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

Memorandum

MIAMI-DADE COUNTY

Date: September 16, 2008

Agenda Item No. 5(A)

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

From: George M. Burgess
County Manager

Resolution No. R-965-08

Subject: Resolution Authorizing the Exchange of Real Property between Miami-Dade County and the South Florida Water Management District
Sections: 30-56-38 and 34-55-38
Commission District: 8 and 9

Recommendation

It is recommended that the Board of County Commissioners (BCC) approve the attached resolution authorizing the County Mayor to execute the attached County Deed, and the County Mayor or his designee to execute a Disclaimer and Agreement to Exchange Real Property, with the South Florida Water Management District (SFWMD), a State Agency. The Agreement involves the exchange of five (5) County-owned strips of land with an approximate area of 3.06 acres located in Section 30, Township 56 South, Range 38 East and Section 34, Township 55 South, Range 38 East (See Exhibits "A (1)" through "A(5)" and "B(1)" through "B(5)"), and a 0.903 acre strip of land owned by the SFWMD, located North of SW 244 Street along theoretical SW 132 Avenue (See Exhibits "C" and "D"). The lands being exchanged are needed by both agencies; no monies will be paid by either party. Said exchange complies with Chapter 125.37 of the Florida Statutes and as such, has been published in a newspaper of general circulation to comply with statutory requirements.

Scope

The subject real properties are located within Commission Districts 8 and 9.

Fiscal Impact/Funding Source

Based on the Appraisals, the combined value for the County properties is assessed at $195,000; the value for the SFWMD's parcel is assessed at $210,000. As a result of this property exchange, Miami-Dade County will be saving a substantial amount of money by acquiring the subject parcel.

Track Record/Monitor

Not Applicable.

Background

The County properties, see Exhibits ("A(1)" through "A(5)" and "B(1)" through "B(5)"), were acquired by Miami-Dade County as road dedications or through tax deeds and are no longer needed for road purposes; all the adjacent lands have been acquired by SFWMD for the Everglades Restoration Project. The subject County properties are all that remain for the SFWMD to own 100% of the area. The SFWMD property is located North of SW 244 Street along theoretical SW 132 Avenue and southwesterly of the existing C-102 canal right-of-way.

The proposal is for the SFWMD to exchange its property along theoretical SW 132 Avenue for the various rights-of-way and properties located in Sections 30, Township 56 South, Range 38 East and Section 34, Township 55 South, Range 38 East ("A(1)" through "A(5)" and "B(1)" through "B(5)"). Miami-Dade County will then designate the aforementioned property as public right-of-way, which will grant public access to adjacent properties which are presently landlocked.

It is therefore recommended, as being in the best interest of the County that the BCC approves the attached Agreement to exchange real property with SFWMD, an exchange that will be mutually beneficial to the parties involved.

Assistant County Manager

Note:
The Clerk is directed to publish notice of property exchange in a newspaper of general circulation in Miami-Dade County, one (1) time, at least two (2) weeks prior to the date of said public hearing in conformity with the statutory requirements.

MEMORANDUM

(Revised)

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

DATE: September 16, 2008

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

SUBJECT: Agenda Item No. 5(A)

Please note any items checked.

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

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

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

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

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Bid waiver requiring County 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**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(A)
9-16-08

RESOLUTION NO. **R-965-08**

RESOLUTION AUTHORIZING AND APPROVING, PURSUANT TO SECTION 125.37, FLORIDA STATUTES, THE EXCHANGE OF CERTAIN COUNTY REAL PROPERTIES LOCATED IN SECTIONS 30, TOWNSHIP 56 SOUTH, RANGE 38 EAST AND SECTION 34, TOWNSHIP 55 SOUTH, RANGE 38 EAST, FOR OTHER REAL PROPERTY OWNED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), LOCATED NORTH OF SW 244 STREET AND WEST OF AND SOUTHWEST OF THE C-102 CANAL (THEORETICAL SW 132 AVENUE) IN SECTION 25, TOWNSHIP 56 SOUTH, RANGE 39 EAST; AUTHORIZING THE COUNTY MANAGER TO COMPLETE SUCH EXCHANGE OF LANDS AND TO EXECUTE THE AGREEMENT WITH THE SFWMD, IN CONECTION THEREWITH; RATIFYING ACTION OF THE COUNTY MANAGER IN PUBLISHING NOTICE OF EXCHANGE OF REAL PROPERTY; AUTHORIZING THE MAYOR TO EXECUTE A COUNTY DEED AND DISCLAIMER; AND AUTHORIZING THE ACCEPTANCE OF A DEED FROM SFWMD

WHEREAS, the County Commission desires to accomplish the purposes outlined in the accompanying memorandum and documents, copies of which are incorporated herein by reference; and

WHEREAS, Notice of the Proposed Exchange of real property setting forth the terms and conditions of said exchange has heretofore been published as required by Section 125.37. Florida Statutes,

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

Section 1. Finds and determines that the County owned real properties located in Section 30, Township 56 South, Range 38 East and in Section 34, Township 55 South, Range 38 East referred to in the accompanying memorandum from the County Manager, legally described and shown in Exhibits ("A (1)" through "A(5)" and "B(1)" through "B(5)") and in the Agreement to Exchange Property attached hereto, are not needed for County purposes and is in the best interest of the County, to exchange them for other real property owned by the South Florida Water Management District, said properties located West of the C-102 canal and North of SW 244 Street all in Section 25, Township 56 South, Range 39 East, legally described and shown in Exhibits "C" and "D".

Section 2. Authorizes the County Mayor or County Mayor's designee to execute the Exchange Agreement with the SFWMD, in substantially the form attached hereto.

