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

Memorandum

MIAMI-DADE COUNTY

Agenda Item No. 8(N)(2)

Date: April 21, 2015

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

From: Carlos A. Gimenez Mayor

Subject: Resolution Approving a Perpetual Easement to the State of Florida Department of Transportation for the Construction, Operation, and Maintenance of a New Roadway Across Property Owned by Miami-Dade County as Part of the Airport Link Metrorail Corridor and Authorizing the County Mayor to Execute Same

Resolution No. R-321-15

During the March 11, 2015 Transit & Mobility Services Committee meeting, the item was amended to delete the following language on handwritten page 8, on page 2 of the Perpetual Easement in the fifth paragraph in the fourth line "contractors and sub-contractors,".

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) adopt the attached resolution authorizing the conveyance of a non-exclusive Perpetual Easement to the State of Florida Department of Transportation (FDOT) on behalf of Miami-Dade Transit (MDT) for the construction, operation, and maintenance of a new road identified as NW 28 Street extension across property owned by Miami-Dade County (County) as part of the Airport Link Metrorail Corridor. This resolution authorizes the County Mayor or the County Mayor's designee to execute same.

SCOPE

The easement is located within Commissioner Rebeca Sosa's District 6.

FISCAL IMPACT/FUNDING SOURCE

There is no fiscal impact to the County by the granting of this easement. The cost to construct, operate, and maintain the new road will be borne by FDOT until this new road is transferred to the County's Public Works and Waste Management Department (PWWM). The recurring operations and maintenance costs PWWM will be responsible for is approximately $900.00 annually.

TRACK RECORD/MONITOR

The County has previously granted similar easements to FDOT. It is also customary and appropriate to grant easements when they become public necessities. The person responsible for monitoring this easement is Mr. Froilan Baez, Chief, Right of Way, Utilities and Property Management Division.

BACKGROUND

Pursuant to Resolution R-132-01, the Board approved the transfer of certain County roads to FDOT and improvements under the Miami Intermodal Center (MIC) project. FDOT made significant improvements to those roads and quit claimed them back to the County pursuant to Resolution R-845-09. FDOT is currently constructing the MIC Tri-rail Station and is aware that the extension of NW 28 Street is needed to mobilize traffic through the Airport area to provide a connection to other thoroughfares. Since an extension of the road is required from its existing point at NW 39 Avenue to NW 37 Avenue (Douglas Road) for a total length of approximately 0.4 miles, this roadway project is categorized as new construction. This new road is crossing the Airport Link Metrorail Corridor.

FDOT has acquired properties from the adjoining owners along the new path for the construction. Further, FDOT informed MDT staff of their need to cut through the Metrorail Corridor. Staff reviewed the project and agreed to donate an easement to FDOT for the construction of this new road including the installation of a curb and gutter, drainage system, signage, and pavement markings.

The existing typical section is comprised of one (1) lane in each direction with the typical width of 12 feet each, and curbs and gutters along the outside. The posted speed is 30 miles per hour and the design speed along the corridor is 35 miles per hour in both directions.

This new construction will divide Parcel 196, which was acquired with 50 percent of FDOT funds and 50 percent of funds from the County for the Airport Link project. The required easement is legally described and illustrated in the attached Exhibit "A." A graphic depiction of the area is illustrated in the attached Exhibit "B."

Alina T. Hudak
Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: April 21, 2015

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

SUBJECT: Agenda Item No. 8(N)(2)

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. 8(N)(2)
4-21-15

RESOLUTION NO. R-321-15

RESOLUTION AUTHORIZING CONVEYANCE OF A PERPETUAL EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, IN ACCORDANCE WITH SECTION 125.38, FLORIDA STATUTES, FOR NOMINAL CONSIDERATION OF $10.00, ON A PORTION OF COUNTY-OWNED PROPERTY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF A NEW ROAD, THE AIRPORT LINK METRORAIL CORRIDOR; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SAME AND TO EXERCISE ALL PROVISIONS THEREIN

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

WHEREAS, the State of Florida Department of Transportation ("FDOT") proposes to construct, operate, and maintain a new road, the Airport Link Metrorail Corridor; and

