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

# MEMORANDUM

Agenda Item No. 14(A)(8)

**TO:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**DATE:** July 15, 2014

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

**SUBJECT:** Resolution declaring surplus County-owned real properties located at 100 NW 13 Street and 1337 NW 2 Avenue, Miami, Florida; authorizing the conveyance of same to the Florida Department of Transportation in accordance with Florida Statutes, Section 125.38 at no cost

Resolution No. R-694-14

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Land Use & Development Committee.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 15, 2014

**To:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez
Mayor

**Subject:** Resolution Declaring as Surplus Two County-Owned Real Properties Located at 100 NW 13 Street and 1337 NW 2 Avenue, and Authorizing Conveyance to the Florida Department of Transportation in Conjunction with the Interstate 395 Reconstruction Project

---

**Recommendation**

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

- Declares as surplus a 410.35 square foot County-owned property located at 100 NW 13 Street, Miami, Florida (Folio No. 01-3136-009-1080) and a 3,806 square foot County-owned property located at 1337 NW 2 Avenue, Miami, Florida (Folio No. 01-3136-009-0840);
- Authorizes the conveyance of these properties to Florida Department of Transportation (FDOT), at no cost pursuant to Florida Statute 125.38, per the formal donation request received from FDOT (attached), and
- Waives Administrative Order 8-4 as it relates to review by the County's Planning Advisory Board because all the properties are located within the City of Miami.

**Scope**

These properties are located in County Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

**Fiscal Impact/Funding Source**

The conveyance of these properties will eliminate the County's obligation to maintain the properties as follows:

- 100 NW 13 Street – eliminates the annual maintenance cost of approximately $21 per year.
- 1337 NW 2 Avenue – eliminates the annual maintenance cost of approximately $179 per year.

**Track Record/Monitoring**

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

**Delegation of Authority**

Authorizes the County Mayor or the Mayor's designee to convey the property at no cost, take all actions necessary to accomplish the conveyance of these properties, and authorizes the Chairperson or Vice Chair of the Board to execute County Deeds for such purpose.

**Background**

FDOT will be conducting an Interstate 395 Reconstruction Project. This project involves the rebuilding of the State Road 836 (I-395) corridor from its terminus at the west of the I-95/Midtown Interchange to its corridor terminus at the West Channel Bridges of US 41/MacArthur Causeway, a distance of approximately 1.4 miles. The subject parcels are small remnants that are necessary for the widening and reconstruction of the I-395 Bridge, which will include adding one lane eastbound and one westbound.

FDOT's anticipated completion date for preliminary design activities is August 2014. FDOT has formally requested that the County convey these properties at no cost. The County has circulated these parcels to all County departments, as well as to the City of Miami, to determine if there is another need for these parcels, in which none has been determined. As such, and given the importance of this project, it is in the best interest of the County to convey these properties to FDOT to further their ability to proceed with this project. Additional property details are as follows and shown in the attached property maps:

100 NW 13 Street (Folio No. 01-3136-009-1080)
The County acquired this property through Tax Deed escheatment on February 15, 1984.

1337 NW 2 Avenue (Folio No. 01-3136-009-0840)
The County acquired this property through Final Judgment for delinquent taxes on May 9, 1973.

Attachments

Edward Marquez
Deputy Mayor

# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**DATE:** July 15, 2014

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

**SUBJECT:** Agenda Item No. 14(A)(8)

**Please note any items checked.**

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

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

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

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

_____ **Budget required**

_____ **Statement of fiscal impact required**

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

_____ **No committee review**

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

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(8)
7-15-14

RESOLUTION NO. R-694-14

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTIES LOCATED AT 100 NW 13 STREET AND 1337 NW 2 AVENUE, MIAMI, FLORIDA; AUTHORIZING THE CONVEYANCE OF SAME TO THE FLORIDA DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 125.38 AT NO COST; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF SAID PROPERTIES; AND AUTHORIZING THE CHAIRWOMAN OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEEDS FOR SUCH PURPOSES

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

**WHEREAS,** pursuant to Section 125.38 of the Florida Statutes, the Board has determined that it is in the best interest of the County to convey the County-owned real properties located at 100 NW 13 Street and 1337 NW 2 Avenue, Miami, Florida, to the Florida Department of Transportation, for the rebuilding of State Road No. 836 (I-395) Roadway Project No. 251688-1-52-01 in Miami-Dade County, and has applied to the County for the conveyance of these properties at no cost; and

**WHEREAS,** in order to complete the rebuilding of State Road No. 836 (I-395) from west of I-95 to the MacArthur Causeway Bridge it is necessary that certain County-owned land be acquired as fee parcels by FDOT; and