Section 3. Authorizes the County Mayor to execute and deliver a statutory County Deed conveying the properties as described in Exhibits ("A(1)" through "A(5)" and "B(1)" through "B(5)"), attached hereto, and execute a Miami-Dade County Disclaimer for the same.

Section 4. Authorizes the County Mayor or County Mayor's designee to accept a deed from SFWMD conveying the property legally described and shown on Exhibits "C" and "D" attached hereto and to file said deed(s) in the public records of Miami-Dade County.

The foregoing resolution was offered by Commissioner **Katy Sorenson**, who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** 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	absent	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 16th day of September, 2008 . 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

Approved by County Attorney as
to form and legal sufficiency.

By: **Kay Sullivan**
Deputy Clerk

Thomas Goldstein

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AGREEMENT TO EXCHANGE PROPERTY

This Agreement made by and between Miami-Dade County, Florida hereinafter referred to as the **"County"** and the South Florida Water Management District, a public corporation of the State of Florida, hereinafter referred to as **"District".**

That the County, in consideration of the promises and agreements of District, hereafter contained, for itself, its successors and assigns, hereby promises and agrees to convey to said District, five (5) parcels of County owned properties, comprised of 3.06 acres, located in Section 30, Township 56 South, Range 38 East, and Section 34, Township 55 South, Range 38 East, more particularly described in **("A (1)" through "A(5)" and "B(1)" through "B(5)")** attached hereto and made a part hereof.

In consideration for said promises and agreements of the County, District hereby promises and agrees to convey to said County a property owned by them, comprised of 0.903 acres located north of SW 244 Street, west of the C-102 Canal (theoretical SW 132 Avenue) more particularly described in Exhibits "C" and "D" attached hereto and made a part hereof.

The terms and conditions of this Agreement, which shall become a contract between the parties upon signing by both parties, are as follows:

1 It is understood and agreed that no cash consideration will be paid by either party. The County will be responsible for providing property descriptions, and parcel sketches which are acceptable to both parties.

2 District and the County agree it is the intent of the parties hereto that this transaction does not represent individual sales of properties, but to the contrary, is one interdependent transaction constituting a fair ex-change of properties for good and valuable consideration.

3 The County and the District will each be responsible for obtaining its own title evidence with respect to the respective parcels it is acquiring, if it so chooses. In the event that the condition of title is objectionable to the acquiring party for any reason, the owner shall have the right, but not the obligation, to deliver or cause to be delivered to the acquiring party, at the owner's expense, such deeds, releases, affidavits or other title instruments as may be required to cure the title objections. Should the owner fail, or be unwilling, to cure the title objections within thirty (30) days or such extended period as may be allowed after receipt of written notice of such objections, the acquiring party may elect to terminate this contract by giving written notice of such intent, upon which both parties shall be released of all obligations with respect to each other under this Agreement.

4 The parties agree to convey to each other the properties described in Exhibits "A", "B", "C" and "D" attached hereto. The County shall convey by County Deed and District shall convey by Quitclaim Deed.

5 The County shall pay all taxes or fees imposed on this transaction and shall obtain at its own expense and affix to all instruments of conveyance such revenue and documentary stamps as may be required by law. All instruments of conveyance required by District's attorney to make title to the property satisfactory shall be placed on record in the manner prescribed by Florida Statutes at the County's expense. The County shall pay all other costs of this transaction, including but not limited to any escrow fees and survey cost.

6 This shall be deemed to be a continuing offer from the date executed by the County until accepted or rejected by District; provided, however, that after one hundred and twenty (120) days have elapsed from the date hereof the County not having received notice of acceptance, may consider the offer rejected, and if District desires to accept that offer after such 120-day period, the prior written consent of the County shall be obtained.

7 That the Deeds referred to hereinabove shall be exchanged within sixty (60) days after acceptance of this property exchange agreement by District, unless such a period is extended by written agreement of the parties.

8 The parties shall have the immediate right to possession of the respective property after recordation of the respective deeds.

9 The County and District each represents to the other that it has not employed or retained any person or agency to solicit or secure this contract upon any agreement or understanding, for commission, percentage, brokerage, or contingent fee. Breach of this warranty shall give the non-breaching party the right to annul the contract without liability, or in its discretion, to recover from the other the amount of such commission, percentage, brokerage, or contingent fee.

10 No resident commissioner shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

ACCEPTANCE

Accepted by South Florida Water Management District this _____ day of _____, 2008

By:_____(Seal)

IN WITNESS WHEREOF, the said Miami-Dade County, Florida, has hereunto caused its name to be signed by the County Manager.

ATTEST:

By:_____
Clerk

MIAMI-DADE COUNTY

By:_____

Date:_____

Approved as to form
And legal sufficiency

_____
Assistant County Attorney

The foregoing was accepted and approved on the _____ day of

_____ of 2008, by Resolution No._____of the Board of County

Commissioners of Miami-Dade County, Florida.

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

I, HARVEY RUVIN, Clerk of the Circuit Court in and for Miami-Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution R-_____, adopted by said Board of County Commissioners at its meeting held on _____, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this _____, day of _____, 2008.

Seal

HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By:_____
Deputy Clerk

Return to:
Right of Way Division .
Miami-Dade County Public Works Dept.
111 N.W. 1st Street .
Miami, FL 33128-1970 .
.
Instrument prepared by: .
Luis F. Lacau Jr., P.L.S. .
Right of Way Division . Sections 30-56-38 and 34-55-38

MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

KNOW ALL MEN BY THESE PRESENTS that **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, does hereby give notice that it disclaims certain rights, title and interests which said MIAMI-DADE COUNTY has in the rights-of-way found in the following described lands lying and being in Miami-Dade County, to wit:

See **("A (1)" through "A(5)" and "B(1)" through "B(5)").** attached hereto and made a part hereof.

