

MEMORANDUM

Agenda Item No. 8(N)(1)

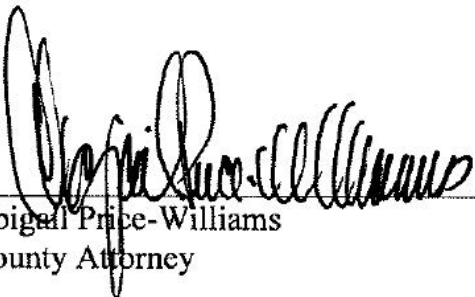
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: May 19, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution requesting the Florida Department of Transportation (FDOT) to convey at no cost properties located on the East and West sides of the limited access right-of-way of State Road 93 (I -75), also known as Parcels 101-RA, 101-RB, 100-A2C, 100-B2N, 100-B2S, 102B, 102-BC, 122, 100-A1C, 100-B1N, and 100-B1S, in sections 9 and 16, Township 52 south, range 40 east, Miami-Dade County, Florida, by Quit Claim Deeds to Miami-Dade County for public purposes; delegating authority to the County Mayor to take all actions necessary to effectuate same; and authorizing the Chairperson of the Board of County Commissioners to accept said conveyances

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/uw

Date: May 19, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in blue ink, appearing to read "Carlos A. Gimenez".

Subject: Resolution Requesting the Florida Department of Transportation (FDOT) to Convey, at No Cost, Properties Located on the East and West Sides of the Limited Access Right-of-Way of State Road 93 (I -75)

Recommendation

It is recommended that the Board of County Commissioners approve the attached resolution requesting rights-of-way conveyances from the Florida Department of Transportation (FDOT) to be used for road and canal public purposes and authorize the Chairperson of the Board of County Commissioners to accept said conveyances on behalf of Miami-Dade County.

Scope

The portion of these parcels located on the West side of the I-75 are within District 12, represented by Commissioner Jose "Pepe" Diaz, and the portion located on the East side of the I-75 are within District 13, represented by Commissioner Esteban Bovo, Jr.

Fiscal impact/funding Source

There is a fiscal impact associated with these subject parcels being included in the Miami-Dade County Roads System. The assumption of the right-of-way will increase the maintenance costs by approximately \$1,280 annually due to the addition of 2500 linear feet of two-lane road. These costs will be funded through the General Fund and the Stormwater Utility fund.

Track Record/Monitor

The Department of Transportation and Public Works (DTPW) is the entity overseeing this project and the person responsible for monitoring is Alejandro Barrios, Manager, Stormwater Engineering and Right-of-Way Division.

Background

As part of the I-75 project and pursuant to Resolution No. R-1463-79, a canal right-of-way for the Golden Glades Canal was conveyed to FDOT by Quit Claim Deed dated December 13, 1979, recorded in Official Records Book 10620, Page 577, of the Miami-Dade County Public Records. The deed conveying the canal rights-of-way included a restriction that the rights-of-way be used for highways purposes only and if the rights-of-way were no longer used by the State for highway purposes, the deed stated that "said rights-of-way shall terminated in and to such portion abandoned and no longer used as aforesaid." On January 10, 2008, FDOT and the County concluded the exchange of property rights authorized by a special agreement approved by Resolution No. R-17-08, which granted an easement for highway purposes by the County to the

FDOT as per Quit Claim Deed dated October 18, 2007, recorded in Official Records Book 26262, Page 174. Pursuant to Section 334.044(17) Florida Statutes, the FDOT, by action of the District Secretary, District Six, authorized the relocation of the limited access right-of-way lines as per FDOT Right-of-Way map for State Road No. 93 in Section 87075 FP 250696-6-32-02, dated April 5, 2019, recorded in Plat Book 154 at Page 19 of the Public Records of Miami-Dade County as depicted in Exhibit 3. FDOT, by virtue of the relocation of the limited access right-of-way lines, has abandoned and will no longer use the properties identified as Parcels 101-RA, 101-RB, 100-A2C, 100-B2N, 100-B2S, 102B, 102-BC, 122, 100-A1C, 100-B1N, and 100-B1S. Pursuant to Section 337.25(4)(b) Florida Statutes, properties to be used for a public purpose may be conveyed without consideration to a governmental entity upon approval by the Secretary of the Department of Transportation. In furtherance of the completion of these exchanges, the FDOT, by action of the District Six Secretary, has agreed to convey, by quitclaim deeds, the lands herein described, without consideration, to Miami-Dade County.

The County wishes to facilitate the opening of the existing NW 170 Street Bridge over I-75. This opening will improve access and mobility, alleviate traffic congestion and accommodate future growth and development in the area. As mentioned above, to assist this effort, FDOT has agreed to transfer land abutting State Road 93 (I-75) to the County. In March 2019, as the first step in the process, FDOT relocated the Limited Access Right-of-Way to exclude the parcels that they no longer need for State Highway purposes, making them available for transfer to Miami-Dade County. Per this resolution, the County is requesting rights-of-way conveyances from FDOT of the aforementioned parcels. These parcels will be used for road and canal public purposes.