WHEREAS, in order to construct, operate, and maintain said road it is necessary that an easement across certain lands now owned by the County be acquired by FDOT; and

WHEREAS, FDOT has made application to the County to execute and deliver to FDOT a perpetual easement of approximately 0.4 miles in length from N.W. 39 Avenue to NW 37 Avenue for the purpose of constructing, operating, and maintain a road; and

WHEREAS, this Board finds that pursuant to Section 125.38. Florida Statutes, that said property is required for such use, is not needed for County purposes, and would promote community interest and welfare,

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

Section 1. This Board approves the conveyance to FDOT, for the nominal consideration of $10.00 pursuant to Section 125.38, Florida Statutes, of a perpetual easement in substantially the form attached hereto and made a part hereof.

Section 2. This Board finds that, pursuant to Section 125.38 of the Florida Statutes, FDOT has applied to this Board for conveyance of the property by perpetual easement, said property is required for such use by FDOT and is not needed for County purposes, and the conveyance would promote community interest and welfare.

Section 3. This Board further authorizes the County Mayor, or the County Mayor's designee, to execute said easement for and on behalf of Miami-Dade County, to take all actions necessary to effectuate same, and to exercise all provisions therein.

Section 4. Pursuant to Resolution R-974-09, this Board directs the County Mayor or the County Mayor's Designee to record the instrument of conveyance 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 instrument; 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 **Esteban L. Bovo, Jr.** who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman			**aye**
Esteban L. Bovo, Jr., Vice Chairman			**aye**
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	**absent**	Xavier L. Suarez	**aye**
Juan C. Zapata	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of April, 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.

Bruce Libhaber

This instrument prepared by,
or under the direction of,
Alicia Trujillo, Esq.
District General Counsel
State of Florida
Department of Transportation
1000 N.W. 111th Avenue
Miami, Florida 33172

Parcel No.:	800
Item/Segment No. :	250234-7
State Road No.:	N/A
Section/Job No.:	N/A
County:	Miami-Dade

PERPETUAL EASEMENT
(Public Purpose)

THIS EASEMENT made this _____ day of _____, 2015, by MIAMI-DADE COUNTY, a political subdivision of the State of Florida, Grantor, to the STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of Ten Dollars and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a Perpetual Easement for constructing a new portion of NW 28th Street extending from NW 39th Avenue to NW 37th Avenue (Douglas Road) for a total length of approximately 0.4 miles and for operating and maintaining said "road" in, over, under, upon and through the following described land in Miami-Dade County, Florida:

Parcel 800 FIN No. 250234-7

All that lot, piece or parcel of land situate, lying and being in Section 29, Township 53 South, Range 41 East, Miami-Dade County, Florida, being a portion of Tract "A" of DYNASTY EXPRESS PARK, according to the Plat thereof, as recorded December 28, 1990 in Plat Book 140 at Page 12 of the Public Records of Miami-Dade County, Florida and being more particularly described by metes and bound as follows, *viz.:*

Begin at the Northeast corner of said Tract "A;" thence Southeasterly along the Easterly line of Tract "A" and the arc of a circular curve concave to the Southwest, having a radius of 930.37 feet and a central angle of 03°22'10" for 54.71 feet to a Point of Non-Tangent Intersection with a line bearing S87°43'45"W, with said Point of Non-Tangent Intersection bearing N75°04'28"E from the centre of said curve; thence departing said Easterly line of Tract "A" and the arc of said curve, S87°43'45"W for 94.23 feet to a Point of Intersection with the West line of Parcel 196 as described in that certain Order of Taking on behalf of Miami-Dade County, Florida and recorded May 29,2008 in Official Records Book 26402 at Page 3751 of the Public Records of Miami-Dade County, Florida; thence N02°02'32"W along said West line of Parcel 196 for 53.00 feet to a Point of Intersection with the North line of said Tract "A;" thence N87°43'45"E along said North line of Tract "A" for 80.47 feet to the Point of Beginning. (Also described and illustrated in Exhibit "A".)

Said Parcel contains 4,644 square feet or 0.11 acre, more or less.