WHEREAS, Miami-Dade County has acquired certain interest on the above described lands by virtue of various right-of-way dedications and Tax deeds; and

WHEREAS, the above described rights-of-way and properties are no longer needed by MIAMI-DADE COUNTY for access purposes; and

WHEREAS, the South Florida Water Management District, as the local sponsors for the Everglades Restoration Project, own all the lands abutting said rights-of-way and properties: and

WHEREAS, the South Florida Water Management District is requesting that Miami-Dade County disclaim any interest it might have on said rights-of-way and properties to consolidate ownership of the area.

NOW, THEREFORE, MIAMI-DADE COUNTY DOES HEREBY DISCLAIM any interest it has in the above-described rights-of-way and properties by virtue of said various dedications and Tax Deeds and any rights created by virtue of various Improvement Agreements recorded in conjunction with the aforementioned right-of-way deeds as recorded in the Public Records of Miami-Dade County, Florida.

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

_____ Day of _____, A.D. 2008.

ATTEST:

MIAMI-DADE COUNTY, FLORIDA
BY IT'S BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Print: _____

Print: Carlos Alvarez

Address: 111 N.W. 1st Street
Miami-Dade Center
Miami, Florida 33128

The foregoing was authorized and approved on the day of ,

A.D. 2008, by Resolution No. **R** the Board of County

Commissioners of Miami-Dade County, Florida.

The foregoing instrument was acknowledged before me this _____ day of _____, 2008, 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

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My commission expires: _____

Instrument prepared under the direction of
Thomas Goldstein, Assistant County Attorney:
111 N.W. 1 Street, 28 Floor
Miami, Florida 33128-1907

Folio No's: N/A

COUNTY DEED

THIS DEED, made this day of , 2008 A.D. by **MIAMI-DADE COUNTY, FLORIDA**, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and **THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT**, party of the second part, whose address is 3301 Gun Club Road, West Palm Beach, Florida 33406:

WITNESSETH:

That the 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, that the receipt and adequacy of which is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, or their assigns forever, the following described land lying and being in Miami-Dade County, Florida, LESS AND EXCEPT the Severable Use Rights (SURs) associated with the described land, which rights exists pursuant to Miami-Dade County Code Section 33B, and which rights are expressly severed from the described land and retained by the Grantor.

Further in accordance with the requirements of Miami-Dade County Code Section 33B-45(F), the use of the described land is restricted to nonresidential uses.

"SEE ATTACHED LEGAL DESCRIPTIONS"

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

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

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Mayor

Approved for legal sufficiency. _____

The foregoing was authorized and approved by Resolution No. of the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2008.

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NOTICE OF PROPOSED EXCHANGE OF REAL PROPERTY BY MIAMI-DADE COUNTY (F.S. 125-37)

Pursuant to the provisions of Section 125.37, Florida Statutes, the Board of County Commissioners of Miami-Dade County, hereby gives notice that it will consider at its regular scheduled meeting on the ____ day of _____, 2008, in Commission Chambers on the Second Floor of the Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida 33128, a proposed exchange of real property whereby the South Florida Water Management District will convey to Miami-Dade County, Florida, the following described property:

A portion of C-102 canal right-of-way lying in Section 23, Township 56 South, Range 39 East, in Miami-Dade County more particularly described as follows:

Commence at the SE corner of the NW 1/4 , of the SW 1/4 of said Section 23; thence N00°49'47"W for 33.00 feet to a point on the North right-of-way line of SW 244 Street, said point also being the Point of Beginning of the hereafter described parcel; thence S89°07'17"W along the North right-of-way line of said SW 244 Street for 70.01 feet; thence N00°49'47"W for 493.79 feet along the west boundary line of that certain access road to structure S-165 as shown on a canal right of way map for the South Florida Water Management District (SFWMD) dated June 8, 1964, Page 8; thence N46°41'11"W for 200.00 feet along the southwesterly boundary of the C-102 canal right-of-way; thence N43°18'49"E for 25.00 feet; thence S46°41'11"E along a line 25 feet northeasterly and parallel with the southwesterly line of said C-102 canal right-of-way for 272.59 feet to a point of intersection with the East line of that certain access road; thence S00°49'47"E for 460.62 feet along the east line of said access road to the Point of Beginning.

In exchange for a statutory County deed from Miami-Dade County, Florida conveying to the South Florida Water Management District the following described real properties:

Tract No. B7-100-240

Beginning at the Northeast corner of the South half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 34, Township 55 South, Range 38 East in Miami-Dade County, Florida; thence Southerly 330.08 feet; thence West 49.63 feet; thence North 329.97 feet; thence East 37.22 feet to the POINT OF BEGINNING.

Containing 0.329 acre, more or less.

AND

Tract No. B7-100-237

The West 35 feet and the South 35 feet of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 30, Township 56 South, Range 38 East in Miami-Dade County, Florida, together with all that part of the Northeast quarter of said Section 30, which lies within the external area formed by a 25 foot radius arc concave to the Northeast and tangent to the East line of the West 35 feet of the Northeast quarter of said Section 30, and the North line of the South 35 feet of the Northeast quarter of said Section 30.

Containing 1.0 acres, more or less.

AND

Tract No. B7-100-242

Beginning at the Northeast corner of the Southeast quarter of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 34, Township 55 South, Range 38 East in Miami-Dade County, Florida; thence run South 02°03'10" East, along the East line of said Southeast quarter of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 34, for a distance of 330.08 feet to the Southeast corner or the property, thence run South 89°31'04" West along the South line of said Northwest quarter of Section 34, for a distance of 99.26 feet, thence run North 00°06'05" East, for a distance of 329.97 feet to the North line, thence run North 89°31'04" East, for a distance of 86.85 feet to the POINT OF BEGINNING.

