Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(P)(1)(D)
02-06-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-145-07

RESOLUTION AUTHORIZING THE CONVEYANCE OF NINE (9) RIGHT-OF-WAY PARCELS AND THE EXECUTION OF THREE (3) PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENTS AND ONE (1) AERIAL EASEMENT TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROAD IMPROVEMENTS TO STATE ROAD 826 (PALMETTO EXPRESSWAY) AND STATE 836 (DOLPHIN EXPRESSWAY) FROM NW 87 AVENUE TO NW 57 AVENUE

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

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

Section 1. That this Board authorizes the conveyance of nine (9) right-of-way parcels by County Deeds, three (3) permanent construction and maintenance easements, and one (1) aerial easement, in substantially the forms attached hereto and made a part hereof, to the Florida Department of Transportation (FDOT) for road improvements to State Road 826 (Palmetto Expressway) and State Road 836 (Dolphin Expressway) from NW 87 Avenue to NW 57 Avenue, the boundary of those parcels being legally described in Exhibits "A" of said County Deeds, depicted in Exhibits "B1" and "B2" of this resolution.

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: February 6, 2007

FROM: Murray A. Greenberg
County Attorney

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

Please note any items checked.

_____ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County Manager's written recommendation**

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

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Section 2. That the Mayor shall execute said instruments for and on behalf of Miami-Dade County.

Section 3. That the Director of the Public Works Department is authorized to cause said instruments to be delivered to the FDOT.

The foregoing resolution was offered by Commissioner Sally A. Heyman, who moved its adoption. The motion was seconded by Commissioner Joe A. Martinez and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman aye
Barbara J. Jordan, Vice-Chairwoman aye

Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of February, 2007. 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: KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

5

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A

State Roads No. 826 & 836
Interchange NW 87 AV/NW 57 AV
State Parcel 107(249581-1)
State Section No. 87260-2579
Section 02-54-40

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA,** a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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, to-wit:

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

Memorandum MIAMI-DADE COUNTY

Date: February 6, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

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

From: George M. Burgess
County Manager

Subject: Resolution Authorizing the Conveyance of Nine (9) Right-of-Way Parcels and the Execution of Three (3) Permanent Construction and Maintenance Easements and One (1) Aerial Easement to the Florida Department of Transportation (FDOT) for Road Improvements to State Road 826 Palmetto Expressway and State Road 836 Dolphin Expressway from NW 87 Avenue to NW 57 Avenue

---

RECOMMENDATION

It is recommended that the Board of County Commissioners (BCC) approve the attached resolution authorizing the conveyance of nine (9) right-of-way parcels and the execution of three (3) permanent construction and maintenance easements and one (1) aerial easement to the Florida Department of Transportation (FDOT) for road improvements to State Road 826 (Palmetto Expressway) and State Road 836 (Dolphin Expressway) from NW 87 Avenue to NW 57 Avenue.

BACKGROUND

FDOT is proposing improvements to the Palmetto and Dolphin Expressways Interchange from NW 87 Avenue (Galloway Road) to NW 57 Avenue (Red Road). FDOT requested that the County formally convey portions of County right-of-way needed for the project and grant the aerial easement and permanent easements necessary for the construction and maintenance of the proposed bridges.

FDOT has already acquired the private properties abutting the right-of-way parcels that are going to be conveyed; therefore, this conveyance will not hinder traffic flow in the area. In addition, FDOT will provide T-turnarounds at the end of the right-of-way parcels affected by this conveyance and noise walls at the abutting lots. The project (FDOT Project No. 249581-14201) includes the addition of many new traffic movements from the Palmetto Expressway to the Dolphin Expressway and the construction of interchange bridges and ramps. The construction is scheduled to commence in January, 2007.

The portion of right-of-way needed by the FDOT was obtained by the County through the following means:

a) Dedicated by plats: Winona Park First Addition, Plat Book 17, Page 49; Wood Farms, Plat Book 43, Page 49; Corrected Plat of Flagami Second Addition, Plat Book 34, Page 15; Corrected Plat of Flagami Third Addition, Plat Book 34, Page 16; Futura-Expo Subdivision, Plat Book 119, Page 52.

b) Acquired by Condemnation proceedings: Special Warranty Deed dated August 12, 1959, recorded in Official Records Book 1609, Page 293; Special Warranty Deed dated July 23,

1959, recorded in Official Records Book 1609, Page 305; Special Warranty Deed dated July 23, 1959, recorded in Official Records Book 1609, Page 307; Special Warranty Deed dated September 4, 1959, recorded Official Records Book 1685, Page 206; and Special Warranty Deed dated August 8, 1959, recorded Official Records Book 1685, Page 256.

c) Dedicated by Right-of-Way Deeds: Right-of-Way Deed dated March 3, 1959, recorded in Official Record Book 1353, Page 521; Right-of-Way Deed dated May 18, 1959, recorded in Official Record Book 1455, Page 146; and Right-of-Way Deed dated January 13, 1995, recorded in Official Records Book 16762, Page 2177.

The parcels are legally described in the Exhibits "A" of the said County Deeds, the easements are legally described in the Exhibits "B" of the said Easements, and their locations are depicted in Exhibits "B1"and "B2" of the attached Resolution.

Assistant County Manager

1/3/07
Date

THIS conveyance is subject to the property being used for public road and/or transportation purposes and other purposes incidental thereto, and if no longer used for said purposes shall revert to the County.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, 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. 20____.

EXHIBIT "A"

PARCEL 107 **FP NO. 249581-14201** **PROJECT NO.87260-2579**

The Right of Way of Northwest 76th Court and portions of the Right of Way of Northwest 1st Street and Northwest Flagler Terrace dedicated in "WINONA PARK FIRST ADDITION", according to the plat thereof as recorded in Plat Book 17 at Page 49, of the Public Records of Miami-Dade County, Florida, lying in the Northwest one-quarter (NW 1/4) of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest one-quarter (NW ¼) of Section 2, Township 54 South, Range 40 East, said point being coincident with the point of intersection of the baseline of survey of State Road 826 (Palmetto Expressway) as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579, THENCE run North 2°35'58" West along said baseline of survey of State Road 826, for a distance of 187.19 feet; THENCE run North 87°24'02" East perpendicular to the previously described course for a distance of 303.66 feet to a point on the Easterly Right of Way line of State Road 826 also being the POINT OF BEGINNING of the herein described parcel; THENCE run North 3°00'40" West along the Easterly Limited Access Right of Way line of said State Road 826 for a distance of 485.00 feet to the Southwest corner of Lot 20 of Block 32 of "WINONA PARK FIRST ADDITION" according to the plat thereof as recorded in Plat Book 17 at Page 49, of the Public Records of Miami-Dade County, Florida; THENCE North 86°59'38" East along the Northerly Right of Way line of Northwest 2nd Street also being the South boundary of said Block 32, for a distance of 145.00 feet; THENCE South 10°37'57" East a distance of 60.53 feet; THENCE South 86°59'38" West along the Southerly Right of Way line of Northwest 2nd Street a distance of 88.02 feet to a point on a circular curve concave to the Southeast and having a radius of 25.00 feet and a tangent bearing of South 86°59'38" West; THENCE run Southwesterly along the arc of said circular curve through a central angle of 90°00'24" for a distance of 39.27 feet; THENCE South 3°00'40" East a distance of 299.95 feet along the Easterly Right of Way line of Northwest 76th Court, also being the West boundary line of said Block 30, to the beginning of a circular curve concave to the Northeast and having a radius of 25.00 feet; THENCE run Southeasterly along the arc of said circular curve through a central angle of 89°59'56" for a distance of 39.27 feet to the Northerly Right of Way line of Northwest Flagler Terrace; THENCE North 86°59' 24" East along said Northerly Right of Way line for a distance of 100.00 feet; THENCE South 3°00'40" East a distance of 50.00 feet to the Southerly Right of Way line of said