Parcel No.:	800
Item/Segment No. :	250234-7
State Road No.:	N/A
Section/Job No.:	N/A
County:	Miami-Dade

TO HAVE AND TO HOLD the said premises unto the Grantee, subject, however, to the following conditions:

THAT this Easement is solely for the purpose of constructing, operating, and maintaining a road extension to N.W. 28 Street and related components, and no other uses of the Easement are permitted unless it is related to road or road improvements or utility access. Grantor's use of the land subject to this Easement shall in no way interfere with Grantee's use of such land consistent with the rights set forth herein.

THAT in the event said transportation use is permanently discontinued or abandoned, Grantee's Easement shall terminate, title to the above described property shall immediately revert to the Grantor, and Grantor shall have the right to immediately possess same. In the event that Grantee conveys title to NW 28 Street to Grantor, which shall include the Easement area, this Easement shall likewise terminate. If the Easement terminates at any time prior to the conveyance of NW 28 Street or the Easement area from Grantee to Grantor, and Grantor deems it necessary to request the removal of the "road" along with its improvements occupying the Easement Area, Grantee shall remove the road and restore the Easement Area to a like or similar condition as existed prior to the Easement, at its sole cost and expense.

THAT Grantee shall not obstruct the /County right-of-way located immediately above and underneath the Easement Area, except as may be required temporarily from time to time to effect the construction, inspection, maintenance, repairs, improvements and replacement of its road improvements. Any such work is subject to formal approval and permit by Grantor. Grantee shall promptly repair any damage to the Grantor's right-of-way, resulting from Grantee's exercising its rights hereunder.

THAT during the time that Grantee is the owner of the Easement, Grantee will indemnify and hold Grantor harmless from any and all damages and/or liability, claims, demand, actions and/or suits of any nature arising out of, relating to, or resulting from any negligent or wrongful act(s) of Grantee's employees, agent, or instrumentalities, acting within the scope of their office or employment, in connection with the rights granted to or exercised by Grantee hereunder, to the extent and within the limitation of Section 768.28 , Florida Statutes.

However, nothing herein shall be deemed to indemnify Grantor from any liability or claim arising out of the negligent performance or failure of performance of Grantor.

During construction, Grantee shall cause its construction contractor(s) to maintain comprehensive general liability insurance providing for a limit of an amount of not less than $1,000,000 for all damages arising out of bodily injuries to, or death of, one person and subject to that limit for each person, a total limit of $5,000,000 for all damages arising out of bodily injuries to, or death of, two or more persons in any occurrences; and regular Contractor's Property Damage Liability

Parcel No.:	800
Item/Segment No. :	250234-7
State Road No.:	N/A
Section/Job No.:	N/A
County:	Miami-Dade

Insurance providing for a limit of not less than $50,000 for all damages arising out of injury to, or destruction of, property in any one occurrence and, subject to that limit per occurrence, a total (or aggregate) limit of $100,000 for all damages arising out of injury to, or destruction of, property during period policy is carried. Grantor shall be named as an Additional Insured in all such policies and Grantee will provide a current copy of such insurance certificate to Grantor.

THAT this Easement is subject to all applicable permit requirements and any other required agreements or approvals and concurrences.

THAT the Easement is granted pursuant to Resolution No. _____ passed by the Miami-Dade Board of County Commissioners of the Miami-Dade County Florida a copy of which is attached herewith and forms part thereof.

THAT the provisions of this Easement may be enforced by all appropriate actions at law and in equity by the respective parties.

THAT Grantor makes no representations as to the title or condition of the property within the Easement Area or the suitability of the Easement Area property for the use intended hereunder.

The Rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors and assigns.

This instrument may be amended or modified only by written instrument, executed and acknowledge by the parties hereto or their successors and assigns, and recorded in the Public Records of Miami-Dade County.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or his Designee, the day and year aforesaid.