Containing 0.71 acre, more or less.

AND

Tract No. B7-100-255

The West 40 feet of the Southwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 34, Township 55 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Containing .30 acres, more or less.

AND

Tract No. B7-100-264

The West 40 feet of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 34, Township 55 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Containing .30 acres, more or less, per calculations.

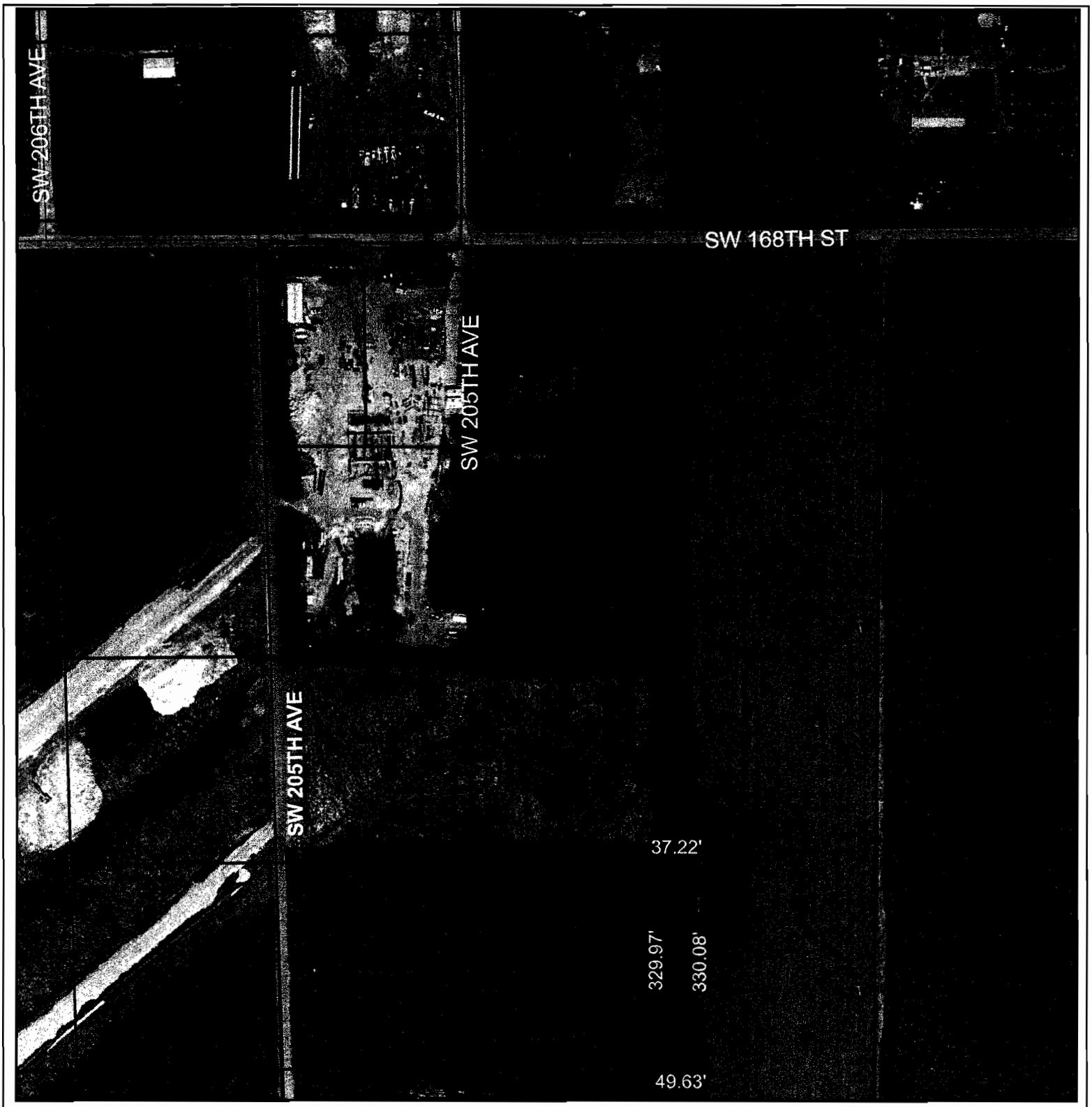
Harvey Ruvin, Clerk
Board of County Commissioners
Of Miami-Dade County, Florida

Exhibit "A(1)"

Tract No. B7-100-240

Beginning at the Northeast corner of the South half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 34, Township 55 South, Range 38 East in Miami-Dade County, Florida; thence Southerly 330.08 feet; thence West 49.63 feet; thence North 329.97 feet; thence East 37.22 feet to the POINT OF BEGINNING.

Containing 0.329 acre, more or less.



THIS IS NOT A SURVEY

EXHIBIT "B (1) "
B7-100-240

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss , 9

SUBJECT PROPERTY
SEC 34 TWP 55 S RGE 38 E

N
NTS

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MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE COUNTY

