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

MEMORANDUM

Agenda Item No. 5(C)

TO: Honorable Chairman Jean Monestime and Members, Board of County Commissioners

DATE: February 3, 2015

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

SUBJECT: Resolution granting petition to close NW 16 Street, NW 14 Terrace, NW 13 Terrace and NW 13 Street, between NW 129 Avenue and NW 130 Avenue (Road Closing Petition No. P-906)
Resolution No. R-83-15

The accompanying resolution was prepared by the Public Works & Waste Management Department and placed on the agenda at the request of Commissioner Jose "Pepe" Diaz.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: February 3, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Road Closing Petition P-906
Section: 35-53-39
NW 16 Street, NW 14 Terrace, NW 13 Terrace and NW 13 Street, Between NW 129 Avenue and NW 130 Avenue
Commission District: 12

Recommendation
It is recommended that the Board of County Commissioners grant the attached Road Closing Petition following a public hearing. The Miami-Dade County Departments of Regulatory and Economic Resources, Public Works and Waste Management (PWWM), Water and Sewer, and Fire Rescue have no objection to these rights-of-way being closed.

Scope
This road closing is located within Commissioner José "Pepe" Díaz' District 12.

Fiscal Impact/Funding Source
If these rights-of-way are closed and vacated, it will not affect the tax roll, since alternate roads will be dedicated by plat. The fee for this road closing is $800.

Track Record/Monitor
PWWM is the entity overseeing this project and the person responsible for monitoring is Mr. Leandro Oña, P.E., Chief, Roadway Engineering and Right-of-Way Division.

Background
The petitioner, Philip L. Brawner, wishes to close NW 16 Street, NW 14 Terrace, NW 13 Terrace and NW 13 Street, between NW 129 Avenue and NW 130 Avenue, in order to incorporate the area into the proposed plat of "DCT COMMERCE CENTER", tentative plat number T-23510. The rights-of-way being closed have never been improved nor maintained by Miami-Dade County. The petitioner will also dedicate alternate roads for traffic continuity.

The subject rights-of-way were dedicated in 1926, by the plat of WESTERN MIAMI SECTION "A", recorded in Plat Book 27, Page 34, and WESTERN MIAMI SECTION "C", recorded in Plat Book 27, Page 54, of the Public Records of Miami-Dade County, Florida. The areas abutting the subject rights-of-way are zone GU (Interim District).

ATH

Alina T. Hudak
Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: February 3, 2015

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

SUBJECT: Agenda Item No. 5(C)

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. 5(C)
2-3-15

RESOLUTION NO. R-83-15

RESOLUTION GRANTING PETITION TO CLOSE NW 16 STREET, NW 14 TERRACE, NW 13 TERRACE AND NW 13 STREET, BETWEEN NW 129 AVENUE AND NW 130 AVENUE (ROAD CLOSING PETITION NO. P-906)

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, that (1) the closing of the aforementioned roads is contingent on the recording of the plat of DCT COMMERCE CENTER, tentative plat T-23510, such that in the event the plat is not approved this resolution becomes null and void; (2) the avenues, streets, roads, highways or other places used for travel as described in the attached petition are hereby vacated, abandoned and closed, and all rights of Miami-Dade County and the public in and to the same are hereby renounced and disclaimed; (3) it is found that the action will serve a public purpose and benefit the public without violating private property rights; (4) the procedure utilized in the adoption of this resolution is expressly ratified and approved; and (5) the Clerk of the Board is hereby directed to publish notice of the adoption of this resolution one time within thirty (30) days hereafter in a newspaper of general circulation of Miami-Dade County.

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

Jean Monestime, Chairman	**aye**		
Esteban L. Bovo, Jr., Vice Chairman	**absent**		
Bruno A. Barreiro	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**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 3rd day of February, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

