MEMORANDUM

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

TO:	Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners	**DATE:**	October 4, 2011
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution authorizing the transfer of portions of County-owned rights-of-way for SW 107 Avenue also known as Parcels No. 112.1, 113.1, 114.1 and 115.1 to the Florida Department of Transportation

The accompanying resolution was prepared by the Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Lynda Bell.

R. A. Cuevas, Jr.
County Attorney

RAC/up

Memorandum

MIAMI-DADE COUNTY

Date: October 4, 2011

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution Authorizing the Transfer of Portions of County Owned Rights-of-Way for SW 107 Avenue also Known as Parcels No. 112.1, 113.1, 114.1 and 115.1 to the Florida Department of Transportation for the Improvements of State Road No. 985 (SW 107 Avenue) in Accordance with F.S. 125.38 and Authorizing the Mayor to Execute County Deeds Conveying Said Parcels to the Florida Department of Transportation
Section: 6-55-40 Commission District 8

Recommendation

It is recommended that the Board of County Commissioners (BCC) approve the transfer of portions of rights-of-way along State Road No. 985 (SW 107 Avenue) also known as Parcels No. 112.1, 113.1, 114.1 and 115.1 to the Florida Department of Transportation (FDOT) for improvements to SW 107 Avenue in accordance with F.S. 125.38. This resolution also authorizes the County Mayor to execute County Deeds conveying in fee simple each one of the subject parcels to FDOT. The Public Works Department (PWD) has no objection to these rights-of-way being transferred.

Scope

The properties to be conveyed are located within Commission District 8.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the adjacent properties to these rights-of-way as follows:

- Parcel 112.1 at $9.0 per square foot for 1,443 square feet
- Parcel 113.1 at $5.17 per square foot for 834 square feet
- Parcel 114.1 at $6.80 per square foot for 1,635 square feet
- Parcel 115.01 at $9.76 per square foot for 271 square feet

The total estimated value of these rights-of-way would be approximately $31,122.00. Conveyance of these rights-of-way will not result in an increase in property tax revenue as the rights-of-way land will be exempt from paying taxes. However, PWD will no longer be responsible for the maintenance of the parcels.

Track Record/Monitor

PWD is entity overseeing this project and the person responsible for monitoring is Mr. Luis Lacau, PLS, Section Head, PWD Right-of-Way Division.

Background

FDOT is planning improvements on SW 107 Avenue from 250 feet north of State Road 990 (SW 104 Street) to about 580 feet south of State Road 94 (SW 88 Street). The purpose of this project is to mill and resurface the roadway. Additionally, the street will be widened to introduce a northbound turbo lane to allow continuous movement through the intersection of SW 107 Avenue and SW 100 Street. Sidewalks, curbs and gutters will be replaced and pedestrian ramps will be reconstructed. The planned improvements will improve traffic flow and safety for vehicular traffic using SW 107 Avenue.

The subject parcels are located at various locations in the west side of SW 107 Avenue from SW 104 Street north to about 700 feet north of SW 95 Street. These parcels are needed for the improvements. The rights-of-way were dedicated to Miami-Dade County at various times for right-of-way purposes. The land abutting the subject rights-of-way are zoned as follows: for Parcel 112.1 Condominium Commercial, for Parcel 113.1 Agriculture, for Parcel 114.1 Educational Private and for Parcel 115.1 Religious.

County Manager/Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: October 4, 2011

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

SUBJECT: Agenda Item No. 8(P)(1)(PPP)

Please note any items checked.

_____ **"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**

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

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous_____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(P)(1)(PPP)
10-4-11

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE TRANSFER OF PORTIONS OF COUNTY OWNED RIGHTS-OF-WAY FOR SW 107 AVENUE ALSO KNOWN AS PARCELS NO. 112.1, 113.1, 114.1 AND 115.1 NOT NEEDED FOR COUNTY PURPOSES TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE IMPROVEMENTS OF STATE ROAD NO. 985 (SW 107 AVENUE) IN ACCORDANCE WITH F.S. 125.38 AND AUTHORIZING THE MAYOR TO EXECUTE COUNTY DEEDS CONVEYING SAID PARCELS TO THE FLORIDA DEPARTMENT OF TRANSPORTATION THEREOF, IN SECTION 6, TOWNSHIP 55 SOUTH, RANGE 40 EAST