MIAMI-DADE PWD

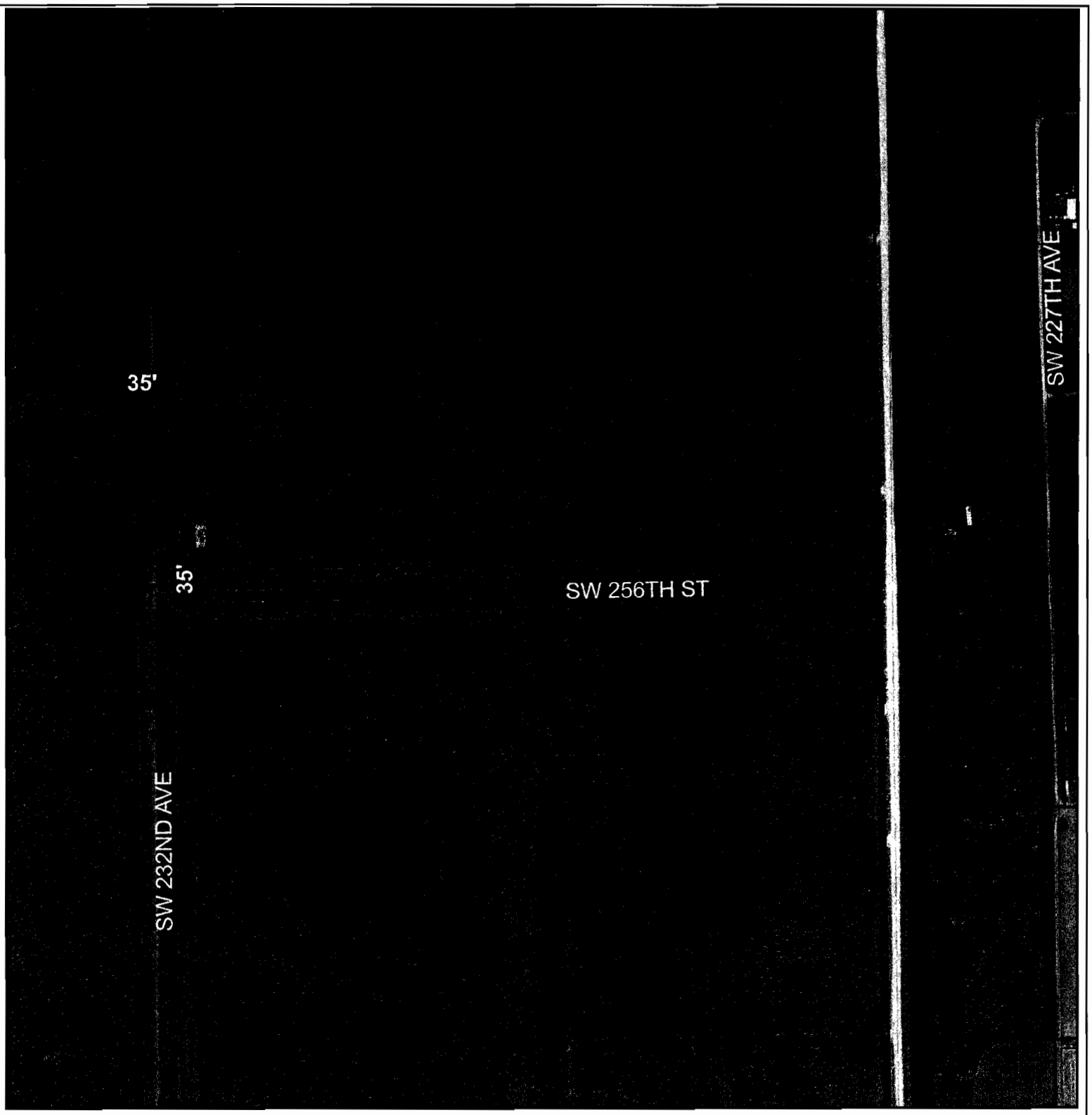
Prepared by: Yazmin Moreno
May 5, 2008

Exhibit "A (2)"

Tract No. B7-100-237

The West 35 feet and the South 35 feet of the Southwest quarter of the Southwest quarter of the Northeast quarter of Section 30, Township 56 South, Range 38 East in Miami-Dade County, Florida, together with all that part of the Northeast quarter of said Section 30, which lies within the external area formed by a 25 foot radius arc concave to the Northeast and tangent to the East line of the West 35 feet of the Northeast quarter of said Section 30, and the North line of the South 35 feet of the Northeast quarter of said Section 30.

Containing 1.0 acres, more or less.



THIS IS NOT A SURVEY

EXHIBIT "B (2)"
B7-100-237

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss , 9

RIGHT-OF-WAY
SEC 34 TWP 55 S RGE 38 E

N
NTS

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MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE COUNTY

