

MEMORANDUM

Agenda Item No. 5(F)

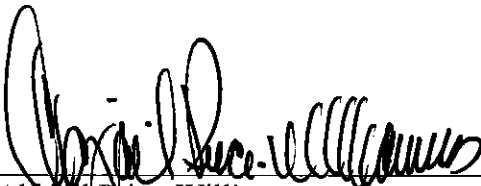
TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 5, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution granting petition to close NW 186 Street from NW 107 Avenue to NW 132 Avenue and NW 182 Street beginning approximately 165 feet west of theoretical NW 129 Avenue West for approximately 165 feet (Road Closing Petition No. P-930)

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.



Abigail Price-Williams
County Attorney

APW/lmp

Memorandum



Date: June 5, 2018

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez". The signature is fluid and cursive, written over the printed name of the Mayor.

Subject: Road Closing Petition P-930
Sections: 1, 2, 11, & 12-52-39; and 6 & 7-52-40
NW 186 Street from NW 107 Avenue to NW 132 Avenue and NW 182 Street
Beginning Approximately 165 Feet West of Theoretical NW 129 Avenue West for
Approximately 165 Feet: 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 Transportation and Public Works (DTPW), Water and Sewer, Fire Rescue, and Regulatory and Economic Resources have no objection to these rights-of-way being closed. A location sketch and the petition for road closure are attached as Exhibit 1 to the resolution.

Scope

This road closing is located within District 12, represented by Commissioner Jose "Pepe" Diaz.

Fiscal Impact/Funding Source

The Property Appraiser's Office has assessed the properties adjacent to these rights-of-way at an average rate of \$0.57 per square foot. Therefore, the estimated value of these rights-of-way is approximately \$271,462. If these rights-of-way are closed and vacated, they will be placed on the tax roll, generating an estimated \$4,752 per year in additional property taxes. The fee for this road closing is \$29,106.20.

Track Record/Monitor

DTPW is the entity overseeing this project and the person responsible for monitoring is Leandro Oña, P.E., Chief, Roadway Engineering and Right-of-Way Division.

Background

The petitioner, Vecillio & Grogan, Inc., wishes to close NW 186 Street from NW 107 Avenue to NW 132 Avenue, and NW 182 Street beginning approximately 165 feet west of theoretical NW 129 Avenue West for approximately 165 feet, in order to complete rock mining lake excavations. This includes the construction and maintenance of littoral shelves along the perimeter of the lakes. The petitioner states that once the lake excavations are complete, no developable land will remain in this area that would require public right-of-way. The subject rights-of-way are located within the Rockmining Overlay Zoning Area and have been neither improved nor maintained by Miami-Dade County.

The subject rights-of-way were dedicated by the following documents recorded in the Official Records of Miami-Dade County, Florida: Plat of "TATUM BRO'S REAL ESTATE & INVESTMENT CO'S SUBDIVISION" (Plat Book 1, Page 102); Right-of-Way Deed (ORB 13970, Page 3583); Plat of "RICHACRE FARMS" (Plat Book 23, Page 19); Deed (ORB 3383, Page 582); Plat of "CHAMBERS LAND COMPANY SUBDIVISION" (Plat Book 2, Pages 27, 68); Plat

Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners
Page 2

of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" (Plat Book 2, Page 17); and
County Resolution No. 2167 (Deed Book 2675, Pages 59, 60).

The subject rights-of-way from the centerline of NW 186 Street north are zoned GU (Interim
District); and from the centerline of NW 186 Street south to and including NW 182 Street are
zoned AU (Agricultural District).



Alina T. Hudak
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 5, 2018

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(F)

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
- Statement of social equity 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(F)
6-5-18

RESOLUTION NO. _____

RESOLUTION GRANTING PETITION TO CLOSE NW 186 STREET FROM NW 107 AVENUE TO NW 132 AVENUE AND NW 182 STREET BEGINNING APPROXIMATELY 165 FEET WEST OF THEORETICAL NW 129 AVENUE WEST FOR APPROXIMATELY 165 FEET (ROAD CLOSING PETITION NO. P-930)

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, (1) that the alley, avenue, street, highway or other place used for travel as described in the attached petition is hereby vacated, abandoned, and closed; (2) 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) that the procedure utilized in the adoption of this resolution is expressly ratified and approved; (5) the Clerk is hereby directed to publish notice of the adoption of this resolution one time within 30 days hereafter in a newspaper of general circulation of Miami-Dade County; and (6) the County Mayor or County Mayor's designee shall record the proof of publication of the notice of public hearing of this resolution, this resolution as adopted, and the proof of the publication of the notice of the adoption of this resolution in the public records of Miami-Dade County.

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

Esteban L. Bovo, Jr., Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Daniella Levine Cava	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
District 5 - Vacant	

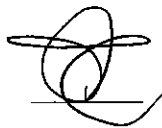
The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of June, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by 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

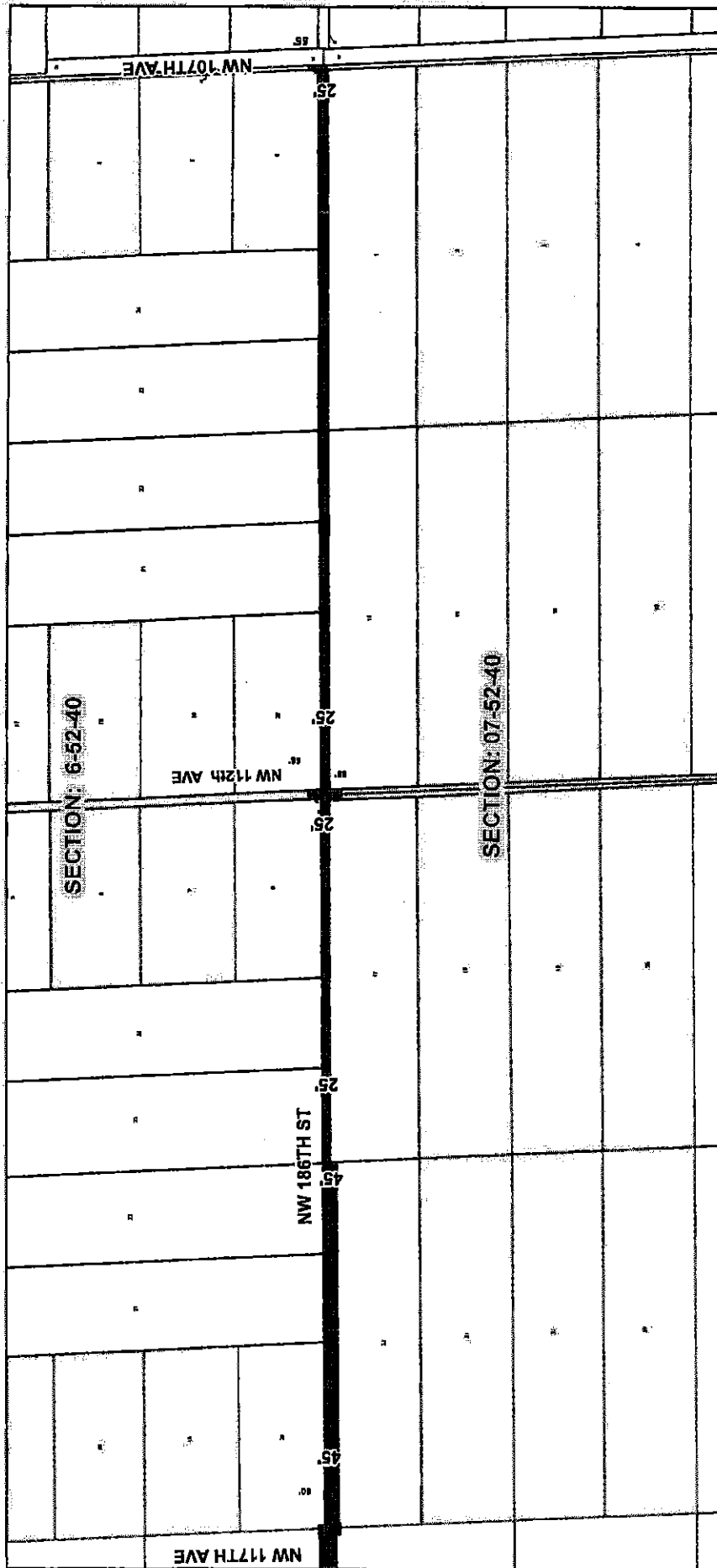
By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Annery Pulgar Alfonso