MIAMI-DADE COUNTY, a political subdivision of the State of Florida
(GRANTOR)

ATTEST:

_____
Harvey Ruvin

(Affix County Seal)

Witnesses:

_____

_____

By:_____
Alina T. Hudak
Deputy Mayor

Legal Sufficiency:

_____
Bruce Libhaber
Assistant County Attorney

Parcel No.:	800
Item/Segment No. :	250234-7
State Road No.:	N/A
Section/Job No.:	N/A
County:	Miami-Dade

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

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

_____
(Signature of person taking acknowledgment)

_____
(Type, print or stamp name under signature/
Title or rank and serial number, if any)

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PARCEL 800
BEING A PORTION OF TRACT "A"
DYNASTY INDUSTRIAL PARK (PLAT BOOK 140, PAGE 12)
PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA

ARTICLE I
DEFINITIONS, GENERALLY:

SKETCH: SHALL MEAN THE GRAPHIC DEPICTION OF THE MAP MADE A PART HEREOF AND INCORPORATED HEREIN, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
SUBJECT PROPERTY: SHALL MEAN ALL THAT LOT, PIECE OR PARCEL OF LAND INDICATED IN THE LEGAL DESCRIPTION PORTION OF THIS DOCUMENT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY"BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO COUNTY ORDINANCE NUMBER 97-212. ALL REFERENCES TO INSTRUMENTS RECORDED PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND CONVERSELY, ALL REFERENCES TO INSTRUMENTS RECORDED SUBSEQUENT TO THAT DATE(OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL REFER TO THE PRESENT COUNTY NAME.

ARTICLE II
LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING A PORTION OF TRACT "A" OF DYNASTY EXPRESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED DECEMBER 28, 1990 IN PLAT BOOK 140 AT PAGE 12 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS, VIZ.:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A;" THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF TRACT "A" AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 930.37 FEET AND A CENTRAL ANGLE OF 03°22'10" FOR 54.71 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING S87°43'45"W, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N75°04'28"E FROM THE CENTER OF SAID CURVE; THENCE DEPARTING SAID EASTERLY LINE OF TRACT "A" AND THE ARC OF SAID CURVE, S87°43'45"W FOR 94.23 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF PARCEL 196 AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING ON BEHALF OF MIAMI-DADE COUNTY, FLORIDA AND RECORDED MAY 29, 2008 IN OFFICIAL RECORDS BOOK 26402 AT PAGE 3751 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N02°02'32"W ALONG SAID WEST LINE OF PARCEL 196 FOR 53.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT "A;" THENCE N87°43'45"E ALONG SAID NORTH LINE OF TRACT "A" FOR 80.47 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,644 SQUARE FEET OR 0.11 ACRE, MORE OR LESS.

ARTICLE III
SOURCES OF DATA:

THE LEGAL DESCRIPTION AS CITED UNDER ARTICLE II WHERE CREATED BASED ON THE FOLLOWING DATA:

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS & EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

REVISION	BY	DATE

FLORIDA DEPARTMENT OF TRANSPORTATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. MIAMI INTERMODAL CENTER — MIAMI-DADE COUNTY

	BY	DATE
DRAWN	R. PEREZ	09-08-14
CHECKED	D. DEANS	09-08-14

PREPARED BY: ATKINS NORTH AMERICA, INC. LB 24

DATA SOURCE: SEE GENERAL NOTES

F.P. NO. 250234-7-52-01 — SECTION — SHEET 1 OF 3

EXHIBIT "A"

1. THE RECORDED PLAT AND DEEDS AS STATED OR SHOWN ON THE SKETCH ARE PUBLIC RECORDS OF MIAMI-DADE COUNTY (M-DC)
2. BEARINGS AS SHOWN HEREON REFER TO A BEARING OF N87°43'45"E ALONG THE NORTH LINE OF TRACT "A"OF "DYNASTY INDUSTRIAL PARK,"AS RECORDED DECEMBER 28, 1990 IN PLAT BOOK 140 AT PAGE 12 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. SAID BEARING WAS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR N.W. 28" STREET, WITH ITEM SECTION NO. 250234-7 AS APPROVED BY THE DISTRICT 6 SURVEYOR ON MARCH 15, 2013.
3. MIAMI-DADE COUNTY TAX ROLLS FOR 2013 TAX YEAR (FOR REFERENCE ONLY.)

