for record this 14 day of July 1939 and duly recorded in book 1938 of Tax Deed on page 23

RECORD VERIFIED
E. B. LEATHERMAN,
Clerk Circuit Court,
By Viola Hill Deputy Clerk

Filed for Record 19

STATE OF FLORIDA

County of DADE

Be It Remembered, That on this 14 day of July A. D. 1939 the foregoing instrument of writing was presented for record in the subscriber, the Clerk of the Circuit Court in and for the county aforesaid, and the same being properly authenticated I have duly recorded the same in Book

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A 3561
File C52 7-14-38

BOOK 1980 PAGE 57

TAX DEED

(Senate Bill No. 163)

STATE OF FLORIDA
COUNTY OF DADE

KNOW ALL MEN BY THESE PRESENTS: That, whereas Dade Drainage District

Tax Certificate No. 276, issued the 5th day of July, 1926, was duly filed in the office of the Clerk of the Circuit Court of this county and application made for the issuance of a tax deed based thereon: and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale; and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said land,

such land was on the 3rd day of July, 19.39, offered for sale at the court house door for cash to the highest bidder, and was then and there struck off and sold to County of Dade % Mrs. DeLapp, County Engineers' Office, Court House, Miami, Fla., it being the highest bidder for the same and having paid the sum of $ bid;

THEREFORE The Board of Supervisors of Dade Drainage District

in consideration of the premises, and in consideration of the sum of ($ 15.49) Fifteen and 49/100 dollars, being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell, and convey to the said County of Dade its successors and to his heirs and assigns forever, to their own proper use, benefit and behoof the following land situated in the county and state aforesaid and described as follows:

N. 100 ft. Tract 28, Section 17, Township 52 South, Range 40 East, in the County of Dade, State of Florida.

This deed is issued subject to all outstanding Everglades Drainage taxes.

containing ..... acres, more or less, provided, however, that said land shall continue subject and liable for any unpaid taxes thereon.

IN TESTIMONY WHEREOF, By virtue of authority in me vested by law, and for and on behalf of the Board of Supervisors of Dade Drainage District, I, the undersigned, as clerk of the Circuit Court for the county and state aforesaid, have executed this deed and have thereunto set my official signature and seal, at Miami, in the County of Dade and State of Florida, this the 14th day of July, A. D. 19.39.

[signature] (SEAL)

As Clerk of Circuit Court, Dade County, Florida.

Signed, sealed and delivered in the presence of:

[signature]

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STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 1939 before me a Notary Public personally appeared E. B. Leatherman Clerk of the Circuit Court in and for the State and County aforesaid, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution thereof to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

Viola R. Taylor

Notary Public, State of Florida at large,
My commission expires: 3/24/41

STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 1939 before me E. B. Leatherman Clerk of the Circuit Court in and for the county and State aforesaid, personally appeared N. C. Sterrett to me known to be one of the subscribing witnesses to the foregoing instrument, who, being duly sworn, desposes and says that E. B. Leatherman Clerk of the Circuit Court in and for county and State aforesaid, to him well known, did, in his presence, sign, seal and deliver the foregoing instrument of writing for the purposes therein mentioned, and that H. H. McNeil did in his presence witness the same, and that he and the said other witness did attest the same as witnesses in the presence of each other.

Sworn to and subscribed before me this the 14th day of July A. D. 1939.

E B Leatherman

Clerk Circuit Court Dade County.

[signature]

M 31638
(Senate Bill No. 163)

TAX DEED No. .....

Executed on the ..... day of ..... 19.....

TO

COUNTY OF DADE

STATE OF FLORIDA,
COUNTY OF DADE
S S
This instrument was filed for record this 14 day of July 1939 and duly recorded in book 1986 on page 57
RECORD VERIFIED
E. B. LEATHERMAN,
Clerk Circuit Court
By [signature]
Deputy Clerk.

Filed for Record ..... 19.....

STATE OF FLORIDA.

County of DADE

Be It Remembered, That on this 14 day of July A. D. 1939 the foregoing instrument of writing was presented for record to the subscriber, the Clerk of the Circuit Court in and for the county aforesaid, and the same being properly authenticated I have duly recorded the same in Book 1986 Page 57 and have verified the record.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court the day and year above mentioned.