Location Map







Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Jose * Page * Diaz 12

This is not a survey



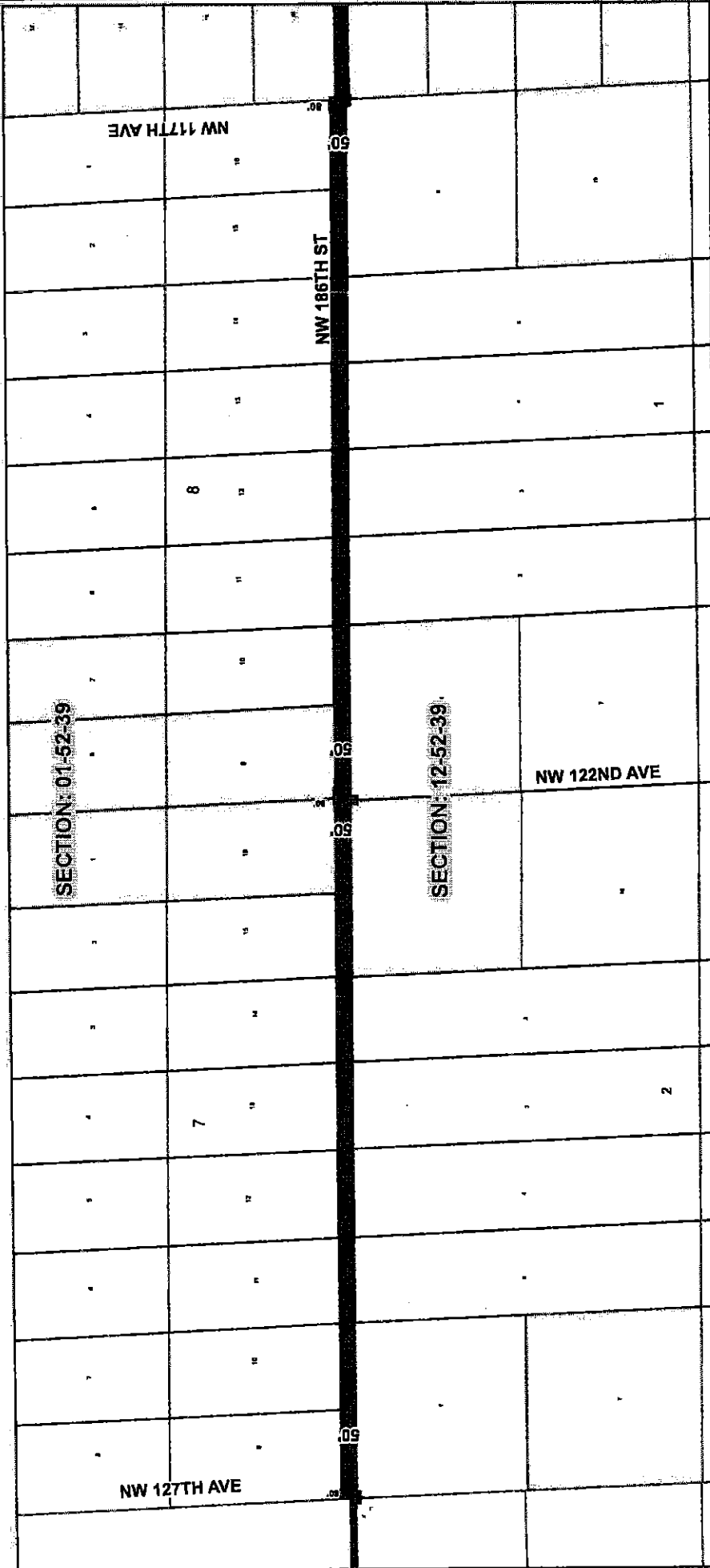
P-930

Legend

-  P-930 Road Closing
-  MDC.Lot_line
-  Lots
-  Lots

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





Location Map



This is not a survey

P-930

Legend

-  P-930 Road Closing
-  MDC.Lot_line
-  Lots
-  Lots

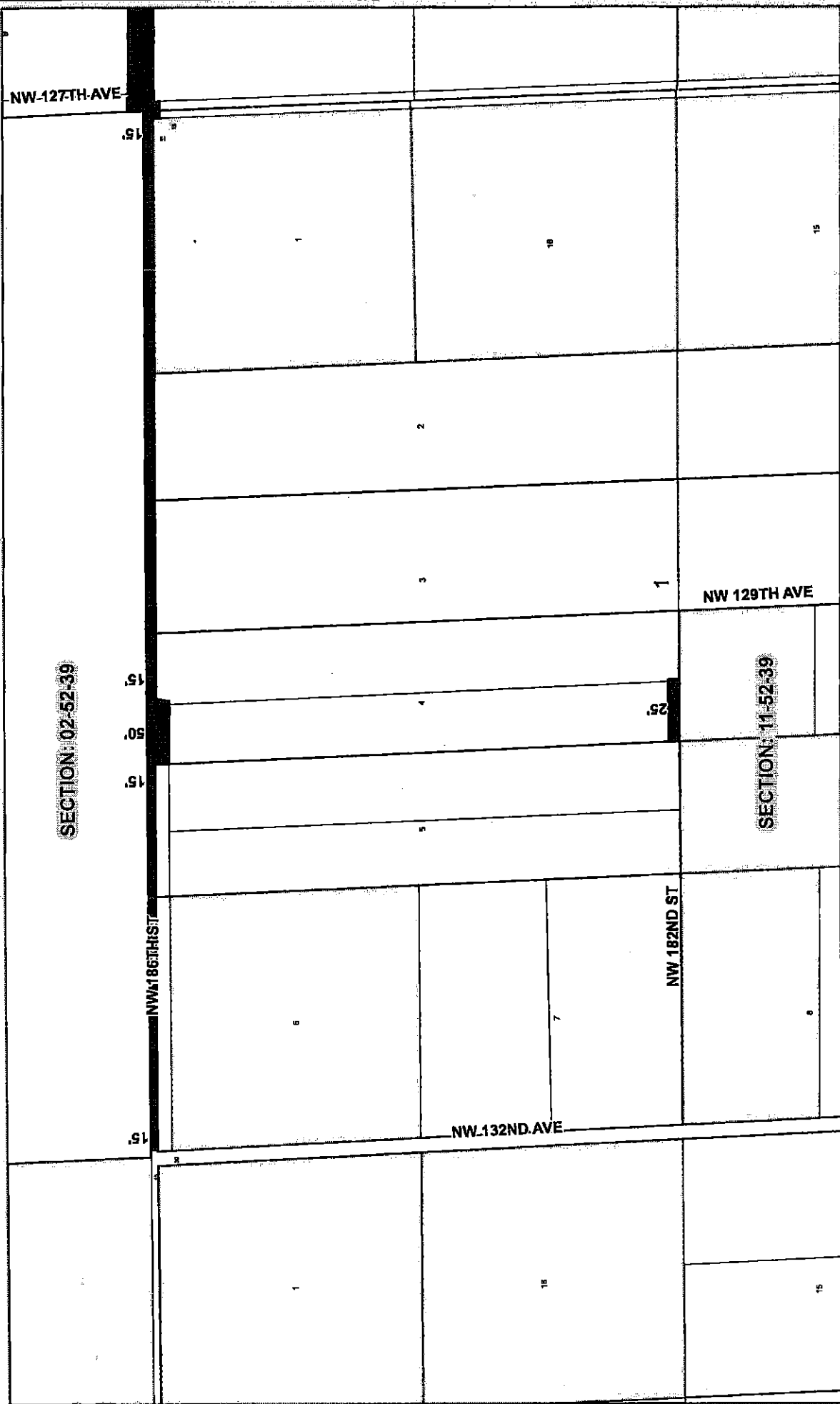
Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Jose "Pepe" Diaz 12



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



Date: Jan. 09, 2017
 Prepared by: jgm

Location Map



This is not a survey

Legend

-  MDC. PaParcel
-  P-930 Road Closing

P-930

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

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



Date: Rep. May 17, 2017
 Prepared by: jsm

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 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 sought to be closed is as follows:

SEE EXHIBIT A (8 Pages)

2. PUBLIC INTEREST IN RIGHT-OF-WAYS

The County's interest in the Right-of-Ways to be vacated was acquired as listed below:

SECTION 11, T. 52 S, R.39 E:

NW 186th Street

Parcel 11-A, and 11-B:

Acquired by Plat of "Tatum Bros. Subdivision", P.B. 1, Pg. 102

Parcel 11-C

Additional R/W acquired by deed recorded in OR Book 13970,
Pg.3583

NW 182nd Street

Parcel 11-D

R/W acquired by deed recorded in OR Book 13970, Pg 3583

SECTION 1, T. 52 S, R. 39 E:

NW 186th Street,

The South 25 ft., of Parcels 1-A, 1-D, 1-C, 1-E; and 1-F acquired by Plat of
"Richacre Farms", recorded in P.B. 23, Pg 19.