**WHEREAS,** FDOT has requested the conveyance of two fee parcels as more particularly described in Exhibit "A" to the County Deeds attached hereto (the "County Deeds") which legal descriptions encompass approximately 410.35 square feet of land located at 100 NW 13 Street and 3,806 square feet of land located at 1337 NW 2 Avenue; and

**WHEREAS,** the Board finds that pursuant to Section 125.38 of the Florida Statutes, said properties are required and can be used for such purposes, are not needed for County purposes, and will be utilized for the benefit of the public and community interest, and welfare,

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

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

**Section 2.** Pursuant to Section 125.38 of the Florida Statutes, this Board hereby declares surplus County-owned real properties located at 100 NW 13 Street and 1337 NW 2 Avenue, Miami, Florida, approves the conveyances at no cost to the Florida Department of Transportation; authorizes the County Mayor or the Mayor's designee to take all actions necessary to accomplish the conveyance of said real properties, legally described in the aforementioned County Deeds; authorizes waiving Administrative Order 8-4 as it pertains to review by the Planning Advisory Board, and authorizes the execution of said County Deeds by the Board of County Commissioners acting by the Chairwoman or Vice-Chairperson of the Board. Pursuant to Resolution No. R-974-09, this Board directs the County Mayor or Mayor's designee to record the instruments of conveyance granted herein in the Public Records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board

within thirty (30) days of execution of said instruments; and directs the Clerk of the Board to attach and permanently store a recorded copy together with this resolution.

The foregoing resolution was offered by Commissioner **Audrey Edmonson**, who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** and upon being put to a vote, the vote was as follows:

| | | | |
|---|---|---|---|
| | Rebeca Sosa, Chairwoman | | **absent** |
| | Lynda Bell, Vice Chair | | **aye** |
| Bruno A. Barreiro | **aye** | Esteban L. Bovo, Jr. | **aye** |
| Jose "Pepe" Diaz | **aye** | Audrey M. Edmonson | **aye** |
| Sally A. Heyman | **absent** | Barbara J. Jordan | **aye** |
| Jean Monestime | **absent** | Dennis C. Moss | **aye** |
| Sen. Javier D. Souto | **aye** | Xavier L. Suarez | **aye** |
| Juan C. Zapata | **aye** | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of July, 2014. 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: ***Christopher Agrippa***
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Debra Herman

*Florida Department of Transportation*

RICK SCOTT
GOVERNOR

1000 NW 111 Avenue
Miami, Florida 33172-5800

ANANTH PRASAD, P.E.
SECRETARY

October 2, 2013

Miami Dade County
Internal Services Director
C/O Lester Sola
111 NW 1st Street, Suite 2130
Miami, FL 33128

| | | |
|---|---|---|
| **Subject:** | Item/Segment No.: | 2516881 |
| | Managing District: | Six |
| | F.A.P. No.: | N/A |
| | State Road No.: | 836 (I-395) |
| | County: | Miami-Dade |
| | Parcel Nos.: | 139 & 161 |
| | Folio No.: | N/A |
| | Reference: | Donation Request/ Fee Parcels Construction & 836 (I-395) |

Dear Mr. Sola:

The Florida Department of Transportation is planning improvements and is developing the expansion roadway project along SR 836/ I-395 from west of I-95 to the MacArthur Causeway Bridge. I have attached a fact sheet with specific project details.

The Department has identified the above referenced Parcels 139 and 161 to be owned by **Miami Dade County** as shown on the County Deeds and sketches. The Department of Transportation requires a fee parcel 139 containing 410.35 square feet, more or less, and fee parcel 161 containing 3,806 square feet, more or less to construct and maintain the expansion of I-395.

Pursuant to Section 337.25, Florida Statutes, the Florida Department of Transportation (Department) may accept donations of any land. Please accept this request for the donation of the above referenced Fee Parcels to the Florida Department of Transportation.