WHEREAS, the Florida Department of Transportation desires to acquire certain County-owned rights-of-way, which are identified in the attached Exhibit "A" as Parcels No. 112.1, 113.1, 114.1 and 115.1 and which are located along SW 107 Avenue between SW 88 Street and SW 104 Street (these rights-of-way); and

WHEREAS, the County's conveyance of these rights-of-way to the Florida Department of Transportation is in the public's best interest and welfare by allowing the use of these rights-of-way for the proposed improvements to State Road No. 985 (SW 107 Avenue) in Miami-Dade County; and

WHEREAS, the County is satisfied that the Florida Department of Transportation requires these rights-of-way for such use, and these rights-of-way is not otherwise needed for County purposes; and

WHEREAS, the conveyance of these rights-of-way to the Florida Department of Transportation for said purposes shall be for no monetary consideration; and

WHEREAS, the conveyance of these rights-of-way to the Florida Department of Transportation is in accordance with Section 125.38, Florida Statutes, governing the conveyance of County rights-of-way to the Florida Department of Transportation,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, 1) that the foregoing recitals are incorporated and adopted herein, 2) that this Board, pursuant to Section 125.38, Florida Statutes declares that these rights-of-way are not needed for County purposes; authorizes the conveyance of Parcels No. 112.1, 113.1, 114.1 and 115.1 to the Florida Department of Transportation, as illustrated on Exhibit "A," attached hereto and made a part hereof for no monetary consideration, (3) that this Board authorizes the Mayor to execute County Deeds on behalf of Miami-Dade County, in substantially the form attached hereto, conveying Parcels No. 112.1, 113.1, 114.1 and 115.1 in fee simple to the Florida Department of Transportation; (4) that the procedure utilized in the adoption of this resolution is expressly ratified and approved; and (5) the Clerk is hereby directed to publish notice of the adoption of this resolution one (1) time within thirty (30) days hereafter in a newspaper of general circulation of Miami-Dade County.

The foregoing 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:

Joe A. Martinez, Chairman
Audrey M. Edmonson, Vice Chairwoman

Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

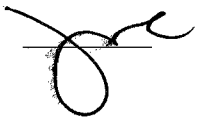
The Chairman thereupon declared the resolution duly passed and adopted this 4th day of October, 2011. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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.



Jorge Martinez-Esteve

Return to:
Right of Way Division
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:
Luis F. Lacau Jr., P.L.S.
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A
Parcel No.: 112.1
Item/Segment No.:4259131
Managing District: 6

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 2011, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is: Metro-Dade Center, 111 N.W. 1st Street, Miami, Florida 33128-1963, party of the first part, and the **FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)**, whose address is 1000 NW 111 Avenue, Miami, Florida 33172, 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 land lying and being in Miami-Dade County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, including the transfer of all rights, responsibilities, and attendant liability, with respect to the subject property; 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 Chairperson or Vice Chairperson, and attested by the Clerk or Deputy Clerk of said Board, the day and year aforesaid.

ATTEST:

HARVEY RUVIN,
CLERK OF SAID BOARD

By:_____

Deputy Clerk

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

By:_____

Mayor

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, A.D. 2011.

EXHIBIT "A"

Legal Description:

The West 5 feet of the East 40 feet of the SE ¼ of the SE ¼ of the SE ¼ of the SE ¼ of Section 6, Township 55 South, Range 40 East, Miami-Dade County, Florida.

AND

The area bounded by the North line of the South 55 feet of the SE ¼ of said Section 6 and bounded by the West line of the East 40 feet of the SE ¼ of said Section 6 and bounded by the chord of a 25 foot radius arc concave to the Northwest, said arc being tangent to both of the last described lines.

LESS

That portion previously dedicated for road purposes.