Additional 10 ft. north of platted R/W acquired by Deed Book 3383, Pg. 582

SECTION 12, T. 52 S., R. 39 E.

NW 186th Street:

Parcels 12-A, 12-B, 12-C, 12-D, 12-E, and 12-F:

Acquired by Plat of "Tatum Bros. Subdivision", recorded at P.B. 1, Pg. 102

SECTION 6, T. 52 S., R. 40 E:

NW 186th Street:

Parcels 6-A, 6-B, 6-C, 6-D, 6-E, and 6-F;

Acquired by Plat of "Chambers Land Company Subdivision No. 1"

Recorded at P.B. 2, Pg 27 and P. B., Pg 68

SECTION 7, T. 52 S., R 40 E:

NW 186th Street:

Parcels 7-A, 7-B, 7-C, 7-E: Acquired by Plat of "Florida Fruitlands
Subdivision No. 1", Recorded at P.B. 2, Pg 17.

Parcels 7-D and 7-F: Acquired by County Resolution No. 2167, recorded at
Deed Book 2675, Pgs. 59and 60.

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

SURVEY ATTACHED

"NW 186th Street Right-of-Way Vacation Map"

Fortin, Leavy, Skiles, Inc.

Drawing No. 2016-106

4. **ABUTTING PROPERTY OWNERS:** The following constitutes a complete and accurate schedule of all owners of property abutting upon the above described right-of-ways:

OWNER	FOLIO NUMBERS	ADDRESS
SECTION 6-52-40:		
V & G Exchange II, LLC	30-2006-001-0010	101 Sansbury's Way, West Palm Beach, FL 33411
SECTION 1-52-39:		
Vecellio & Grogan, Inc.	30-2901-001-0080, and 30-2901-001-0040	101 Sansbury's Way, West Palm Beach, FL 33411
SECTION 2-52-39:		
Vecellio & Grogan, Inc.	30-2902-000-0030	101 Sansbury's Way, West Palm Beach, FL 33411
SECTION 11-52-39:		
Vecellio & Grogan, Inc.	30-2911-001-0010	101 Sansbury's Way, West Palm Beach, FL 33411
Vecellio & Grogan, Inc.	30-2911-001-0040	101 Sansbury's Way, West Palm Beach, FL 33411
Vecellio & Grogan, Inc.	30-2911-001-0050	101 Sansbury's Way, West Palm Beach, FL 33411
Sapphire Nurseries LLC	30-2911-001-0060, and 30-2911-001-0080	800 S.E. Monterey Commons Blvd., #200 West Palm Beach, FL 34996
Diamond Nurseries LLC	30-2911-001-0070	101 Sansbury's Way, West Palm Beach, FL 33411
Miami Dade Re Invest LLC	30-2911-001-0161	800 S.E. Monterey Commons Blvd., #200 West Palm Beach, FL 34996
Parrot Ranch LLC	30-2911-001-0150	23605 S.W. 217 Ave., Homestead, FL 33031
SECTION 12-52-39;		
Vecellio & Grogan, Inc.	30-2912-001-0010	P.O. Box 15065, West Palm Beach, FL 33406
SECTION 7-52-40:		
Vecellio & Grogan, Inc.	30-2007-001-0320, and 30-2007-001-0020	101 Sansbury's Way, West Palm Beach, FL 33411

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):

The right-of-ways to be closed are in an area being rockmined in Sections 1, 2, 11 and 12 in T. 52 S., R. 39 E., and in Sections 6 and 7 in T. 52 S., R. 40 E. These Sections and adjacent areas have been approved for rock mining lake excavations, which are nearly complete. No developable land will remain in this area to require public road access and the right-of-ways will not be needed.

The applicant owns and controls all of the properties adjacent to subject right-of-ways and these properties are being used only for the uses permitted by the Rock Mining Overlay Zoning Area Ordinance, Section 33-422. The approval of this petition will not create any "landlocked" properties nor will it adversely affect access to any properties not owned or controlled by the applicant.

The closed right-of way areas will be used by the applicant for access to the remaining lake excavation operations, and for access to construct and maintain the littoral shelves along the perimeter of the lakes, as required by the approved lake excavation mitigation plans and permits.

The closure of the dedicated right-of-ways will benefit the County by:

- Removing the County's responsibility for the care and maintenance of the unimproved roads and right-of-ways.
- Eliminating any County liability that might result from unauthorized access and use of the areas.
- Returning the responsibility for controlling access to the lakes to the property owner.
- Protecting the water quality in the lakes by reducing the possibility of illegal dumping of trash and harmful substances.
- Returning the right-of-way areas to the County tax rolls.

7. SIGNATURES OF ALL ABUTTING PROPERTY OWNERS:

OWNER	FOLIO NUMBERS	ADDRESS
SECTION 6-52-40 V & G Exchange II, LLC	30-2006-001-0010	101 Sansbury's Way, West Palm Beach, FL 33411

By: *Christopher Vecellio* VP of manager

SECTION 1-52-39 Vecellio & Grogan, Inc.	30-2901-001-0080, and 30-2901-001-0040	101 Sansbury's Way, West Palm Beach, FL 33411
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By: *Christopher Vecellio* VP

SECTION 2-52-39 Vecellio & Grogan, Inc.	30-2902-000-0030	101 Sansbury's Way, West Palm Beach, FL 33411
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By: *Christopher Vecellio* VP

SECTION 11-52-39 Vecellio & Grogan, Inc.	30-2911-001-0010, and 30-2911-001-0040, and 30-2911-001-0050	101 Sansbury's Way, West Palm Beach, FL 33411
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By: *Christopher Vecellio* VP

Sapphire Nurseries LLC	30-2911-001-0060, and 30-2911-001-0080	800 S.E. Monterey Commons Blvd., #200 West Palm Beach, FL 34996
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By: *Stephanie Muf*

Diamond Nurseries LLC	30-2911-001-0070	101 Sansbury's Way, West Palm Beach, FL 33411
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By: *Stephanie Muf*

Miami Dade Re Invest LLC	30-2911-001-0161	800 S.E. Monterey Commons Blvd., #200 West Palm Beach, FL 34996
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By: *Stephanie Muf*

Parrot Ranch LLC	30-2911-001-0150	23605 S.W. 217 Ave., Homestead, FL 33031
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By: *Antonio Antonio S*

7. SIGNATURES OF ALL ABUTTING PROPERTY OWNERS, Cont. from Pg. 1

OWNER	FOLIO NUMBERS	ADDRESS
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✓ SECTION 12-52-39: Vecellio & Grogan, Inc.	30-2912-001-0010	P.O. Box 15065, West Palm Beach, FL 33406
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By: *Christopher Vecellio* VP

✓ SECTION 7-52-40 Vecellio & Grogan, Inc.	30-2007-001-0320, and 30-2007-001-0020	101 Sansbury's Way, West Palm Beach, FL 33411
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By: *Christopher Vecellio* VP

Attorney for Petitioner: Kerri Barsh, Esq. c/o Greenberg – Traurig

Address: 333 S.E. 2nd Ave., 44th Floor, Miami, FL 33131

Signature of Attorney not required

STATE OF FLORIDA)
) SS
✓ PALM BEACH COUNTY)

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

Vecellio & Grogan, Inc.