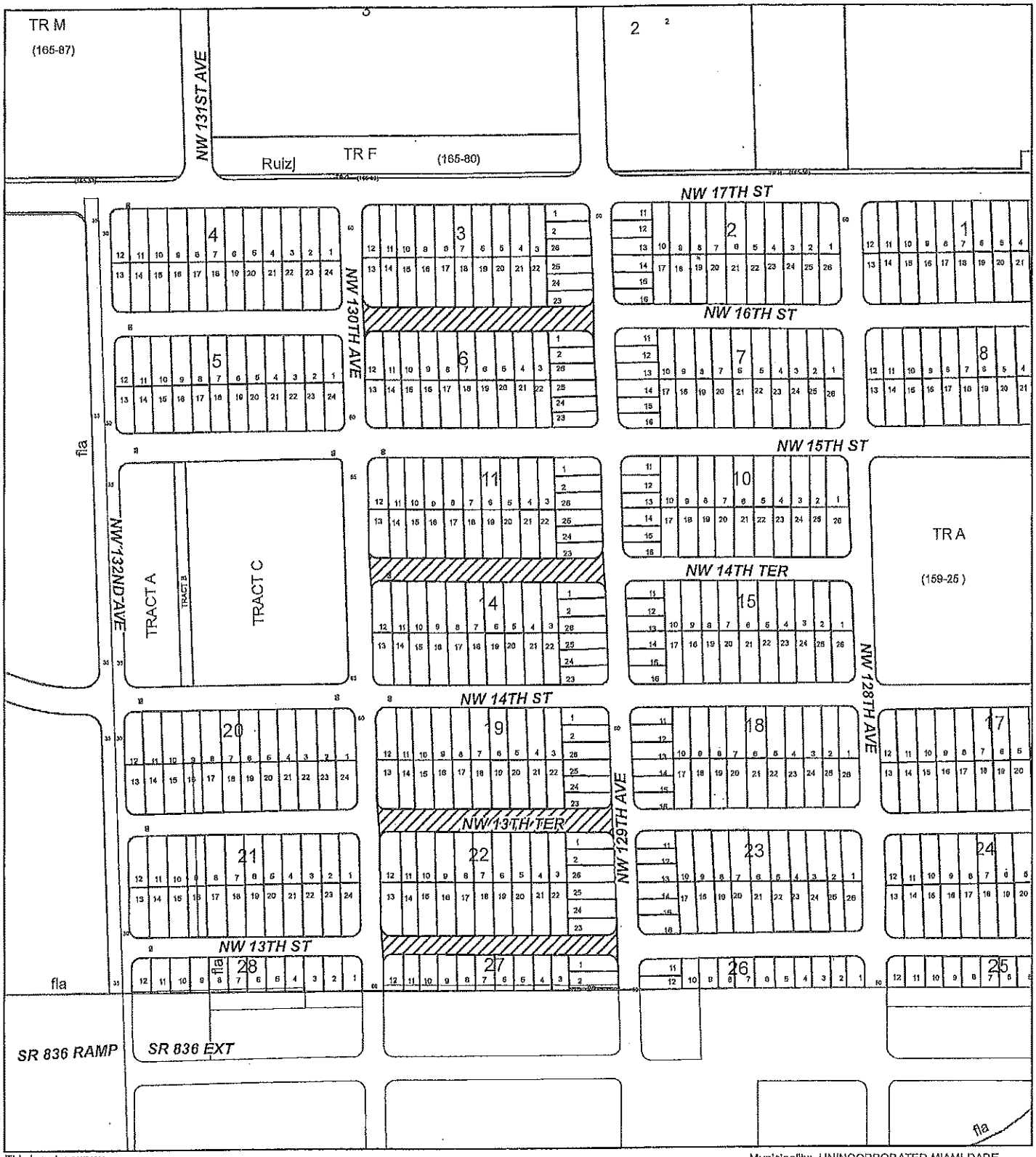
Alex S. Bokor

Location Map

SECTION 35 TOWNSHIP 53 S RANGE39 E

N

NTS



This is not a survey

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Jose " Pepe" Diaz, 12

Legend

- Road Closing
- MDC.Lot_line
- Lots
- Lots

P- 906

MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

Date: Abril 22, 2014
Prepared by : ym

6

PETITION TO CLOSE ROAD

TO: Board of County Commissioners
Miami-Dade County, Florida

The undersigned, pursuant to Sections 336.09 – 336.12 Florida Statutes, hereby petitions the Board of County Commissioners to vacate, abandon, discontinue and close an existing public or private street, alleyway, road, highway, or other place used for travel, or a portion thereof, and to renounce and disclaim any right of the County and the public in and to any land in connection therewith; or to renounce and disclaim any right of County and the public in and to certain land, or interest therein, acquired by purchase, gift, devise, dedication or prescription for street, alleyway, road or highway purposes; or to renounce and disclaim any right of the County and the public in and to certain land delineated on recorded map or plat as a street, alleyway, road or highway.