Northwest Flagler Terrace; THENCE South 86°59'24" West along said South Right of Way line for a distance of 100.00 feet to a point on a circular curve concave to the Southeast and having a radius of 25.00 feet and a tangent bearing of South 86°59'24" West to the Easterly Right of Way line of Northwest 76th Court, also being the West boundary line of said Block 30; THENCE run Southwesterly along the arc of said circular curve through a central angle of 90°00'04" for a distance of 39.27 feet ; THENCE South 3°00'40" East along said Easterly Right of Way line for a distance of 40.05 feet to a point on a circular curve concave to the Northeast and having a radius of 40.00 feet and a tangent bearing of South 86°59'21" West; THENCE run Northwesterly along the arc of said circular curve through a central angle of 90°00'00" for a distance of 62.83 feet to the POINT OF BEGINNING. Containing 0.777 acres, more or less.

Together with all the rights of ingress, egress, light, air and view between Miami-Dade County Right of Way and the Florida Department of Transportation herein proposed Limited Access Right of Way line.

Manuel Vera Jr., P.S.M.
3/04/04
Manuel Vera and Associates
MM/MV/Rev.03-10-06

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A

State Roads No. 826 & 836
Interchange NW 87 AV-NW 57 AV
State Parcel No.121 (249581-1)
State Section No.87260-2579
Section 02-54-40

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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, to-wit:

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

THIS conveyance is subject to the property being used for public road and/or transportation purposes and other purposes incidental thereto, and if no longer used for said purposes shall revert to the County.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, 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. 20____.

EXHIBIT "A"

PARCEL 121 **FP NO. 249581-14201** **PROJECT NO.87260-2579**

The Right of Way of North West 77th Avenue and portions of the Right of Way of North West 2nd Street, North West 3rd Street, North West 4th Street, North West 5th Street and Northwest Boulevard dedicated in "WINONA PARK FIRST ADDITION", according to the plat thereof as recorded in Plat Book 17 at Page 49, of the Public Records of Miami-Dade County, Florida, lying in the Northwest one-quarter (NW 1/4) of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows: **COMMENCE** at the Northwest corner of the Northwest one-quarter (NW ¼) of Section 2, Township 54 South, Range 40 East, said point being coincident with the point of intersection of the baseline of survey of State Road 826 as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579, THENCE run South 2°35'58" East along said baseline of survey of State Road 826, for a distance of 265.94 feet; to the **POINT OF BEGINNING** of the herein described parcel; THENCE run South 48°11'56" East along the Northerly Right of Way line of Northwest Boulevard, also being the South boundary line of Block 43 of "WINONA PARK FIRST ADDITION" according to the plat thereof as recorded in Plat Book 17 at Page 49 of the Public Records of Miami-Dade County, Florida, for a distance of 389.12 feet; THENCE South 41°47'52" West a distance of 9.51 feet THENCE North 48°11'56" West a distance of 9.75 feet ; THENCE South 41°48'04" West a distance of 46.13 feet; THENCE South 4°00'07" West a distance of 4.89 feet; THENCE South 48°11'56" East a distance of 16.00 feet; THENCE South 20°13'00" East a distance of 22.36 feet; THENCE North 48°11'56" West along the Southerly Right of Way of said Northwest Boulevard for a distance of 241.11 feet to a point on a circular curve concave to the Southeast and having a radius of 25.00 feet and a tangent bearing of North 48°11'56" West; THENCE run Southwesterly along the arc of said circular curve through a central angle of 134°24'02" for a distance of 58.64 feet; THENCE South 2°35'58" East along the Easterly Right of Way line of Northwest 77th Avenue, also being the West boundary line of Block 42 of the above mentioned plat, for a distance of 183.18 feet to the beginning of a circular curve concave to the Northeast and having a radius of 25.00 feet; THENCE run Southeasterly along the arc of said circular curve through a central angle of 90°22'01" for a distance of 39.43 feet; THENCE North 87°02'01" East along the Northerly Right of Way line of Northwest 5th Street, also being the South boundary line of said Block 42, for a distance of 189.60 feet; THENCE South 2°35'58" East a distance of 60.00 feet; THENCE South 87°02'01" West along the Southerly Right of Way line of Northwest 5th Street, also being the North boundary line of Block 41 of said plat for a distance of 189.92 feet to a point on a circular curve concave to the Southeast and having a radius of 25.00 feet and a