Christopher Vecellio ✓
(Signature of Petitioner)

Title Vice President ✓

Sworn and subscribed to before me this

✓ 30th day of MARCH, 2017

✓ Francine E Hines
Notary Public State of Florida at Large

My Commission Expires April 2, 2019



NW 186th STREET - SEC. 11-52-39

EXHIBIT "A"

**LEGAL DESCRIPTION OF RIGHTS-OF-WAY TO BE VACATED
IN SECTION 11, TOWNSHIP 52 SOUTH, RANGE 39 EAST**

A. The North 15.00 feet of the NE ¼ of Section 11, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida, LESS the East 15.00 feet thereof. Lands shown hereon containing 39,356 square feet, or 0.903 acres, more or less.

Together with

C. A portion of Lot 4 in Block 1 of TATUM BRO'S REAL ESTATE & INVESTMENT CO'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 1 at Page 102, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows: The North 50.00 feet of the NW ¼ of the NE ¼ of Section 11, Township 52 South, Range 39 East, lying in the West one half of Lot 4 in Block 1 of said TATUM BRO'S REAL ESTATE & INVESTMENT CO'S SUBDIVISION, LESS the North 15.00 feet thereof. Lands shown hereon containing 5,772 square feet, or 0.133 acres, more or less.

Together with

D. The South 25.00 feet of the NW ¼ of the NE ¼ of Section 11, Township 52 South, Range 39 East, lying in the West one half of Lot 4 in Block 1 of said TATUM BRO'S REAL ESTATE & INVESTMENT CO'S SUBDIVISION. Lands shown hereon containing 4,122 square feet, or 0.095 acres, more or less.

Together with

E. The North 40.00 feet of the East 15.00 feet of the NE ¼ of Section 11, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 601 square feet, or 0.014 acres, more or less.

(Continued on Sheet 2)

SURVEYOR'S NOTES:

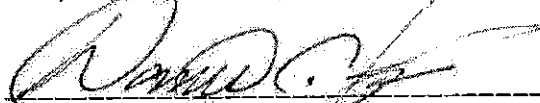
- This site lies in Sections 6 & 7, Township 52 South, Range 40 East and Sections 1, 2, 11 & 12, Township 52 South, Range 39 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N89°35'50"E for the North Line of Section 7-52-40, and evidenced by two set pipe & caps.
- Dimensions and areas shown hereon based on right of way information as shown on Miami-Dade County Department of Public Works Right-of-Way Maps.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 477,101 square feet, or 10.953 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- There are no visible underground improvements and/or underground encroachments.
- There are no visible utilities within the Right-of-Way to be vacated.
- Asphalt pavement in poor condition on N.W. 186th Street between N.W. 130th Avenue & N.W. 132nd Avenue.
- Portion N.W. 186th Street not open to the public.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary Survey" was made under my responsible charge on June 30, 2017, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on June 30, 2017.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 

Daniel C. Fortin, For The Firm
Surveyor and Mapper, ES2853
State of Florida.

○ - SET 1/2" PIPE & CAP
LB3653 (5/30/17)

Drawn By	JJB
Cad. No.	170693
Ref. Dwg.	2016-106
REV. 1:	1/17/2018
Plotted:	1/17/18 5:21p

N.W. 186th STREET

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	7/11/17
Scale	n/a
Job. No.	170693
Dwg. No.	2017-114
Sheet	1 of 8

EXHIBIT "A"

NW 186th STREET - SEC. 12-52-39

LEGAL DESCRIPTION OF RIGHTS-OF-WAY TO BE VACATED IN SECTION 12, TOWNSHIP 52 SOUTH, RANGE 39 EAST

A. The North 15.00 feet of the NE $\frac{1}{4}$ of Section 12, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida, LESS the East 15.00 feet thereof, and also LESS the West 15.00 feet thereof. Lands shown hereon containing 39,130 square feet, or 0.898 acres, more or less.

Together with

B. The North 40.00 feet of the East 15.00 feet of the NE $\frac{1}{4}$ of Section 12, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 601 square feet, or 0.014 acres, more or less.

Together with

C. The North 50.00 feet of the West 15.00 feet of the NE $\frac{1}{4}$ of Section 12, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 751 square feet, or 0.017 acres, more or less.

Together with

D. The North 15.00 feet of the NW $\frac{1}{4}$ of Section 12, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida, LESS the East 15.00 feet thereof, and also LESS the West 15.00 feet thereof. Lands shown hereon containing 39,130 square feet, or 0.898 acres, more or less.

Together with

E. The North 50.00 feet of the East 15.00 feet of the NW $\frac{1}{4}$ of Section 12, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 751 square feet, or 0.017 acres, more or less.

Together with

F. The North 40.00 feet of the West 15.00 feet of the NW $\frac{1}{4}$ of Section 12, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 601 square feet, or 0.014 acres, more or less.

NW 186th STREET - SEC. 6-52-40

LEGAL DESCRIPTION OF RIGHTS-OF-WAY TO BE VACATED IN SECTION 6, TOWNSHIP 52 SOUTH, RANGE 40 EAST

A. The South 10.00 feet of the SE $\frac{1}{4}$ of Section 6, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida, LESS the East 10.00 feet thereof, and also LESS the West 10.00 feet thereof. Lands shown hereon containing 26,163 square feet, or 0.601 acres, more or less.

Together with

B. The South 55.00 feet of the East 10.00 feet of the SE $\frac{1}{4}$ of Section 6, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 550 square feet, or 0.013 acres, more or less.

Together with

C. The South 55.00 feet of the West 10.00 feet of the SE $\frac{1}{4}$ of Section 6, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 550 square feet, or 0.013 acres, more or less.

Together with

D. The South 10.00 feet of the SW $\frac{1}{4}$ of Section 6, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida, LESS the East 10.00 feet thereof, and also LESS the West 10.00 feet thereof. Lands shown hereon containing 26,163 square feet, or 0.601 acres, more or less.

Together with

E. The South 55.00 feet of the East 10.00 feet of the SW $\frac{1}{4}$ of Section 6, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 550 square feet, or 0.013 acres, more or less.

Together with

F. The South 40.00 feet of the West 10.00 feet of the SW $\frac{1}{4}$ of Section 6, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 400 square feet, or 0.009 acres, more or less.

Drawn By	JJB
Cad. No.	170693
Ref. Dwg.	2016-106
REV. 1:	1/17/2018
Plotted:	1/17/18 5:21p

N.W. 186th STREET	
FORTIN, LEAVY, SKILES, INC.	
CONSULTING ENGINEERS, SURVEYORS & MAPPERS	
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653	
180 Northeast 168th Street / North Miami Beach, Florida 33162	
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com	

Date	7/11/17
Scale	n/a
Job No.	170693
Dwg. No.	2017-114
Sheet	2 of 8

NW 186th STREET - SEC. 7-52-40

EXHIBIT "A"

LEGAL DESCRIPTION OF RIGHTS-OF-WAY TO BE VACATED
IN SECTION 7, TOWNSHIP 52 SOUTH, RANGE 40 EAST

A. The North 15.00 feet of the NE ¼ of Section 7, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida, LESS the West 15.00 feet thereof. Lands shown hereon containing 39,319 square feet, or 0.903 acres, more or less.

Together with

B. The North 55.00 feet of the West 15.00 feet of the NE ¼ of Section 7, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 826 square feet, or 0.019 acres, more or less.

Together with

C. The North 15.00 feet of the NE ¼ of the NW ¼ of Section 7, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida, LESS the East 15.00 feet thereof. Lands shown hereon containing 19,547 square feet, or 0.449 acres, more or less.

Together with

D. The North 35.00 feet of the NW ¼ of the NW ¼ of Section 7, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida, LESS the West 15.00 feet thereof. Lands shown hereon containing 45,610 square feet, or 1.047 acres, more or less.

Together with

E. The North 40.00 feet of the East 15.00 feet of the NW ¼ of Section 7, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 600 square feet, or 0.014 acres, more or less.