Attached you will find the following documents for your review and to begin the process for approval:

1. County Deeds 139 and 161, Resolution, and Parcel Sketch showing location and size of parcel;
2. Right of Way Acquisition Brochure http://www.dot.state.fl.us/rightofway/documents/AcquisitionHandbookEnglish.pdf
3. Donation Form (575-030-12);
4. 90-Day Letter of Assurance (575-040-09);
5. Project Fact Sheet

I look forward to working together for the fulfillment of our Public Service mission. If you have a question or need additional information, please contact me at: (305) 470-5157 or via E-mail at steve.imas@dot.state.fl.us

Sincerely,

Steven C. Imas
Right of Way Agent

Enclosures
Cc: File

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

Folio No.: 01-3136-009-1080

# COUNTY DEED

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

WITNESSETH:

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

**LEGAL DESCRIPTION**

E 2/3 of Lot 1 less Beg NE Cor S 50 Ft W 27.89 Ft N 64 Deg W 44.09 Ft N 29 Ft E to POB for E-W EXWY, Block 10 ALICE BALDWIN ET AL SUB Plat Book B Page 87 and Plat Book 6 Page 43 in the County of Dade, State of Florida, according to Public Records of Miami-Dade County, Florida.

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same. This grant is made for the public purpose of reconstructing State Road No. 836 (I395) Roadway Project No. 251688-1-52-01 in Miami-Dade County. If in the sole discretion of Miami-Dade County, the Property ceases to be used for this

purpose by the Florida Department of Transportation, title to the Property shall revert to Miami-Dade County upon ten (10) days notice. In the event of such reverter, the Florida Department of Transportation, shall immediately deed the Property back to Miami-Dade County, and Miami-Dade County shall have the right to immediate possession of the Property, with any and all improvements thereon. The effectiveness of the reverter shall take place immediately upon notice being provided by Miami-Dade County, regardless of the deed back to the County by the Florida Department of Transportation. The County retains a reversionary interest in the Property, which right may be exercised by the County in accordance with this Deed.

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

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

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency. _____

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 20__.

# EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 139:

Being a portion of Lot 1, Block 10 of ALICE BALDWIN ET AL SUBDIVISION, according to the plat thereof, as recorded in Plat Book B, Page 87, in the Public Records of Miami-Dade County, Florida, lying in Section 36, Township 53 South, Range 41 East, and being more particularly described as follows:

COMMENCE at the northeast corner of said Lot 1; thence S 02°16'33" E, along the east line of said Lot 1, a distance of 49.92 feet to the southeast corner of said Lot 1; thence S 87°41'35" W, along the south line of said Lot 1, a distance of 27.07 feet to the intersection with the southwesterly Limited Access Right-of-Way line of State Road 836 (East-West Expressway), as shown on the Florida Department of Transportation Right-of-Way Map, Section 87200-(2501)2401, recorded in Road Plat Book 83, Page 70, in the Public Records of Miami-Dade County, Florida, said point being the POINT OF BEGINNING of the following described parcel:

Thence continue S 87°41'35" W, along the aforesaid south line of Lot 1, a distance of 32.07 feet; thence N 02°18'25" W 21.01 feet to the intersection with aforesaid southwesterly Limited Access Right-of-Way line of State Road 836 (East-West Expressway); thence S 64°02'26" E, along lastly said limited access right-of-way line, 44.36 feet to the POINT OF BEGINNING.

Containing 410.35 square feet, more or less.

The lands described herein being the same as those described in the Tax Deed to Miami-Dade County, dated May 31, 1974, recorded in Official Records Book 12057, Page 1368.

GENERAL NOTES:

- This Sketch is Not a Survey
- Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- The Bearings shown hereon are referenced to the Southwesterly Limited Access Right-of-Way line of State Road 836 (I-395 / East-West Expressway), having a bearing of S 64°02'26" E, as shown on the Florida Department of Transportation Right-of-Way Map for said State Road 836, Section Number 87200-(2501)2401, Sheet 2 of 5.
- The source of data for Calculated Values (C) and Right-of-Way Map Values (RWM) shown upon this sketch is the Florida Department of Transportation Right-of-Way Map for said State Road 836, Section Number 87200-(2501)2401. The source of data for Deed Values (D) shown hereon is the Tax Deed recorded in Official Record Book 12057, Page 1368.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.

This document consists of two (2) sheets and shall not be considered full, valid, and complete unless each sheet is attached to the other.

