

MEMORANDUM

Agenda Item No. 8(L)(10)

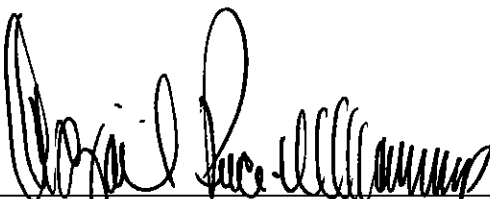
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: November 7, 2017

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving two canal Right-of-Way Deeds in exchange for the release of unneeded canal reservations lying in Section 26, Township 53 South and Range 40 East in Miami-Dade County; approving disclaimer for release of rights of reservation; authorizing the Mayor to execute the disclaimers; and authorizing the Chairman of the Board to execute the right-of-way deeds

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.



Abigail Price-Williams
County Attorney

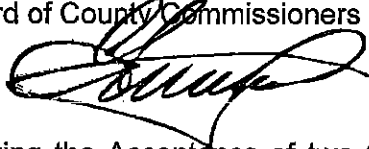
APW/smm

Memorandum



Date: November 7, 2017

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

From: Carlos A. Gimenez 
Mayor

Subject: Resolution Authorizing the Acceptance of two Canal Right-of-Way Deeds in Exchange for the Release of Unneeded Canal Reservations in Section 26, Township 53 South and Range 40 East in Miami-Dade County, Florida

Recommendation

It is recommended that the Board of County Commissioners (Board) authorize the acceptance of two canal Right-of-Way Deeds (Attachment A and Attachment B to the resolution) to accept dedication of land to Miami-Dade County in exchange for the execution of two Miami-Dade County Disclaimers (Attachment C and Attachment D to the resolution) to release unneeded portions of canal reservation in Miami-Dade County.

Scope

The site is located south of NW 36 Street, north of NW 25 Street between NW 67 Avenue and 69 Avenue in unincorporated Miami-Dade County in Commission District 12, which is represented by Commissioner Jose "Pepe" Diaz.

Fiscal Impact/Funding Source

This item does not require the expenditure of any Miami-Dade County funds.

Track Record / Monitor

The Water Control Section Manager within the Department of Regulatory and Economic Resources, Division of Environmental Resources Management, Maria D. Molina, P.E., will be responsible for tasks related to this transaction.

Background


In 1960, the Central and Southern Florida Flood Control District, now known as the South Florida Water Management District, gave to the County canal reservations for canal and water management purposes in connection with the Miami-Dade County Water Control Master Plan over the 130 feet east of the center line of the existing FEC Canal to the west and the eastern 130 feet of Section 26, Township 53 South and Range 40 East.

FDG Hialeah, LLC owns the property encumbered by the above-stated canal reservations and within the canal reservations are two (2) existing canals, the FEC Canal to the west and the FEC Borrow Canal to the east. FDG Hialeah, LLC plans to construct an industrial warehouse subdivision on their land and has offered to dedicate two canal right-of-ways, one on the west and one on the east of the property in exchange for the release of the remaining unneeded portions of the canal reservations within the subject property, as shown in Exhibit 1 to this memorandum.

The dedication of the two canal right-of-ways on the east and on the west of the property transfers ownership to the County and preserves the canal right-of-ways for any future use by the County. Therefore, the remaining portions of the subject canal reservations on the east and west side in Section 26, Township 53 South and Range 40 East are no longer needed for canal and water management purposes by the County and can be released for use by the property owner.

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

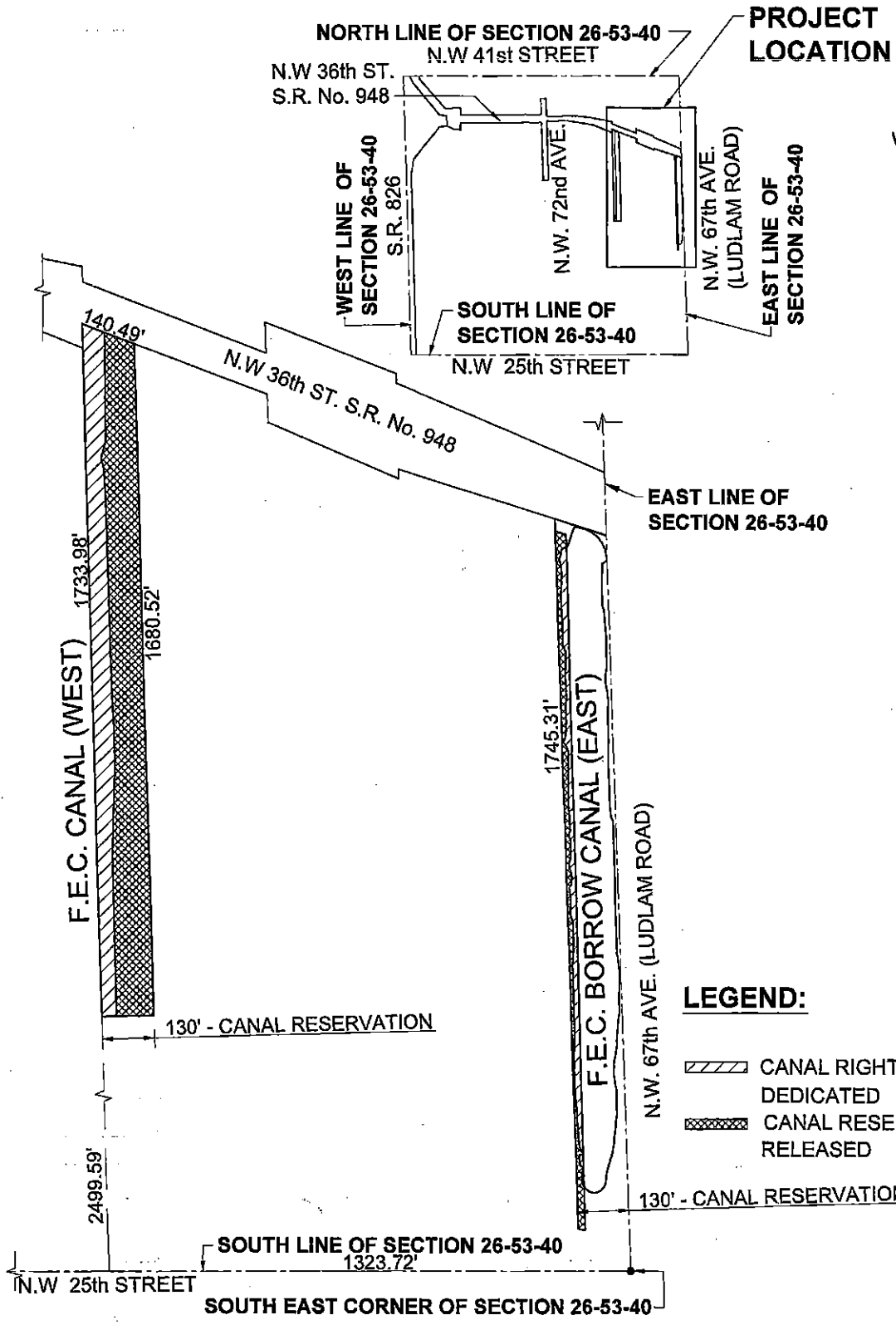
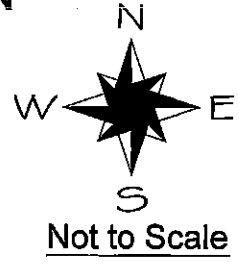
Following the release of the unneeded canal reservation by the County, FDG Hialeah, LLC, property owner would need to pursue further release from the South Florida Water Management District and/or other agencies or entities, as appropriate.



Jack Osterhoff
Deputy Mayor

EXHIBIT 1
GENERAL SITE SKETCH

W.C. 921
SEC. 26
TWP. 53
RGE. 40



LEGEND:

- CANAL RIGHT OF WAY TO BE DEDICATED
- CANAL RESERVATION TO BE RELEASED



MEMORANDUM

(Revised)

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

DATE: November 7, 2017

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(L)(10)

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(L)(10)
11-7-17

RESOLUTION NO. _____

RESOLUTION APPROVING TWO CANAL RIGHT-OF-WAY DEEDS IN EXCHANGE FOR THE RELEASE OF UNNEEDED CANAL RESERVATIONS LYING IN SECTION 26, TOWNSHIP 53 SOUTH AND RANGE 40 EAST IN MIAMI-DADE COUNTY; APPROVING DISCLAIMER FOR RELEASE OF RIGHTS OF RESERVATION; AUTHORIZING THE MAYOR TO EXECUTE THE DISCLAIMERS; AND AUTHORIZING THE CHAIRMAN OF THE BOARD TO EXECUTE THE RIGHT-OF-WAY DEEDS

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

WHEREAS, FDG Hialeah, LLC, a Delaware Limited Liability Company is the owner of the property in Section 26, Township 52 South and Range 40 East which is encumbered by those rights in reservation given to Miami-Dade County in 1960 by the Central and Southern Florida Flood Control District, later known as the South Florida Water Management District, to be used for water management and flood protection in connection with the Miami-Dade County Water Control Master Plan; and

WHEREAS, FDG Hialeah, LLC, is developing the property and has offered to dedicate to the County a canal right-of-way to the west with total area of 1.837 acres as shown in Attachment A and dedicate to the County a canal right-of-way to the east with total area of 0.452 acres as shown in Attachment B, in exchange for the release of a portion of the west 130 foot wide canal reservation with total area of 3.258 acres as shown in Attachment C and for the release of a portion of the east 130 foot wide canal reservation with total area of 0.446 acres as shown in Attachment D in Section 26, Township 53 South and Range 40 East; and

WHEREAS, in consideration of this and on behalf of Miami-Dade County, the Department of Regulatory and Economic Resources has determined that the requested canal reservation is no longer needed by the County for water management and flood protection in connection with the Miami-Dade County Water Control Master Plan,

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

Section 1. This Board hereby approves a Right-of-Way Deed, in substantially the form attached hereto and made a part hereof as Attachment A, from the landowner conveying to Miami-Dade County a canal right-of-way with total area of 1.837 acres and within the 130 foot wide canal reservation and approves a Right-of-Way Deed, in substantially the form attached hereto and made a part hereof as Attachment B, from the landowner conveying to Miami-Dade County a canal right-of-way with total area of 0.452 acres and within the 130 foot wide canal reservation in Section 26, Township 53 South and Range 40 East.