tangent bearing of South 87°02'01" West; THENCE run Southwesterly along the arc of said circular curve through a central angle of 89°37'59" for a distance of 39.11 feet; THENCE South 2°35'58" East along the Easterly Right of Way line of Northwest 77th Avenue, also being the West boundary line of said Block 41, for a distance of 200.52 feet to the beginning of a circular curve concave to the Northeast and having a radius of 25.00 feet; THENCE run Southeasterly along the arc of said circular curve through a central angle of 90°25'29" for a distance of 39.46 feet; THENCE North 86°58'32" East along the Northerly Right of Way of Northwest 4th Street, also being the South boundary line of Block 41, for a distance of 139.63 feet; THENCE South 2°35'58" East a distance of 60.00 feet; THENCE South 86°58'32" West along the Southerly Right of Way line of Northwest 4th Street, also being the North boundary line of Block 38 for a distance of 140.00 feet to a point on a circular curve concave to the Southeast and having a radius of 25.00 feet and a tangent bearing of South 86°58'32" West; THENCE run Southwesterly along the arc of said circular curve through a central angle of 89°34'31" for a distance of 39.09 feet; THENCE South 2°35'58" East along the Easterly Right of Way line of Northwest 77th Avenue, also being the West boundary line of Block 38 for a distance of 200.04 feet to the beginning of a circular curve concave to the Northeast and having a radius of 25.00 feet; THENCE run Southeasterly along the arc of said circular curve through a central angle of 90°24'53" for a distance of 39.45 feet; THENCE North 86°59'09" East along the Northerly Right of Way line of Northwest 3rd Street, also being the South boundary line of Block 38, for a distance of 118.82 feet; THENCE South 2°25'34" East a distance of 60.00 feet; THENCE South 86°59'09" West along the Southerly Right of Way line of Northwest 3rd Street, also being the North boundary line of Block 37, for a distance of 119.01 feet to a point on a circular curve concave to the Southeast and having a radius of 25.00 feet and a tangent bearing of South 86°59'09" West; THENCE run Southwesterly along the arc of said circular curve through a central angle of 89°35'07" for a distance of 39.09 feet; THENCE South 2°35'58" East along the Easterly Right of Way line of Northwest 77th Avenue, also being the West boundary line of Block 37, for a distance of 150.00 feet; THENCE South 41°25'07" East along the Northeasterly Right of Way line of Northwest 77th Avenue for a distance of 95.71 feet; THENCE North 86°59'29" East along the Northerly Right of Way line of Northwest 2nd Street, also being the South boundary line of Block 37, for a distance of 254.82 feet; THENCE South 2°35'58" East a distance of 60.00 feet; THENCE South 86°59'29" West along the Southerly Right of Way line of Northwest 2nd Street, also being the North boundary line of Block 32, for a distance of 216.42 feet; THENCE South 86°56'02" West along the East Limited Access Right of Way line of State Road 826,

for a distance of 59.11 feet; THENCE North 47°28'30" West along said East Limited Access Right of Way line for a distance of 42.12 feet; THENCE North 35°14'26" West along said East Limited Access Right of Way line for a distance of 119.69 feet; THENCE North 2°35'58" West along said East Limited Access Right of Way line for a distance of 1,279.19 feet; thence run South 48°11'56" East along said East Limited Access Right of Way line for a distance of 27.99 feet to the **POINT OF BEGINNING**. Containing 3.344 acres, more or less.

Together with all the rights of ingress, egress, light, air and view between Miami-Dade County Right of Way and the Florida Department of Transportation herein proposed Limited Access Right of Way line.

Manuel Vera Jr., P.S.M.
3/04/04
Manuel Vera and Associates
MM/MV/3-10-06

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A

State Roads No. 826 & 836
Interchange NW 87 AV/NW 57 AV
State Parcel 137(249581-1)
State Section No. 87260-2579
Section 02-54-40

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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, to-wit:

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

THIS conveyance is subject to the property being used for public road and/or transportation purposes and other purposes incidental thereto, and if no longer used for said purposes shall revert to the County.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, 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. 20____.

EXHIBIT "A"

PARCEL 137 **FP NO. 249581-14201** **PROJECT NO.87260-2579**

The Right of Way of the alley in Block 41 of "WINONA PARK FIRST ADDITION", according to the plat thereof as recorded in Plat Book 17 at Page 49, of the Public Records of Miami-Dade County, Florida, lying in the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest one-quarter (NW 1/4) of Section 2, Township 54 South, Range 40 East, said point being coincident with the point of intersection of the baseline of survey of State Road 826 (Palmetto Expressway) as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579, THENCE run South 2°35'58" East along said baseline of survey of State Road 826, for a distance of 696.23 feet; THENCE run North 87°02'01" East along the centerline of North West 5th Street, for a distance of 134.70 feet; THENCE run South 2°57'59" East perpendicular to the previously described course for a distance of 30.00 feet to the POINT OF BEGINNING of the herein described parcel; THENCE run North 87°02'01" East along the Southerly Right of Way line of North West 5th Street for a distance of 14.98 feet; THENCE South 2°35'57" East along the West boundary line of Lots 6 and 17 of Block 41 of said plat for a distance of 250.43 feet; THENCE South 86°58'32" West along the Northerly Right of Way line of North West 4th Street for a distance of 14.98 feet; THENCE North 2°35'57" West along the East boundary line of Lots 1 through 5 and 18 through 22 of Block 41 of said plat for a distance of 250.44 feet to the POINT OF BEGINNING.

Containing 3,752 square feet, more or less.

Manuel Vera Jr., P.S.M.
3/04/04
Manuel Vera and Associates
MM/MV/Rev.03-10-06

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A

State Roads No. 826 & 836
Interchange NW 87 AV/NW 57 AV
State Parcel 157(249581-1)
State Section No. 87260-2579
Section 02-54-40

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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, to-wit:

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

THIS conveyance is subject to the property being used for public road and/or transportation purposes and other purposes incidental thereto, and if no longer used for said purposes shall revert to the County.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, 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. 20____.

EXHIBIT "A"

PARCEL 157 **FP NO. 249581-14201** **PROJECT NO.87260-2579**

The Right of Way of the alley in Block 37 of "WINONA PARK FIRST ADDITION", according to the plat thereof as recorded in Plat Book 17 at Page 49, of the Public Records of Miami-Dade County, Florida, lying in the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest one-quarter (NW ¼) of Section 2, Township 54 South, Range 40 East, said point being coincident with the point of intersection of the baseline of survey of State Road 826 as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579, THENCE run South 2°35'58" East along said baseline of survey of State Road 826, for a distance of 1,316.84 feet; THENCE run North 86°59'09" East along the centerline of North West 3rd Street, for a distance of 134.67 feet; THENCE run South 3°00'51" East perpendicular to the previously described course for a distance of 30.00 feet to the POINT OF BEGINNING of the herein described parcel; THENCE North 86°59'09" East along the Southerly Right of Way line of North West 3rd Street a distance of 14.98 feet; THENCE South 2°35'58" East along the West boundary line of Lots 6 and 23 of Block 37 of said plat for a distance of 249.83 feet; THENCE South 86°59'29" West along the Northerly Right of Way line of North West 2nd Street a distance of 14.98 feet; THENCE North 2°35'58" West along the East boundary line of Lots 1 through 5 and 24 through 28 of Block 37 of said plat for a distance of 249.83 feet to the POINT OF BEGINNING.

Containing 3,743.30 square feet, more or less.

Manuel Vera Jr., P.S.M.
3/04/04
Manuel Vera and Associates
MM/MV/Rev.03-10-06

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. _____

State Roads No. 826 & 836
Interchange NW 87 AV/NW 57 AV
State Parcel 158(249581-1)
State Section No. 87260-2579
Section 02-54-40

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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, to-wit:

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

THIS conveyance is subject to the property being used for public road and/or transportation purposes and other purposes incidental thereto, and if no longer used for said purposes shall revert to the County.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, 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. 20____.