MIAMI-DADE PWD

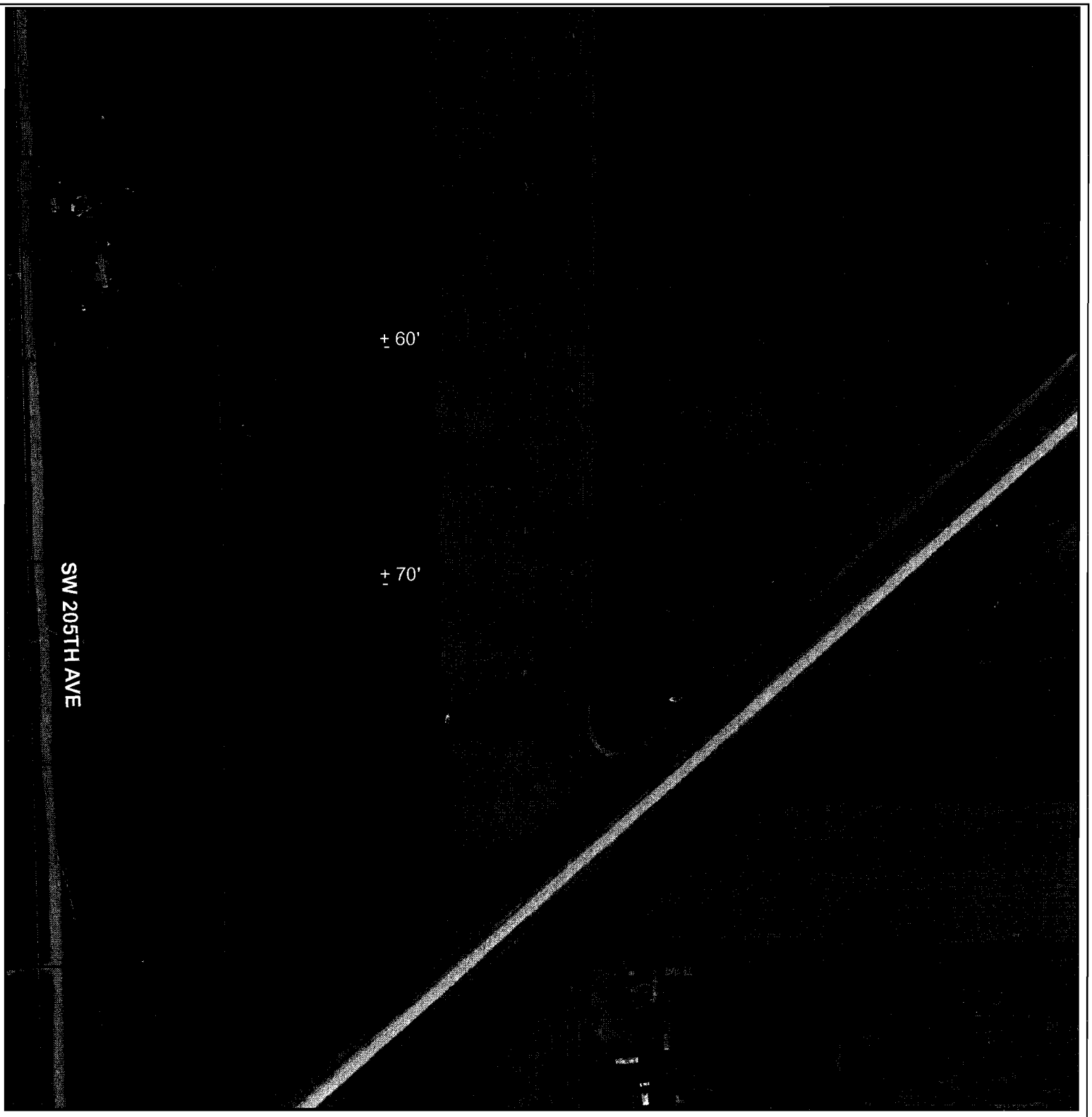
Prepared by: Yazmin Moreno
May 6, 2008

Exhibit "A (3)"

Tract No. B7-100-242

Beginning at the Northeast corner of the Southeast quarter of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 34, Township 34, Township 55 South, Range 38 East in Miami-Dade County, Florida; thence run South 02°03'10" East, along the East line of said Southeast quarter of the Southeast quarter of the Southwest quarter of the Northwest quarter of Section 34, for a distance of 330.08 feet to the Southeast corner or the property, thence run South 89°31'04" West along the South line of said Northwest quarter of Section 34, for a distance of 99.26 feet, thence run North 00°06'05" East, for a distance of 329.97 feet to the North line, thence run North 89°31'04" East, for a distance of 86.85 feet to the POINT OF BEGINNING.

Containing 0.71 acre, more or less.



THIS IS NOT A SURVEY

EXHIBIT "B (3)"
B7-100-242

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss , 9

SUBJECT PROPERTY
SEC 34 TWP 55 S RGE 38 E

N
NTS

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MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE COUNTY

