

MEMORANDUM

Agenda Item No. 8(F)(4)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 6, 2017

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution waiving
Administrative Order No. 8-4 as
it relates to review by the
Planning Advisory Board;
declaring surplus a 14,363 square
foot portion of County-owned
real property located at 20000
NW 47 Avenue, unincorporated
Miami-Dade County, Florida;
authorizing the conveyance of
same to the Florida Department
of Transportation in accordance
with Florida Statutes Section
125.38 for no monetary
consideration; authorizing the
Chairman or Vice Chairwoman
of the Board to execute a County
Deed for such purpose;
authorizing County Mayor
to take all actions necessary to
accomplish such conveyance

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.



Abigail Price-Williams
County Attorney



APW/lmp

Memorandum



Date: June 6, 2017

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez". The signature is fluid and cursive, written over the printed name.

Subject: Declaring as Surplus a Portion of County-Owned Real Property Located at 20000 NW 47 Avenue, Unincorporated Miami-Dade County, and Authorizing Conveyance to the Florida Department of Transportation for Reconstruction of the Roadway and Sidewalks

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution, which authorizes the following actions:

- Declares as surplus a 14,363 square foot portion of County-owned property located at 20000 NW 47 Avenue, unincorporated Miami-Dade County, Florida (a portion of Folio No. 30-1131-001-0030) referred to as Parcel 117 (Attachment 1 to this transmittal memorandum);
- Authorizes the conveyance of Parcel 117 for no monetary consideration per the attached formal donation request received from the Florida Department of Transportation (Attachment 2 to this transmittal memorandum), pursuant to Florida Statutes 125.38; and
- Waives Administrative Order No. 8-4 as it relates to review by the County's Planning Advisory Board because the property is not buildable.

Scope

The property is located in Commission District 1, which is represented by Commissioner Barbara J. Jordan.

Fiscal Impact/Funding Source

The conveyance of the 14,363 square foot portion of County-owned property (Parcel 117) will eliminate the County's obligation to maintain the property, which costs approximately \$700.00 per year.

Track Record/Monitor

Shannon Clark of the Real Estate Development Division in the Internal Services Department is managing the conveyance of this property.

Delegation of Authority

Authorizes the County Mayor or the County Mayor's designee to take all actions necessary to accomplish the conveyance of Parcel 117 and authorizes the Chairman or Vice Chairwoman of the Board to execute a County Deed for the conveyance of Parcel 117.

Background

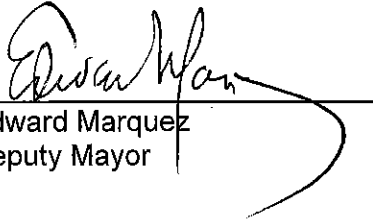
The Florida Department of Transportation (FDOT) plans to make roadway improvements to NW 47 Avenue (State Road 847), from NW 183 Street to NW 206 Terrace, in Miami-Dade County. The roadway improvements include widening the roadway by adding an additional northbound lane and southbound lane; reconstructing the sidewalk; adding a new curb and a gutter; and updating the drainage system and roadway signs and signals. The County owns a 165-acre property at 20000 NW 47 Avenue, (Folio No. 30-1131-001-0030), abutting the relevant portion of this FDOT project.

In order to make these roadway improvements, FDOT has submitted a formal request for the donation of a 14,363 square foot portion of the County-owned property located at the northwest quadrant of the intersection of NW 47 Avenue and NW 199 Street (Parcel 117). The County acquired

Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners
Page 2

this property through a Quitclaim Deed on September 30, 2005. The County has circulated Parcel 117 to all County departments to determine if there is a County need for this parcel and no such need was determined. Given the importance of this project, it is in the best interest of the County to convey this property to FDOT so it is able to finalize the planned improvements and expansion of the roadway. Additional property details are shown in the property map (Attachment 1 to this transmittal memorandum).

Attachments

A handwritten signature in black ink, appearing to read "Edward Marquez", is written over a horizontal line. The signature is stylized and extends to the right of the line.