CARLOS M. GARCIA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6790

DATE

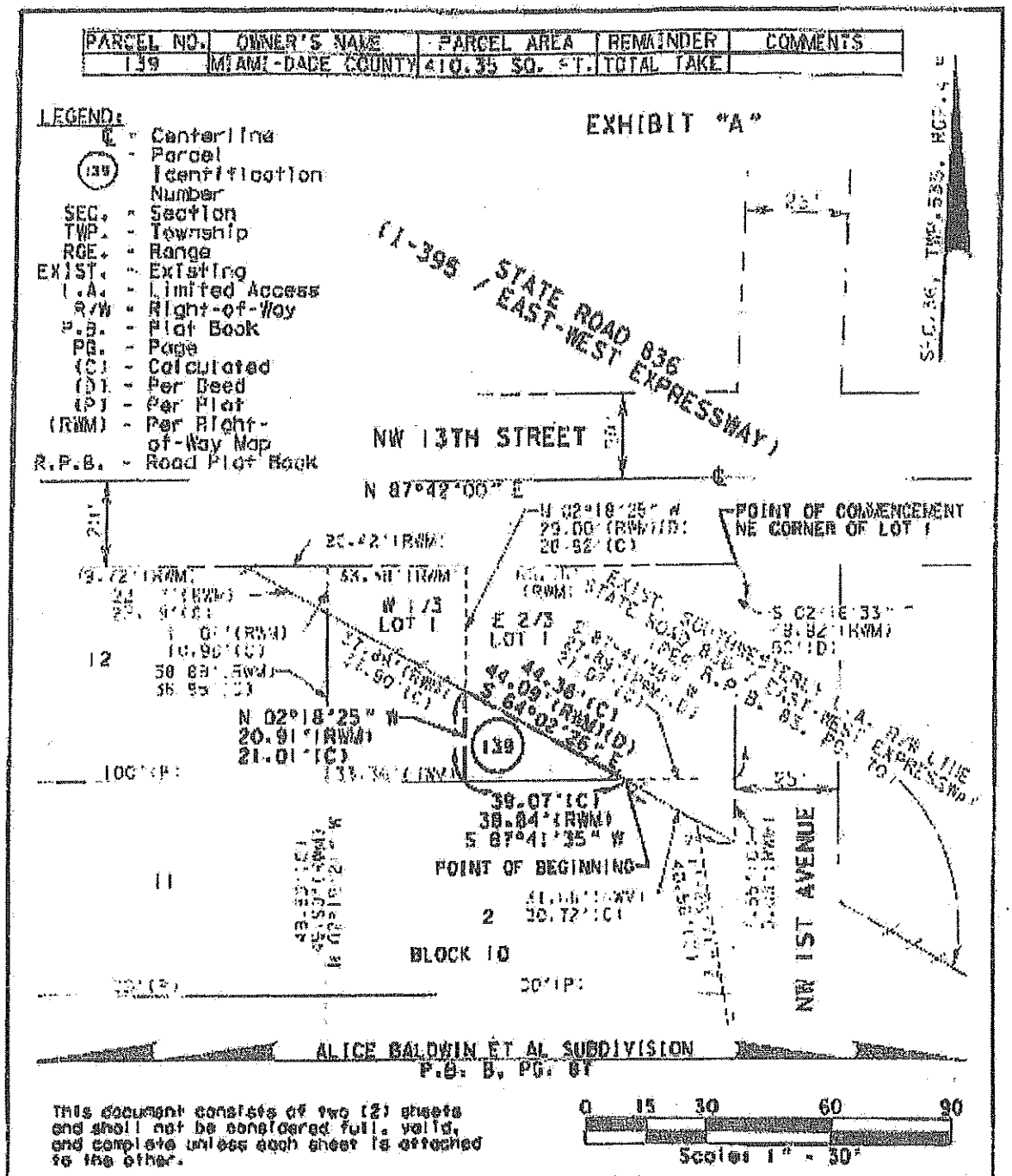
FLORIDA DEPARTMENT OF TRANSPORTATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 836 — MIAMI-DADE COUNTY

F.P. NO. 251688-1 SECTION 87200-2401 SHEET 1 OF 2

| PARCEL NO. | OWNER'S NAME | PARCEL AREA | REMAINDER | COMMENTS |
|---|---|---|---|---|
| 139 | MIAMI-DADE COUNTY | 410.35 SQ. FT. | TOTAL TAKE | |




FLORIDA DEPARTMENT OF TRANSPORTATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 836 — MIAMI-DADE COUNTY

| | BY | DATE | PREPARED BY: | DATA SOURCE: |
|---|---|---|---|---|
| DRAWN | D.DENIS | 03/03/11 | FDOT DISTRICT 5 | SEE DESIGN NO. N-N SHEET 1 |
| CHECKED | C.GARCIA | 03/16/11 | F.P. NO. 251688-1 SECTION 87200-2401 | SHEET 2 OF 2 |