The undersigned hereby certify:

1. LEGAL DESCRIPTION: The complete and accurate legal description of the road, right-of-way or land sought to be closed is as follows:

   See Attached Exhibit A

2. PUBLIC INTEREST IN ROAD: The title or interest of the County and the Public in and to the above described road, right-of-way or land was acquired and is evidenced in the following manner (state whether public interest acquired by deed, dedication or prescription and set forth where deed or plat is recorded in public records):

   Acquired by Plat under the Western Miami Section "A", PB 27, Pg. 34; and Western Miami Section "C", PB 27, Pg. 54.

3. ATTACH SURVEY SKETCH: Attached hereto is a survey or location sketch accurately showing and describing the above described road, right-of-way or land and its location and relation to surrounding property, and showing all encroachments and utility easements.

   See Attached Special Purpose Survey, and Legal and Sketch of R/W areas labeled as Exhibit B.

4. ABUTTING PROPERTY OWNERS: the following constitutes a complete and accurate schedule of all owners of property abutting upon or adjacent to the above described road right-of-way. These firms or individuals have been advised in writing of the proposed closure.

PRINT NAME	FOLIO NO.	ADDRESS
Philip L. Brawner	30-3935-003-0010	9100 School House Road Coral Gables, FL 33156

5. ACCESS TO OTHER PROPERTY: The undersigned certify that in the event this petition is granted no other property owners will be prevented from access to and from their property and no other property owners in the vicinity will be adversely affected.

6. GROUNDS FOR REQUESTING PETITION AND PROPOSED USE FOR THE LAND BY THIS REQUEST: The undersigned submits as a grounds and reasons in support of this petition the following (state in detail, why petition should be granted):

Seventh Street, Fifth Street, Third Street, Second Street, aka NW 16th Street, NW 14th Terrace, NW 13th Terrace, NW 13th Street, respectively:

This property was originally platted with multiple small lots and the existing R/W was needed to provide access to those lots. However, the property will now be platted as three large tracts for warehouse building sites. The remaining public roads, NW 17th Street to the north, NW 15th Street, NW 14th Street, and the new proposed south R/W (replacing NW 13th Street), will provide adequate access to all sides of the proposed tracts and adjacent properties. Existing NW 129th Avenue and NW 130th Avenue provide north-south access to these tracts and adjacent lands.

7. Signatures of **all** abutting property owners: Respectfully submitted,

SIGNATURE	ADDRESS
Philip L Brawner	Philip L. Brawner 9100 School House Road Coral Gables, FL 33156

STATE OF FLORIDA)
) SS
MIAMI-DADE)

BEFORE ME, the undersigned authority, personally appeared Philip L. Brawner, who first by me duly sworn, deposes and says that he is one of the petitioners named in and who signed the foregoing petition; that he is duly authorized to make this verification for and on behalf of all petitioners; that he has read the foregoing petition and that the statements therein contained are true.

Philip L Brawner
(Signature of Petitioner)

Sworn and subscribed to before me this

26th day of March, 2014

George P. dePozsgay
Notary Public State of Florida at Large

My Commission Expires: Jan. 9, 2015

NOTARY PUBLIC STATE OF FLORIDA
GEORGE P. DEPOZSGAY
MY COMMISSION # EE 053711
EXPIRES: January 9, 2015
Bonded Thru Budget Notary Services

EXHIBIT "A"

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

SEVENTH STREET (KNOWN AS NW 16th STREET) BETWEEN CHELSEA AVENUE (KNOWN AS NW 130th AVENUE) AND WALBROK AVENUE (KNOWN AS 129th AVENUE) AS SHOWN ON PLAT BOOK WESTERN MIAMI SECTION "A" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 36,739 S.F. OR 0.843 ACRES, MORE OR LESS.

FIFTH STREET (KNOWN AS NW 14th TERRACE) BETWEEN CHELSEA AVENUE (KNOWN AS NW 130th AVENUE) AND WALBROK AVENUE (KNOWN AS 129th AVENUE) AS SHOWN ON PLAT BOOK WESTERN MIAMI SECTION "A" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 36,743 S.F. OR 0.844 ACRES, MORE OR LESS.

THIRD STREET (KNOWN AS NW 13th TERRACE) BETWEEN CHELSEA AVENUE (KNOWN AS NW 130th AVENUE) AND WALBROK AVENUE (KNOWN AS 129th AVENUE) AS SHOWN ON PLAT BOOK WESTERN MIAMI SECTION "C" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 36,775 S.F. OR 0.844 ACRES, MORE OR LESS.