Section 2. This Board authorizes the Chairman of the Board of County Commissioners to execute the Right-of-Way Deeds mentioned in Section 1 above.

Section 3. This Board hereby approves, in exchange for the above-mentioned instrument of conveyance to Miami-Dade County, a Miami-Dade County Disclaimer, in substantially the form attached hereto and made a part hereof as Attachment C, for the release to the landowner of unneeded rights in reservation a portion of the west 130 foot wide canal reservation with total area of 3.258 acres and approves, in exchange for the above-mentioned instrument of conveyance to Miami-Dade County, a Miami-Dade County Disclaimer, in

substantially the form attached hereto and made a part hereof as Attachment D, for the release to the landowner of unneeded rights in reservation a portion of the east 130 foot wide canal reservation with total area of 0.446 acres in Section 26, Township 53 South and Range 40 East.

Section 4. This Board authorizes the Mayor to execute the Disclaimers mentioned in Section 3 above.

Section 5. Pursuant to Resolution No. R-974-09, (a) directs the Mayor or the Mayor's designee to record the instruments of conveyance accepted herein in the Public Records of Miami-Dade County, Florida and to provide a recorded copies of the instruments to the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of each instrument 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 7th day of November, 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.



Abbie Schwaderer-Raurell

ATTACHMENT A

Return to:

Miami-Dade County Department of
Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court
Miami, FL 33136-3912

Instrument prepared by:
Carlos A. Calvache
Folio No. 30-3026-000-0066
User Department: RER

WC - 921
NW 36 Street
Miami-Dade County

RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR CANAL PURPOSES
Limited Liability Company

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this ____ day of ____, A.D. 201_, by and between FDG Hialeah, LLC, a Delaware limited liability company, whose address is 2855 LeJeune Road, 4th Floor, Coral Gables, FL 33134, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public canal and all public uses and purposes incidental thereto, including but not limited to the right of the party of the second part to ownership and disposal of all spoil material from said canal, the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A"

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

And the said party of the first part does 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 it.

IN WITNESS WHEREOF, the said party of the first part, by its Vice President, has caused these presents to be signed for and on its behalf, the day and year first above written.

Signed, Sealed and Delivered
in our presence: (2 witnesses
for each signature or for all)

Maria V. Rincon
Witness

Maria V. Rincon
Witness Printed Name

VM
Witness

Valentina Baragaño
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

FDG Hialeah, LLC

By: *Cull* (Sign)

By: Vice President
Margarita Martinez
Printed Name

Address (if different)

STATE OF Florida)
) SS
COUNTY OF Miami)

I HEREBY CERTIFY, that on this 30 day of October, A.D. 2017, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared personally known to me, to be the Vice President duly authorized on behalf of FDG Hialeah, LLC, a Delaware limited partnership. Said Vice President executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



NOTARY SEAL/STAMP

Janice Leon
Notary Signature
Janice Leon
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 2/1/19

Commission/Serial No. FF194829

The foregoing was accepted and approved on the ____ day of _____, A.D. 201_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Esteban L. Bovo, Jr., Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

LEGAL DESCRIPTION F.E.C. CANAL (WEST) DEDICATION

LEGEND AND ABBREVIATIONS:

⊙	Centerline	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
O.R.B.	Official Record Book	SEC.	Section
POB	Point of Beginning	SQ. FT.	Square Feet
POC	Point of Commencement	TYP.	Typical
POT	Point of Termination	EOW	Edge of Water
PG.	Page		

EXHIBIT A

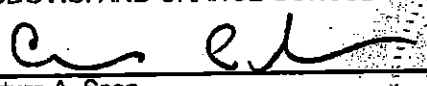
SURVEYOR'S REPORT:

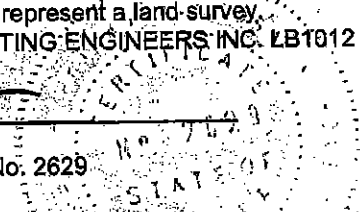
- This legal and sketch and the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to this legal and sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of five (5) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.
- Bearings are based on an assumed value of S89°51'46"W along the south line of the Southeast Quarter of Section 26, Township 53 South, Range 40 East, Miami-Dade County, Florida.


LEGAL DESCRIPTION: (AS SURVEYED)
SEE SHEET 2

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012


Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida





LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: AS
SCALE: NTS
DATE: 10/18/2017
PROJ. #: 2008 01W-SX

SHEET:
1
OF 5 SHEETS

**LEGAL DESCRIPTION
F.E.C. CANAL (WEST)
DEDICATION**

LEGAL DESCRIPTION:

A PORTION OF LAND LYING BETWEEN THE EASTERLY TOP OF BANK OF AN EXISTING CANAL ON THE LEFT AND THE WESTERLY LIMIT OF "TRACT 1" OF OFFICIAL RECORDS BOOK 26141, PAGE 2217, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA ALL LYING IN SECTION 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE S89°51'46"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 AS A BASIS OF BEARING FOR 1323.72 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF "TRACT 1" AS RECORDED IN OFFICIAL RECORDS 26141, PAGE 2217, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N01°27'55"W ALONG THE WEST LINE OF SAID TRACT 1 FOR 2499.59 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N01°27'55"W ALONG THE WEST LINE OF SAID "TRACT 1" FOR 1733.98 FEET TO A POINT OF THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET; THENCE S69°11'10"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET FOR 60.68 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY TOP OF BANK OF SAID CANAL, THE FOLLOWING TEN LINES DESCRIBING THE EASTERLY TOP OF BANK OF SAID CANAL; THENCE S00°29'19"E FOR 270.82; THENCE S15°46'14"W FOR 46.85 FEET; THENCE S16°49'11"E FOR 25.11 FEET; THENCE S02°51'46"E FOR 158.70 FEET; THENCE S01°30'54"E FOR 326.60 FEET; THENCE S02°28'49"E FOR 238.31 FEET; THENCE S01°50'48"W FOR 213.78 FEET; THENCE S01°17'28"W FOR 27.50 FEET; THENCE S01°16'59"E FOR 360.93 FEET; THENCE S01°24'29"E FOR 45.83 FEET; THENCE S88°26'50"W FOR 37.82 FEET TO THE POINT OF BEGINNING, CONTAINING 1.837 ACRES, MORE OR LESS.

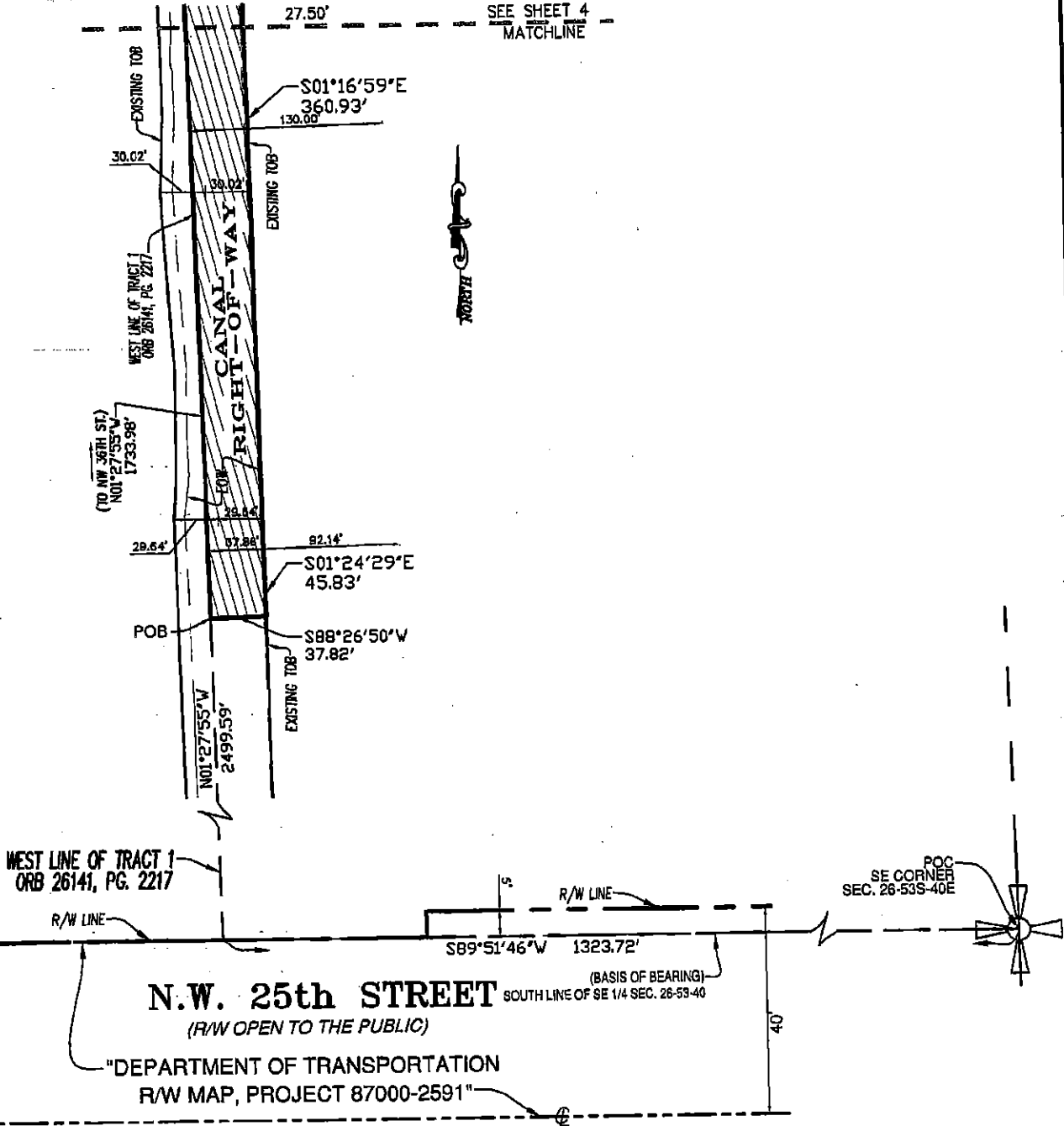


LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: AS
SCALE: NTS
DATE: 10/18/2017
PROJ. #: 2008 01W-SX