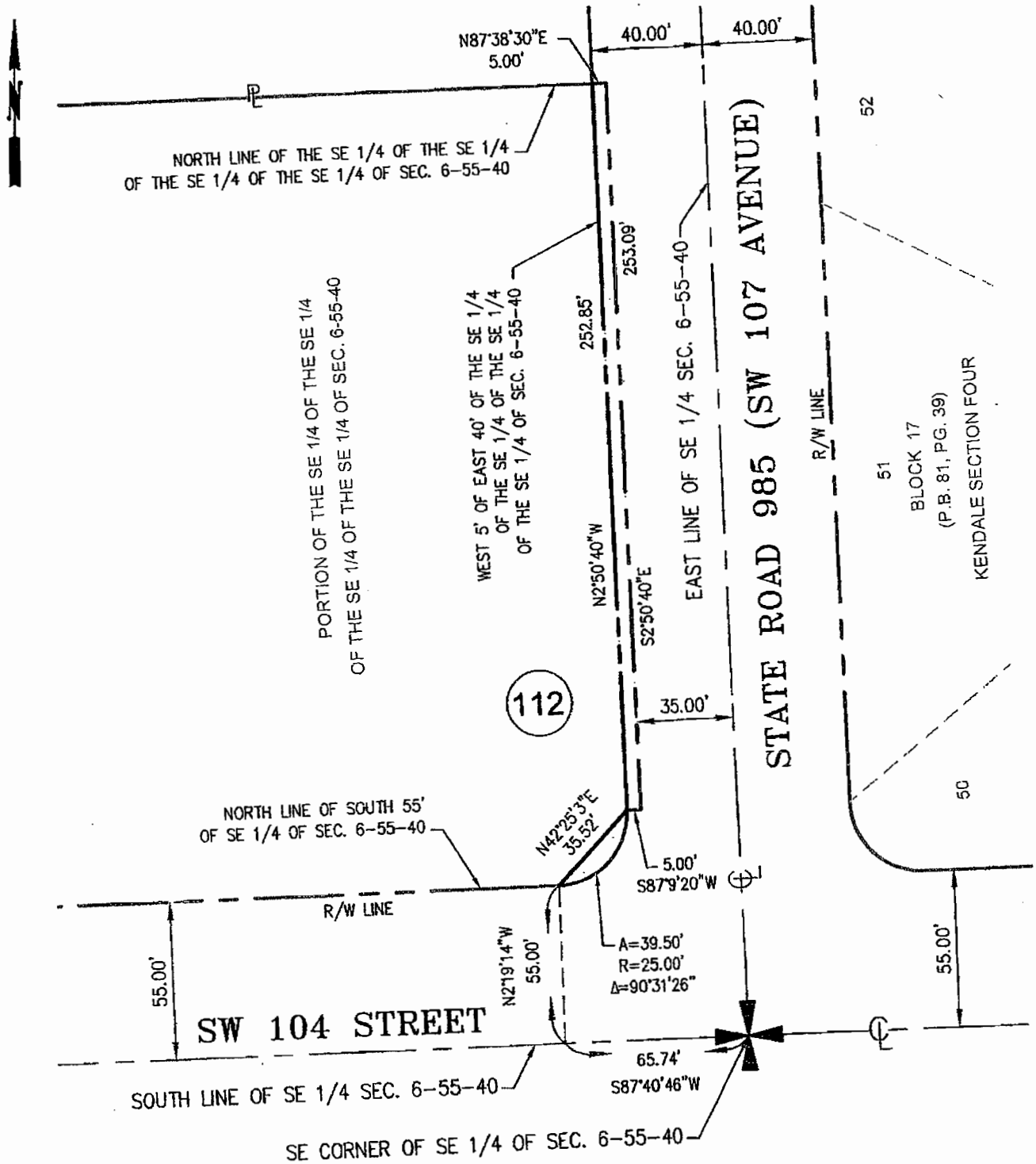
The lands described herein being a part of the lands described in the Right-of-Way Deed to Miami-Dade County, dated April 21, 1984, recorded in Official Records Book 12288, Page 278.

Containing 1,443 square feet or 0.033 Acres.

PWD
THIS IS NOT A SURVEY

SKETCH OF & LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY DIVISION ENGINEERING SECTION	PARCEL 112.1	SCALE:	DATE:07-01-11
		DRAWN BY: L. Espinosa	
		CHECKED BY: L. Lacau	
		PROJECT: 20090217	SHEET:1 of 2

EXHIBIT "A"



LEGEND

BOUNDARY LINE		AREA TO BE ACQUIRED	(PT)	POINT OF TANGENCY	℄	PROPERTY LINE
PROPERTY LINE	(POB)	POINT OF BEGINNING	(PC)	POINT OF CURVATURE	(L)	LENGTH
RIGHT-OF-WAY LINE	(POC)	POINT OF COMMENCEMENT	(PCU)	POINT OF CUSP	(Δ)	DELTA
CENTER LINE	ℳ	MONUMENT LINE	(PI)	POINT OF INTERSECTION	(R)	RADIUS
EASEMENT	℄	CENTER LINE	R/W	RIGHT OF WAY		