SECOND STREET (KNOWN AS NW 13th STREET) BETWEEN CHELSEA AVENUE (KNOWN AS NW 130th AVENUE) AND WALBROK AVENUE (KNOWN AS 129th AVENUE) AS SHOWN ON PLAT BOOK WESTERN MIAMI SECTION "C" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. CONTAINING 36,802 S.F. OR 0.845 ACRES, MORE OR LESS.

LEGAL AND SKETCH

EXHIBIT "B" PG. 1 OF 8

SURVEYOR'S NOTES:

1. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. This sketch does not represent a land survey.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

R/W Right of Way P.B. Plat Book PG. Page

LEGAL DESCRIPTION:

SEVENTH STREET (KNOWN AS NW 16th STREET) BETWEEN CHELSEA AVENUE (KNOWN AS NW 130th AVENUE) AND WALBROK AVENUE (KNOWN AS 129th AVENUE) AS SHOWN ON PLAT BOOK WESTERN MIAMI SECTION "A" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

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

By: _____

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2013 22	DATE: 3-13-14	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

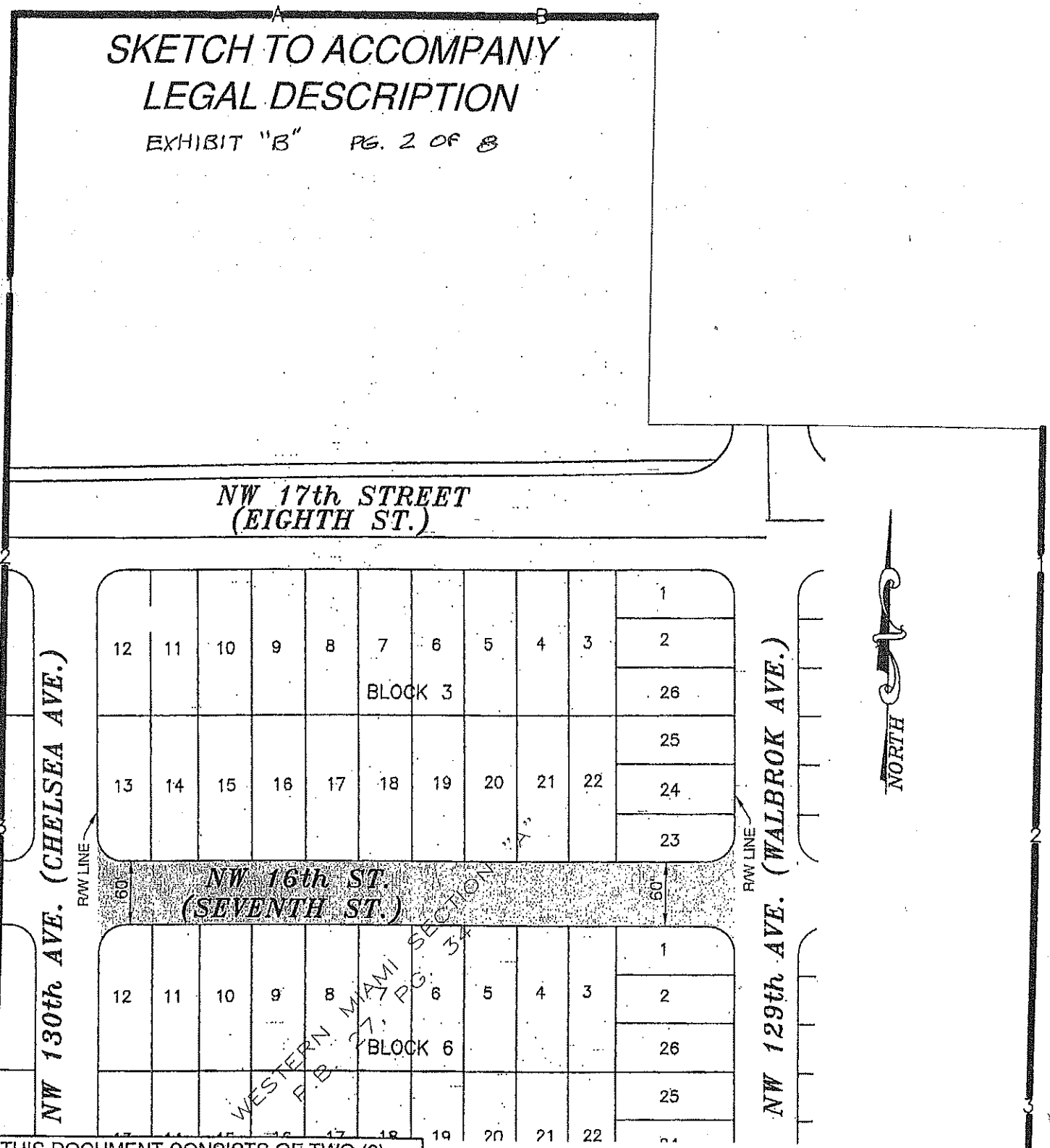
NW 16th STREET R/W TO BE RELEASED

SHEET 1 OF 2 SHEETS

\\Server\Data\SURVEY\Projects\2013\2013 22 WESTERN MIAMI\dwg\2013 22 WESTERN MIAMI 04-14).dwg 3/14/2014 12:31:35 PM EST

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "B" PG. 2 OF 8



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

PROJ. NO: 2013 22	DATE: 3-13-14	DRAWN: BBL	CHECKED: AS	SCALE: NTS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

NW 16th STREET R/W TO BE RELEASED

SHEET 2 OF 2 SHEETS

LEGAL AND SKETCH

EXHIBIT "B" PG. 3 OF 8

SURVEYOR'S NOTES:

1. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. This sketch does not represent a land survey.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

R/W Right of Way P.B. Plat Book PG. Page

LEGAL DESCRIPTION:

FIFTH STREET (KNOWN AS NW 14th TERRACE) BETWEEN CHELSEA AVENUE (KNOWN AS NW 130th AVENUE) AND WALBROK AVENUE (KNOWN AS 129th AVENUE) AS SHOWN ON PLAT BOOK WESTERN MIAMI SECTION "A" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey. Ludovici and Orange Consulting Engineers Inc. L.B. #1012

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

By: _____

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2013 22	DATE: 3-13-14	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