SHEET:
2
OF 5 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION F.E.C. CANAL (WEST) DEDICATION



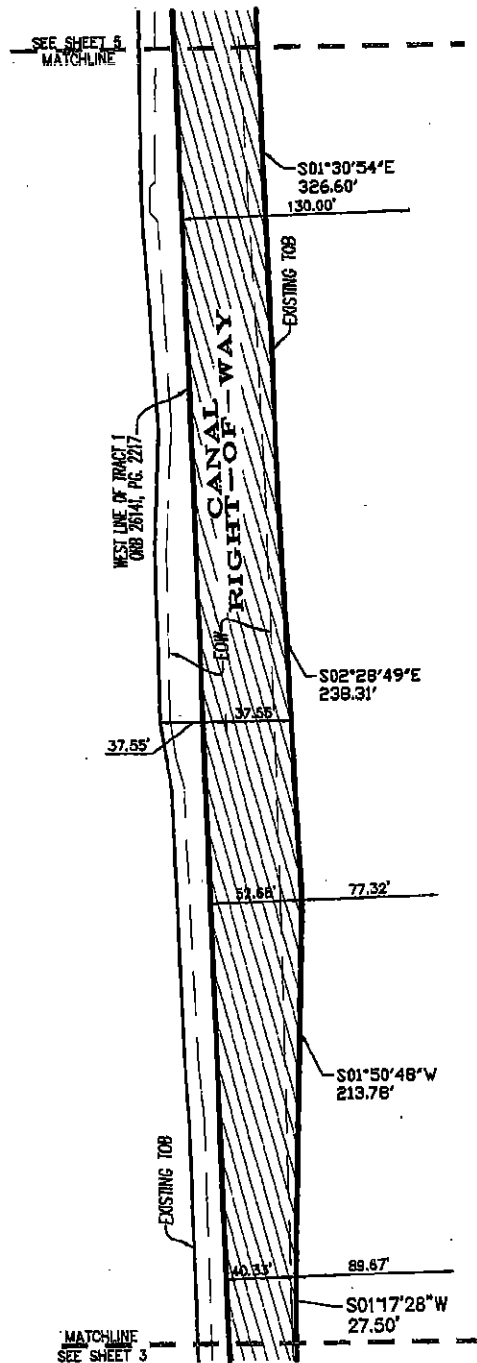

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SHEET:	3
OF 5 SHEETS	

\\network\mga\mga\11\Projects\2010\2008 01W-SX LEGALS AND SKETCHES\2008 01W-SX P.L. Canal - Balance of Reservation\2017
10/18/2017 11:48 AM

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
F.E.C. CANAL (WEST)
DEDICATION**

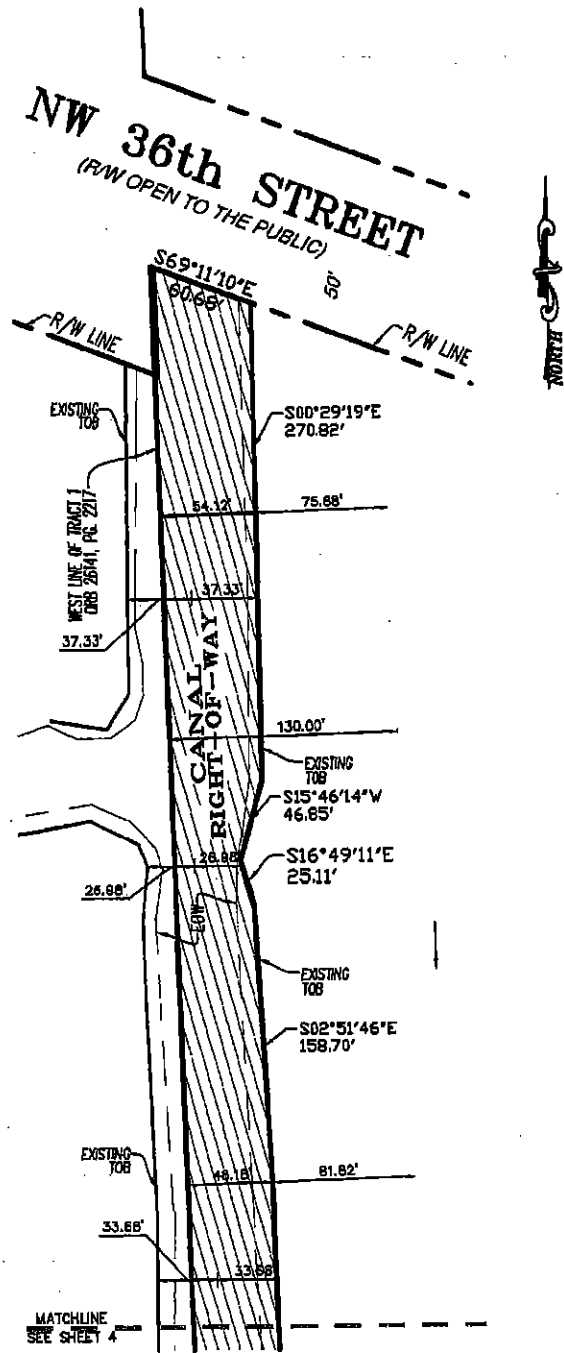


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SHEET:
4
OF 5 SHEETS

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
F.E.C. CANAL (WEST)
DEDICATION**



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SHEET:
5
OF 5 SHEETS

ATTACHMENT B

Return to:

Miami-Dade County Department of
Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court
Miami, FL 33136-3912

Instrument prepared by:

Carlos A. Calvache
Folio No. 30-3026-000-0066
User Department: RER

WC - 921
NW 36 Street

Miami-Dade County

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR CANAL PURPOSES
Limited Liability Company**

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this _____ day of _____, A.D. 201_, by and between FDG Hialeah, LLC, a Delaware limited liability company, whose address is 2855 LeJeune Road, 4th Floor, Coral Gables, FL 33134, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public canal and all public uses and purposes incidental thereto, including but not limited to the right of the party of the second part to ownership and disposal of all spoil material from said canal, the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A"

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

And the said party of the first part does 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 it.

IN WITNESS WHEREOF, the said party of the first part, by its _____ Vice President, has caused these presents to be signed for and on its behalf, the day and year first above written.

Signed, Sealed and Delivered in our presence: (2 witnesses for each signature or for all)

Maria V. Rincon
Witness

Maria V. Rincon
Witness Printed Name

[Signature]
Witness

Valentina Baragano
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

FDG Hialeah, LLC

By: [Signature] (Sign)

By: Vice President
Margarita Martinea
Printed Name

Address (if different)

STATE OF Florida,)
COUNTY OF Miami-Dade,) ss

I HEREBY CERTIFY, that on this 30 day of October, A.D. 2017,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared _____
_____ personally known to me, to be the Vice
President duly authorized on behalf of EDG Hialeah, LLC, a Delaware
limited partnership. Said Vice President executed the foregoing
instrument freely and voluntarily for the purposes therein
expressed.

WITNESS my hand and official seal in the County and State
aforesaid, the day and year last aforesaid.



Janice Leon
Notary Signature
Janice Leon
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: FF194829
Commission/Serial No. 2/1/19

The foregoing was accepted and approved on the _____ day of _____, A.D. 2017, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Esteban L. Bovo, Jr., Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

**LEGAL DESCRIPTION
F.E.C. CANAL (EAST)
DEDICATION**

LEGEND AND ABBREVIATIONS:

☉	Centerline	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
O.R.B.	Official Record Book	SEC.	Section
POB	Point of Beginning	SQ. FT.	Square Feet
POC	Point of Commencement	TYP.	Typical
POT	Point of Termination	EOW	Edge of Water
PG.	Page		

EXHIBIT A

SURVEYOR'S REPORT:

-This legal and sketch and the copies thereof are not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

-This sketch does not represent a land survey.

-Additions or deletions to this legal and sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.

-This document consists of five (5) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.

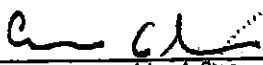
-Bearings are based on an assumed value of S72°33'00"E along the South line of NW 36 Street as shown on Florida's State Road Department "Right-of-Way Map", according to the plat thereof as recorded in Plat Book 75, Page 80 of the Public Records of Miami-Dade County, Florida.


LEGAL DESCRIPTION:
SEE SHEET 2

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 6J-17.05 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012


 Arturo A. Sosa
 Professional Surveyor and Mapper, No. 2829
 State of Florida
 art@ludovici-orange.com



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
328 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1800 | info@ludovici-orange.com

DRAWN: GB
CHECKED: AS
SCALE: AS NOTED
DATE: 10/13/2017
PROJ. #: 2008 01W-SX

SHEET:
1
OF 5 SHEETS

**LEGAL DESCRIPTION
F.E.C. CANAL (EAST)
DEDICATION**

LEGAL DESCRIPTION:

A PORTION OF LAND LYING BETWEEN THE WESTERLY TOP OF BANK OF AN EXISTING CANAL AND THE EAST LINE OF "PARCEL 2" AS DESCRIBED IN THAT TITLE COMMITMENT No. NCS-794896-MIA, PREPARED BY BILZIN SUMBERG BAENA PRICE & AXELROD LLP, LYING IN SECTION 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHWEST CORNER OF "PARCEL 102" OF FLORIDA'S STATE ROAD DEPARTMENT "RIGHT-OF-WAY MAP", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 80 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S72°33'00"E AS A BASIS OF BEARINGS ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 38TH STREET EXTENSION FOR 412.94 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 102; THENCE CONTINUE S72°33'00"E FOR 29.31 FEET; THENCE S01°24'12"E FOR 30.15 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY CORNER OF "PARCEL 2" AS DESCRIBED IN THAT TITLE COMMITMENT No. NCS-794896-MIA PREPARED BY BILZIN SUMBERG BAENA PRICE & AXELROD LLP; THENCE CONTINUE S01°24'12"E ALONG THE EASTERLY LINE OF SAID "PARCEL 2" FOR 31.91 FEET TO A POINT OF INTERSECTION WITH A LINE REPRESENTING THE WESTERLY TOP OF BANK OF AN EXISTING CANAL AS SURVEYED ON MARCH 6, 2017, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°24'12"E ALONG THE EAST LINE OF SAID "PARCEL 2" FOR 1510.86 FEET TO POINT "A", A POINT OF INTERSECTION WITH SAID WESTERLY TOP OF BANK; THENCE THE FOLLOWING COURSES ALONG SAID WESTERLY TOP OF BANK; N66°00'51"W FOR 4.53 FEET; THENCE N26°18'56"W FOR 12.19 FEET; THENCE N04°02'43"W FOR 142.42 FEET; THENCE N01°18'39"W FOR 81.58 FEET; THENCE N01°04'52"E FOR 59.60 FEET; THENCE N01°30'57"W FOR 172.25 FEET; THENCE N04°30'23"E FOR 31.78 FEET; THENCE N00°32'18"W FOR 70.46 FEET; THENCE N19°09'53"W FOR 24.88 FEET; THENCE N10°13'06"E FOR 15.51 FEET; THENCE N01°35'21"W FOR 35.93 FEET; THENCE N15°59'03"W FOR 12.76 FEET; THENCE N36°16'02"E FOR 9.03 FEET; THENCE N07°55'20"E FOR 19.86 FEET; THENCE N15°00'29"W FOR 34.55 FEET; THENCE N20°59'37"E FOR 17.66 FEET; THENCE N00°54'36"W FOR 42.26 FEET; THENCE N23°53'43"W FOR 16.01 FEET; THENCE N31°51'45"E FOR 10.71 FEET; THENCE N03°51'12"W FOR 65.24 FEET; THENCE N00°20'37"W FOR 135.01 FEET; THENCE N17°29'36"W FOR 10.75 FEET; THENCE N34°12'12"W FOR 14.87 FEET; THENCE N19°07'05"E FOR 20.02 FEET; THENCE N00°22'58"E FOR 66.94 FEET; THENCE N02°31'05"E FOR 24.95 FEET; THENCE N02°58'19"W FOR 53.23 FEET; THENCE N01°25'33"E FOR 60.41 FEET; THENCE N21°46'53"W FOR 23.16 FEET; THENCE N08°26'47"E FOR 9.97 FEET; THENCE N02°40'53"W FOR 114.46 FEET; THENCE N03°01'50"E FOR 51.32 FEET; THENCE N09°00'09"W FOR 36.98 FEET; THENCE N14°08'05"E FOR 26.29 FEET; THENCE N88°15'46"E FOR 11.93 FEET TO THE POINT OF BEGINNING, CONTAINING 19,262 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

COMMENCE AT THE HEREINABOVE DESCRIBED POINT "A", SAID POINT ALSO BEING ON THE EAST LINE OF SAID "PARCEL 2"; THENCE S01°24'12"E ALONG SAID EAST LINE OF "PARCEL 2" FOR 7.83 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°24'12"E ALONG SAID EAST LINE FOR 32.15 FEET TO POINT "B", A POINT OF INTERSECTION WITH SAID WESTERLY TOP OF BANK; THENCE THE FOLLOWING COURSES ALONG SAID WESTERLY TOP OF BANK; THENCE N60°08'02"W FOR 10.91 FEET; THENCE N00°57'29"W FOR 26.26 FEET; THENCE N87°10'48"E FOR 9.13 FEET TO THE POINT OF BEGINNING, CONTAINING 269.00 SQUARE FEET, MORE OR LESS.

TOGETHER WITH

COMMENCE AT THE HEREINABOVE DESCRIBED POINT "B", SAID POINT ALSO BEING ON THE EAST LINE OF SAID "PARCEL 2"; THENCE S01°24'12"E ALONG SAID EAST LINE OF "PARCEL 2" FOR 2.42 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S01°24'12"E ALONG SAID EAST LINE FOR 45.28 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY TOP OF BANK; THENCE THE FOLLOWING COURSES ALONG SAID WESTERLY TOP OF BANK; THENCE N32°17'28"W FOR 5.45 FEET; THENCE N15°58'09"W FOR 10.06 FEET; THENCE N03°24'35"E FOR 26.19 FEET; THENCE N31°51'50"E FOR 5.71 FEET TO THE POINT OF BEGINNING, CONTAINING 163.00 SQUARE FEET, MORE OR LESS.



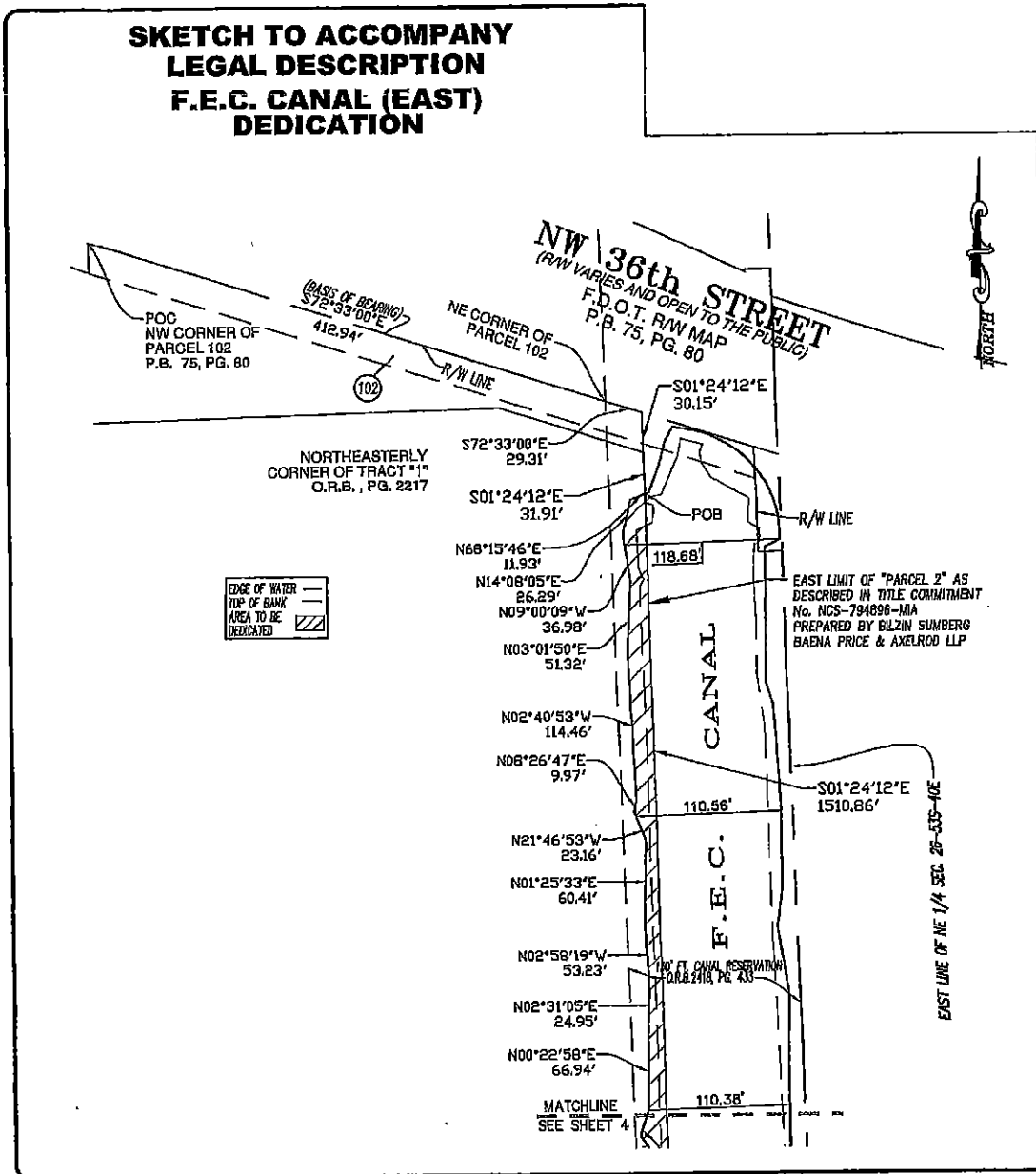
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1800 | info@ludovici-orange.com

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SHEET:
2
OF 5 SHEETS

22

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
F.E.C. CANAL (EAST)
DEDICATION**