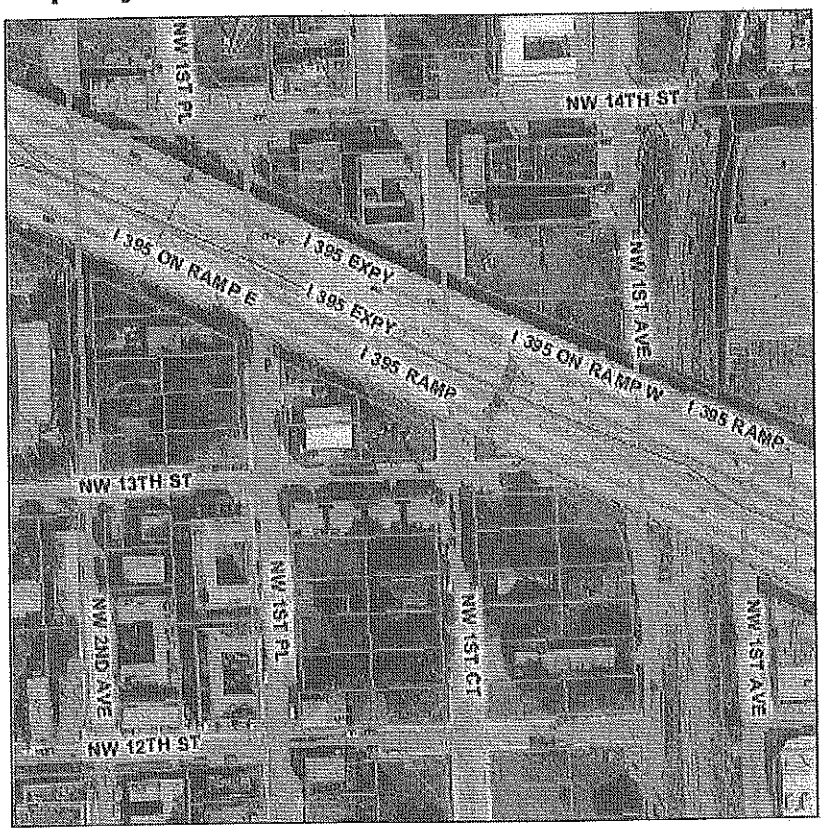
# My Home
## Miami-Dade County, Florida

MIAMI-DADE

miamidade.gov

## Property Information Map

Fee Parcel 139




Aerial Photography - 2012

0 104 ft

This map was created on 11/14/2013 12:26:02 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

### Summary Details:

| | |
|---|---|
| Folio No.: | 01-3136-009-1080 |
| Property: | 100 NW 13 ST |
| Mailing Address: | MIAMI DADE COUNTY<br>GSA R/E MGMT<br>111 NW 1 STREET STE<br>2460 MIAMI FL<br>33128-1929 |

### Property Information:

| | |
|---|---|
| Primary Zone: | 6100 COMMERCIAL - NEIGHBORHOOD |
| CLUC: | 0080 VACANT LAND GOVERNMENT |
| Beds/Baths: | 0/0 |
| Floors: | 0 |
| Living Units: | 0 |
| Adj Sq Footage: | 0 |
| Lot Size: | 426 SQ FT |
| Year Built: | 0 |
| Legal Description: | ALICE BALDWIN ET AL SUB PB B-87 & PB 6-43 E2/3 OF LOT 1 LESS BEG NE COR S50FT W27.89FT N 64 DEG W44.09FT N29FT E TO POB FOR E-W EXWY BLK 10 |

### Assessment Information:

| Year: | 2013 |
|---|---|
| Land Value: | $5,623 |
| Building Value: | $0 |
| Market Value: | $5,623 |
| Assessed Value: | $1,082 |

### Taxable Value Information:

| Year: | 2013 |
|---|---|
| Taxing Authority: | Applied Exemption/ Taxable Value: |
| Regional: | $1,082/$0 |
| County: | $1,082/$0 |
| City: | $1,082/$0 |
| School Board: | $5,623/$0 |

Close

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

Folio No.: 01-3136-009-0840

# COUNTY DEED

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

WITNESSETH:

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

**LEGAL DESCRIPTION**

ALICE BALDWIN ET AL SUB Plat Book B Page 87 and Plat Book 6 Page 43 Lot 13 less Beg NE COR TH S35.40 Ft N 64 Deg W74.63 Ft E65.69 Ft to POB Block 7, according to Public Records of Miami-Dade County, Florida.

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same. This grant is made for the public purpose of reconstructing State Road No. 836 (I395) Roadway Project No. 251688-1-52-01 in Miami-Dade County. If in the sole discretion of Miami-Dade County, the Property ceases to be used for this

purpose by the Florida Department of Transportation, title to the Property shall revert to Miami-Dade County upon ten (10) days notice. In the event of such reverter, the Florida Department of Transportation, shall immediately deed the Property back to Miami-Dade County, and Miami-Dade County shall have the right to immediate possession of the Property, with any and all improvements thereon. The effectiveness of the reverter shall take place immediately upon notice being provided by Miami-Dade County, regardless of the deed back to the County by the Florida Department of Transportation. The County retains a reversionary interest in the Property, which right may be exercised by the County in accordance with this Deed.