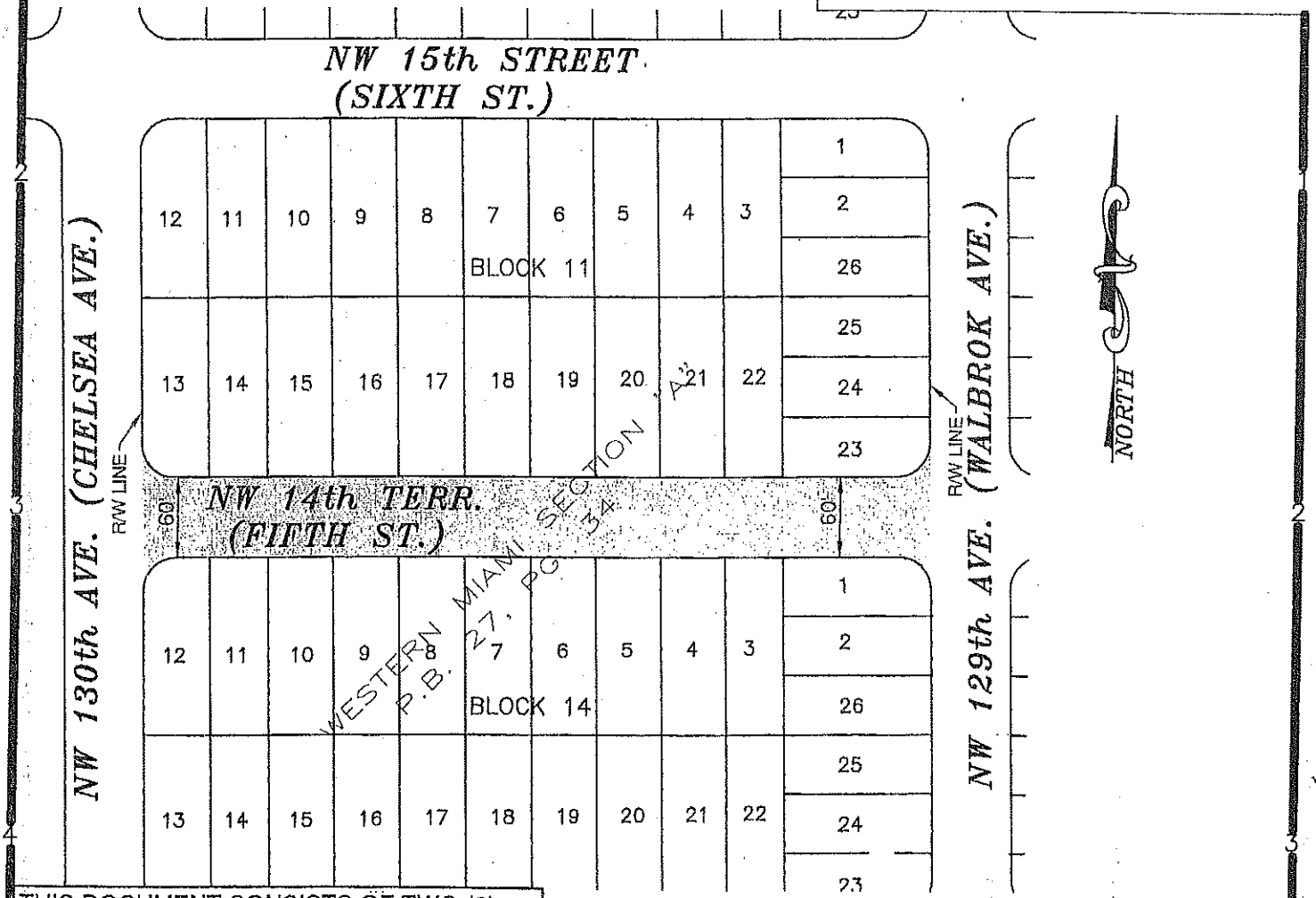
NW 14th TERRACE R/W TO BE RELEASED

SHEET 1 OF 2 SHEETS

\\Server\Data\SURVEY\Projects\2013\2013 22 WESTERN MIAMI\dwg\2013 22 WESTERN MIAMI 4-14).dwg 3/14/2014 12:31:35 PM EST

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "B" PG. 4 OF 8



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

PROJ. NO: 2013 22	DATE: 3-13-14	DRAWN: BBL	CHECKED: AS	SCALE: NTS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

NW 14th TERRACE R/W TO BE RELEASED

SHEET 2 OF 2 SHEETS

\\Server\Data\SURVEY\Projects\2013\2013 22 WESTERN MIAMI\dwg\2013 22 WESTERN MIAMI ...-04-14).dwg 3/14/2014 12:31:35 PM EST

LEGAL AND SKETCH

EXHIBIT "B" PG. 5 OF 8

SURVEYOR'S NOTES:

1. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. This sketch does not represent a land survey.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

R/W Right of Way P.B. Plat Book PG. Page

LEGAL DESCRIPTION:

THIRD STREET (KNOWN AS NW 13th TERRACE) BETWEEN CHELSEA AVENUE (KNOWN AS NW 130th AVENUE) AND WALBROK AVENUE (KNOWN AS 129th AVENUE) AS SHOWN ON PLAT BOOK WESTERN MIAMI SECTION "C" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

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

By: _____
Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2013 22	DATE: 3-13-14	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