ARTICLE IV
LIMITATIONS:

1. THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
2. THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION"DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN ARTICLE II OR THE UNDERLYING TRACT OF LAND THEREOF.
3. THE SKETCH IS INTENDED TO BE DISPLAYED AT THE STATED SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DRAWN TO THE FACT THAT THIS SCALE MAY BE CHANGED BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ARTICLE VI
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION"WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SKETCH AND THE DOCUMENTATION APPENDED THEREIN MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA,"PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ATKINS NORTH AMERICA, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24

BY: _____
ROBERTO MANTECON, PLS
PROFESSIONAL LAND SURVEYOR NO. 4431
STATE OF FLORIDA
DATE OF CERTIFICATION: NOVEMEBER 5, 2014

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS, GRAPHICS AND REPORT AND EACH PAGE AND COMPONENT THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETED UNLESS APPENDED TO THE OTHERS. THIS NOTICE IS REQUIRED PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

©2014-ATKINS NORTH AMERICA, INC.
AS SUCCESSOR IN NAME TO PBS&J
ALL RIGHTS RESERVED

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS & EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

REVISION	BY	DATE

FLORIDA DEPARTMENT OF TRANSPORTATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

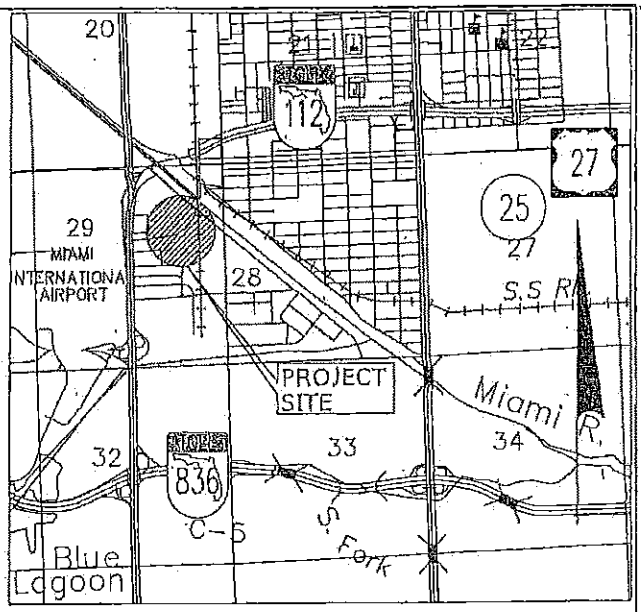
STATE ROAD NO. MIAMI INTERMODAL CENTER — MIAMI-DADE COUNTY

	BY	DATE
DRAWN	R. PEREZ	09-08-14
CHECKED	D. DEANS	09-08-14

PREPARED BY: ATKINS NORTH AMERICA, INC. LB 24

DATA SOURCE: SEE GENERAL NOTES

F.P. NO. 250234-7-52-01 — SECTION — SHEET 2 OF 3



(VICINITY MAP)
N.T.S.

SEC. 29; TWP. 53S, RGE. 41E
SCALE: 1"=40'
NORTH

PARCEL 170
MIAMI-DADE
COUNTY PROPERTY
(O.R.B. 26402,
PG. 3751)

EASTERLY LINE, TRACT "A" (P.B. 140, PG. 12)

POB PARCEL 800
N.E. CORNER
TRACT "A"
(P.B. 140, PG. 12)

NOT SUBDIVIDED

NORTH LINE
TRACT "A"

R/W LINE

N87°43'45"E

N87°43'45"E
80.47'

N.W. 28th STREET
(A NEW ROADWAY
TO BE CONSTRUCTED)

N02°02'32"W
53.00'

800

C3

N.W. 28th STREET
(A NEW ROADWAY
TO BE CONSTRUCTED)

53'

N.W. 37th AVENUE

S87°43'45"W
94.23'

PNT

S87°43'45"W

R/W LINE

N75°04'28"E
(RADIAL)

WEST LINE
PARCEL 196

PARCEL 196
MIAMI-DADE COUNTY
PROPERTY
(O.R.B. 26402, PG. 3751)

TRACT "A"
DYNASTY EXPRESS PARK
(P.B. 140, PG. 12)