Edward Marquez
Deputy Mayor

Property Search Application - Miami-Dade County

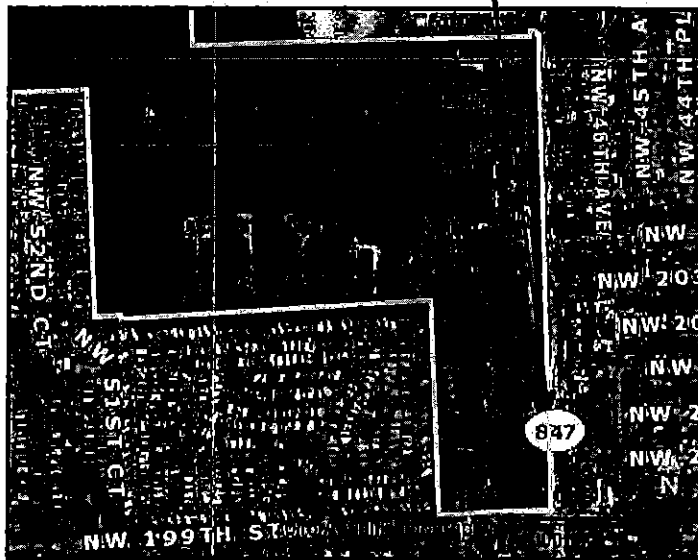


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Location of portion of property being considered for surplus

Property Information	
Folio:	30-1131-001-0030
Property Address:	20000 NW 47 AVE Miami, FL 33055-1543
Owner	MIAMI DADE COUNTY GSA-R/E MGMT
Mailing Address	111 NW 1 ST STE 2480 MIAMI, FL 33128-1929
Primary Zone	9000 AGRICULTURE
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	321,049 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	321,049 Sq.Ft
Lot Size	7,225,776.36 Sq.Ft
Year Built	1999



Assessment Information			
Year	2016	2015	2014
Land Value	\$7,225,776	\$7,225,776	\$7,225,776
Building Value	\$11,430,667	\$10,468,754	\$10,292,179
XF Value	\$189,236	\$188,603	\$152,633
Market Value	\$18,845,679	\$17,883,133	\$17,670,588
Assessed Value	\$18,845,679	\$17,883,133	\$17,670,588

Benefits Information				
Benefit	Type	2016	2015	2014
County	Exemption	\$18,845,679	\$17,883,133	\$17,670,588

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
31 51 41 165.881 AC M/L
EVERGLADES SUGAR & LAND CO SUB
TRS 33 TO 46 INC & TRS 57 TO 66
INC & THAT CERTAIN 40FT ROADWAY
LOCATED BETW A PORTION OF TRS 62