EXHIBIT "A"

PARCEL 158 **FP NO. 249581-14201** **PROJECT NO.87260-2579**

The Right of Way of the alley in Block 38 of "WINONA PARK FIRST ADDITION", according to the plat thereof as recorded in Plat Book 17 at Page 49, of the Public Records of Miami-Dade County, Florida, lying in the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest one-quarter (NW ¼) of Section 2, Township 54 South, Range 40 East, said point being coincident with the point of intersection of the baseline of survey of State Road 826 as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579, THENCE run South 2°35'58" East along said baseline of survey of State Road 826, for a distance of 1,006.81 feet; THENCE run North 86°58'32" East along the centerline of North West 4th Street, for a distance of 134.67 feet; THENCE run South 3°01'27" East perpendicular to the previously described course for a distance of 30.00 feet to the POINT OF BEGINNING of the herein described parcel; THENCE run North 86°58'32" East along the Southerly Right of Way line of North West 4th Street for a distance of 14.98 feet; THENCE South 2°35'58" East along the West boundary line of Lots 6 and 23 of Block 38 of said plat for a distance of 250.06 feet; THENCE South 86°59'09" West along the Northerly Right of Way line of North West 3rd Street for a distance of 14.98 feet; THENCE North 2°35'58" West along the East boundary line of Lots 1 through 5 and 24 through 28 of Block 38 of said plat for a distance of 250.05 feet to the POINT OF BEGINNING.

Containing 3,746.48 square feet, more or less.

Manuel Vera Jr., P.S.M.
3/04/04
Manuel Vera and Associates
MM/MV/Rev.03-10-06

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A

State Roads No. 826 & 836
Interchange NW 87 AV/NW 57 AV
State Parcel 159(249581-1)
State Section No. 87260-2579
Section 02-54-40

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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, to-wit:

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

THIS conveyance is subject to the property being used for public road and/or transportation purposes and other purposes incidental thereto, and if no longer used for said purposes shall revert to the County.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, 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. 20____.

EXHIBIT "A"

PARCEL 159 **FP NO. 249581-14201** **PROJECT NO.87260-2579**

The Right of Way of the alley in Block 32 of "WINONA PARK FIRST ADDITION", according to the plat thereof as recorded in Plat Book 17 at Page 49, of the Public Records of Miami-Dade County, Florida, lying in the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest one-quarter (NW 1/4) of Section 2, Township 54 South, Range 40 East, said point being coincident with the point of intersection of the baseline of survey of State Road 826 as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579, THENCE run North 2°35'58" West along said baseline of survey of State Road 826, for a distance of 920.96 feet; THENCE run North 87°24'02" East perpendicular to the previously described course, for a distance of 133.39 feet to the POINT OF BEGINNING of the herein described parcel; THENCE North 86°59'29" East along the Southerly Right of Way line of North West 2nd Street a distance of 15.00 feet; THENCE South 3°00'40" East along the West boundary line of Lot 6 of Block 32 of said plat for a distance of 74.64 feet; THENCE North 47°48'50" West along the Easterly Limited Access Right of Way line of State Road 826 (Palmetto Expressway) for a distance of 21.29 feet; THENCE North 3°00'40" West along said Easterly Limited Access Right of Way line of State Road 826 for a distance of 59.54 feet to the POINT OF BEGINNING.

Containing 1,006.33 square feet, more or less.

Manuel Vera Jr., P.S.M.
3/04/04
Manuel Vera and Associates
MM/MV/Rev.03-10-06

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A

State Roads No. 826 & 836
Interchange NW 87 AV/NW 57 AV
State Parcel 160(249581-1)
State Section No. 87260-2579
Section 02-54-40 and
Gov't Lot 2 Bet Twp53&54S,R40E

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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, to-wit:

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

THIS conveyance is subject to the property being used for public road and/or transportation purposes and other purposes incidental thereto, and if no longer used for said purposes shall revert to the County.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, 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. 20____.

EXHIBIT "A"

PARCEL 160 FP NO. 249581-14201 PROJECT NO.87260-2579

The Right of Way of Northwest 76th Avenue and portions of the Right of Way of Northwest 7th Street and Northwest 8th Street dedicated in "WOOD FARMS", according to the plat thereof as recorded in Plat Book 43 at Page 49, of the Public Records of Miami-Dade County, Florida, lying in the West one-half (W 1/2) of Government Lot 2 between Township 53 South, Range 40 East and Township 54 South, Range 40 East, Miami-Dade County, Florida, and the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 2, Township 54 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of Section 2, Township 54 South, Range 40 East, THENCE run North 87°33'57" East along the North line of said Section 2 for a distance of 315.34 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; THENCE run North 1°25'06" West along the East line of Block 4 of "WOOD FARMS" also being the West Right of Way line of Northwest 76th Avenue for a distance of 681.97 feet; THENCE North 55°52'11" East along the South Right of Way line of the canal which runs South and parallel to State Road 836 (Dolphin Expressway) for a distance of 59.42 feet; THENCE South 1°25'06" East along the South Right of Way line of Northwest 76th Avenue for a distance of 152.73 feet to the beginning of a circular curve concave to the Northeast and having a radius of 25.00 feet; THENCE run Southeasterly along the arc of said circular curve through a central angle of 91°01'00" for a distance of 39.71 feet; THENCE North 87°33'54" East along the North Right of Way line of Northwest 8th Street for a distance of 174.55 feet; thence South 1°25'06" East a distance of 50.01 feet; THENCE South 87°33'54" West along the South Right of Way line of Northwest 8th Street for a distance of 175.44 feet to a point on a circular curve concave to the Southeast and having a radius of 25.00 feet and a tangent bearing of South 87°33'54" West; THENCE run Southwesterly along the arc of said circular curve through a central angle of 88°59' 00" for a distance of 38.83 feet; THENCE South 1°25'06" East along the East Right of Way line of Northwest 76th Avenue for a distance of 399.99 feet to the beginning of a circular curve concave to the Northeast and having a radius of 25.00 feet; THENCE run Southeasterly along the arc of said circular curve through a central angle of 91°00'57" for a distance of 39.71 feet; THENCE North 87°33'57" East a distance of 174.55 feet; THENCE South 1°25'06" East a distance of 70.01 feet; THENCE South 87°33'57" West along the South Right of Way line of Northwest 7th Street for a distance of 250.01 feet; THENCE North 1°25'06" West a distance of 35.00 feet to the POINT OF BEGINNING.

Containing 1.401 acres, more or less.

Together with all the rights of ingress, egress, light, air and view between Miami-Dade County Right of Way and the Florida Department of Transportation herein proposed Limited Access Right of Way line.

Manuel Vera Jr., P.S.M.
3/04/04
Manuel Vera and Associates
MM/MV/Rev.03-10-06

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. _____

State Roads No. 826 & 836
Interchange NW 87 AV/NW 57 AV
State Parcel 188(249581-1)
State Section No. 87260-2579
Gov't Lot 2 Bet Twp53&54S,R40E

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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, to-wit:

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

THIS conveyance is subject to the property being used for public road and/or transportation purposes and other purposes incidental thereto, and if no longer used for said purposes shall revert to the County.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, 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. 20____.