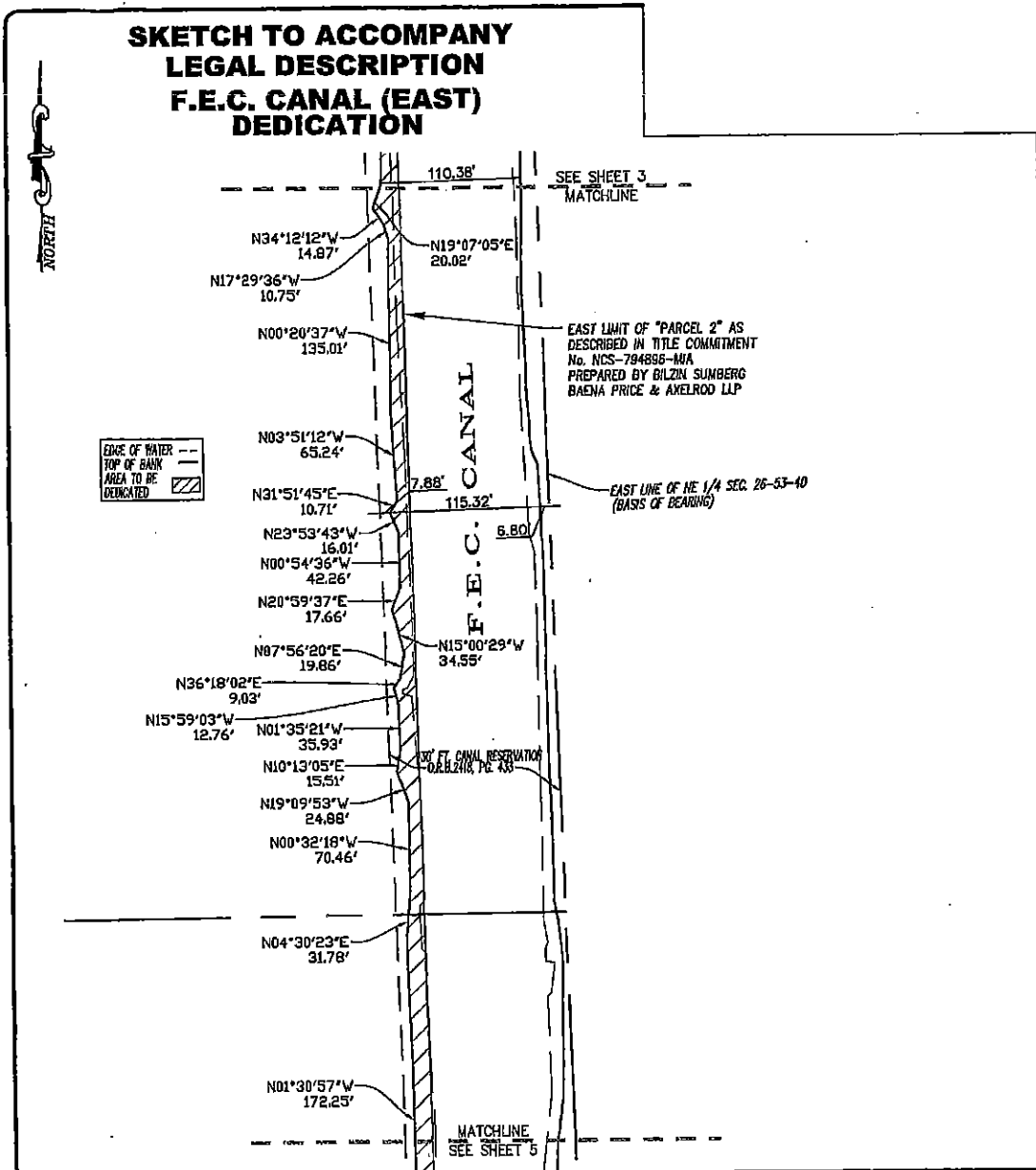


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SHEET:
3
OF 5 SHEETS

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
F.E.C. CANAL (EAST)
DEDICATION**



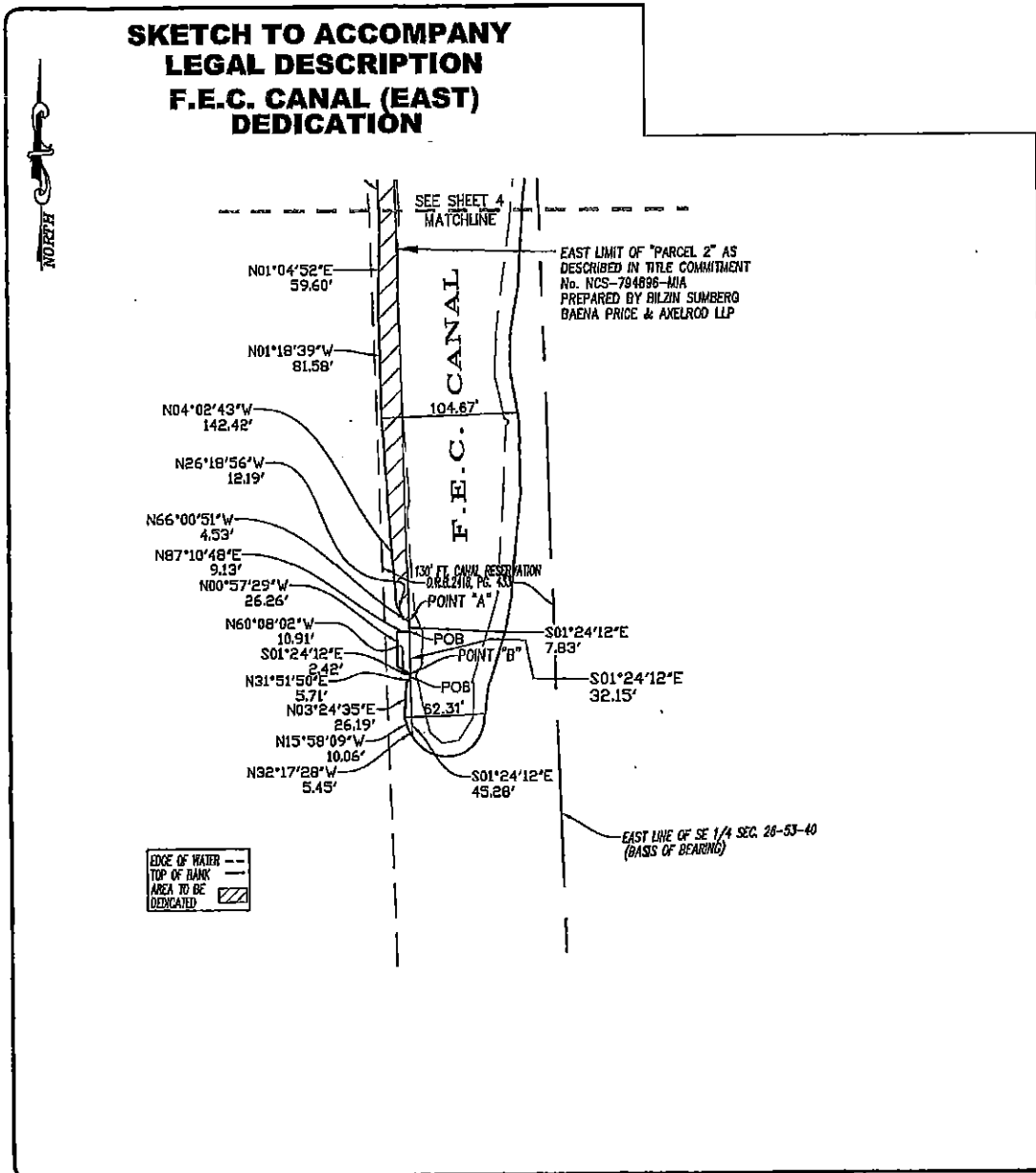

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SHEET: 4 OF 5 SHEETS

24

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
F.E.C. CANAL (EAST)
DEDICATION**

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
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DATE: 10/13/2017
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SHEET:
5
OF 5 SHEETS

ATTACHMENT C

Return to:

Miami-Dade County Department of
Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court
Miami, FL 33136-3912

Instrument prepared by:

Carlos A. Calvache
Folio No. 30-3026-000-0066
User Department: RER

WC - 921
NW 36 Street
Miami-Dade County

MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER

KNOW ALL MEN BY THESE PRESENTS that **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, does hereby give notice that it disclaims certain rights, title and interests which said **MIAMI-DADE COUNTY** has in the following described lands lying and being in Miami-Dade County, Florida, to wit:

SEE EXHIBIT "A"

WHEREAS, the Central and Southern Florida Flood Control Districts by Rights in Reservations Deed No. 14 dated September 30, 1960 recorded in Official Records Book 2316 at Page 448 of the Public Records of **MIAMI-DADE COUNTY, FLORIDA**, conveyed, assigned, set over and granted to Miami-Dade County for canal and levee purposes only, the above described lands; and

WHEREAS, the aforesaid rights in reservations upon the said above described lands are not now needed by **MIAMI-DADE COUNTY** for canal purposes:

NOW, THEREFORE, MIAMI-DADE COUNTY DOES disclaim any interest it has in the aforementioned lands by virtue of the said Rights in Reservations Deed No. 14 dated September 30, 1960 recorded in Official Records Book 2316 at Page 448 of the Public Records of Miami-Dade County, Florida.

BY THE ISSUANCE of this instrument **MIAMI-DADE COUNTY** does not purport to lessen or diminish any existing canal right of way or canal maintenance easement, nor the rights of any other agency or governmental body in and to the aforementioned lands.

IN WITNESS WHEREOF MIAMI-DADE COUNTY FLORIDA, has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor and the Clerk or Deputy Clerk of said Board on this the _____ day of _____ 20_____.

ATTEST:

MIAMI-DADE COUNTY, FLORIDA
BY ITS MAYOR

HARVEY RUVIN
CLERK OF SAID BOARD

By: _____
Deputy Clerk

By: _____
Carlos A. Gimenez, Mayor

Print: _____

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

NOTARY PUBLIC:

Sign _____

Print _____

STATE OF FLORIDA at large

(Seal)

My commission expires: _____

**LEGAL DESCRIPTION
F.E.C. CANAL (WEST)
BALANCE**

LEGEND AND ABBREVIATIONS:

Ⓢ	Centerline	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
O.R.B.	Official Record Book	SEC.	Section
POB	Point of Beginning	SQ. FT.	Square Feet
POC	Point of Commencement	TYP.	Typical
POT	Point of Termination	EOW	Edge of Water
PG.	Page		

EXHIBIT A

SURVEYOR'S REPORT:

- This legal and sketch and the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to this legal and sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of five (5) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.
- Bearings are based on an assumed value of S89°51'46"W along the south line of the Southeast Quarter of Section 26, Township 53 South, Range 40 East, Miami-Dade County, Florida.