Together with

F. The North 40.00 feet of the West 15.00 feet of the NW ¼ of Section 7, Township 52 South, Range 40 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 600 square feet, or 0.014 acres, more or less.

NW 186th STREET - SEC. 1-52-39

LEGAL DESCRIPTION OF RIGHTS-OF-WAY TO BE VACATED
IN SECTION 1, TOWNSHIP 52 SOUTH, RANGE 39 EAST

A. The South 35.00 feet of the SE ¼ of Section 1, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida, LESS the East 35.00 feet and also LESS the West 35.00 feet thereof. Lands shown hereon containing 89,902 square feet, or 2.064 acres, more or less.

Together with

B. The South 40.00 feet of the East 35.00 feet of the SE ¼ of Section 1, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 1,401 square feet, or 0.032 acres, more or less.

Together with

C. The South 40.00 feet of the West 35.00 feet of the SE ¼ of Section 1, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 1,401 square feet, or 0.032 acres, more or less.

Together with

D. The South 35.00 feet of the SW ¼ of Section 1, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida, LESS the East 35.00 feet and also LESS the West 35.00 feet thereof. Lands shown hereon containing 89,902 square feet, or 2.064 acres, more or less.

Together with

E. The South 40.00 feet of the East 35.00 feet of the SW ¼ of Section 1, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 1,401 square feet, or 0.032 acres, more or less.

Together with

F. The South 40.00 feet of the West 35.00 feet of the SW ¼ of Section 1, Township 52 South, Range 39 East, lying in Miami-Dade County, Florida. Lands shown hereon containing 1,401 square feet, or 0.032 acres, more or less.

Drawn By	JJB
Cad. No.	170693
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REV. 1:	1/17/2018
Plotted:	1/17/18 5:21p

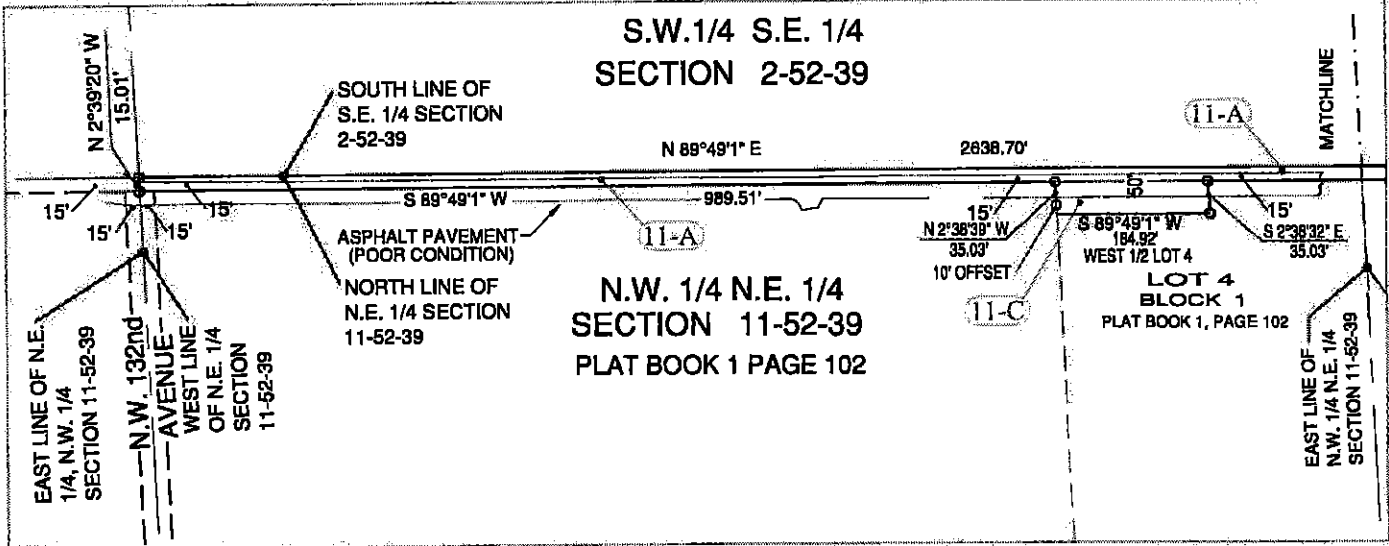
N.W. 186th STREET

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Sheet	3 of 8

EXHIBIT "A"

S.W. 1/4 S.E. 1/4
SECTION 2-52-39



SEE BELOW LEFT

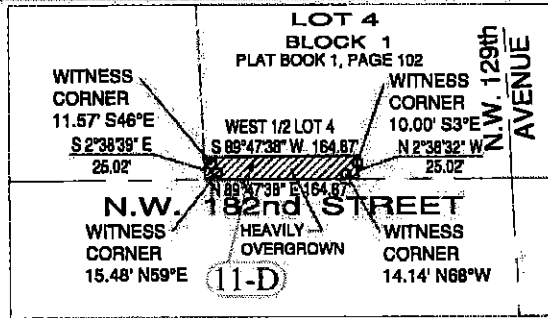
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LB3653 (6/30/17)

GRAPHIC SCALE



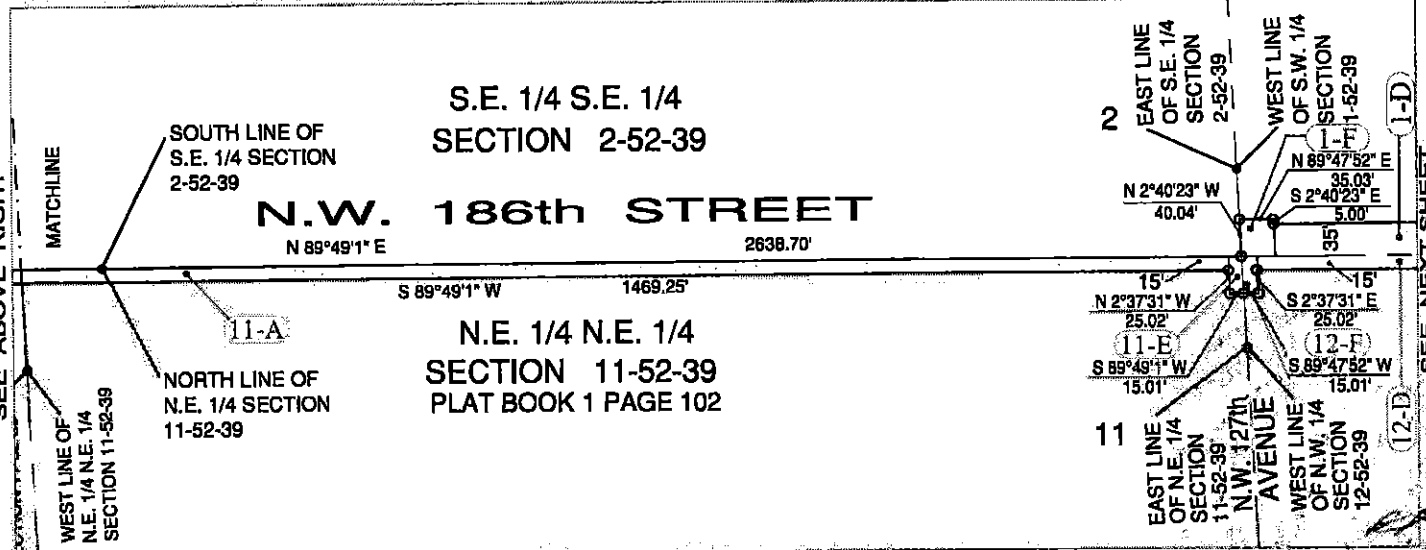
(IN FEET)

1 inch = 200 ft.