EXHIBIT "A"

PARCEL 188 FP NO. 249581-14201 PROJECT NO.87260-2579

The Right of Way of Frontage Road and portion of the Right of Way of Northwest 76th Avenue as shown on Florida Department of Transportation Right of Way map Section 87200-2503 as recorded in Plat Book 81 at Page 14, of the Public Records of Miami-Dade County, Florida, lying in the West one-half (W 1/2) of Government Lot 2, between Township 53 South, Range 40 East and Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the West one half (W 1/2) of Government Lot 2; THENCE run North 89°50'57" East along the North line of the West one-half (W 1/2) of said Government Lot 2, also being the centerline of North West 12th Street for a distance of 361.92 feet; THENCE run South 1°20'28" East along the extended centerline of North West 76th Avenue for a distance of 115.62 feet to the POINT OF BEGINNING of the hereinafter described parcel; THENCE North 49°53'21" East along the Northerly Right of Way line of said Northwest 76th Avenue for a distance of 32.07 feet; THENCE South 1°20'28" East along the Easterly Right of Way line of said Northwest 76th Avenue, also being the West boundary line of Lot 24 Block 1 of WOOD FARMS according to the plat thereof as recorded in Plat Book 43 at Page 49 of the Public Records of Miami-Dade County, Florida, for a distance of 268.13 feet; THENCE South 73°30'00" East along the Northerly Right of Way line of Frontage Road as shown in the above mentioned Plat Book 81 at Page 14, for a distance of 209.91 feet; THENCE South 1°19'15" East along the West boundary of Tract B of SUMMA CORPORATE CENTER according to the plat thereof as recorded in Plat Book 127 at Page 97 of the Public Records of Miami-Dade County, Florida for a distance of 52.52 feet; THENCE North 73°30'00" West along the South boundary line of said Frontage Road for a distance of 262.42 feet; THENCE North 1°20'28" West along the Easterly Right of Way of State Road 826 (Palmetto Expressway), also being the Westerly Right of Way line of Northwest 76th Avenue for a distance of 264.41 feet; THENCE North 49°53'21" East along the North boundary line of said Northwest 76th Avenue for a distance of 32.07 feet to the POINT OF BEGINNING.

Containing 0.577 acres, more or less.

Together with all the rights of ingress, egress, light, air and view between Miami-Dade County Right of Way and the Florida Department of Transportation herein proposed Limited Access Right of Way line.

Manuel Vera Jr., P.S.M.
3/04/04
Manuel Vera and Associates
MM/MV/Rev.03-10-06

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A

State Roads No. 826 & 836
Interchange NW 87 AV/NW 57 AV
State Parcel 192(249581-1)
State Section No. 87260-2579
Section 03-54-40

COUNTY DEED

THIS DEED, Made this _____ day of_____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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, to-wit:

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

THIS conveyance is subject to the property being used for public road and/or transportation purposes and other purposes incidental thereto, and if no longer used for said purposes shall revert to the County.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, 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. 20____.

EXHIBIT "A"

PARCEL 192 **FP NO. 249581-14201** **PROJECT NO.87260-2579**

A portion of land lying in the Southeast one-quarter (SE 1/4) of Section 3, Township 54 South, Range 40 East of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast one quarter (SE 1/4) of said Section 3, THENCE run South 88°39'22" West along the north line of the Southeast one quarter (SE 1/4) of said Section 3 for a distance of 35.00 feet to the easterly limits of the existing limited access right of way of State Road 826 (Palmetto Expressway); THENCE South 2°40'23" East along the said easterly right of way of State Road 826 for a distance of 58.38 feet to the POINT OF BEGINNING of the hereinafter described parcel; THENCE North 88°32'45" East for a distance of 12.06 feet; THENCE South 1°07'34" West for a distance of 181.98 feet to the said easterly right of way limits of State Road 826; THENCE North 2°40'23" West along the said easterly right of way limits of State Road 826 for a distance of 181.83 feet to the POINT OF BEGINNING.

Containing 1,087.82 square feet, more or less.

Together with all the rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

Manuel Vera Jr., P.S.M.
12/09/05
Manuel Vera and Associates

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

State Roads No. 826 & 836
Interchange NW 87 AV-NW 57 AV
State Parcel No.833 (249581-1)
State Section No. 87260-2579
Section 34-53-40

Folio No. N/A
User Department: Public Works

PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT

THIS EASEMENT, Made this _____ day of _____, A.D. 20____, by and between **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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 to the party of the second part, and its successors in interest, a permanent construction and maintenance easement to enter upon, construct and maintain a bridge and appurtenances thereto, within the following described land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

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

Provided, that the party of the first part shall be notified before any maintenance work that may result in obstruction of the easement area through Miami-Dade County Public Works Department permits office, which is the current user of the right-of-way.

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, and 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. 20____.

EXHIBIT "B"

PARCEL 833 FPN No. 2495811 PROJECT 87260-2579

Permanent Construction and Maintenance Easement

Legal Description:

A parcel of land lying in the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of Section 34, Township 53 South, Range 40 East of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast one-quarter (SE 1/4) of said Section 34, said point being coincident with the point of intersection of the Baseline of Survey of State Road 826 (Palmetto Expressway) as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579; THENCE North 1°43'06" West along said Baseline for a distance of 71.29 feet; THENCE South 88°16'54" West perpendicular to the previously described course for a distance of 426.33 feet; THENCE South 89°47'46" West along the Northerly Right of Way line of Northwest 12th Street for a distance of 174.32 feet to a point of curvature of a circular curve concave to the Northeast and having a radius of 25.00 feet and a tangent bearing of South 89°47'46" West; THENCE Northwesterly along the arc of said circular curve through a central angle of 14°45'15" for a distance of 6.43 feet to the POINT OF BEGINNING of the hereinafter described parcel, said point being a point on said curve concave to the Northeast and having a radius of 25.00 feet, THENCE continuing along said curve Northwesterly through a central angle of 52°47'35" for a distance of 23.04 feet; THENCE South 32°42'55" West for a distance of 10.52 feet; THENCE South 57°17'03" East for a distance of 22.00 feet; THENCE North 32°42'56" East for a distance of 7.32 feet to the POINT OF BEGINNING.

Containing 156.98 square feet, more or less.

Manuel Vera Jr., P.S.M.
6/23/06
Manuel G. Vera and Associates, Inc.

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A
User Department: Public Works

State Roads No. 826 & 836
Interchange NW 87 AV-NW 57 AV
State Parcel No.834 (249581-1)
State Section No. 87260-2579
Section 34&35-53-40
Gov'tLots 2&3 Bet Twp53&54S,R40E

PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT

THIS EASEMENT, Made this _____ day of _____, A.D. 20____, by and between **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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 to the party of the second part, and its successors in interest, a permanent construction and maintenance easement to enter upon, construct and maintain a bridge and appurtenances thereto, within the following described land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

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

Provided, that the party of the first part shall be notified before any maintenance work that may result in obstruction of the easement area through Miami-Dade County Public Works Department permits office, which is the current user of the right-of-way.