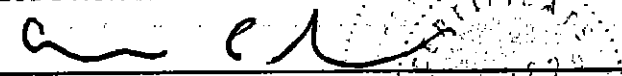
LEGAL DESCRIPTION: (AS SURVEYED)


A PORTION OF LAND LYING BETWEEN THE EASTERLY TOP OF BANK OF AN EXISTING CANAL ON THE LEFT AND THE EASTERLY LIMIT OF AN EXISTING RESERVATION ON THE RIGHT, SAID RESERVATION BEING RECORDED IN OFFICIAL RECORDS BOOK 1135, PAGE 99, ALL LYING IN SECTION 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE S89°51'46"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 AS A BASIS OF BEARING FOR 1323.72 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF "TRACT 1" AS RECORDED IN OFFICIAL RECORDS 26141, PAGE 2217, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N01°27'55"W ALONG THE WEST LINE OF SAID TRACT 1 FOR 2499.59 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SAID POINT ALSO BEING POINT "A"; THENCE CONTINUE ALONG THE WEST LINE OF SAID "TRACT 1" FOR 1733.98 FEET TO A POINT OF THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET; THENCE S69°11'10"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET FOR 140.49 FEET; THENCE S01°27'55"E FOR 1680.52 FEET; THENCE S88°26'50"W FOR 130.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.095 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012


Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: AS
SCALE: NTS
DATE: 10/18/2017
PROJ. #: 2008 01W-SX

SHEET:
1
OF 5 SHEETS

**LEGAL DESCRIPTION
F.E.C. CANAL (WEST)
BALANCE**

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 1)
LESS

A PORTION OF LAND LYING BETWEEN THE WESTERLY LINE OF "TRACT 1" AS DESCRIBED IN OFFICIAL RECORDS BOOK 26141, PAGE 2217 ON THE LEFT AND THE EASTERLY TOP OF BANK OF AN EXISTING CANAL ON THE RIGHT, ALL LYING IN SECTION 26, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE HEREINABOVE DESCRIBED POINT "A"; THENCE N01°27'55"W FOR 1733.98 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET; THENCE S69°11'10"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET FOR 60.68 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY TOP OF BANK OF SAID CANAL, THE FOLLOWING TEN LINES DESCRIBING THE EASTERLY TOP OF BANK OF SAID CANAL; THENCE S00°29'19"E FOR 270.82; THENCE S15°46'14"W FOR 46.85 FEET; THENCE S16°49'11"E FOR 25.11 FEET; THENCE S02°51'46"E FOR 158.70 FEET; THENCE S01°30'54"E FOR 326.60 FEET; THENCE S02°28'49"E FOR 238.31 FEET; THENCE S01°50'48"W FOR 213.78 FEET; THENCE S01°17'28"W FOR 27.50 FEET; THENCE S01°16'59"E FOR 360.93 FEET; THENCE S01°24'29"E FOR 45.83 FEET; THENCE S88°26'50"W FOR 37.82 FEET TO THE POINT OF BEGINNING, CONTAINING 1.837 ACRES, MORE OR LESS.

SAID LAND CONTAINING A NET TOTAL OF 3.258 ACRES, MORE OR LESS.

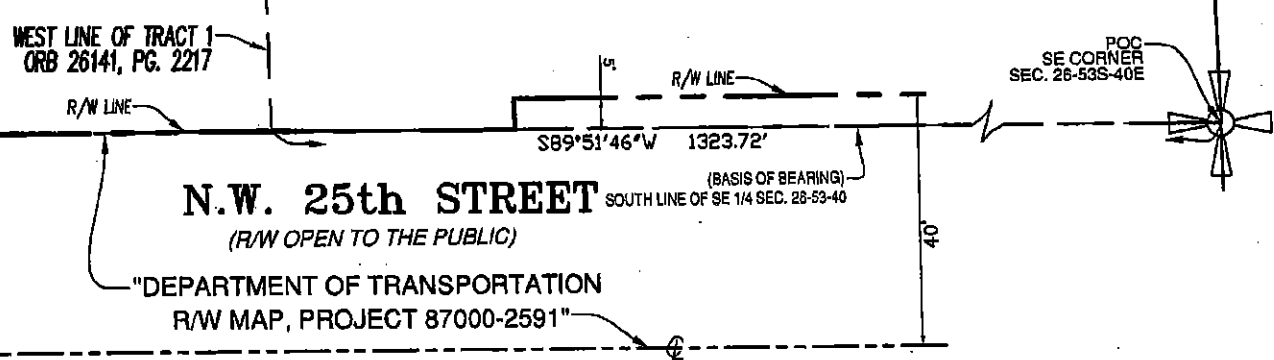
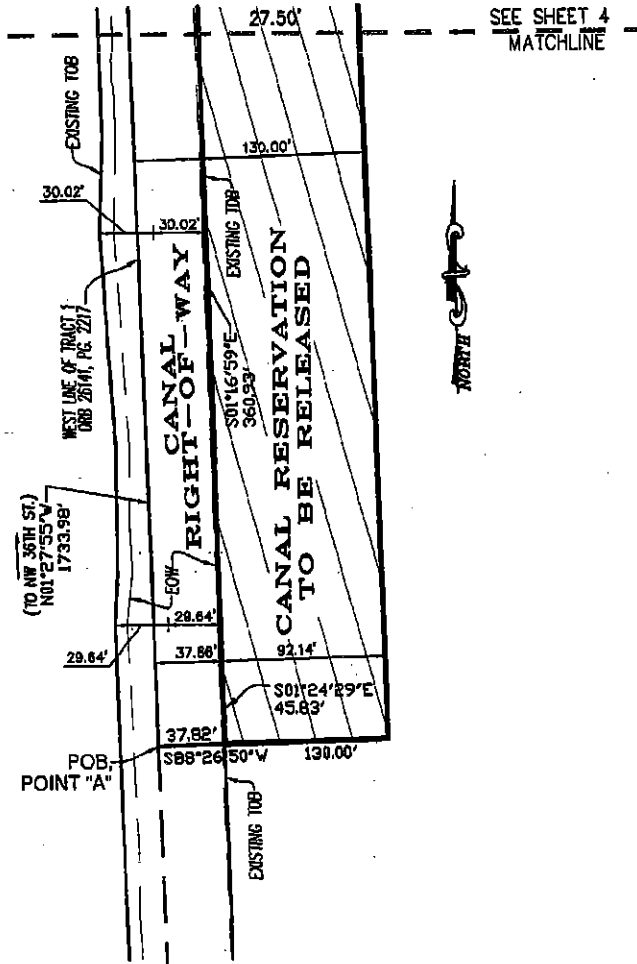


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SHEET:
2
OF 5 SHEETS

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
F.E.C. CANAL (WEST)
BALANCE**





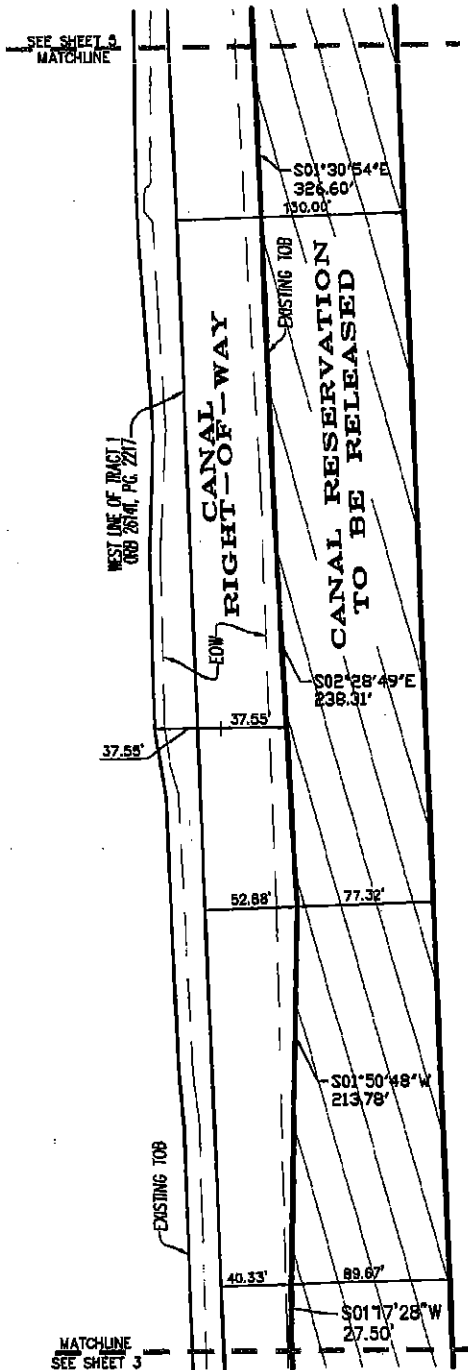
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SHEET:
3
OF 5 SHEETS

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
F.E.C. CANAL (WEST)
BALANCE**

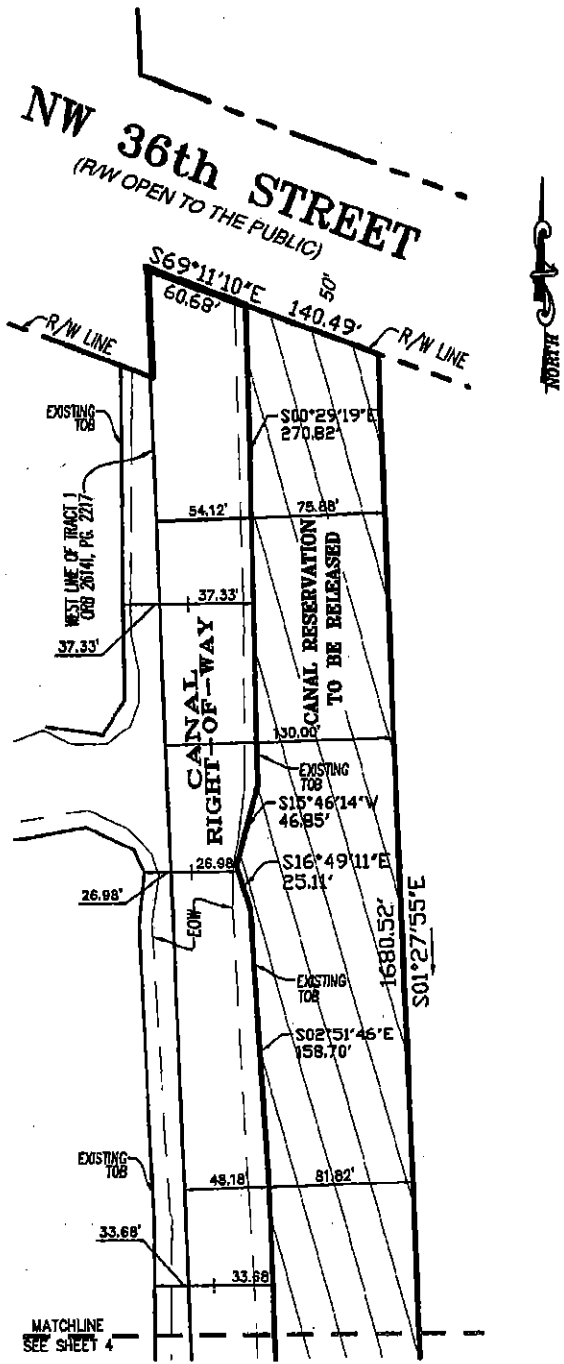


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SHEET:
4
OF 5 SHEETS

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
F.E.C. CANAL (WEST)
BALANCE**