Area of Parcel = 1,443 square-feet = 0.033 acres

Section: 6-55-40

SKETCH OF & LEGAL DESCRIPTION **MIAMI-DADE COUNTY PUBLIC WORKS DEPT.** **RIGHT OF WAY DIVISION** **ENGINEERING SECTION**	**PARCEL 112.1**	SCALE: 1" = 50'	DATE:07-01-11
		DRAWN BY: L. Espinosa	
		CHECKED BY: L. Lacau	
		PROJECT:	SHEET:2 of 2

Return to:
Right of Way Division
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:
Luis F. Lacau Jr., P.L.S.
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A
Parcel No.: 113.1
Item/Segment No.:4259131
Managing District: 6

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 2011, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is: Metro-Dade Center, 111 N.W. 1st Street, Miami, Florida 33128-1963, party of the first part, and the **FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)**, whose address is 1000 NW 111 Avenue, Miami, Florida 33172, 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 land lying and being in Miami-Dade County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, including the transfer of all rights, responsibilities, and attendant liability, with respect to the subject property; 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 Chairperson or Vice Chairperson, and attested by the Clerk or Deputy Clerk of said Board, the day and year aforesaid.

ATTEST:

HARVEY RUVIN,
CLERK OF SAID BOARD

By:_____

Deputy Clerk

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

By:_____

Mayor

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, A.D. 2011.

EXHIBIT "A"

Legal Description:

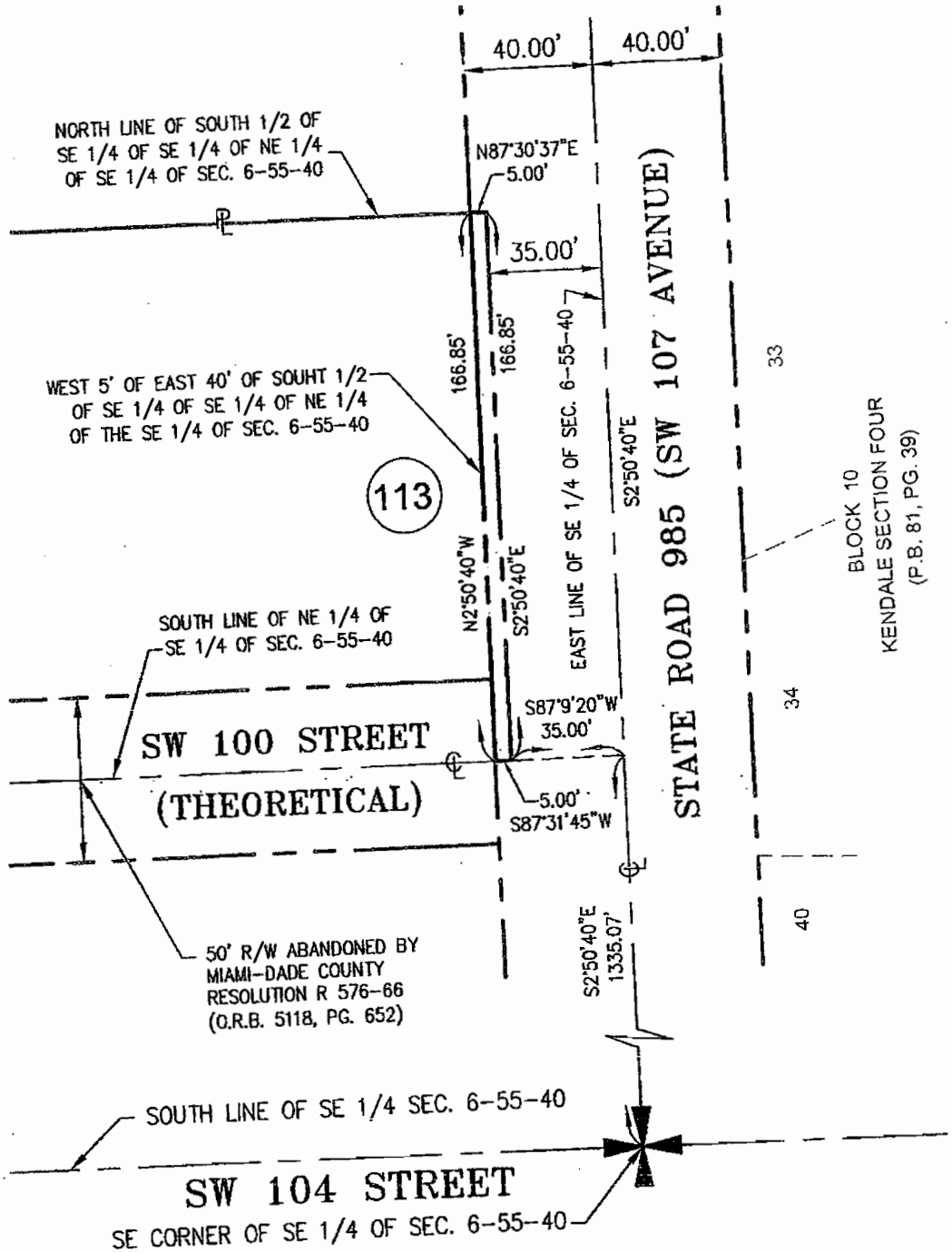
The West 5 feet of the east 40 feet of the South ½ of the Southeast ¼ of the Southeast ¼ of the Northeast ¼ of the Southeast ¼ of Section 6, Township 55 South, Range 40 East, Miami-Dade County, Florida.