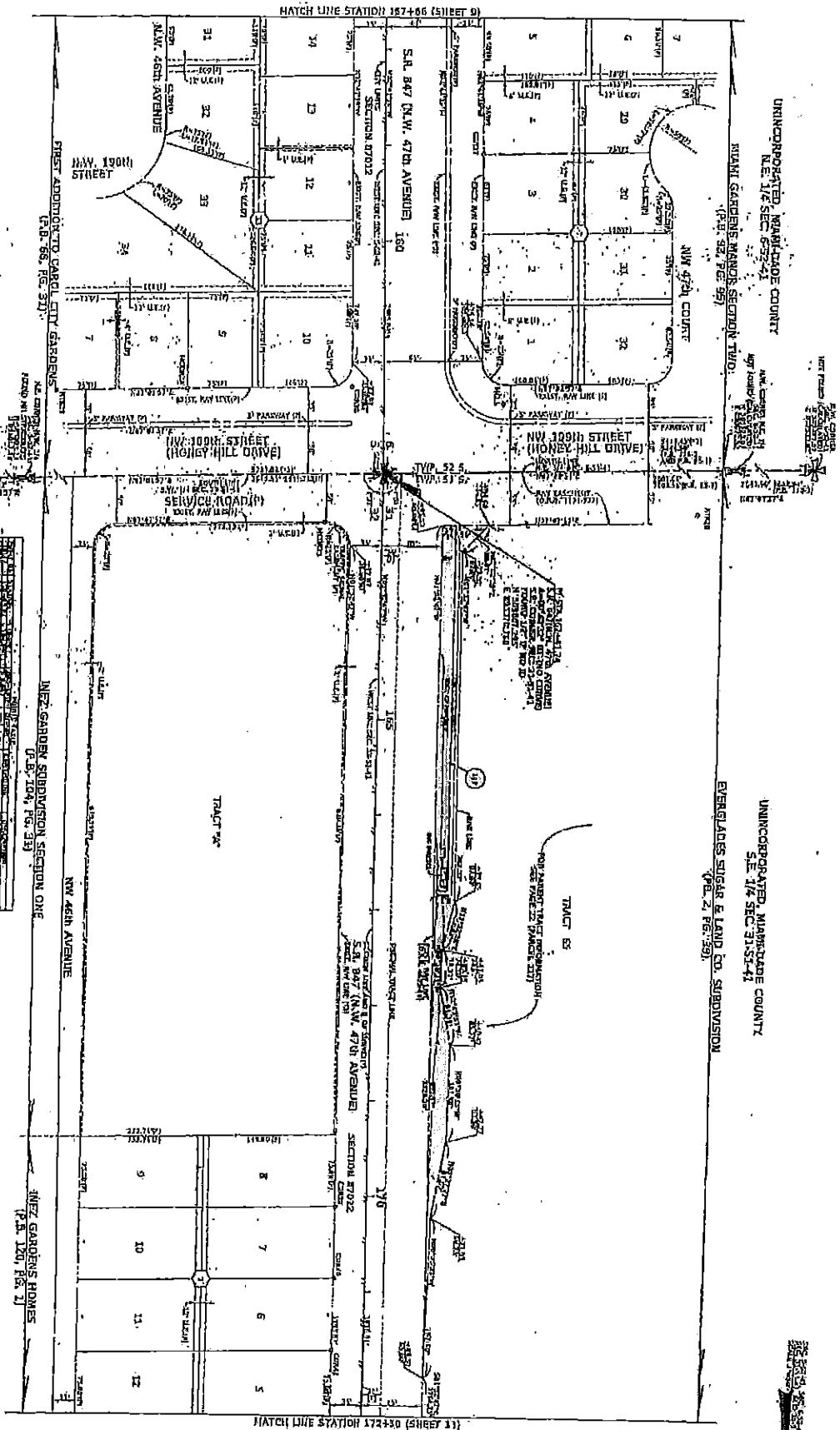
Taxable Value information			
	2016	2015	2014
County			
Exemption Value	\$18,845,679	\$17,883,133	\$17,670,588
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$18,845,679	\$17,883,133	\$17,670,588
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$18,845,679	\$17,883,133	\$17,670,588
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

4



UNINCORPORATED, MIAMI-DADE COUNTY
 S.W. 1/4 SEC. 32-51-41
 MIRIAM GARDENS MANOR SECTION TWO
 (P.L. 82-768, FIG. 95)

UNINCORPORATED, MIAMI-DADE COUNTY
 S.W. 1/4 SEC. 31-52-41
 EVERGLADES SUBD. & LAND CO. SUBDIVISION
 (P.L. 21, FIG. 29)

N.W. 1/4 SEC. 32-51-41
 CITY OF MIRIAM GARDENS, MIAMI-DADE COUNTY

S.W. 1/4 SEC. 32-51-41
 CITY OF MIRIAM GARDENS, MIAMI-DADE COUNTY

PARCEL 117

RIGHT OF WAY MAP
 FLORIDA DEPARTMENT OF TRANSPORTATION
 SURVEYING AND MAPPING

NO.	DESCRIPTION	DATE	BY	FOR	SCALE	PROJECT NO.	FILE NO.	REVISION
1	PRELIMINARY	1/15/80	J. J.
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Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111 Avenue
Miami, Florida 33172-5800

JIM BOXOLD
SECRETARY

August 30, 2016

Miami Dade County
Internal Services Director
C/O: Tara. C Smith
111 NW 1st Street, Suite 2130
Miami, FL 33128

Item/Segment No.: 430637-1
Managing District: Six
F.A.P. No.: N/A
State Road No.: 847/ (NW 47th Avenue)
County: Miami-Dade
Parcel No.: 117
Folio No.: N/A
Reference: Donation Request/ Fee Simple Parcel/License Agreement 916

Dear Ms. Smith:

The Florida Department of Transportation is planning improvements and is developing the expansion roadway project along SR 847/ NW 47th Avenue from SR 860/NW 183 Street to Premier Parkway. I have attached a fact sheet with specific project details.