E. B. LEATHERMAN

Clerk Circuit Court DADE County

CIRCUIT COURT DADE COUNTY FLORIDA

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A 3572

Form C-452 7-18-38

BOOK 1986 PAGE 27

TAX DEED

(Senate Bill No. 163)

STATE OF FLORIDA }
COUNTY OF DADE }

KNOW ALL MEN BY THESE PRESENTS: That, whereas Dade Drainage District

Tax Certificate No. 163, issued the 7th day of July 19 30, was duly filed in the office of the Clerk of the Circuit Court of this county and application made for the issuance of a tax deed based thereon: and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale: and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said land, such land was on the 3rd day of July 19 39 offered for sale at the court house door for cash to the highest bidder, and was then and there struck off and sold to County of Dade % Mrs. DeLapp, Co. Eng. Office, Court House, Miami, Fla. ~~he~~ its being the highest bidder for the same and having paid the sum of ~~his~~ its bid:

THEREFORE The Board of Supervisors of Dade Drainage District

in consideration of the premises, and in consideration of the sum of ($ 11.85) Eleven and 85/100 dollars, being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell, and convey to the said County of Dade and to ~~his heirs~~ its successors and assigns forever, to their own proper use, benefit and behoof the following land situated in the county and state aforesaid and described as follows:

S. 100 ft. Tract 4, Section 17, Township 52 South, Range 40 East, in the County of Dade, State of Florida.

This deed is issued subject to all outstanding Everglades Drainage taxes.

containing acres, more or less, provided, however, that said land shall continue subject and liable for any unpaid taxes thereon.

IN TESTIMONY WHEREOF, By virtue of authority in me vested by law, and for and on behalf of the Board of Supervisors of Dade Drainage District I, the undersigned, as clerk of the Circuit Court for the county and state aforesaid, have executed this deed and have thereunto set my official signature and seal, at Miami in the County of Dade and State of Florida, this the 14th day of July, A. D. 1939.

[signature] (SEAL)

As Clerk of Circuit Court County, Florida

Signed, sealed and delivered in the presence of:

[signature]

[signature]

17

STATE OF FLORIDA
County of DADE

On this 14th day of July A. D. 19 39, before me Notary Public personally appeared E. B. Leatherman Clerk of the Circuit Court in and for the State and County aforesaid, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged the execution thereof to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

Viola R. Taylor
Notary Public, State of Florida at large,
My commission expires: 3/24/41

STATE OF FLORIDA
County of DADE

On this 14th day of July A. D. 19 39, before me E. B. Leatherman Clerk of the Circuit Court in and for the county and State aforesaid, personally appeared N. C. Sterpett to me known to be one of the subscribing witnesses to the foregoing instrument, who, being duly sworn, desposes and says that E. B. Leatherman Clerk of the Circuit Court in and for county and State aforesaid, to him well known, did, in his presence, sign, seal and deliver the foregoing instrument of writing for the purposes therein mentioned, and that H. H. McNeil did in his presence witness the same, and that he and the said other witness did attest the same as witnesses in the presence of each other.

Sworn to and subscribed before me this the 14th day of July A. D. 19 39
E B Leatherman
Clerk Circuit Court Dade County.

M 31623
(Senate Bill No. 163)

TAX DEED No. 3 26 PM
County.
Executed on the day of 19

TO

COUNTY OF DADE

STATE OF FLORIDA, COUNTY OF DADE
This instrument was filed for record this 14 day of July 1986 at 3 PM and duly recorded in book 1986 Deeds on page 27
RECORD VERIFIED
E. B. LEATHERMAN,
Clerk Circuit Court
By Willa Hill Jr.
Deputy Clerk.

Filed for Record 19

STATE OF FLORIDA,
County of DADE

Be It Remembered, That on this 14 day of July A. D. 1939 the foregoing instrument of writing was presented for record to the subscriber, the Clerk of the Circuit Court in and for the county aforesaid, and the same being properly authenticated I have duly recorded the same in Book 1986 Page 27 and have verified the record.

TAX DEED

(Senate Bill No. 163)

NW 10 2nd
T-166 ST

STATE OF FLORIDA
COUNTY OF DADE

KNOW ALL MEN BY THESE PRESENTS: That, whereas Dade Drainage District

Tax Certificate No. 90, issued the 5th day of August, 19 35, was duly filed in the office of the Clerk of the Circuit Court of this county and application made for the issuance of a tax deed based thereon: and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale; and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said land,

such land was on the 3rd day of July, 19 39, offered for sale at the court house door for cash to the highest bidder, and was then and there struck off and sold to County of Dade % Mrs. DeLapp, County Engineers' Office, Court House, Miami, Fla. its being the highest bidder for the same and having paid the sum of his bid;

THEREFORE The Board of Supervisors of Dade Drainage District

in consideration of the premises and in consideration of the sum of ($ 10.30) Ten and 30/100 dollars, being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell, and convey to the said County of Dade and to ~~his heirs~~ its successors and assigns forever, to their own proper use, benefit and behoof the following land situated in the county and state aforesaid and described as follows:

S. 100 ft. Tract 13, Section 17, Township 52 South, Range 40 East, in the County of Dade, State of Florida.

This deed is issued subject to all outstanding ~~Miscellaneous Drainage and~~ Everglades Drainage taxes.

containing ..... acres, more or less, provided, however, that said land shall continue subject and liable for any unpaid taxes thereon.