S.E. 1/4 S.E. 1/4
SECTION 2-52-39

N.W. 186th STREET



SEE NEXT SHEET

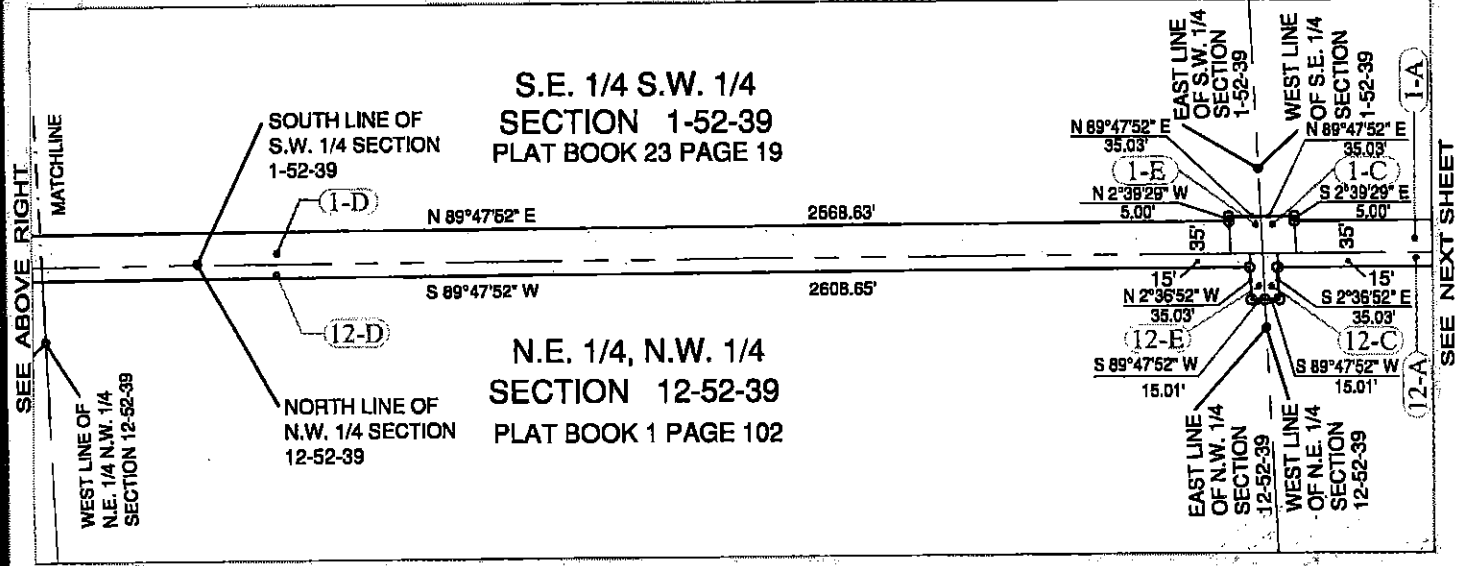
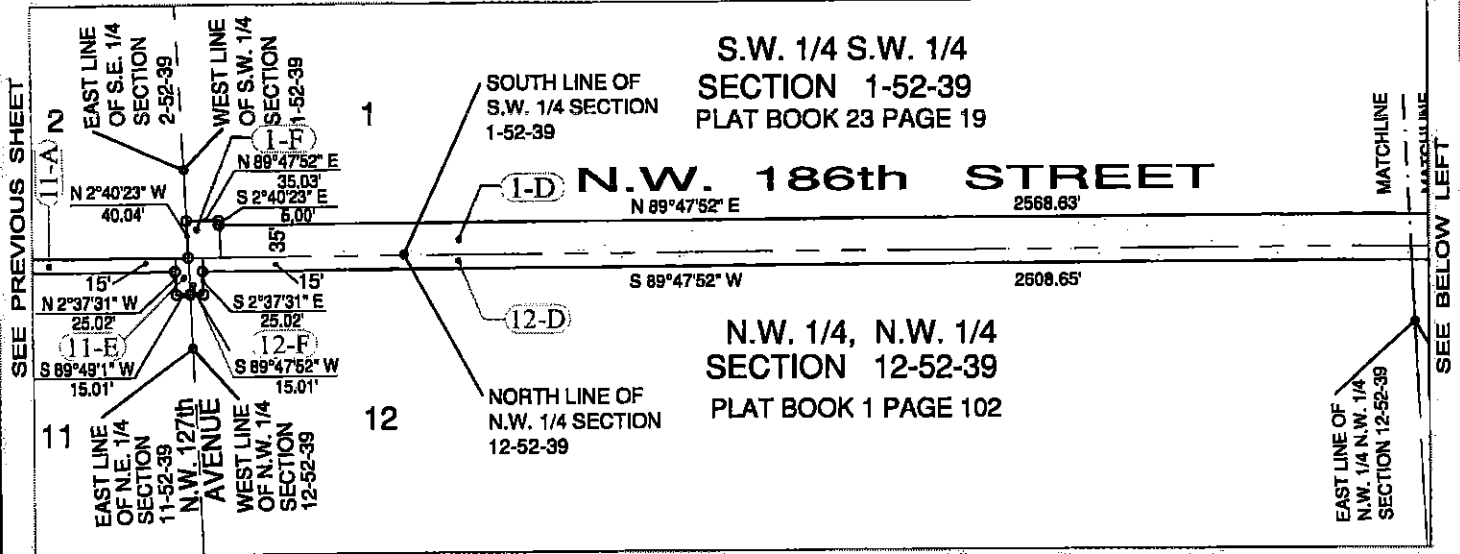
Drawn By	JJB
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REV. 1:	1/17/2018
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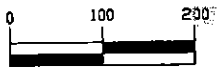
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Scale	1"=200'
Job. No.	170693
Dwg. No.	2017-114
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EXHIBIT "A"

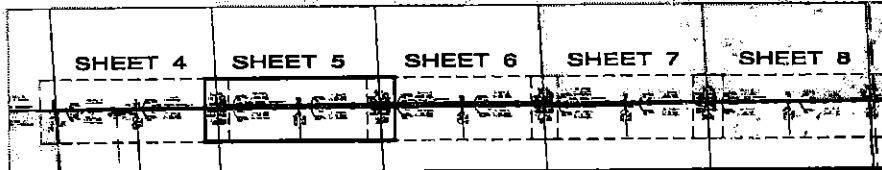


○ = SET 1/2" PIPE & CAP
LB9653 (6/30/17)

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



Drawn By	JJB
Cad. No.	170693
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Plotted:	1/17/18 5:21p