The lands described herein being the same as those described in the Right-of-Way Deed to Miami-Dade County, dated January 21, 1988, recorded in Official Records Book 13613, Page 1318.

Containing 834 square feet or 0.019 Acres.

PWD THIS IS NOT A SURVEY	SKETCH OF & LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY DIVISION ENGINEERING SECTION	PARCEL 113.1	SCALE: DATE:07-01-11 DRAWN BY: L. Espinosa CHECKED BY: L. Lacau PROJECT: 20090217 SHEET:1 of 2

EXHIBIT "A"



LEGEND

BOUNDARY LINE		AREA TO BE ACQUIRED	(PT)	POINT OF TANGENCY	℞	PROPERTY LINE
PROPERTY LINE	(POB)	POINT OF BEGINNING	(PC)	POINT OF CURVATURE	(L)	LENGTH
RIGHT-OF-WAY LINE	(POC)	POINT OF COMMENCEMENT	(PCU)	POINT OF CUSP	(Δ)	DELTA
CENTER LINE	⊥	MONUMENT LINE	(PI)	POINT OF INTERSECTION	(R)	RADIUS
EASEMENT	℄	CENTER LINE	R/W	RIGHT OF WAY		

Area of Parcel = 834 square-feet = 0.019 acres

Section: 6-55-40

SKETCH OF & LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY DIVISION ENGINEERING SECTION	PARCEL 113.1	SCALE: 1" = 50'	DATE:07-01-11
		DRAWN BY: L. Espinosa	
		CHECKED BY: L. Lacau	
		PROJECT:	SHEET:2 of 2

Return to:
Right of Way Division
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:
Luis F. Lacau Jr., P.L.S.
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A
Parcel No.: 114.1
Item/Segment No.:4259131
Managing District: 6

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 2011, by and between **MIAMI-DADE COUNTY, FLORIDA,** a political subdivision of the State of Florida, whose address is: Metro-Dade Center, 111 N.W. 1st Street, Miami, Florida 33128-1963, party of the first part, and the **FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT),** whose address is 1000 NW 111 Avenue, Miami, Florida 33172, 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 land lying and being in Miami-Dade County, Florida:

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This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, including the transfer of all rights, responsibilities, and attendant liability, with respect to the subject property; 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 Chairperson or Vice Chairperson, and attested by the Clerk or Deputy Clerk of said Board, the day and year aforesaid.

ATTEST:

HARVEY RUVIN,
CLERK OF SAID BOARD

By:_____

Deputy Clerk

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

By:_____

Mayor

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, A.D. 2011.

EXHIBIT "A"

Legal Description:

The West 5 feet of the East 40 feet of the NE ¼ of the East ½ of the East ½ of the East ½ of the South ¼ of the North ½ of Section 6, Township 55 South, Range 40 East, Miami-Dade County, Florida.

AND

The area bounded by the West line of the East 40 feet of the NE ¼ of said Section 6 and bounded by the North line of the South 25 feet of the North ½ of the SE ¼ of the SE ¼ of the NE ¼ of said Section 6 and bounded by a 25 foot radius arc concave to the Northwest, said arc being tangent to both of the last described lines.