IN TESTIMONY WHEREOF, By virtue of authority in me vested by law, and for and on behalf of the Board of Supervisors of Dade Drainage District, I, the undersigned, as clerk of the Circuit Court for the county and state aforesaid, have executed this deed and have thereunto set my official signature and seal at Miami, in the County of Dade, and State of Florida, this ... day of July, A. D. 19 39.

..... (SEAL)
Clerk Circuit Court
..... County, Florida.

STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 1939, before me a Notary Public personally appeared E. B. Leatherman Clerk of the Circuit Court in and for the State and County aforesaid, to me known to be the person described in and who executed the foregoing instrument, and acknowledged the execution thereof to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

Viola R. Taylor

Notary Public, State of Florida at large,
My commission expires: 3/24/41

STATE OF FLORIDA

County of DADE

On this 14th day of July A. D. 1939, before me E. B. Leatherman Clerk of the Circuit Court in and for the county and State aforesaid, personally appeared N. C. Starrett to me known to be one of the subscribing witnesses to the foregoing instrument, who, being duly sworn, deposes and says that E. B. Leatherman Clerk of the Circuit Court in and for county and State aforesaid, to him well known, did, in his presence, sign, seal and deliver the foregoing instrument of writing for the purposes therein mentioned, and that H. H. McNeil did in his presence witness the same, and that he and the said other witness did attest the same as witnesses in the presence of each other.

Sworn to and subscribed before me this the 14th day of July A. D. 1939

E B Leatherman

Clerk Circuit Court Dade County.

[signature]

M 31609

(Senate Bill No. 163).

TAX DEED No. 3

County.

Executed on the day of 19

TO

COUNTY OF DADE

STATE OF FLORIDA, COUNTY OF DADE, SS

[illegible]

RECORD VERIFIED
E. B. LEATHERMAN
Clerk Circuit Court
Dade Cnty.

Filed for Record 19

STATE OF FLORIDA,

County of DADE

Be It Remembered, That on this 14 day of July A. D. 1939 the foregoing instrument of writing was [illegible] Clerk of the Circuit Court in and for the county aforesaid, and the same [illegible] recorded the same in Book 1986 Page 549 [illegible]

[illegible]

20

A 5560
Form C-452 7-18-38

BOOK 1986 PAGE 39

TAX DEED

(Senate Bill No. 163)

STATE OF FLORIDA
COUNTY OF DADE

KNOW ALL MEN BY THESE PRESENTS: That, whereas Dade Drainage District Tax Certificate No. 173, issued the 6th day of August, 1928, was duly filed in the office of the Clerk of the Circuit Court of this county and application made for the issuance of a tax deed based thereon; and the applicant having paid or redeemed all other taxes on the lands hereinafter described required by law to be paid or redeemed, and the costs and expenses of this sale; and due notice of sale having been published as required by law, and no person entitled so to do having appeared to redeem said land, such land was on the 3rd day of July 1939, offered for sale at the court house door for cash to the highest bidder, and was then and there struck off and sold to County of Dade % Mrs. DeLapp, County Engineers' Office, Court House, Miami, Fla. its being the highest bidder for the same and having paid the sum of its bid:

THEREFORE The Board of Supervisors of Dade Drainage District in consideration of the premises, and in consideration of the sum of ($ 12.74) Twelve and 74/100 dollars, being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained and sold, and does hereby give, grant, bargain and sell, and convey to the said County of Dade and to its successors and assigns forever, to their own proper use, benefit and behoof the following land situated in the county and state aforesaid and described as follows:

S. 100 ft. Tract 20, Section 17, Township 52 South, Range 40 East, in the County of Dade, State of Florida.

This deed is issued subject to all outstanding Everglades Drainage taxes.

containing acres, more or less, provided, however, that said land shall continue subject and liable for any unpaid taxes thereon.

IN TESTIMONY WHEREOF, By virtue of authority in me vested by law, and for and on behalf of the Board of Supervisors of Dade Drainage District, I, the undersigned, as clerk of the Circuit Court for the county and state aforesaid, have executed this deed and have thereunto set my official signature and seal, at Miami, in the County of Dade, and State of Florida, this the 14th day of July, A. D. 1939.