MIAMI-DADE PWD

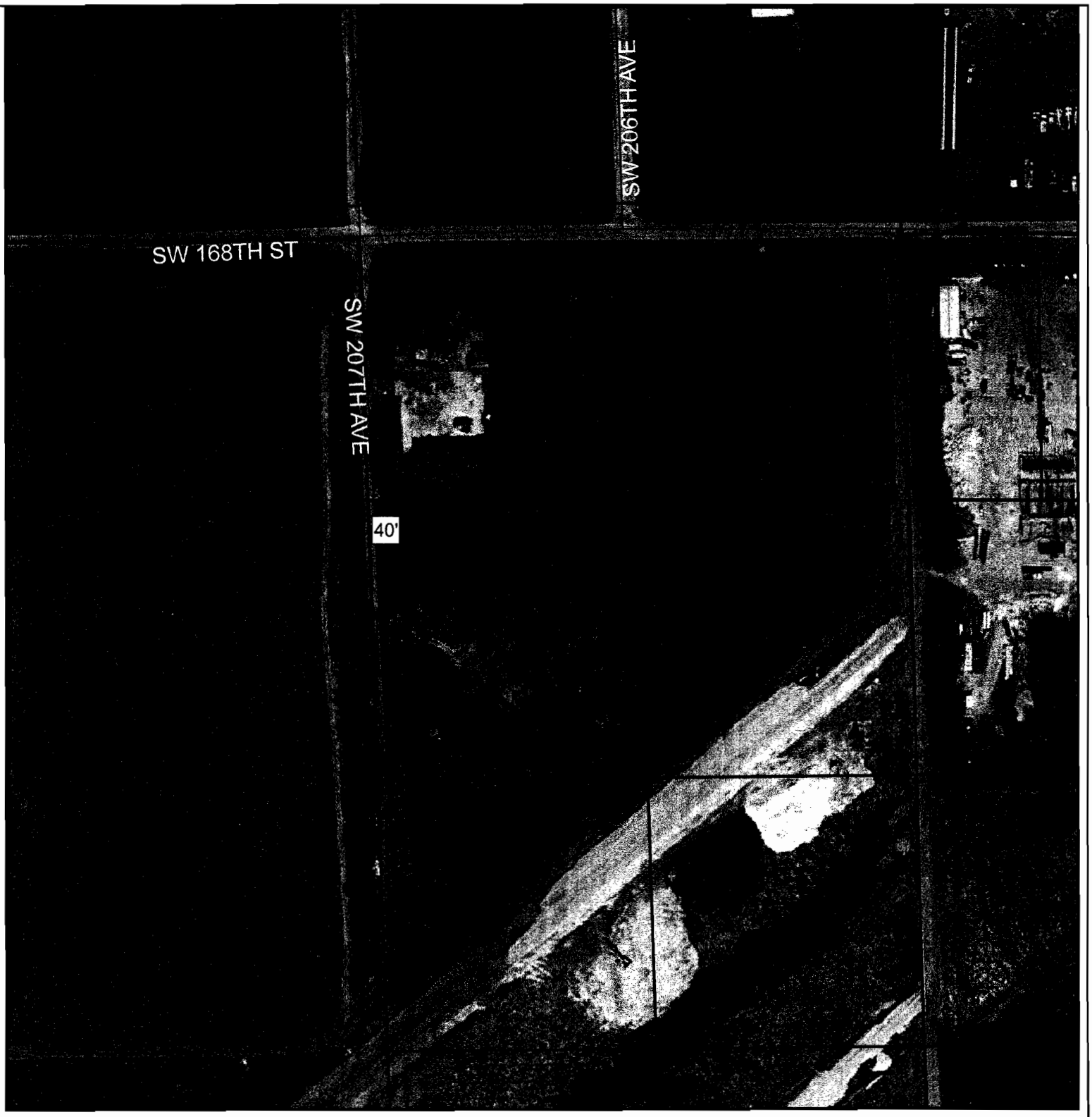
Prepared by: Yazmin Moreno
May 5, 2008

Exhibit "A (4)"

Tract No. B7-100-255

The West 40 feet of the Southwest quarter of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 34, Township 55 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Containing .30 acres, more or less.



THIS IS NOT A SURVEY

EXHIBIT " B(4)"

B7-100-255

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss , 9

RIGHT-OF-WAY
SEC 34 TWP 55 S RGE 38 E

N
NTS

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MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE COUNTY

MIAMI-DADE PWD

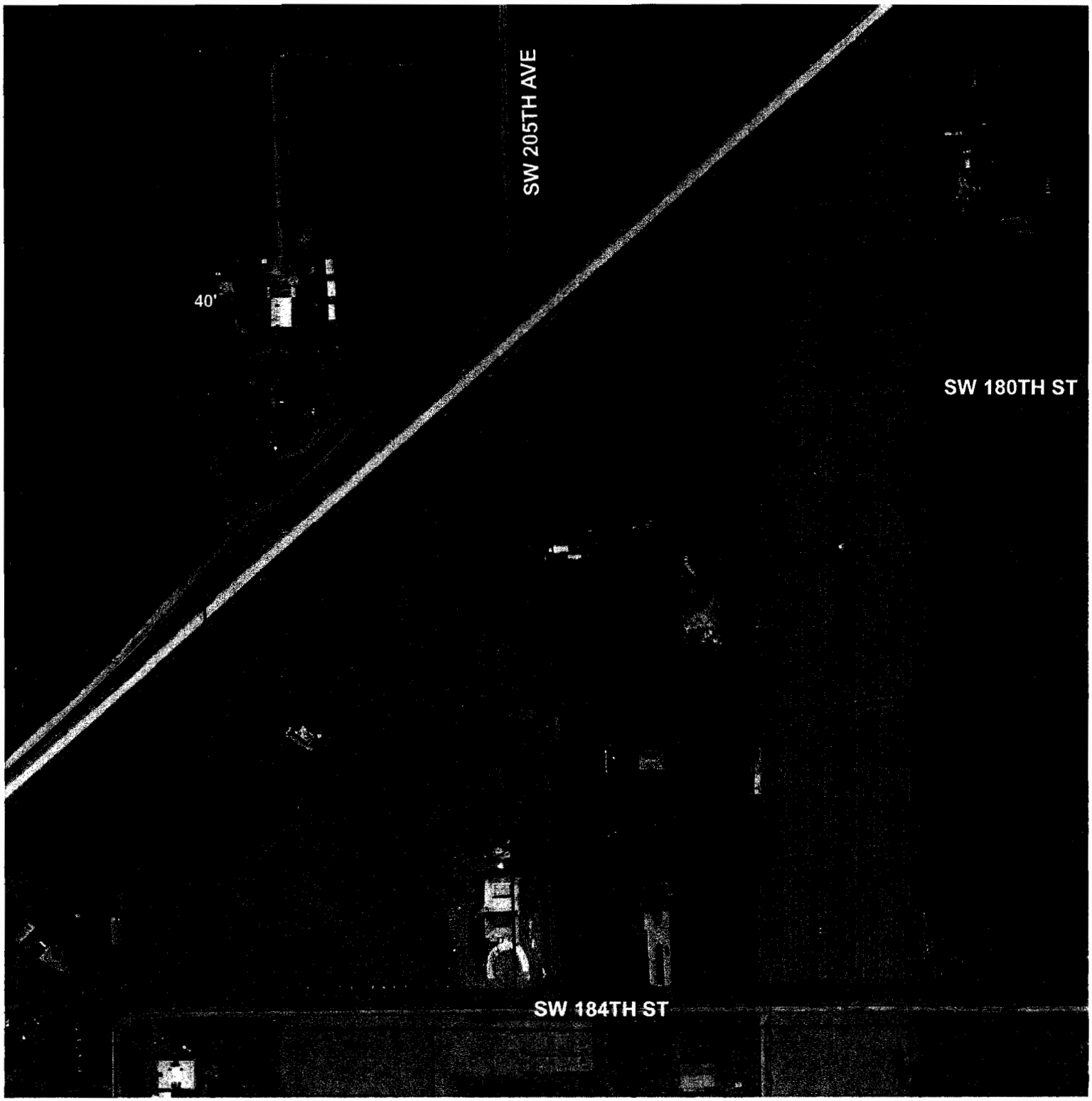
Prepared by: Yazmin Moreno
May 6, 2008

Exhibit "A (5)"

Tract No. B7-100-264

The West 40 feet of the Southwest quarter of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 34, Township 55 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Containing .30 acres, more or less, per calculations.