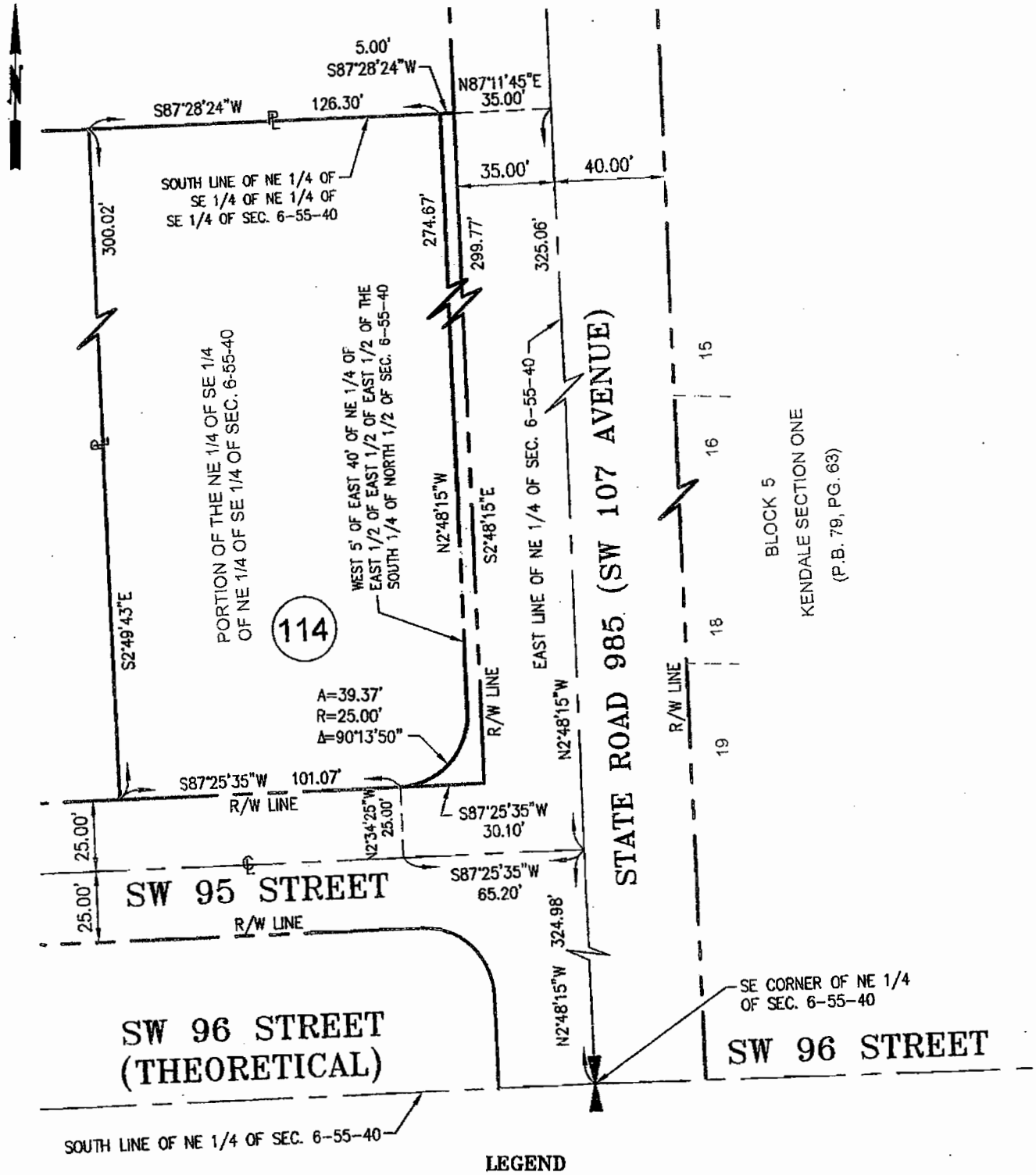
The lands described herein being the same as those described in the Right of way Deed County, dated November 28, 1984, recorded in Official Records Book 12721, Page 3349.

Containing 1,635 square feet or 0.038 Acres.