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, and 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. 20____.

c/o

EXHIBIT "B"

PARCEL 834 FPN No. 2495811 PROJECT 87260-2579

Permanent Construction and Maintenance Easement

Legal Description:

A parcel of land with portions lying in: the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of Section 34, Township 53 South, Range 40 East; the Southwest one-quarter (SW 1/4) of the Southwest one quarter (SW 1/4) of Section 35, Township 53 South, Range 40 East; Government Lot 2 and Government Lot 3, situated south of the above mentioned sections; all lying in Miami-Dade County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast one-quarter (SE 1/4) of said Section 34, said point being coincident with the point of intersection of the Baseline of Survey of State Road 826 (Palmetto Expressway) as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579; THENCE North 89°50'57" East along the south line of said Southwest one quarter of Section 35 for a distance of 69.33 feet; THENCE South 0°09'38" East for a distance of 10.11 feet to the POINT OF BEGINNING of the hereinafter described parcel; THENCE South 89°50'23" West for a distance of 388.89 feet; THENCE North 0°09'38" West for a distance of 19.50 feet; THENCE North 89°50'23" East for a distance of 388.89 feet; THENCE South 0°09'38" East for a distance of 19.50 feet to the POINT OF BEGINNING.

Containing 7583.34 square feet, more or less.

Manuel Vera Jr., P.S.M.
6/23/06
Manuel G. Vera and Associates, Inc.

41

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A
User Department: Public Works

State Roads No. 826 & 836
Interchange NW 87 AV-NW 57 AV
State Parcel No.835 (249581-1)
State Section No. 87260-2579
Gov't Lots 2 Bet Twp53&54S,R40E

PERMANENT CONSTRUCTION AND MAINTENANCE EASEMENT

THIS EASEMENT, Made this _____ day of _____, A.D. 20____, by and between **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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 to the party of the second part, and its successors in interest, a permanent construction and maintenance easement to enter upon, construct and maintain a bridge and appurtenances thereto, within the following described land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

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

Provided, that the party of the first part shall be notified before any maintenance work that may result in obstruction of the easement area through Miami-Dade County Public Works Department permits office, which is the current user of the right-of-way.

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, and 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. 20____.

EXHIBIT "B"

PARCEL 835 FPN No. 2495811 PROJECT 87260-2579

Permanent Construction and Maintenance Easement

Legal Description:

A parcel of land lying in excess Government Lot 2, situated south of the Southwest one-quarter (SW 1/4) of Section 35, Township 53 South, Range 40 East of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest one-quarter (SW 1/4) of said Section 35, said point being coincident with the point of intersection of the Baseline of Survey of State Road 826 (Palmetto Expressway) as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579; THENCE North 89°50'57" East along the south line of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of the said Section 35 for a distance of 49.02 feet; THENCE South 00°21'00" West for a distance of 45.42 feet to the POINT OF BEGINNING of the hereinafter described parcel; THENCE South 89°38'57" East for a distance of 25.00 feet; THENCE South 00°21'00" West for a distance of 26.00 feet; THENCE North 89°38'57" West for a distance of 25.00 feet; THENCE North 00°21'00" East for a distance of 26.00 feet to the POINT OF BEGINNING.

Containing 650.00 square feet, more or less.

Manuel Vera Jr., P.S.M.
6/23/06
Manuel G. Vera and Associates, Inc.

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

Instrument prepared by:

Carlos D. Socarras
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. N/A
User Department: Public Works

State Roads No. 826 & 836
Interchange NW 87 AV-NW 57 AV
State Parcel No.836 (249581-1)
State Section No. 87260-2579
Section 34&35 53-40
Gov'tLots 2&3 Bet Twp53&54S,R40E

AERIAL EASEMENT

THIS EASEMENT, Made this _____ day of _____, A.D. 20____, by and between **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, whose address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,** whose address is 1000 NW 111th Avenue, Miami, Florida 33172-5802, 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 to the party of the second part, and its successors in interest, an aerial easement, within the following air space, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

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

c/5

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

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Mayor, and 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. 20____.

EXHIBIT "B"

PARCEL 836 FPN No. 2495811 PROJECT 87260-2579

Aerial Easement

Legal Description:
A volume of space with portions within: the Southeast one-quarter (SE 1/4) of the Southeast one-quarter (SE 1/4) of Section 34, Township 53 South, Range 40; the Southwest one-quarter (SW 1/4) of the Southwest one quarter (SW 1/4) of Section 35, Township 53 South, Range 40; Government Lot 2 and Government Lot 3, situated south of the above mentioned sections; all lying in Miami-Dade County, Florida, and being more particularly described as follows:

The VERTICALLY ENCLOSED AREA beginning at elevation 22.0 feet according to the National Geodetic Vertical Datum of 1929, (N.G.V.D. 1929), and extending vertically to an elevation of 80.0 feet, N.G.V.D. 1929, which said elevation range is set on the courses set forth as follows:

COMMENCE at the Southeast corner of the Southeast one-quarter (SE 1/4) of said Section 34, said point being coincident with the point of intersection of the Baseline of Survey of State Road 826 (Palmetto Expressway) as shown on Right of Way Control Survey of State Road 836/826 interchange, State of Florida Department of Transportation Project No. 87260-2579; THENCE North 1°43'06" West along the said Baseline of Survey for 51.15 feet; THENCE North 88°16'54" East for 146.61 feet to the POINT OF BEGINNING of the hereinafter described parcel; THENCE South 89°47'46" West for 792.28 feet; THENCE South 51°37'11" West for 177.97 feet; THENCE North 89°47'46" East for 968.70 feet; THENCE North 18°34'20" West for 115.90 feet to the POINT OF BEGINNING.