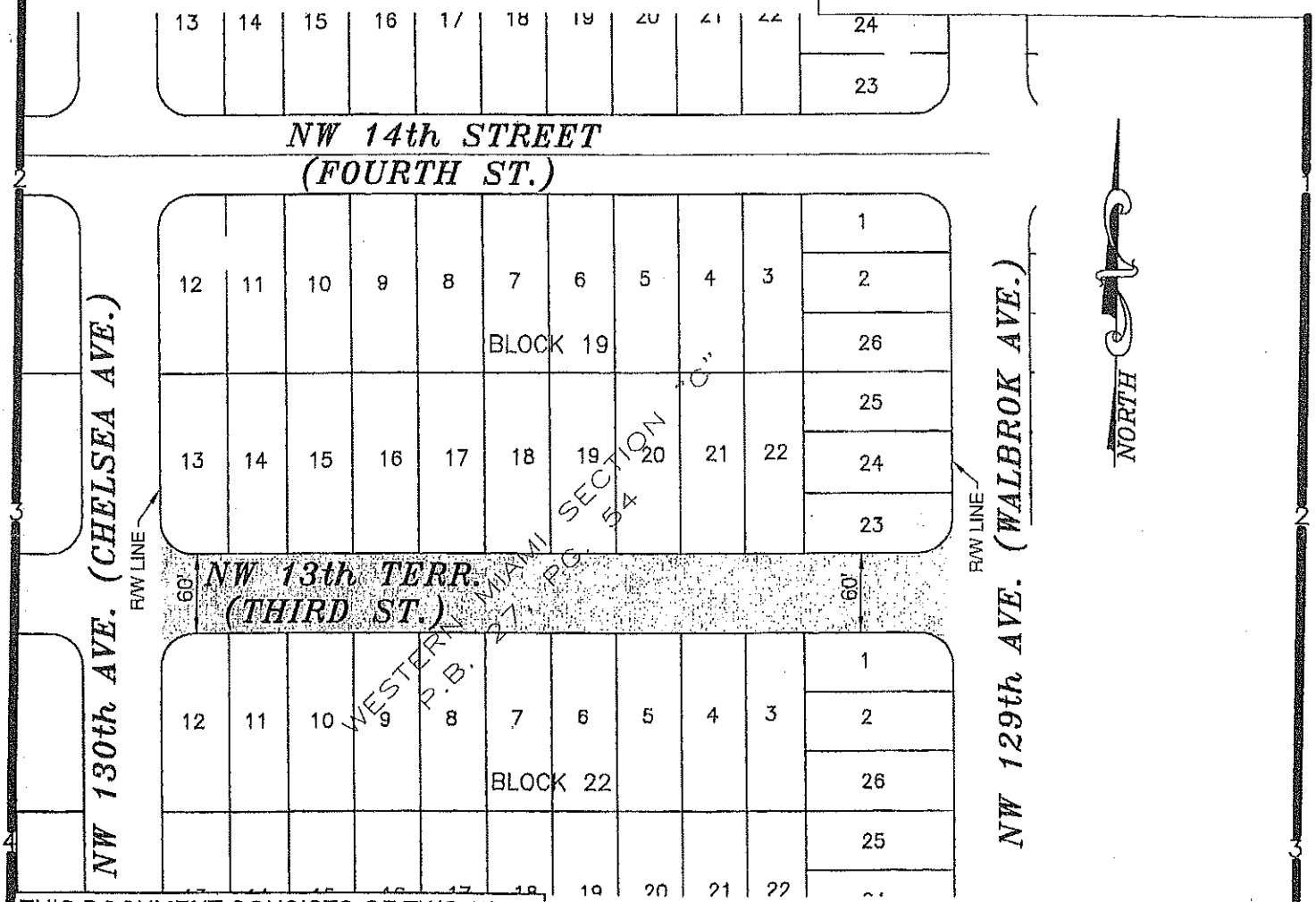
NW 13th TERRACE R/W TO BE RELEASED

SHEET 1 OF 2 SHEETS

\\Server\Data\SURVEY\Projects\2013\2013 22 WESTERN MIAMI\dwg\2013 22 WESTERN MIAMI-P. 13-04-14).dwg 3/14/2014 12:31:35 PM EST

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "B" PG. 6 OF 8



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

PROJ. NO: 2013 22	DATE: 3-13-14	DRAWN: BBL	CHECKED: AS	SCALE: NTS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

NW 13th TERRACE R/W TO BE RELEASED

SHEET 2 OF 2 SHEETS

\\Server\Data\SURVEY\Projects\2013\2013 22 WESTERN MIAMI\dwg\2013 22 WESTERN MIAMI -14).dwg 3/14/2014 12:31:35 PM EST

LEGAL AND SKETCH

EXHIBIT "B" PG 7 OF 8

SURVEYOR'S NOTES:

1. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. This sketch does not represent a land survey.
3. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

R/W Right of Way P.B. Plat Book PG. Page

LEGAL DESCRIPTION:

SECOND STREET (KNOWN AS NW 13th STREET) BETWEEN CHELSEA AVENUE (KNOWN AS NW 130th AVENUE) AND WALBROK AVENUE (KNOWN AS 129th AVENUE) AS SHOWN ON PLAT BOOK WESTERN MIAMI SECTION "C" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27 AT PAGE 54 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey. Ludovici and Orange Consulting Engineers Inc. L.B. #1012

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

By: _____

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2013 22	DATE: 3-13-14	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