81

PWD THIS IS NOT A SURVEY	SKETCH OF & LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY DIVISION ENGINEERING SECTION	PARCEL 114.1	SCALE: DATE:07-01-11 DRAWN BY: L. Espinosa CHECKED BY: L. Lacau PROJECT: SHEET:1 of 2

EXHIBIT "A"



LEGEND

BOUNDARY LINE		AREA TO BE ACQUIRED	(PT)	POINT OF TANGENCY	℄	PROPERTY LINE
PROPERTY LINE	(POB)	POINT OF BEGINNING	(PC)	POINT OF CURVATURE	(L)	LENGTH
RIGHT-OF-WAY LINE	(POC)	POINT OF COMMENCEMENT	(PCU)	POINT OF CUSP	(Δ)	DELTA
CENTER LINE	ℳ	MONUMENT LINE	(PI)	POINT OF INTERSECTION	(R)	RADIUS
EASEMENT	℄	CENTER LINE	R/W	RIGHT OF WAY		

Area of Parcel = 1,634 square-feet = 0.038 acres

Section: 6-55-40

SKETCH OF & LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY DIVISION ENGINEERING SECTION	PARCEL 114.1	SCALE: 1" = 50'	DATE:07-01-11
		DRAWN BY: L. Espinosa	
		CHECKED BY: L. Lacau	
		PROJECT:	SHEET:2 of 2

Return to:
Right of Way Division
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:
Luis F. Lacau Jr., P.L.S.
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A
Parcel No.: 115.1
Item/Segment No.:4259131
Managing District: 6

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 2011, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is: Metro-Dade Center, 111 N.W. 1st Street, Miami, Florida 33128-1963, party of the first part, and the **FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)**, whose address is 1000 NW 111 Avenue, Miami, Florida 33172, 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 land lying and being in Miami-Dade County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described, including the transfer of all rights, responsibilities, and attendant liability, with respect to the subject property; 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 Chairperson or Vice Chairperson, and attested by the Clerk or Deputy Clerk of said Board, the day and year aforesaid.

ATTEST:

HARVEY RUVIN,
CLERK OF SAID BOARD

By:_____

Deputy Clerk

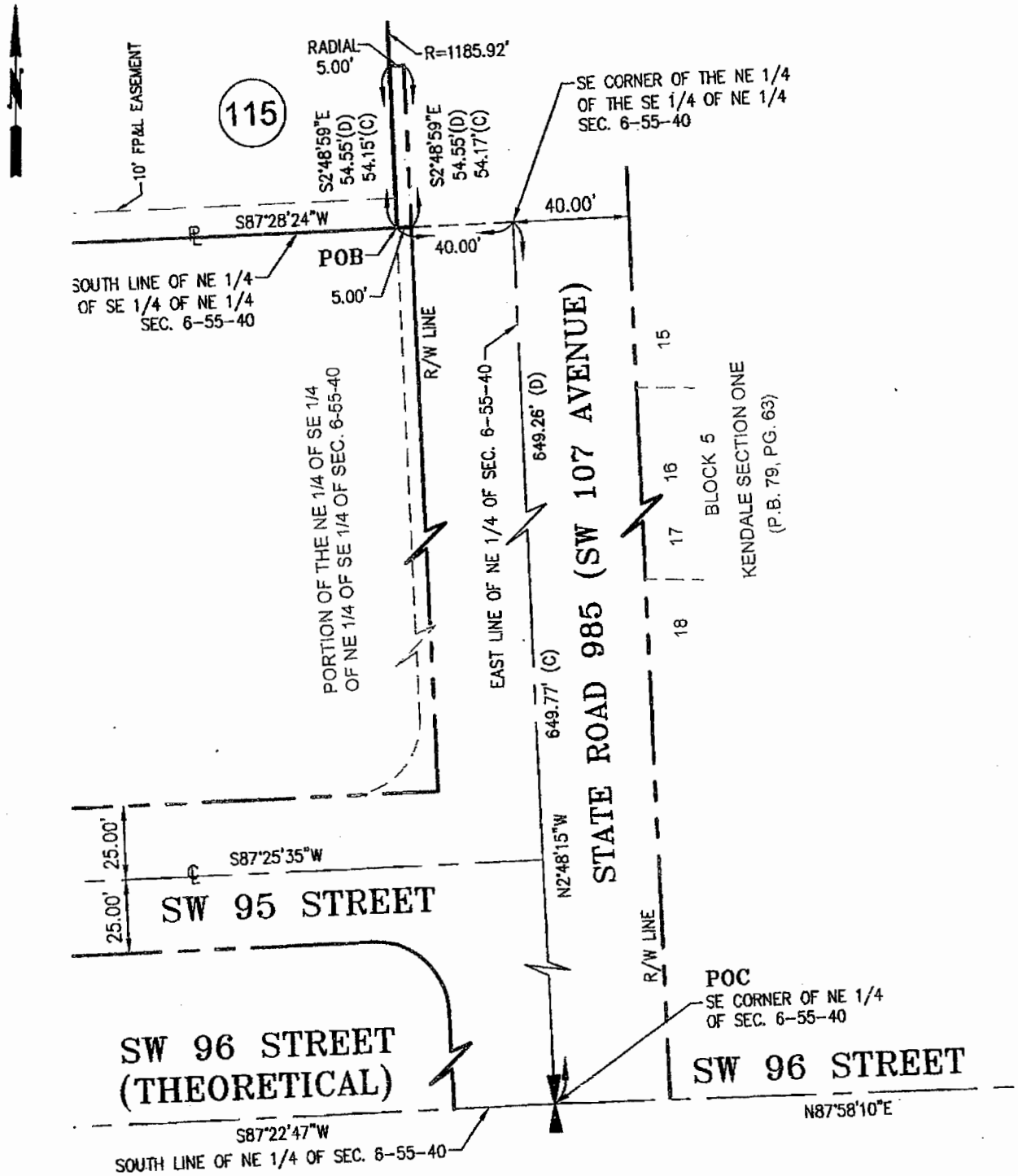
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By:_____