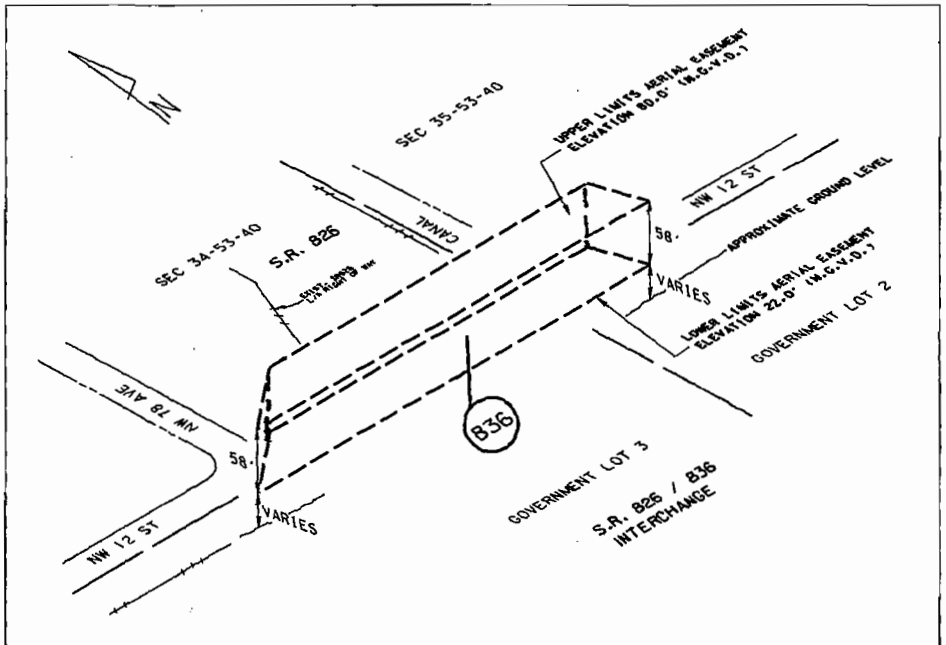
Containing 2.223 acres in area and 208,056.09 cubic yards in volume, more or less.

Manuel Vera Jr., P.S.M.
6/23/06
Manuel G. Vera and Associates, Inc

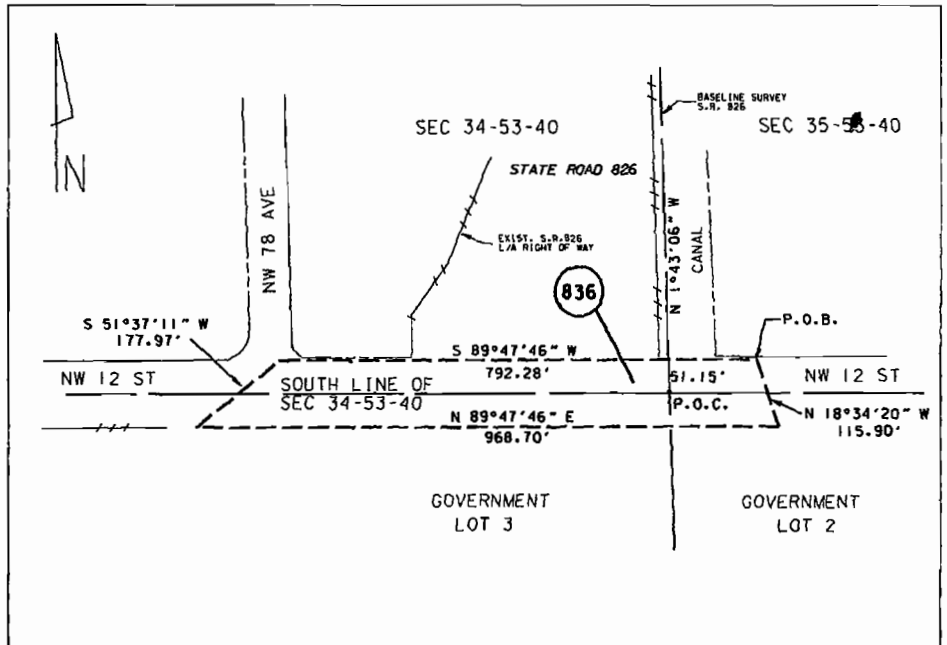
c/7

FED. PROJ. ID.
N/A

PARCEL 836 - AERIAL EASEMENT



ISOMETRIC VIEW / NOT TO SCALE



PLAN VIEW / SCALE: 1" = 200'

NOT A SURVEY

NOTES

1. GROUND ELEVATION AT THE PROPOSED EASEMENT LOCATION VARIES FROM 8' (+/-) TO APPROXIMATLEY 10'(+/-).

2. AERIAL EASEMENT EXTENDS FROM ELEVATION 22.0' TO 80.0' (N.G.V.D) WITHIN THE LIMITS SHOWN IN THE PLAN VIEW.

3. ALL ELEVATIONS REFERED TO HEREON ARE REFERENCED TO THE N.G.V.D. 29 DATUM.

4. REFER TO PARCEL 836 LEGAL FOR COMPLETE DESCRIPTION

LEGEND

SEC	- SECTION
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
S.R.	- STATE ROAD
L/A	- LIMITED ACCESS
N/A	- NOT APPLICABLE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT

REVISION	BY	DATE

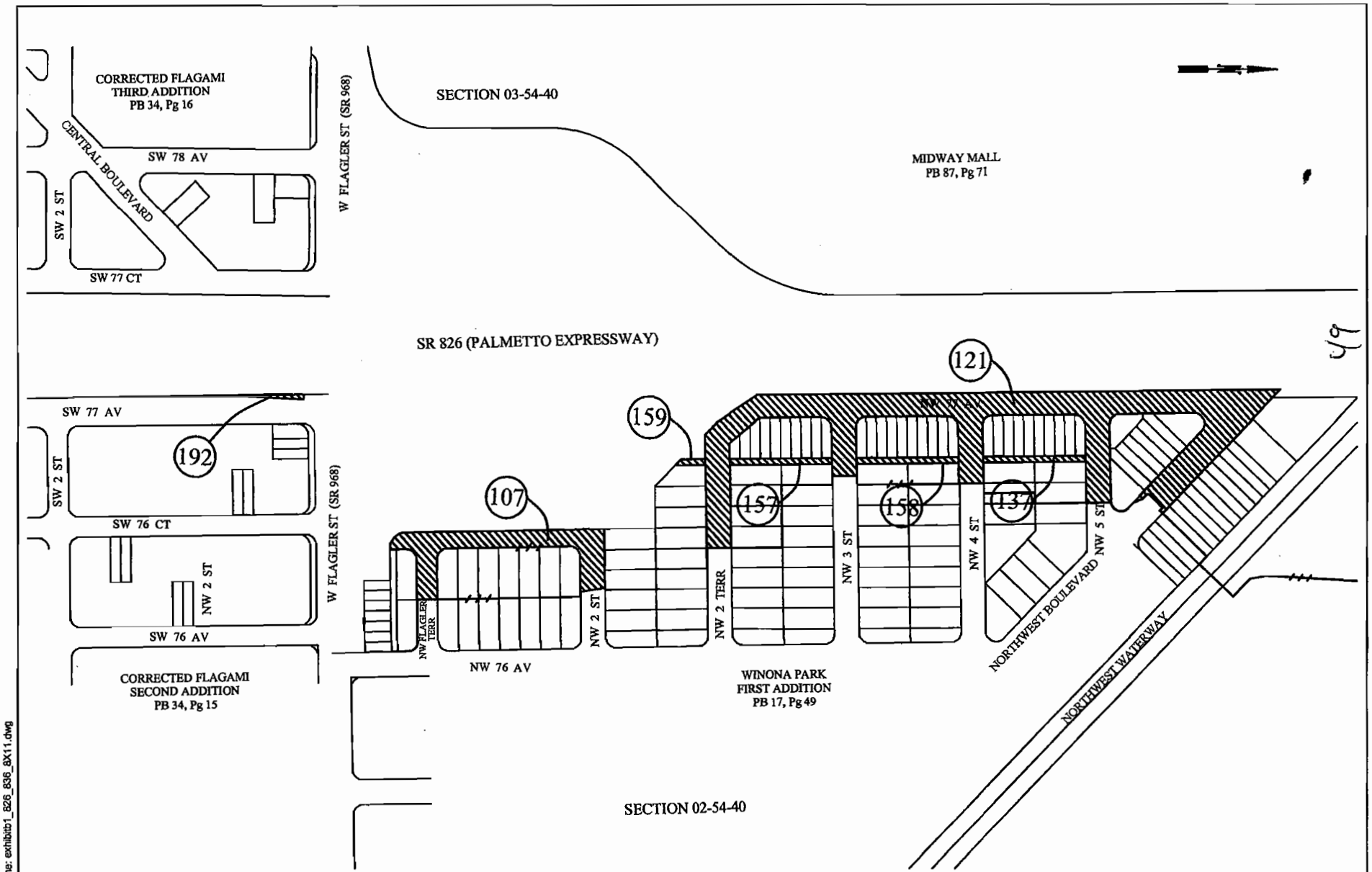
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAPPING

RIGHT OF WAY PARCEL SKETCH

STATE ROAD NO.826 MIAMI-DADE COUNTY

	BY	DATE	APPROVED BY	DATE
PRELIM				
FINAL				
CHECKED				

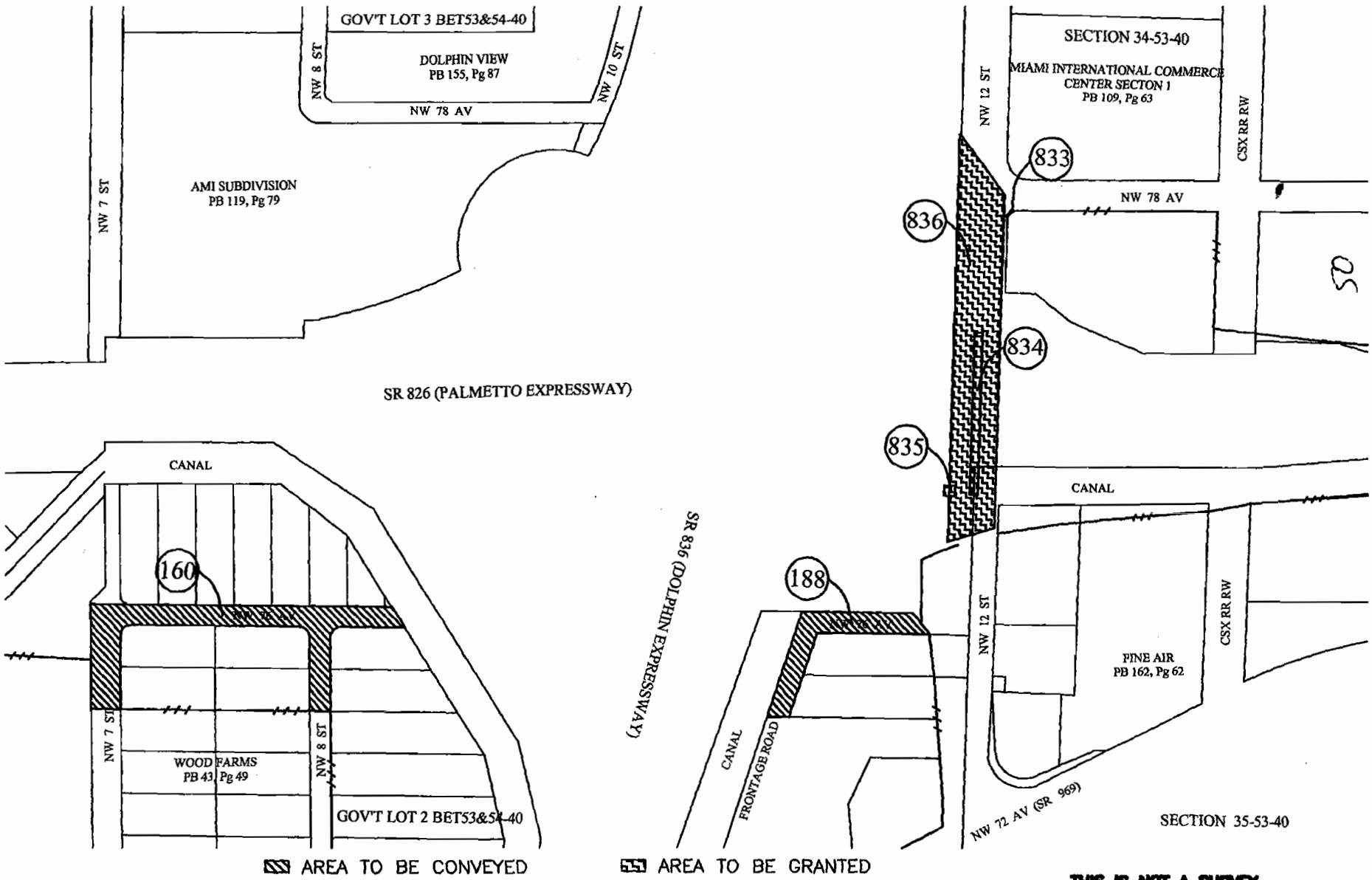
MAPS PREPARED BY M.G. VERA & ASSOC., INC.
W.P.I. NO. 6113758
FIELD BOOK NO.'S N/A
SCALE: 1" = 200'
FIN. PROJ. ID. 24958-1 SECTION 87260-1579
SHEET 1 OF 1



THIS IS NOT A SURVEY

EXHIBIT "B1"	MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY DIVISION ENGINEERING SECTION	Sec. 14,15,&26-54-40 Gov't Lots. 2 & 3, Bet 53&54-40	SR 826/SR 836 INTERCHANGE	FDOT PROJECT 249561-1	SCALE 1" = 100' SHEET 2 OF 2

File Name: exhibit1_826_836_8X11.dwg



File Name: exhibit1_826_836_8X11.dwg

THIS IS NOT A SURVEY

EXHIBIT "B2"	MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY DIVISION ENGINEERING SECTION	Sec. 2,3,34,&35-54-40 Gov't Lots. 2 & 3, Bet 53&54-40	SR 826/SR 836 INTERCHANGE	FDOT PROJECT 249581-1	SCALE 1" = 100' SHEET 1 OF 2