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

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

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency. _____

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 20__.

# EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 161:

Part of Lot 13 in Block 7 of "AMENDED PLAT ALICE BALDWIN, JENNY M. & CHARLES E. OXAR SUBDIVISION", according to the plat thereof, lying in Section 36, Township 53 South, Range 41 East, as recorded in Plat Book B at Page 87 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:
BEGINNING at the Northwest Corner of said Lot 13; thence run N87°29'59"E, along the north line of said part of lot 13, for a distance of 34.46 feet to the point of intersection with the Existing Limited Access Right of Way Line lying southwesterly of State Road 836 (I-395) as per F.D.O.T. Right of Way Map for Section 87200-2401; thence run S64°°05'22"E, along said Existing Limited Access Right of Way Line, for a distance of 74.45 feet to the point of intersection with the east line of said Lot 13; thence run S02°°20'17"E, along the east line of said Lot 13, for a distance of 14.24 feet to the point of intersection with the south line of said lot 13; thence run S87°°30'01"W, along the south line of Lots 13, for a distance of 100.03 feet to the southwest corner of said Lot 13 being the beginning of a Proposed Limited Access Right of Way Line in this parcel on the east right of way line of NW 2 Avenue; thence run N02°°20'35"W, along the west line of said Lot 13 also the easterly right of way line of NW 2 Avenue coincident with said Proposed Limited Access Right of Way Line in this parcel, for a distance of 49.67 feet to the POINT OF BEGINNING.

Containing an area of 3,806 square feet, more or less.

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

GENERAL NOTES:

1. This Sketch is Not a Survey.

2. Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.

3. Bearings shown hereon are relative to State Plane Coordinate System, Florida East Zone,Traverse Mercator Projection, North America Datum 1983/ Adjustment 1990 and are based on the Monument Line of NW 13th Street which bears S 87°30'05" W.

4. Addition and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.

5. Prepared for Florida Department of Transportation.

6. Date Prepared: October 28th, 2013.

THIS DOCUMENT CONSISTS OF TWO (2)SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