Mayor

The foregoing was authorized and approved by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, A.D. 2011.

EXHIBIT "A"



LEGEND

BOUNDARY LINE		AREA TO BE ACQUIRED	(PT)	POINT OF TANGENCY	℄	PROPERTY LINE
PROPERTY LINE	(POB)	POINT OF BEGINNING	(PC)	POINT OF CURVATURE	(L)	LENGTH
RIGHT-OF-WAY LINE	(POC)	POINT OF COMMENCEMENT	(PCU)	POINT OF CUSP	(Δ)	DELTA
CENTER LINE	⊠	MONUMENT LINE	(PI)	POINT OF INTERSECTION	(R)	RADIUS
EASEMENT	℄	CENTER LINE	R/W	RIGHT OF WAY		

Area of Parcel = 273 square-feet = 0.006 acres
Section: 8-55-40

SKETCH OF & LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY DIVISION ENGINEERING SECTION	PARCEL 115.1	SCALE: 1" = 50'	DATE:07-05-11
		DRAWN BY: L. Espinosa	
		CHECKED BY: L. Lacau	
		PROJECT:	SHEET:2 of 2

EXHIBIT "A"

Legal Description:

Commence at the Southeast corner of the NE ¼ of Section 6, Township 55 South, Range 40 East, Miami-Dade County, Florida; thence run Northerly, along the East line of the NE ¼ of said Section 6, for a distance of 649.26 feet to the Southeast corner of the NE ¼ of the SE ¼ of the NE ¼ of said Section 6; thence run Westerly, along the South line of the NE ¼ of the SE ¼ of the NE ¼ of said Section 6, for a distance of 40.00 feet to the point of intersection with a line which is 40.00 feet West of and parallel to the East line of the NE ¼ of said Section 6, and the POINT OF BEGINNING of the herein described parcel; thence run Northerly, along the line which is 40.00 feet West of and parallel to the East line of the NE ¼ of said Section 6, for a distance of 54.55 feet to the point of curvature of a circular curve to the right, having a radius of 1185.92 feet; thence run Easterly, along a radial line of said curve, for a distance of 5.00 feet to the intersection with a line which is 35.00 feet West of and parallel to the East line of the NE ¼ of said Section 6; thence run Southerly, along the line which is 35.00 feet West of and parallel to the East line of the NE ¼ of said Section 6, for a distance of 54.55 feet to the aforesaid South line of the NE ¼ of the SE ¼ of NE 1/4 of said Section 6; thence run Westerly, along said South line of the NE ¼ of the SE ¼ of the NE ¼ of Section 6, for a distance of 5.00 feet to the POINT OF BEGINNING.

Containing 271 square feet or 0.006 Acres.

PWD THIS IS NOT A SURVEY	SKETCH OF & LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY DIVISION ENGINEERING SECTION	PARCEL 115.1	SCALE: DATE:07-05-11 DRAWN BY: L. Espinosa CHECKED BY: L. Lacau PROJECT: SHEET:1 of 2