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
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DATE: 10/18/2017
PROJ. #: 2008 01W-SX

SHEET:
5
OF 5 SHEETS

10/18/2017 9:55 AM

32

ATTACHMENT D

Return to:

Miami-Dade County Department of
Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court
Miami, FL 33136-3912

Instrument prepared by:

Carlos A. Calvache
Folio No. 30-3026-000-0066
User Department: RER

WC - 921
NW 36 Street
Miami-Dade County

MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER

KNOW ALL MEN BY THESE PRESENTS that MIAMI-DADE COUNTY, a political subdivision of the State of Florida, does hereby give notice that it disclaims certain rights, title and interests which said MIAMI-DADE COUNTY has in the following described lands lying and being in Miami-Dade County, Florida, to wit:

SEE EXHIBIT "A"

WHEREAS, the Central and Southern Florida Flood Control Districts by Rights in Reservations Deed No. 53 dated December 5, 1960 recorded in Official Records Book 2418 at Page 433 of the Public Records of MIAMI-DADE COUNTY, FLORIDA, conveyed, assigned, set over and granted to Miami-Dade County for canal and levee purposes only, the above described lands; and

WHEREAS, the aforesaid rights in reservations upon the said above described lands are not now needed by MIAMI-DADE COUNTY for canal purposes:

NOW, THEREFORE, MIAMI-DADE COUNTY DOES disclaim any interest it has in the aforementioned lands by virtue of the said Rights in Reservations Deed No. 53 dated December 5, 1960 recorded in Official Records Book 2418 at Page 433 of the Public Records of Miami-Dade County, Florida.

BY THE ISSUANCE of this instrument MIAMI-DADE COUNTY does not purport to lessen or diminish any existing canal right of way or canal maintenance easement, nor the rights of any other agency or governmental body in and to the aforementioned lands.

IN WITNESS WHEREOF MIAMI-DADE COUNTY FLORIDA, has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor and the Clerk or Deputy Clerk of said Board on this the _____ day of _____ 20____.

ATTEST:

MIAMI-DADE COUNTY, FLORIDA
BY ITS MAYOR

HARVEY RUVIN
CLERK OF SAID BOARD

By: _____
Deputy Clerk

By: _____
Carlos A. Gimenez, Mayor

Print: _____

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

NOTARY PUBLIC:

Sign _____

Print _____

STATE OF FLORIDA at large

(Seal)

My commission expires: _____

**LEGAL DESCRIPTION
F.E.C. CANAL (EAST)
BALANCE OF RESERVATION**

LEGEND AND ABBREVIATIONS:

⊙	Centerline	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
O.R.B.	Official Record Book	SEC.	Section
POB	Point of Beginning	SQ. FT.	Square Feet
POC	Point of Commencement	TYP.	Typical
POT	Point of Termination	EOW	Edge of Water
PG.	Page		

EXHIBIT A

SURVEYOR'S REPORT:

- This legal and sketch and the copies thereof are not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.
- This sketch does not represent a land survey.
- Additions or deletions to this legal and sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of five (5) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.
- Bearings are based on an assumed value of S72°33'00"E along the South line of NW 38 Street as shown on Florida's State Road Department "Right-of-Way Map", according to the plat thereof as recorded in Plat Book 75, Page 80 of the Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION:

SEE SHEET 2

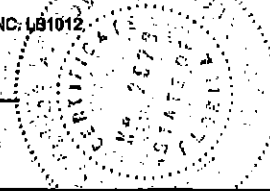
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa
Professional Surveyor and Mapper No. 2829
State of Florida
art@ludovici-orange.com




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SHEET:
1
OF 5 SHEETS

**LEGAL DESCRIPTION
F.E.C. CANAL (EAST)
BALANCE OF RESERVATION**

LEGAL DESCRIPTION:

A PORTION OF LAND LYING BETWEEN THE WESTERLY TOP OF BANK OF AN EXISTING CANAL AND THE WESTERLY LIMIT OF A 130.00 FOOT CANAL RESERVATION AS DESCRIBED OFFICIAL RECORDS BOOK 2418, PAGE 433, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 83 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF "PARCEL 102" OF FLORIDA'S STATE ROAD DEPARTMENT "RIGHT-OF-WAY MAP", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 80 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S72°33'00"E AS A BASIS OF BEARINGS ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET EXTENSION FOR 412.84 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 102; THENCE CONTINUE S72°33'00"E FOR 23.31 FEET; THENCE S01°24'12"E FOR 30.15 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY CORNER OF "PARCEL 2", SAID CORNER LYING SOUTH OF NORTHWEST 36 STREET AS DESCRIBED IN THAT TITLE COMMITMENT No. NCS-794896-MIA PREPARED BY BILZIN SUMBERG BAENA PRICE & AXELROD LLP, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S01°24'12"E ALONG THE EASTERLY LINE OF SAID "PARCEL 2" FOR 31.91 FEET TO A POINT OF INTERSECTION WITH A LINE REPRESENTING THE WESTERLY TOP OF BANK OF AN EXISTING CANAL AS SURVEYED ON MARCH 6, 2017; THENCE CONTINUE ALONG SAID WESTERLY TOP OF BANK FOR FOLLOWING COURSES: S68°16'48"W FOR 11.93 FEET; THENCE S14°08'05"W FOR 26.29 FEET; THENCE S08°00'09"E FOR 38.98 FEET; THENCE S03°01'50"W FOR 51.32 FEET; THENCE S02°40'53"E FOR 114.46 FEET; THENCE S08°28'47"W FOR 9.97 FEET; THENCE S21°48'53"E FOR 23.16 FEET; THENCE S01°25'33"W FOR 60.41 FEET; THENCE S02°58'19"E FOR 53.23 FEET; THENCE S02°31'05"W FOR 24.95 FEET; THENCE S00°22'58"W FOR 68.94 FEET; THENCE S19°07'05"W FOR 20.02 FEET; THENCE S34°12'12"E FOR 14.87 FEET; THENCE S17°25'38"E FOR 10.75 FEET; THENCE S00°20'37"E FOR 135.01 FEET; THENCE S03°51'12"E FOR 85.24 FEET; THENCE S31°51'48"W FOR 10.71 FEET; THENCE S23°53'43"E FOR 16.01 FEET; THENCE S00°54'38"E FOR 42.26 FEET; THENCE S20°59'37"W FOR 17.86 FEET; THENCE S15°00'29"E FOR 34.55 FEET; THENCE S07°58'20"W FOR 19.88 FEET; THENCE S36°18'02"W FOR 9.03 FEET; THENCE S15°59'03"E FOR 12.76 FEET; THENCE S01°36'21"E FOR 35.93 FEET; THENCE S10°13'05"W FOR 15.51 FEET; THENCE S18°08'53"E FOR 24.86 FEET; THENCE S00°32'18"E FOR 70.46 FEET; THENCE S04°30'23"W FOR 31.78 FEET; THENCE S01°30'57"E FOR 172.25 FEET; THENCE S01°04'52"W FOR 58.60 FEET; THENCE S01°18'39" FOR 81.58 FEET; THENCE S04°02'43"E FOR 142.42 FEET; THENCE S26°18'56"E FOR 12.19 FEET; THENCE S88°00'51"E FOR 4.53 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID "PARCEL 2"; THENCE S01°24'12"E ALONG SAID EASTERLY LINE FOR 7.83 FEET; THENCE S87°10'48"W FOR 9.13 FEET; THENCE S00°57'29"E FOR 26.28 FEET; THENCE S60°08'02"E FOR 10.91 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE SAID "PARCEL 2"; THENCE S01°24'12"E ALONG THE EASTERLY LINE OF SAID "PARCEL 2" FOR 2.42 FEET; THENCE S31°51'50"W FOR 5.71 FEET; THENCE S03°24'35"W FOR 26.19 FEET; THENCE S15°58'09"E FOR 10.08 FEET; THENCE S32°17'28"E FOR 5.46 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY LINE SAID OF "PARCEL 2"; THENCE LEAVING SAID WESTERLY TOP OF BANK LINE, S01°24'12"E ALONG THE EASTERLY LINE OF SAID "PARCEL 2" FOR 109.21 FEET; THENCE N78°01'03"W FOR 17.61 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID RESERVATION; THENCE N01°44'14"W ALONG SAID WESTERLY RESERVATION LINE FOR 1745.31 FEET; THENCE S72°30'31"E FOR 29.14 FEET TO THE POINT OF BEGINNING, CONTAINING 19,442 SQUARE FEET, MORE OR LESS.