11/05/13

ARTURO R. TOIRAC, DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3102

| REVISION | BY | DATE |
|---|---|---|
| REVISED AS PER FDOT | T.MOREJON | 11-05-13 |

FLORIDA DEPARTMENT OF TRANSPORTATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 836/I-395 — MIAMI-DADE COUNTY

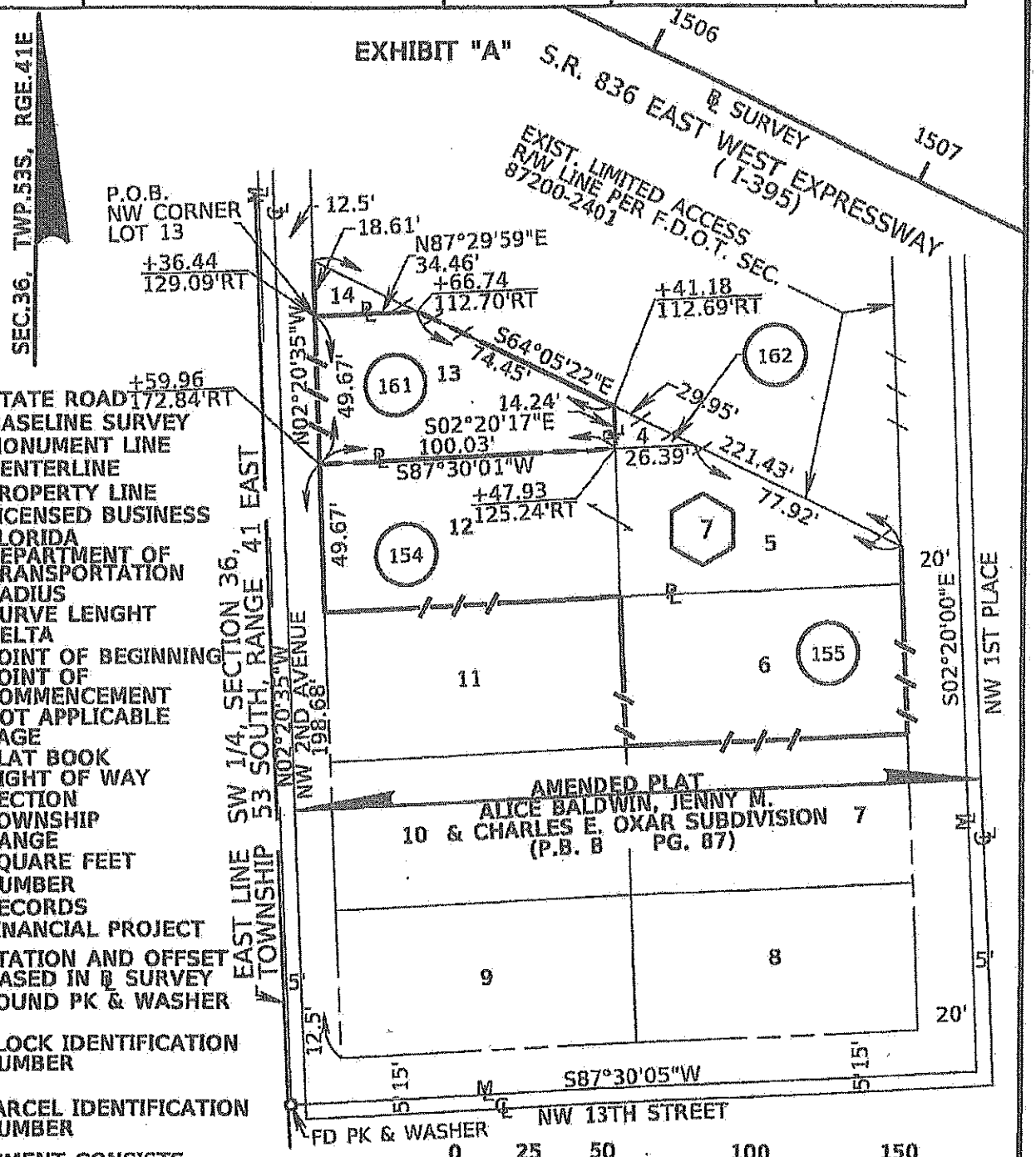
| | BY | DATE |
|---|---|---|
| DRAWN | T.MOREJON | 10-23-2013 |
| CHECKED | A.TOIRAC | 10-28-2013 |

PREPARED BY: CH PEREZ & ASSOCIATES CONSULTING ENGINEERS, INC. 9504 NW 41st STREET, SUITE 201, DORAL, FL, 33178 TEL: 305-592-1070 LB 7360

DATA SOURCE: N/A

F.P. NO. 251688-1 — SECTION 87200-000c — SHEET 1 OF 2

| PARCEL NO. | OWNER'S NAME | PARCEL AREA | REMAINDER | COMMENTS |
|---|---|---|---|---|
| 161 | MIAMI DADE COUNTY GSA | 3,806 SF | 0 | |




LEGEND:

| | | |
|---|---|---|
| S.R. | = | STATE ROAD |
| ℄ | = | BASELINE SURVEY |
| M | = | MONUMENT LINE |
| ℄ | = | CENTERLINE |
| PL | = | PROPERTY LINE |
| LB | = | LICENSED BUSINESS |
| FDOT | = | FLORIDA DEPARTMENT OF TRANSPORTATION |
| R | = | RADIUS |
| A | = | CURVE LENGHT |
| Δ | = | DELTA |
| P.O.B. | = | POINT OF BEGINNING |
| P.O.C. | = | POINT OF COMMENCEMENT |
| N/A | = | NOT APPLICABLE |
| PG. | = | PAGE |
| P.B. | = | PLAT BOOK |
| R/W | = | RIGHT OF WAY |
| SEC. | = | SECTION |
| TWP. | = | TOWNSHIP |
| RGE. | = | RANGE |
| SF | = | SQUARE FEET |
| No. | = | NUMBER |
| (R) | = | RECORDS |
| F.P. | = | FINANCIAL PROJECT |
| +36.44 129.09'RT | = | STATION AND OFFSET BASED IN ℄ SURVEY |
| o | = | FOUND PK & WASHER |
| 7 | = | BLOCK IDENTIFICATION NUMBER |
| 161 | = | PARCEL IDENTIFICATION NUMBER |

THIS DOCUMENT CONSISTS OF TWO (2)SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