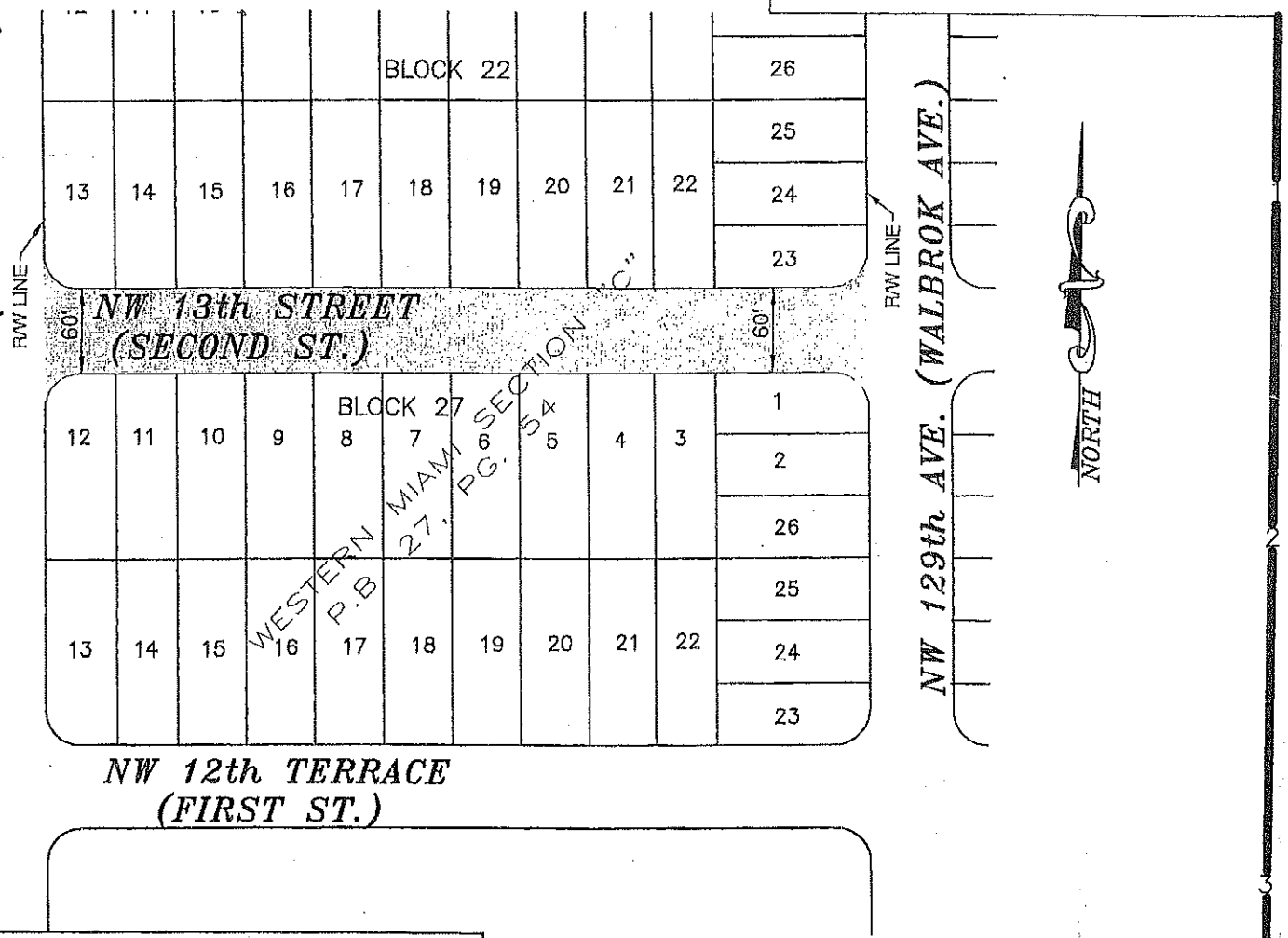
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

NW 13th STREET R/W TO BE RELEASED

SHEET 1 OF 2 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "B" PG. 8 OF 8



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

PROJ. NO: 2013 22	DATE: 3-13-14	DRAWN: BBL	CHECKED: AS	SCALE: NTS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

NW 13th STREET R/W TO BE RELEASED

SHEET 2 OF 2 SHEETS

\\Server\Data\SURVEY\Projects\2013\2013 22 WESTERN MIAMI\dwg\2013 22 WESTERN MIAMI-2 (3-14-14).dwg 3/14/2014 12:31:35 PM EST