The Department has identified the above referenced Parcel 117 to be owned by **Miami-Dade County Internal Services Department** as discovered by our Right of Way Engineering Department. The Department of Transportation requires a fee parcel containing 14,363 square feet, more or less to re-construct SR 847 (NW 47th Avenue) from two to four lanes.

Pursuant to Section 337.25, Florida Statutes, the Florida Department of Transportation (Department) may accept donations of any land. Please accept this request for the donation of the above referenced Parcel 117 and License Agreement 916.

August 30, 2016


Page Two

Attached you will find the following documents for your review and use as you carry this item forward to the County Commissioners process for approval:

1. County Deed Parcel 117, Resolution, legal description and sheets from the Right of Way Map showing location and size of the fee simple parcel.
2. Project Plan Sheet for License Agreement 916
3. Right of Way Acquisition Brochure
<http://www.dot.state.fl.us/rightofway/documents/AcquisitionHandbookEnglish.pdf>
4. Donation Form (575-030-12);
5. 90-Day Letter of Assurance (575-040-09);
6. Project Fact Sheet

I look forward to working together for the fulfillment of our Public Service mission. If you have a question or need additional information, please contact me at: (305) 470-5164 or via E-mail at danial.hernandez@dot.state.fl.us

Sincerely,


Dania Hernandez
Right of Way Agent



MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 6, 2017

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(F)(4)

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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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(F)(4)
6-6-17

RESOLUTION NO. _____

RESOLUTION WAIVING ADMINISTRATIVE ORDER NO. 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; DECLARING SURPLUS A 14,363 SQUARE FOOT PORTION OF COUNTY-OWNED REAL PROPERTY LOCATED AT 20000 NW 47 AVENUE, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING THE CONVEYANCE OF SAME TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH FLORIDA STATUTES SECTION 125.38 FOR NO MONETARY CONSIDERATION; AUTHORIZING THE CHAIRMAN OR VICE CHAIRWOMAN OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE; AUTHORIZING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH SUCH CONVEYANCE

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

WHEREAS, the State of Florida Department of Transportation (FDOT) is planning roadway improvements along NW 47 Avenue (State Road 847) from NW 183 Street to NW 206 Terrace, in Miami-Dade County, in connection with the widening of NW 47 Avenue to include adding an additional northbound and southbound lane (the "State Project"); and

WHEREAS, the County owns the property located at 20000 NW 47 Avenue in unincorporated Miami-Dade County, Florida (the "Property"), certain portions of which are required by FDOT in connection with the State Project; and

WHEREAS, FDOT has requested that the County convey to FDOT a portion of the Property more particularly described in the County Deed, attached hereto as "Exhibit A" (the "Conveyance Property") in order to complete the State Project; and

WHEREAS, the Board finds that pursuant to Section 125.38 of the Florida Statutes, the Conveyance Property is required and can be used in order to build the State Project, are not needed for County purposes, and will be utilized for the benefit of the public and community interest, and welfare,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board hereby: (a) waives Administrative Order 8-4 No. as it pertains to review by the Planning Advisory Board, (b) declares surplus the Conveyance Property, (c) pursuant to Section 125.38, Florida Statutes, approves the conveyance of same to FDOT for no monetary consideration, subject to the restriction that the Conveyance Property be used for transportation related improvements to State Road 847, (d) authorizes the County Mayor or the County Mayor's designee to take all actions necessary to accomplish the conveyance of the Conveyance Property, and (e) authorizes the execution of the County Deed in substantially the form attached hereto as Exhibit "A" and incorporated herein by reference by the Board of County Commissioners acting by the Chairman or Vice Chairwoman of the Board.

Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the County Mayor's designee to record the instrument of conveyance accepted herein in the public records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board within 30 days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy together with this resolution.

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:

Esteban L. Bovo, Jr., Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Sally A. Heyman
Barbara J. Jordan	Joe A. Martinez
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of June, 2017. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.