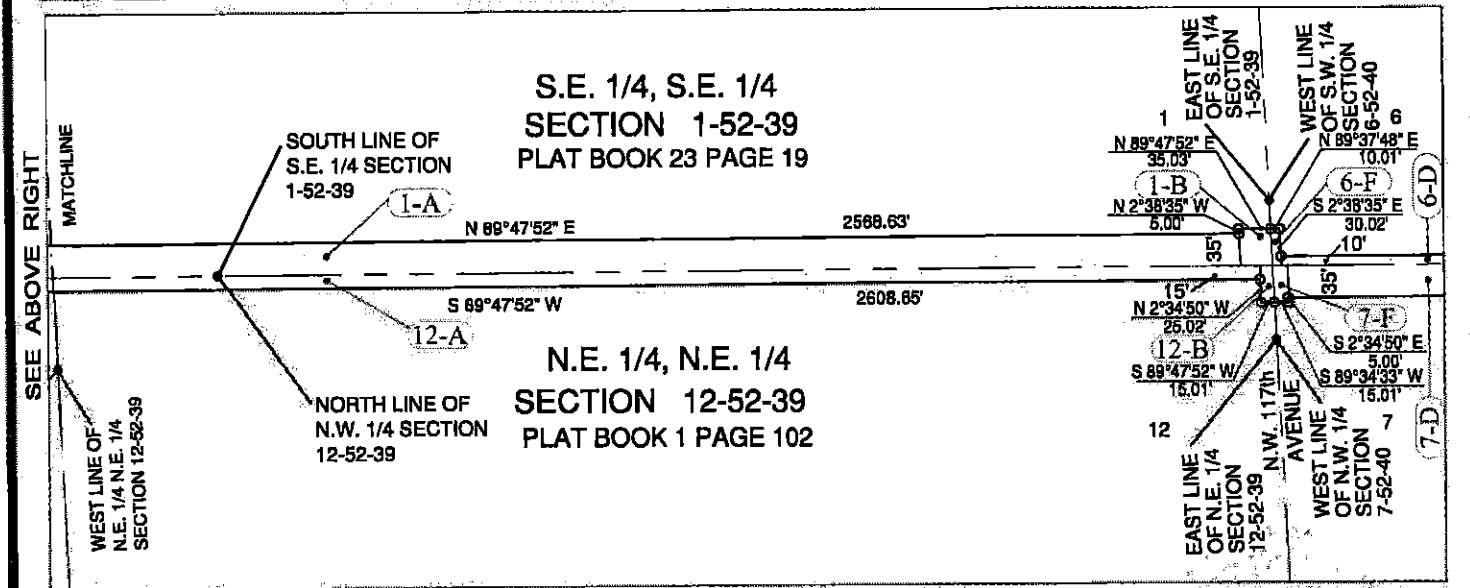
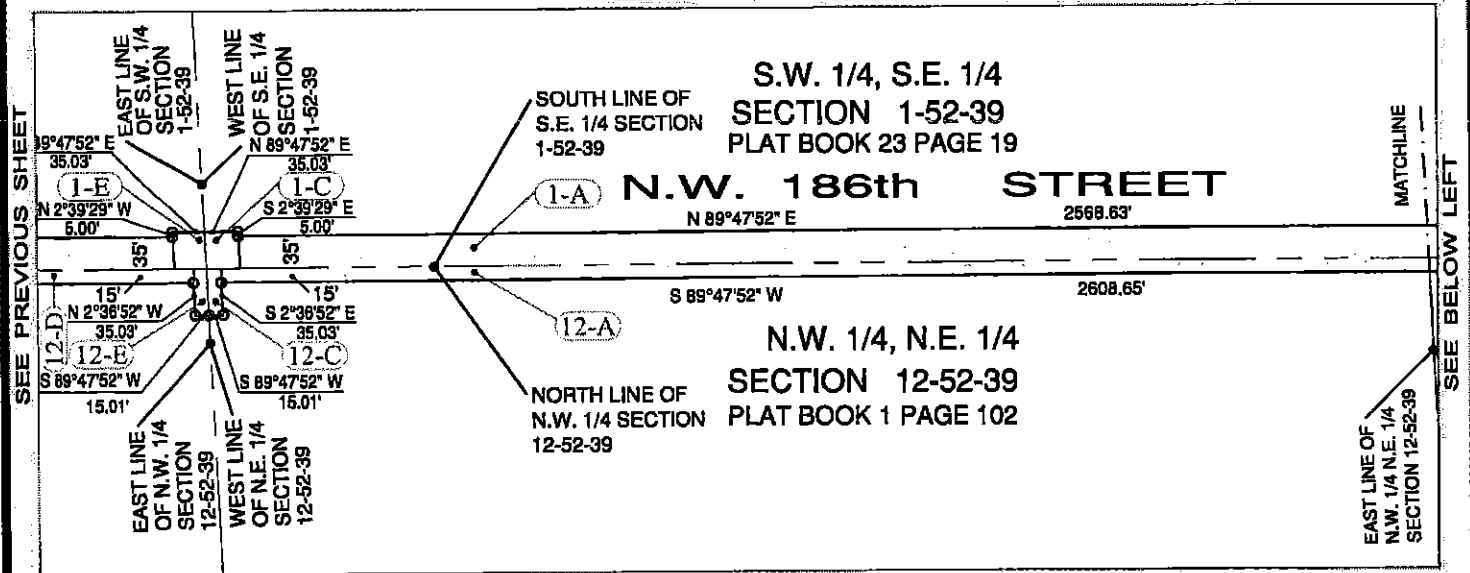
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Date	7/11/17
Scale	1"=200'
Job. No.	170693
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EXHIBIT "A"



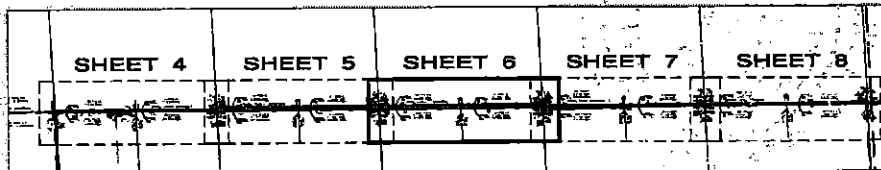
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LB3653 (6/30/17)

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



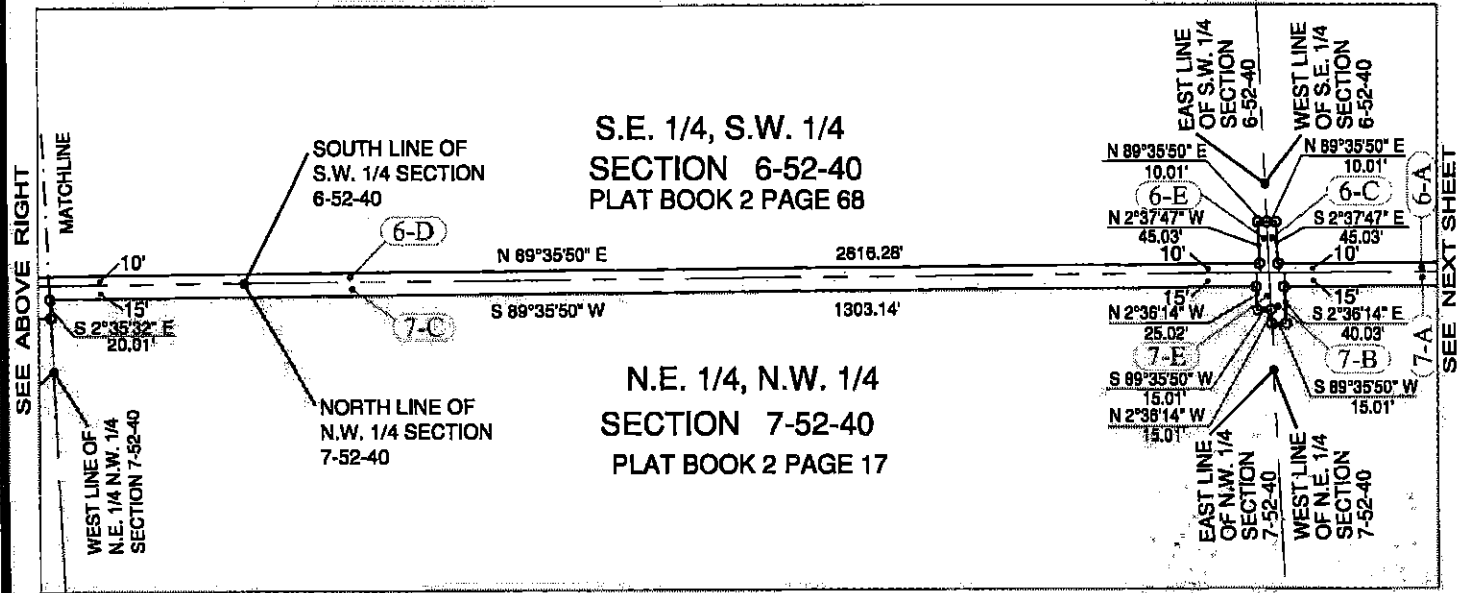
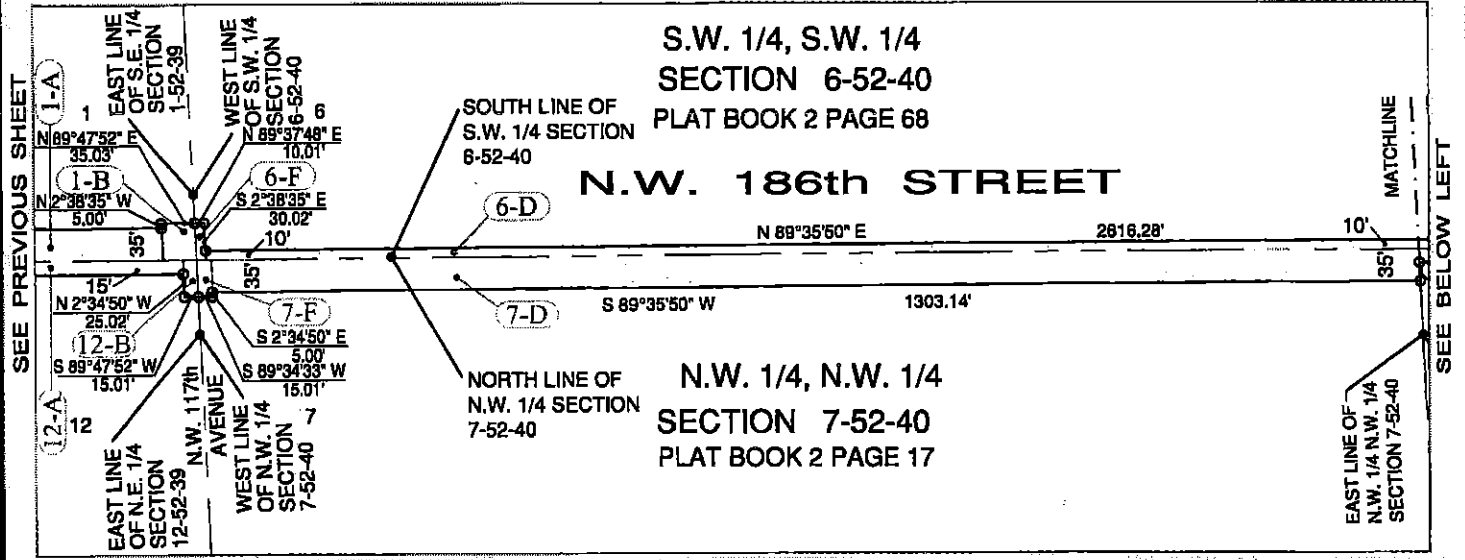
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EXHIBIT "A"