THIS IS NOT A SURVEY

| REVISION | BY | DATE |
|---|---|---|
| REVISED AS PER FDOT | T.MOREION | 11-05-13 |

FLORIDA DEPARTMENT OF TRANSPORTATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 836/I-395 — MIAMI-DADE COUNTY

| | BY | DATE |
|---|---|---|
| DRAWN | T.MOREION | 10-28-2013 |
| CHECKED | A.TOIRAC | 10-28-2013 |

PREPARED BY: CH PEREZ & ASSOCIATES CONSULTING ENGINEERS, INC. 9594 NW 41st STREET, SUITE 207, DORAL, FL 33178 TEL: 305-592-1070 / FAX: 305-592-1078 LB 7310

DATA SOURCE: SEE GENERAL NOTES

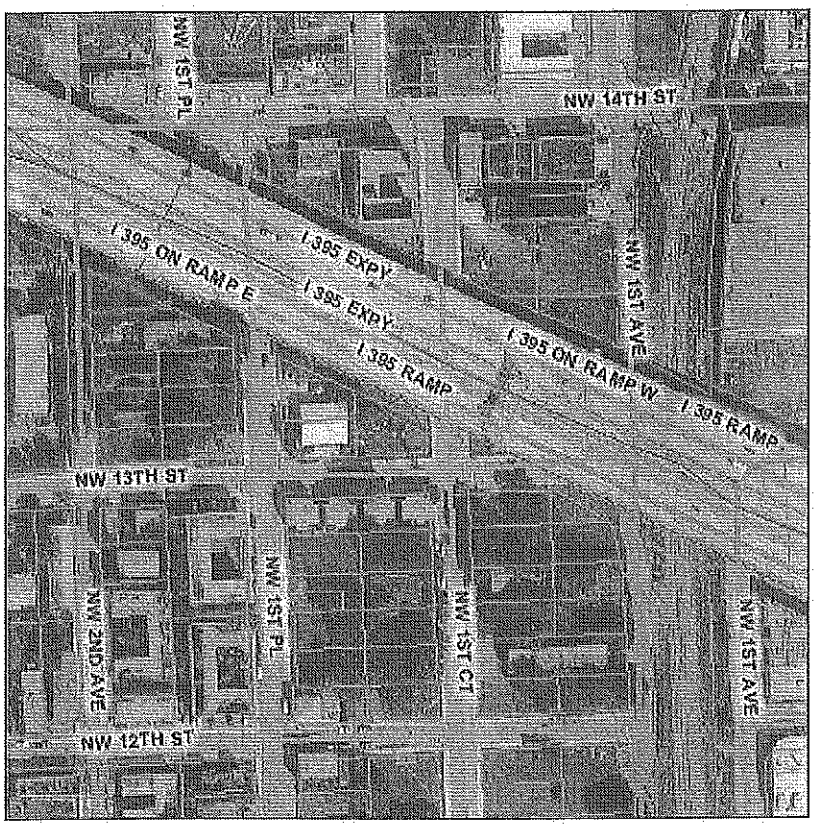
F.P. NO. 251688-1 — SECTION 87200-000C — SHEET 2 OF 2

# My Home
## Miami-Dade County, Florida

miamidade.gov MIAMI-DADE

## Property Information Map

Fee Parcel 161




Aerial Photography - 2012 0 104 ft

This map was created on 11/14/2013 12:26:55 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Close

### Summary Details:

| | |
|---|---|
| Folio No.: | 01-3136-009-0840 |
| Property: | 1337 NW 2 AVE |
| Mailing Address: | MIAMI-DADE COUNTY<br>GSA R/E MGMT<br>111 NW 1 ST STE 2460<br>MIAMI FL<br>33128-1929 |

### Property Information:

| | |
|---|---|
| Primary Zone: | 6106 RESIDENTIAL-LIBERAL RETAI |
| CLUC: | 0080 VACANT LAND GOVERNMENT |
| Beds/Baths: | 0/0 |
| Floors: | 0 |
| Living Units: | 0 |
| Adj Sq Footage: | 0 |
| Lot Size: | 3,820 SQ FT |
| Year Built: | 0 |
| Legal Description: | ALICE BALDWIN ET AL SUB PB B-87 & PB 6-43 LOT 13 LESS BEG NE COR TH S35.40FT N 64 DEG W74.63FT E65.69FT TO POB BLK 7 LOT SIZE 49.620 X 77 |

### Assessment Information:

| Year: | 2013 |
|---|---|
| Land Value: | $50,424 |
| Building Value: | $0 |
| Market Value: | $50,424 |
| Assessed Value: | $9,857 |

### Taxable Value Information:

| Year: | 2013 |
|---|---|
| Taxing Authority: | Applied Exemption/ Taxable Value: |
| Regional: | $9,857/$0 |
| County: | $9,857/$0 |
| City: | $9,857/$0 |
| School Board: | $50,424/$0 |