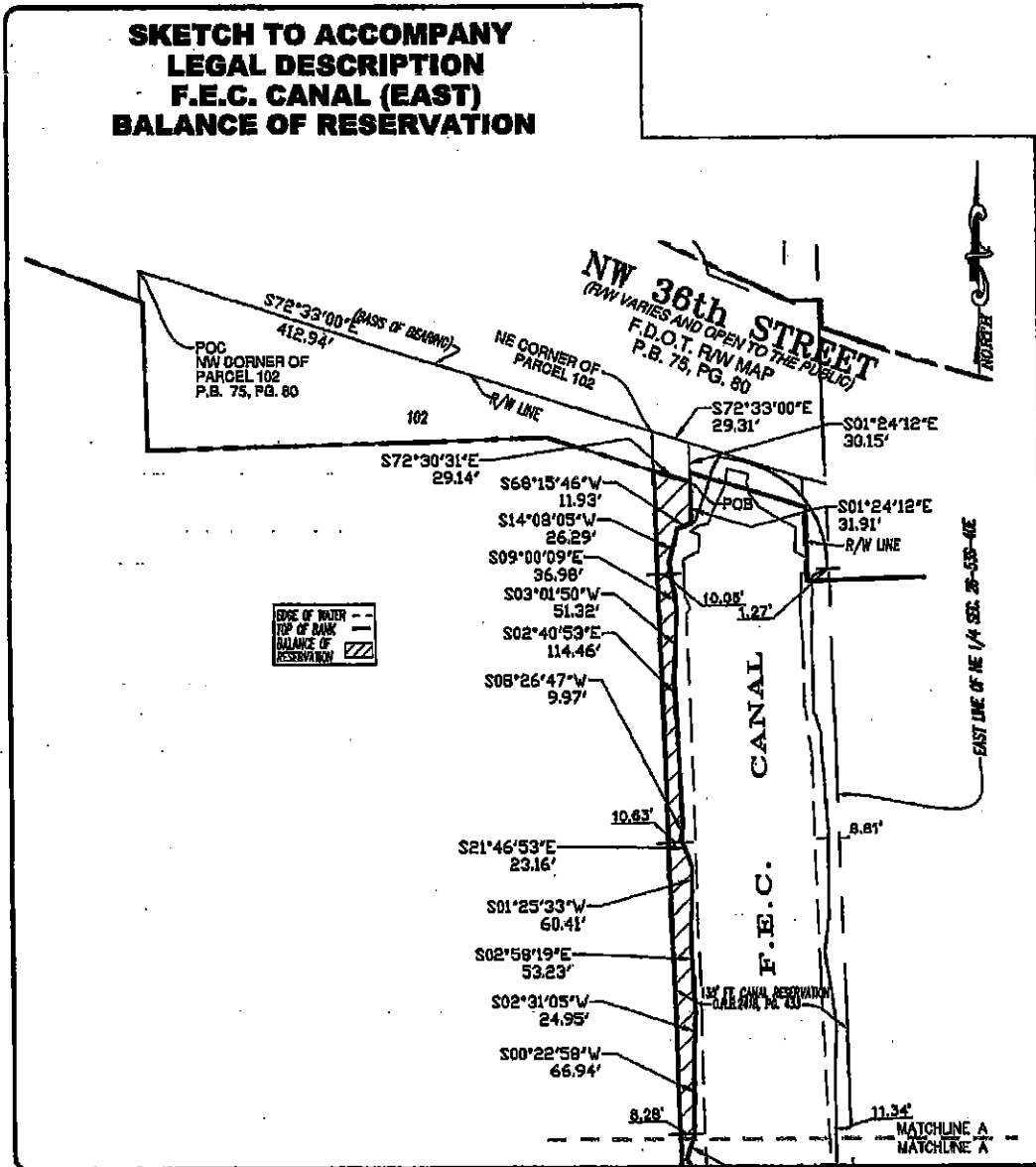


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DRAWN: GB
CHECKED: AS
SCALE: AS NOTED
DATE: 10/6/2017
PROJ. #: 2008 01W-SX

SHEET:
2
OF 5 SHEETS

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
F.E.C. CANAL (EAST)
BALANCE OF RESERVATION**

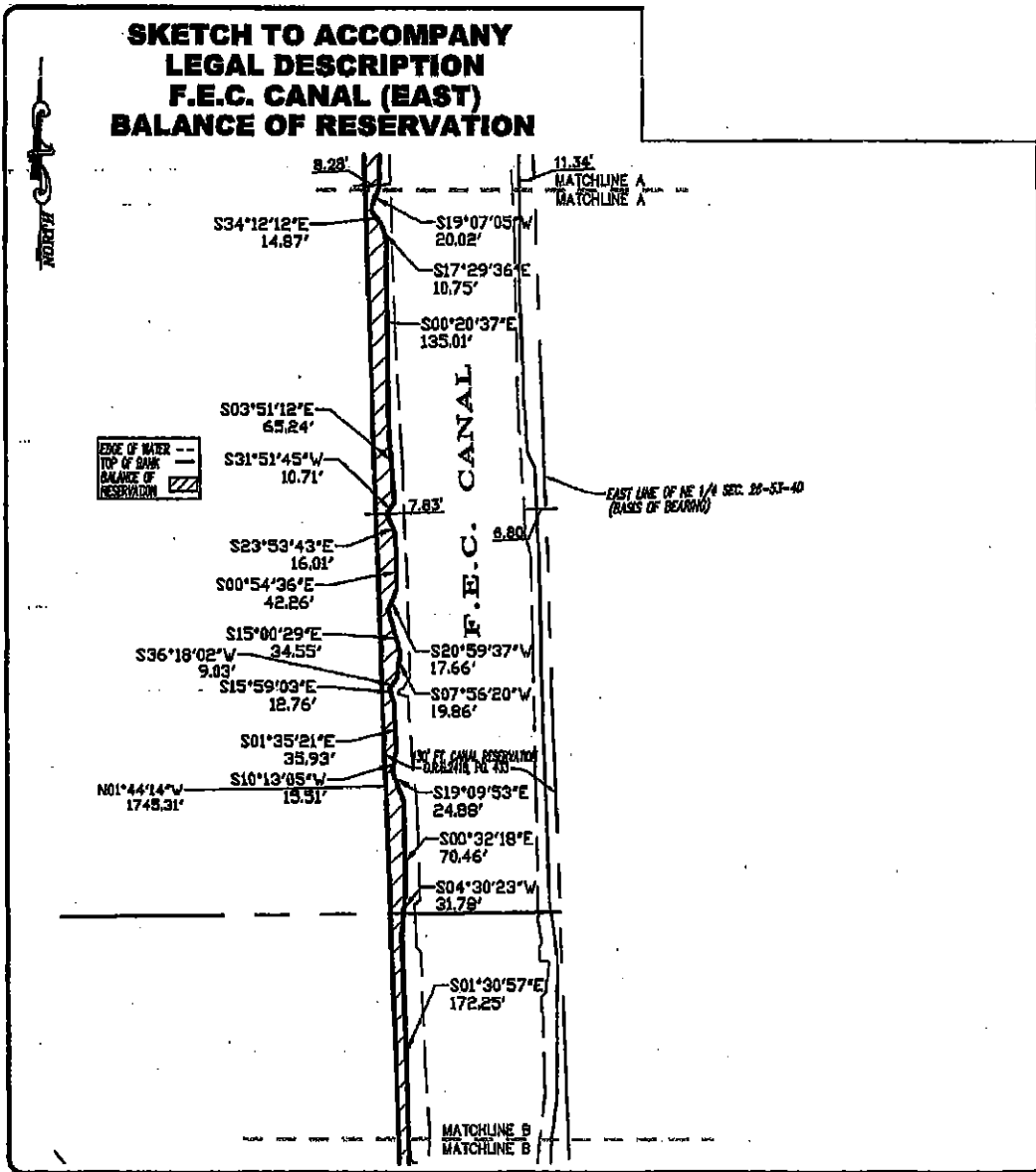


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SHEET:
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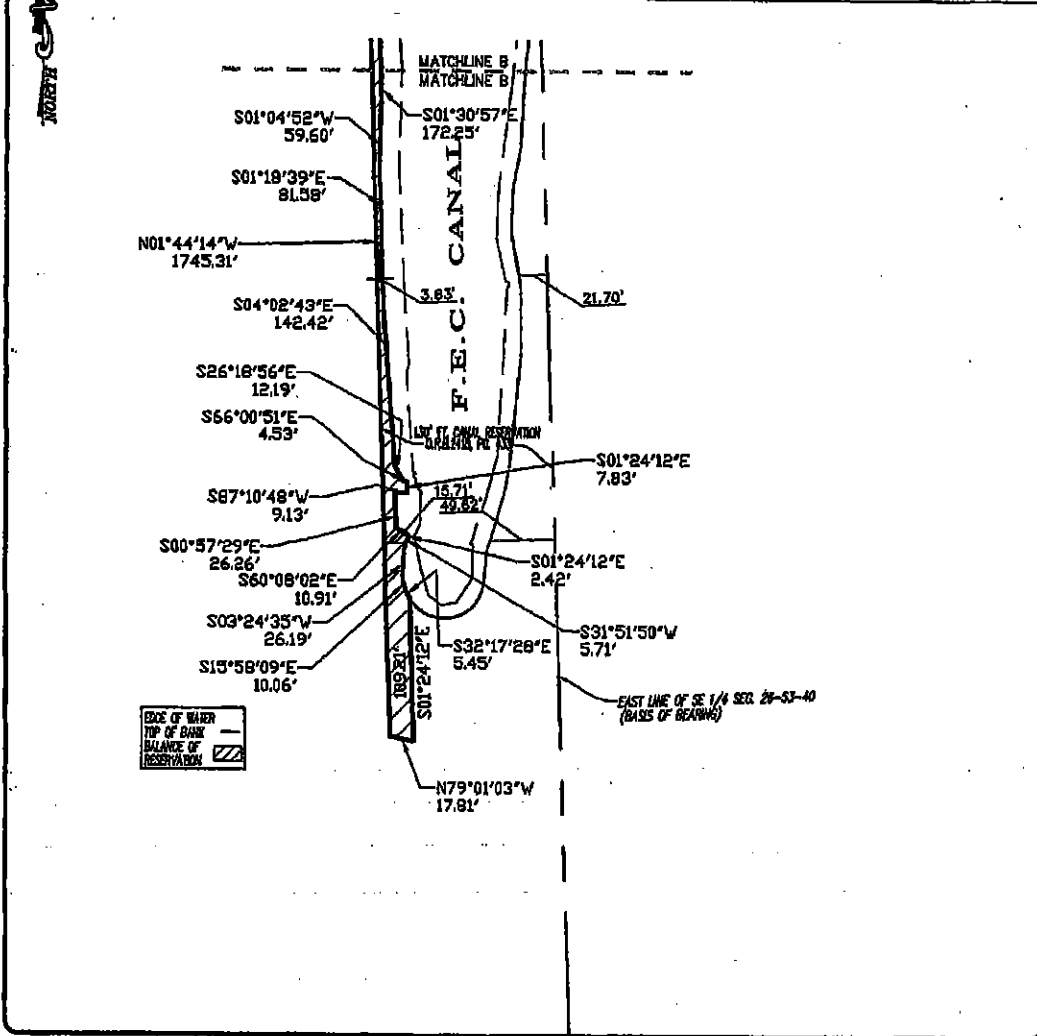
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SHEET:
4
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**SKETCH TO ACCOMPANY
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