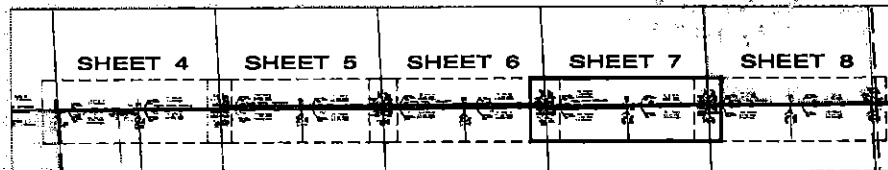


○ = SET 1/2" PIPE & CAP
 LB3653 (6/30/17)

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.



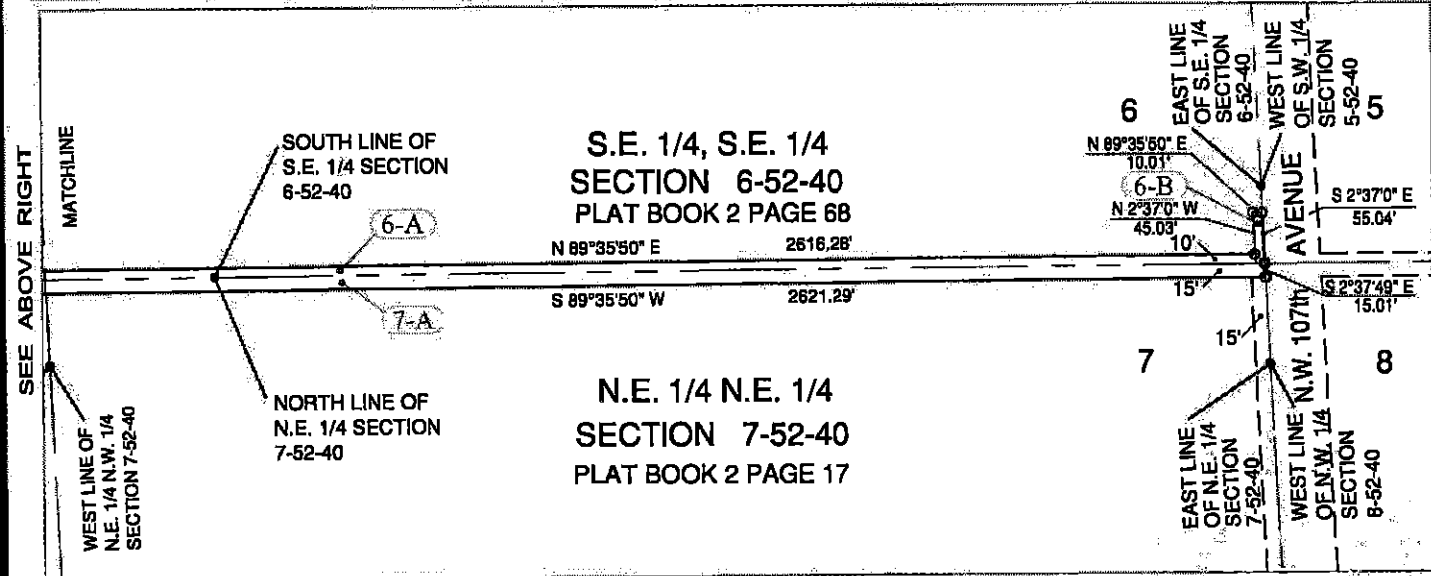
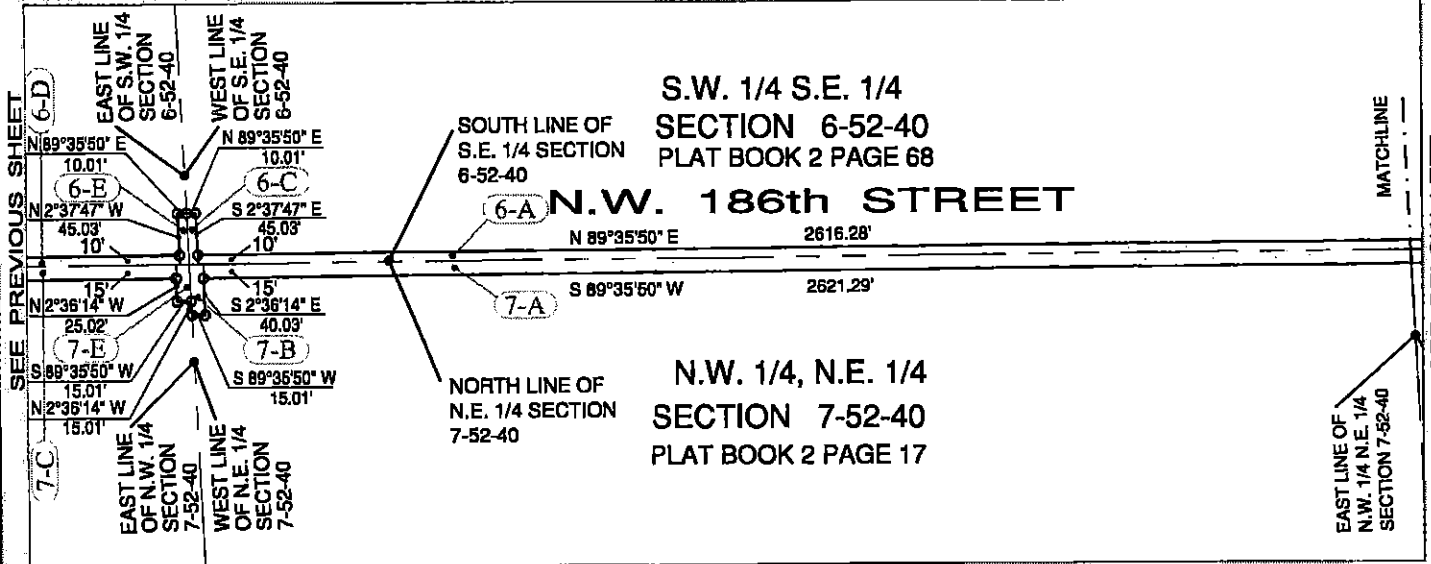
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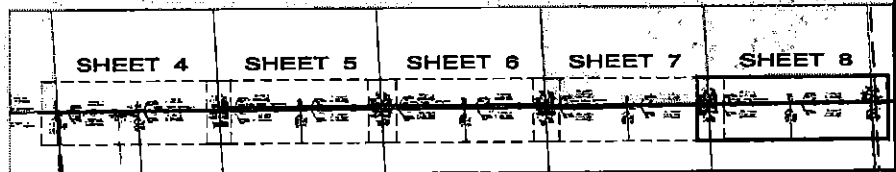


○ - SET 1/2" PIPE & CAP
LB3653 (6/30/17)

GRAPHIC SCALE



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Sheet	8 of 8