THIS IS NOT A SURVEY

EXHIBIT "B(5)"
B7-100-264

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss , 9

RIGHT-OF-WAY
SEC 34 TWP 55S RGE 38E

N
NTS

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MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY DIVISION
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE COUNTY

MIAMI-DADE PWD

Prepared by: Yazmin Moreno
May 5, 2008

EXHIBIT "C"

Legal Description

A portion of C-102 canal right-of-way lying in Section 23, Township 56 South, Range 39 East, in Miami-Dade County more particularly described as follows:

Commence at the SE corner of the NW 1/4 , of the SW 1/4 of said Section 23; thence N00°49'47"W for 33.00 feet to a point on the North right-of-way line of SW 244 Street, said point also being the Point of Beginning of the hereafter described parcel; thence S89°07'17"W along the North right-of-way line of said SW 244 Street for 70.01 feet; thence N00°49'47"W for 493.79 feet along the west boundary line of that certain access road to structure S-165 as shown on a canal right of way map for the South Florida Water Management District (SFWMD) dated June 8, 1964, Page 8; thence N46°41'11"W for 200.00 feet along the southwesterly boundary of the C-102 canal right-of-way; thence N43°18'49"E for 25.00 feet; thence S46°41'11"E along a line 25 feet northeasterly and parallel with the southwesterly line of said C-102 canal right-of-way for 272.59 feet to a point of intersection with the East line of that certain access road; thence S00°49'47"E for 460.62 feet along the east line of said access road to the Point of Beginning.

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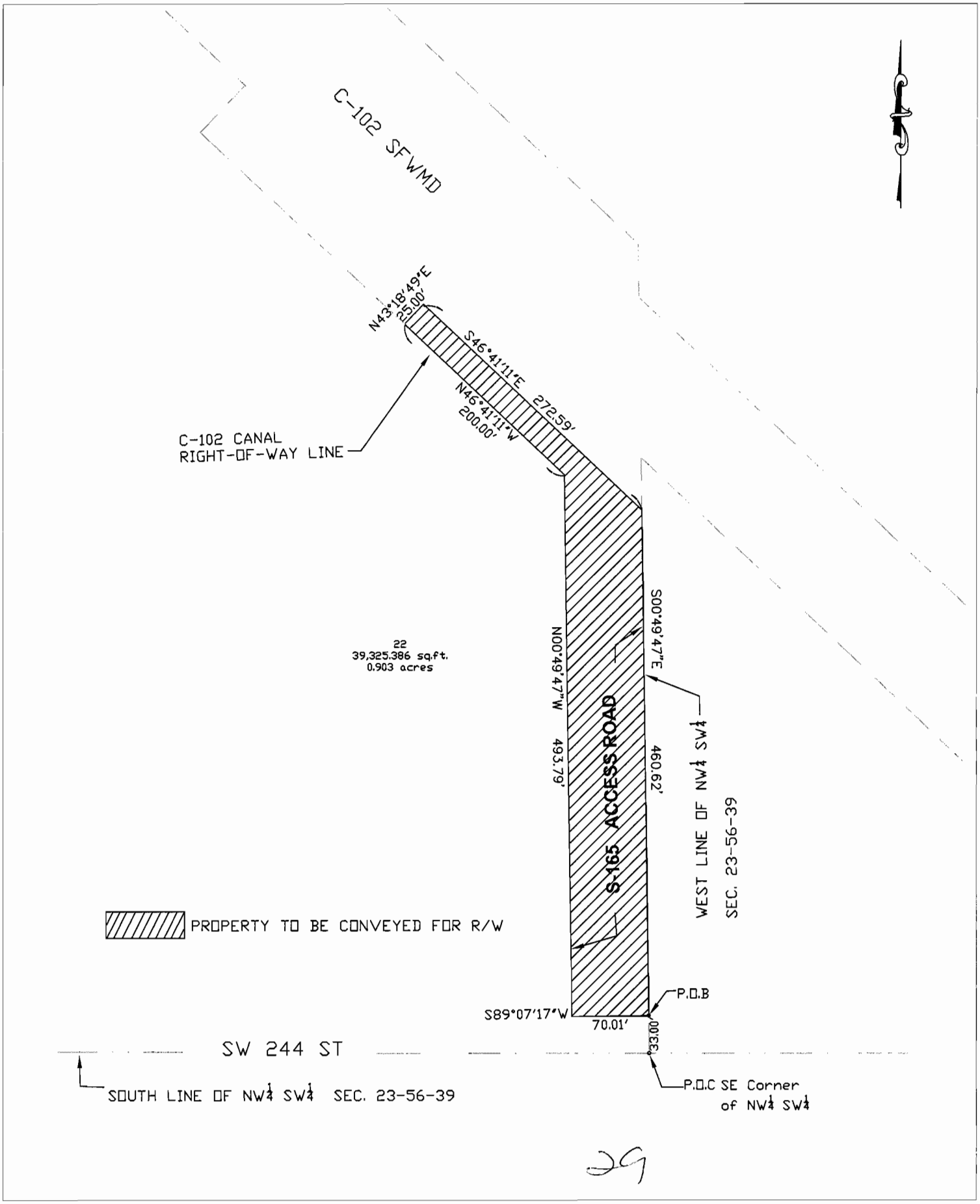

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THIS MAP IS NOT A SURVEY

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT RIGHT OF WAY DIVISION	SW 244 ST AND SOUTH Fl. WATER SEC.23-56-39	EXHIBIT " D "