Debra Herman

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

Folio No.: a portion of 30-1131-001-0030

COUNTY DEED

THIS DEED, made this _____ day of _____, 20__ A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and the FLORIDA DEPARTMENT OF TRANSPORTATION, an agency of the State of Florida, party of the second part, whose address is 1000 NW 111 Avenue, Miami, Florida 33172-5800.

WITNESSETH:

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

LEGAL DESCRIPTION

AS SHOWN ON EXHIBIT "A," ATTACHED HERETO AND TO BE MADE A PART HEREOF

This grant conveys only the interest of Miami-Dade 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. This grant is made for the public purpose of roadway related improvements to State Road No. 847 (N.W. 47th Avenue) Roadway Project No. 430637-1 in Miami-Dade County. If in the sole discretion of Miami-Dade County, the Property ceases to be used for this purpose by the Florida Department of Transportation, title to the Property shall revert to Miami-Dade County upon ten (10) days notice. In the event of such reverter, the Florida Department of Transportation, shall immediately deed the Property back to

Miami-Dade County, and Miami-Dade County shall have the right to immediate possession of the Property, with any and all improvements thereon. The effectiveness of the reverter shall take place immediately upon notice being provided by Miami-Dade County, regardless of the deed back to the County by the Florida Department of Transportation. The County retains a reversionary interest in the Property, which right may be exercised by the County in accordance with this Deed.

**THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]
[ONLY THE SIGNATURE PAGE FOLLOWS)**

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 of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Esteban L. Bovo, Jr., Chairman

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 _____, 20__.

EXHIBIT "A"

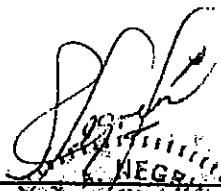
PARCEL 117

GENERAL NOTES:

- THIS IS NOT A SURVEY.
- Bearings shown hereon are relative to the Baseline of State Road 847 / NW 47 Ave, having a bearing of North 01°52'47" West as shown on P.N.C. sheet prepared by Biscayne Engineering Company, Inc. Reference FP # 430637-1-52-01.
- Stations and Offsets are relative to the Survey Baseline of SR 847 (NW 47 Avenue).
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- Parcel geometry and location shown hereon are from F.D.O.T. R/W Map for S.R. 7, Section 87012, Dated: 10/2014.
- Title Report prepared by Paramount Title Services, Inc., Title Search No. 14-708-073 Certified on 02-04-2014 at 11 pm. and provided by F.D.O.T.
- Remainder area shown hereon is based on information obtained from said F.D.O.T. R/W Map for S.R. 7, Section 87012, Dated: 10/2014.
- Biscayne Engineering Company, Inc. Order No. 03-85492, Drawing No. 2149-SS-23.
- This document consists of three (3) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND:

- ⊖ - Baseline
- ⬡ - Block Number
- C.B. - Chord Bearing
- Ⓛ - Parcel Identification Number
- ESMNT - Easement
- EXIST. - Existing
- F.D.O.T. - Florida Department of Transportation
- F.P. - Financial Project
- LT - Left
- NO. - Number
- O.R.B - Official Record Book
- P.B. - Plat Book
- PG. - Page
- PI - Point of Intersection
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- (P) - Plat distance
- RGE. - Range
- RT - Right
- R/W - Right-of-Way
- SEC. - Section
- S.R. - State Road
- STA. - Station
- S.S.U.E. - Standard Signal Utility Easement
- SQ. FT. - Square Foot
- TWP. - Township
- Δ - Delta
- R - Radius
- L - Length



09/07/2016

X ANTONIO NEGRIN, DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6987
 Biscayne Engineering Company, Inc.
 529 W. Flagler Street, Miami, Fl., 33130
 Tel. 305-314-7671 or
 Certification of Authorization No 0129.

FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 847

MIAMI-DADE COUNTY

BY	DATE	PREPARED BY:	DATA SOURCE:		
DRAWN	I.V.	09/16	BISCAYNE ENGINEERING COMPANY, Inc.		SEE GENERAL NOTES
REVISION	BY	DATE	CHECKED	X.N.	09/16
			F.P. NO. 430637-1		SECTION 87012
					SHEET 1 OF 3

EXHIBIT "A"

PARCEL 117

A portion of Tract 65, in Section 31, Township 51 South, Range 41 East, EVERGLADES SUGAR AND LAND CO. SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 2, at Page 39 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast one-quarter (S.E. $\frac{1}{4}$) of Section 31, Township 51 South, Range 41 East being a $\frac{1}{2}$ " diameter iron pipe; THENCE North $01^{\circ}52'47''$ West (for a Basis of Bearings), along the East line of said Southeast one-quarter (S.E. $\frac{1}{4}$), a distance of 53.79 feet; THENCE South $88^{\circ}07'13''$ West, at right angles to the last described course, a distance of 65.00 feet to the POINT OF BEGINNING; THENCE North $01^{\circ}52'47''$ West, along the West Right of Way line of State Road 847 (N.W. 47th Avenue) as shown on the Right of Way Map for State Road 847, Section 87012-2501, dated 05/1965, a distance of 893.97 feet; THENCE South $00^{\circ}36'21''$ East, a distance of 167.60 feet; THENCE South $08^{\circ}37'27''$ West, a distance of 81.03 feet; THENCE South $00^{\circ}36'15''$ East, a distance of 101.88 feet; THENCE South $12^{\circ}49'51''$ East, a distance of 61.39 feet; THENCE South $00^{\circ}36'21''$ East, a distance of 39.11 feet; THENCE South $11^{\circ}32'28''$ West, a distance of 51.81 feet; THENCE South $01^{\circ}52'47''$ East, a distance of 367.33 feet; THENCE South $42^{\circ}02'29''$ West, a distance of 39.87 feet; THENCE North $87^{\circ}02'57''$ East, along a line lying 55 feet North of, as measured at right angles to, the South line of said Southeast one-quarter (S.E. $\frac{1}{4}$) of Section 31, Township 51 South, Range 41 East, and along the North line of a 55 foot wide Right-of-Way Easement to Miami-Dade County, Florida recorded in Official Records Book 7131, at Page 622 of the Public Records of Miami-Dade County, Florida, a distance of 49.66 feet to the POINT OF BEGINNING.

All of the foregoing lying in the Southeast one-quarter (S.E. $\frac{1}{4}$) of Section 31, Township 51 South, Range 41 East, Unincorporated Miami-Dade County, Florida and containing 14,363 square feet more or less.

THIS IS NOT A SURVEY

			FLORIDA DEPARTMENT OF TRANSPORTATION				
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION				
			STATE ROAD NO. 847		MIAMI-DADE COUNTY		
			BY	DATE	PREPARED BY	DATA SOURCE:	
			DRAWN	I.V.	09/16	BISCAYNE ENGINEERING COMPANY, Inc.	SEE GENERAL NOTES
REVISION	BY	DATE	CHECKED	X.N.	09/16	F.P. NO. 430637-1	SECTION 87012
						SHEET 2 OF 3	

10

SEC. 31 TWP. 51S, RGE. 41E

DETAIL "A"

UNINCORPORATED, MIAMI-DADE COUNTY
S.E. 1/4 SEC. 31-51-41

EVERGLADES SUGAR & LAND CO. SUBDIVISION
(PB. 2, PG. 39)