[signature] (SEAL)

As Clerk of Circuit Court, Dade County, Florida

Signed, sealed and delivered in the presence of:

[signature]

[signature]

21

BOOK 1986 PAGE 40

STATE OF FLORIDA
County of DADE

On this 14th day of July, A. D. 1939, before me a Notary Public personally appeared E. B. Leatherman Clerk of the Circuit Court in and for the State and County aforesaid, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged the execution thereof to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

Viola R. Taylor
Notary Public, State of Florida at large,
My commission expires: 3/24/41

STATE OF FLORIDA
County of DADE

On this 14th day of July, A. D. 1939, before me E. B. Leatherman Clerk of the Circuit Court in and for the county and State aforesaid, personally appeared N. C. Sterrett to me known to be one of the subscribing witnesses to the foregoing instrument, who, being duly sworn, desposes and says that E. B. Leatherman Clerk of the Circuit Court in and for county and State aforesaid, to him well known, did, in his presence, sign, seal and deliver the foregoing instrument of writing for the purposes therein mentioned, and that H. H. McNeil did in his presence witness the same, and that he and the said other witness did attest the same as witnesses in the presence of each other.

Sworn to and subscribed before me this the 14th day of July, A. D. 1939.
E B Leatherman
Clerk Circuit Court Dade County.

[signature]

M 31629
(Senate Bill No. 163)

TAX DEED No. 3 JUL 14 1939

Executed on the ..... day of ..... County, ... 19.....

TO

COUNTY OF DADE

STATE OF FLORIDA, COUNTY OF DADE } ss
This instrument was filed for record this 14 day of July 1939 at ..... AM and duly recorded in book 1986 of Deeds on page 39
RECORD VERIFIED
E. B. LEATHERMAN,
Clerk Circuit Court
By Viola Hill Jr.
Deputy Clerk

Filed for Record ..... 19.....

STATE OF FLORIDA,
County of DADE

Be It Remembered, That on this 14 day of July A. D. 1939 the foregoing instrument of writing was presented for record to the subscriber, the Clerk of the Circuit Court in and for the county aforesaid, and the same being properly authenticated I have duly recorded the same in Book 1986 Page 39 and have verified the record.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court the day and year above mentioned.

22

RIGHT-OF-WAY DEED TO DADE COUNTY

CONVEYS THE TITLE FOR HIGHWAY PURPOSES

STATE OF FLORIDA,
COUNTY OF DADE.

THIS INDENTURE, Made this 23 day of May, A. D. 1939, by and between Ole Swedman, sometimes known as Olaf Swedman and Ragna Swedman husband and wife, of the County of Grant, State of Washington, parties of the first part, and the County of Dade, a body corporate and a political subdivision of the State of Florida, and its successors in interest, party of the second part,

WITNESSETH:—

That the said parties of the first part, for and in consideration of the sum of One Dollar to them in hand paid by the party of the second part, receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, do hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, the following described land, situate, lying and being in the County of Dade, State of Florida, to-wit:

South one hundred (100) feet of Tract twenty-nine (29) of Florida Fruit Lands Co's Subdivision according to plat thereof recorded in plat book 2 page 17 public records of Dade County, Florida, Section 17, Township 52 South, Range 40 East.

Conditional for a period of six months upon payment to Seller of any amount which, in judgement of the County, may be due Seller by reason of forced payment of other land owners for their lands used as right of way, this condition applying only to lands used as right of way within 12 miles of land granted by Seller.

Reverter

It is the intention of the parties of the first part by this instrument to convey to the said County, and its successors in interest, the land above described, for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under them.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals this the day and year above written.

Ole Swedman (SEAL)

Olaf Swedman (SEAL)

(SEAL)

(SEAL)

STATE OF Washington } ss
COUNTY OF Grant }

I HEREBY CERTIFY, That on this 23rd day of May, A. D. 19 39, before me personally appeared Ole Swedman sometimes knon as Olaf Swedman and Ragna Swedman, husband and wife

to me know to be the person S described in and who executed the foregoing conveyance to the County of Dade, a body Corporate, and a political subdivision of the State of Florida, and they acknowledged to me the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

And the said Ragna Swedman, the wife of the said Ole Swedman, on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she executed the said deed for the purposes therein set forth, freely and voluntarily, and without any fear, constraint, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Coulee City, in the County and State aforesaid, the day and year last aforesaid.

Notary Public, State of Washington

My commission expires: Oct. 26, 1940

Dist #2
Sec. 19-52-40
Rd. #171 NW (Golden Glades Rd Ext)

R 10261

RIGHT-OF-WAY DEED TO DADE COUNTY

CONVEYS THE TITLE FOR HIGHWAY PURPOSES

FROM

Ole Swedman

Ragna Swedman

TO

DADE COUNTY, FLORIDA

Filed for record on the 18 day of May, 19 42 at o'clock M.

Recorded, 19

in Deed Book 2222

Page 510

Record verified.

E. B. LEATHERMAN,
Clerk Circuit Court,

By [signature] D. C.

Bill 135

FILED FOR RECORD
MAR 14 1942 10 14 AM
E. B. LEATHERMAN
CLK. CT. CT. DADE CO.