CURVE C3

R=930.37'
L=54.71'
DELTA=03°22'10"
CB=N16°36'37"W

ABBREVIATIONS

POB	POINT OF BEGINNING
R	RADIUS
L	LENGTH
CB	CHORD BEARING
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
SEC.	SECTION
PNT	POINT OF NON-TANGENT INTERSECTION
RGE.	RANGE
TWP.	TOWNSHIP
NTS	NOT TO SCALE

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS & EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

NOT A SURVEY

REVISION	BY	DATE

FLORIDA DEPARTMENT OF TRANSPORTATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. MIAMI INTERMODAL CENTER — MIAMI-DADE COUNTY

	BY	DATE
DRAWN	R. PEREZ	09-08-14
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PREPARED BY: ATKINS NORTH AMERICA, INC., LB 24

DATA SOURCE: SEE GENERAL NOTES

F.P. NO. 250234-7-52-01 — SECTION — SHEET 3 OF 3
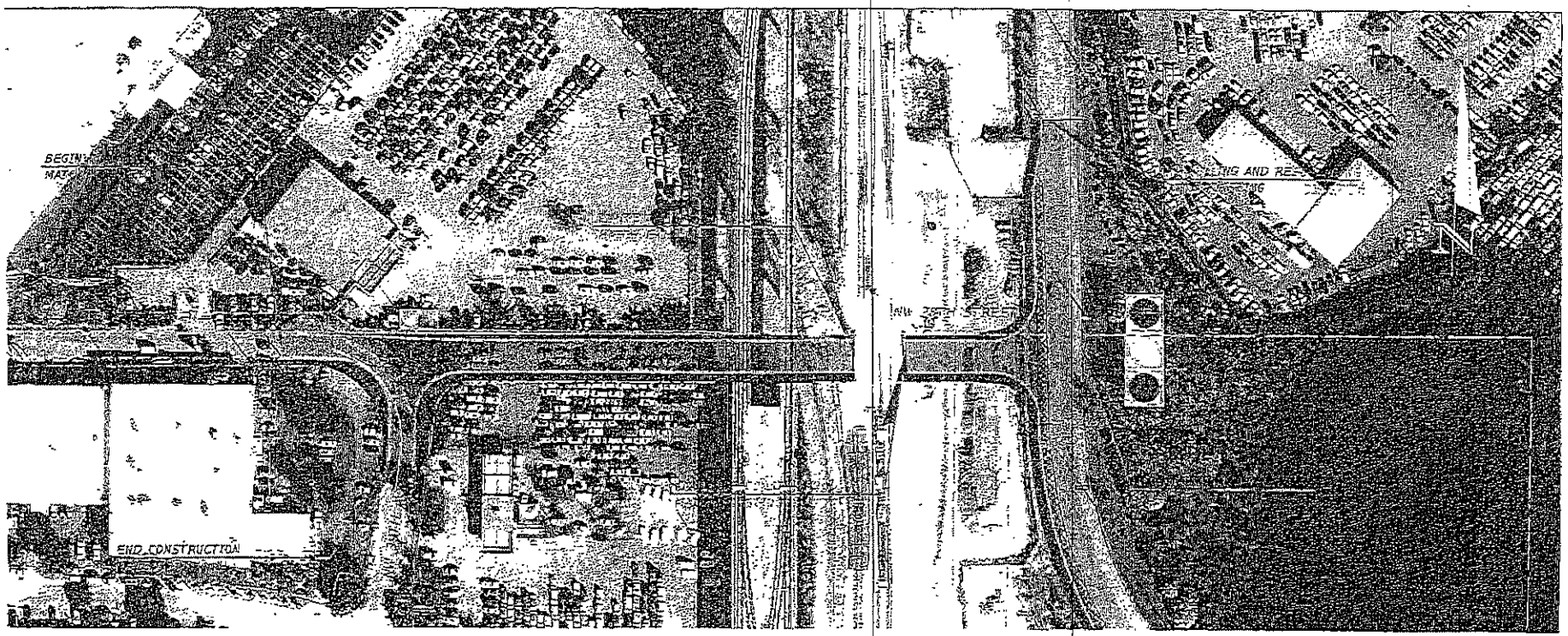
EXHIBIT "B"