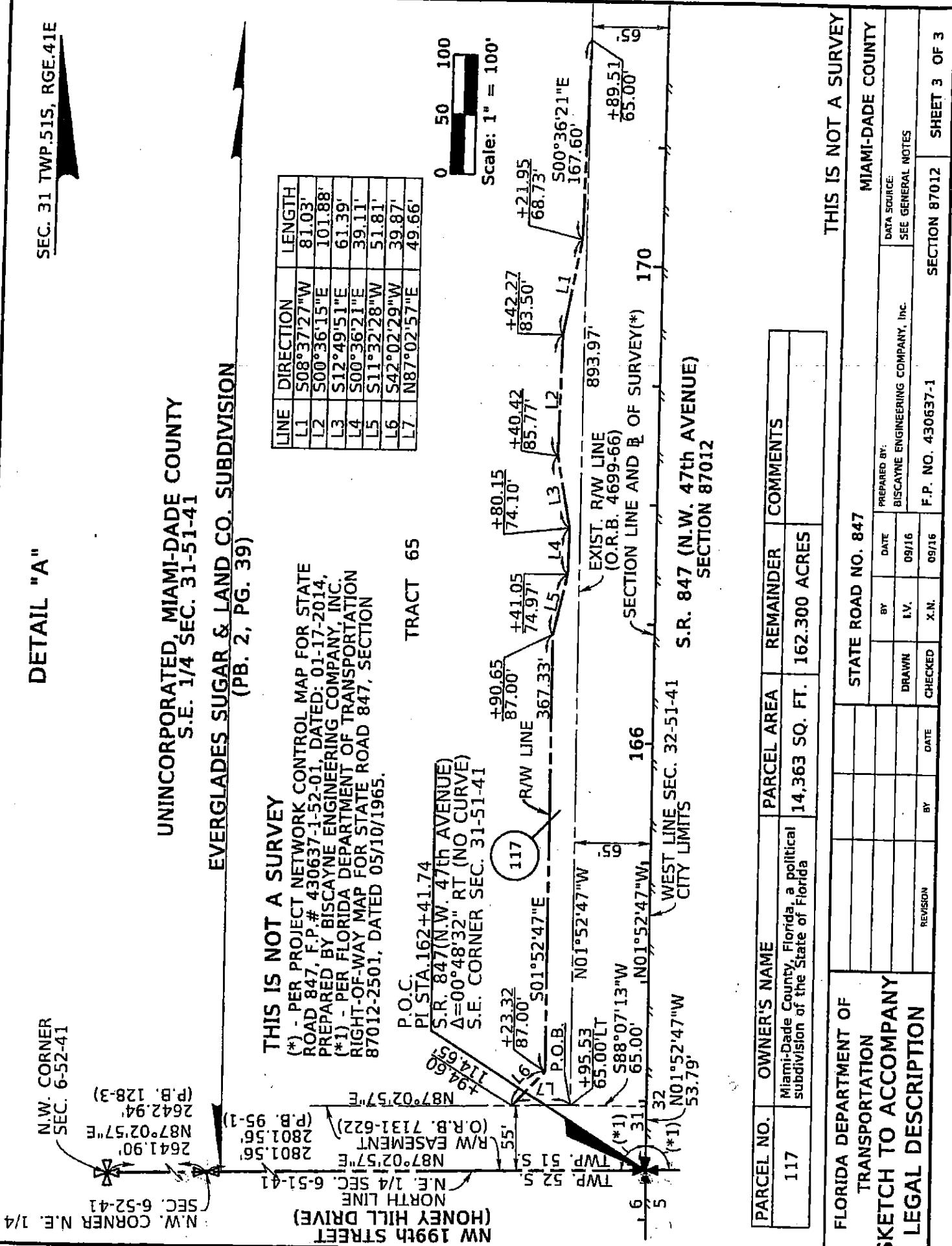
THIS IS NOT A SURVEY

(*) - PER PROJECT NETWORK CONTROL MAP FOR STATE ROAD 847, F.P. # 430637-1-52-01, DATED: 01-17-2014, PREPARED BY BISCAYNE ENGINEERING COMPANY, INC.
(*) - PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 847, SECTION 87012-2501, DATED 05/10/1965.

TRACT 65

P.O.C.
PI STA. 162+41.74
S.R. 847 (N.W. 47th AVENUE)
 $\Delta=00^{\circ}48'32''$ RT (NO CURVE)
S.E. CORNER SEC. 31-51-41

LINE	DIRECTION	LENGTH
L1	S08°37'27"W	81.03'
L2	S00°36'15"E	101.88'
L3	S12°49'51"E	61.39'
L4	S00°36'21"E	39.11'
L5	S11°32'28"W	51.81'
L6	S42°02'29"W	39.87'
L7	N87°02'57"E	49.66'



PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
117	Miami-Dade County, Florida, a political subdivision of the State of Florida	14,363 SQ. FT.	162,300 ACRES	

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

STATE ROAD NO. 847

MIAMI-DADE COUNTY

THIS IS NOT A SURVEY

PREPARED BY:	BISCAYNE ENGINEERING COMPANY, INC.	DATA SOURCE:	SEE GENERAL NOTES
DRAWN	I.V.	DATE	09/16
CHECKED	X.N.	DATE	09/16
SECTION 87012		SECTION 87012	
F.P. NO. 430637-1		SHEET 3 OF 3	