The parcels, to be conveyed by quit claim deeds, are legally described in Exhibits "1" and "2" and depicted on Exhibit "3" to this Memorandum.



Jennifer Moon
Deputy Mayor

EXHIBIT 1

Return to:

Right of Way Division .
Miami-Dade County Department of .
Transportation and Public Works .
111 N.W. 1st Street .
Miami, FL 33128-1970 .

Instrument prepared by: .

Carlos D. Socarras P.L.S. .
Miami-Dade County Department of .
Transportation and Public Works .
111 N.W. 1st Street Suite 1610 .

NW 170 Street and SR-93 (I-75)
Parcels 101-RA, 101-RB
102B, 102BC

Folio No. NA .

User Department: DTPW .

122,-
Section 9-52-40

QUIT CLAIM AND CONVEYANCE TO MIAMI-DADE COUNTY
BY FDOT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this day of , A.D. 20 , by
the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION (''Department''), whose address is 1000 NW 111 Avenue,
Miami, Florida 33172-5800, Grantor, and MIAMI-DADE COUNTY (''County''),
a political subdivision of the State of Florida, whose address is Miami-
Dade Government Center, Stephen P. Clark Building, 111 NW 1st Street,
Suite 220, Miami, Florida 33128-1902, Grantee,

WHEREAS, the Department and the County cooperated with each other
in connection with the Department's construction of the transportation
facility known as State Road 93 (''I-75''); and

WHEREAS, said land hereinafter described was heretofore acquired
for state highway purposes; and

WHEREAS, said land is no longer required for state highway purposes, the Department, by action of the District Secretary, District Six, has agreed to re-convey, by quitclaim deed, the lands herein described to the County, without consideration, as an Administrative Transfer, done in accordance with the provisions of Section 337.25, Florida Statutes.

THEREFORE, THIS INDENTURE WITNESSETH: Pursuant to the provisions of Section 337.25, Florida Statutes, the Grantor does hereby remise, release and quitclaim unto the Grantee, and assigns, forever, all the right, title interest, claim and demand of Grantor in the property herein described situate in Miami-Dade County, Florida, viz:

See Composite EXHIBITS, comprised of the legal description and parcels sketch for each parcel as follows A-1 and B-1 (Parcel 101-RA); A-2 and B-2 (Parcel 101-RB); A-3 and B-3 (Parcel 102B); A-4 and B-4 (Parcel 102BC); A-5 and B-5 (Parcel 122), attached hereto and made a part hereof,

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and the State of Florida Department of Transportation by its District Secretary, District Six and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Witness: _____

(print name) _____

Witness _____

(printname) _____

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

(printname) _____

By:

James Wolfe, P.E.
District Six Secretary

ATTEST:

Executive Secretary
(Affix Department Seal)

The foregoing instrument was acknowledged before me this _____ day of _____, 202_, by James Wolfe, P.E., District Secretary for District Six, FDOT, who is personally known to me, or has produced as identification.

Notary Public in and for the County and State
as mentioned above

(Affix Notary Seal)

My Commission Expires _____

The foregoing conveyance was approved pursuant to Resolution No. _____ of the Board of County Commission of Miami-Dade County, Florida, passed and adopted on _____, 202_.

EXHIBIT "1"

**LEGALS DESCRIPTIONS as follows
Exhibits A-1, A-2, A-3, A-4, and A-5**

**PARCEL SKETCHES as follows
Exhibits B-1, B-2, B-3, B-4, and B-5**

EXHIBIT "A-1"

Legal Description Parcel 101-RA (Fee Simple ROW):

A portion of Tract 57 in Section 9, Township 52 South, Range 40 East, according to the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of the Southeast 1/4 of said Section 9, Township 52 South, Range 40 East, with said corner lying on the Easterly Limited Access Right-of-Way line for State Road 93 as stated in Florida Department of Transportation Right-of-Way Map for State Road 93, Section 87075, dated April 3, 2019, recorded in Map Plat Book 159 at Page 19; thence run N2°37'18"W, along said Easterly Limited Access Right-of-Way line, for a distance of 140.09 feet; thence run N89°28'12"E, parallel to the South line of the Southeast 1/4 of said Section 9 departing said Easterly Limited Access Right-of-Way line, for a distance of 210.23 feet; thence run S0°31'48"E for a distance of 140.00 feet to the point of intersection with the South line of said Section 9; thence run S89°28'12"W, along said South line of said Section 9, for a distance of 205.11 feet to the **POINT OF BEGINNING.**

Containing 29,071 Square Feet or 0.667 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the South line of the Southwest 1/4 of Section 9-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socorros, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-Way Division
 Right-of-Way Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

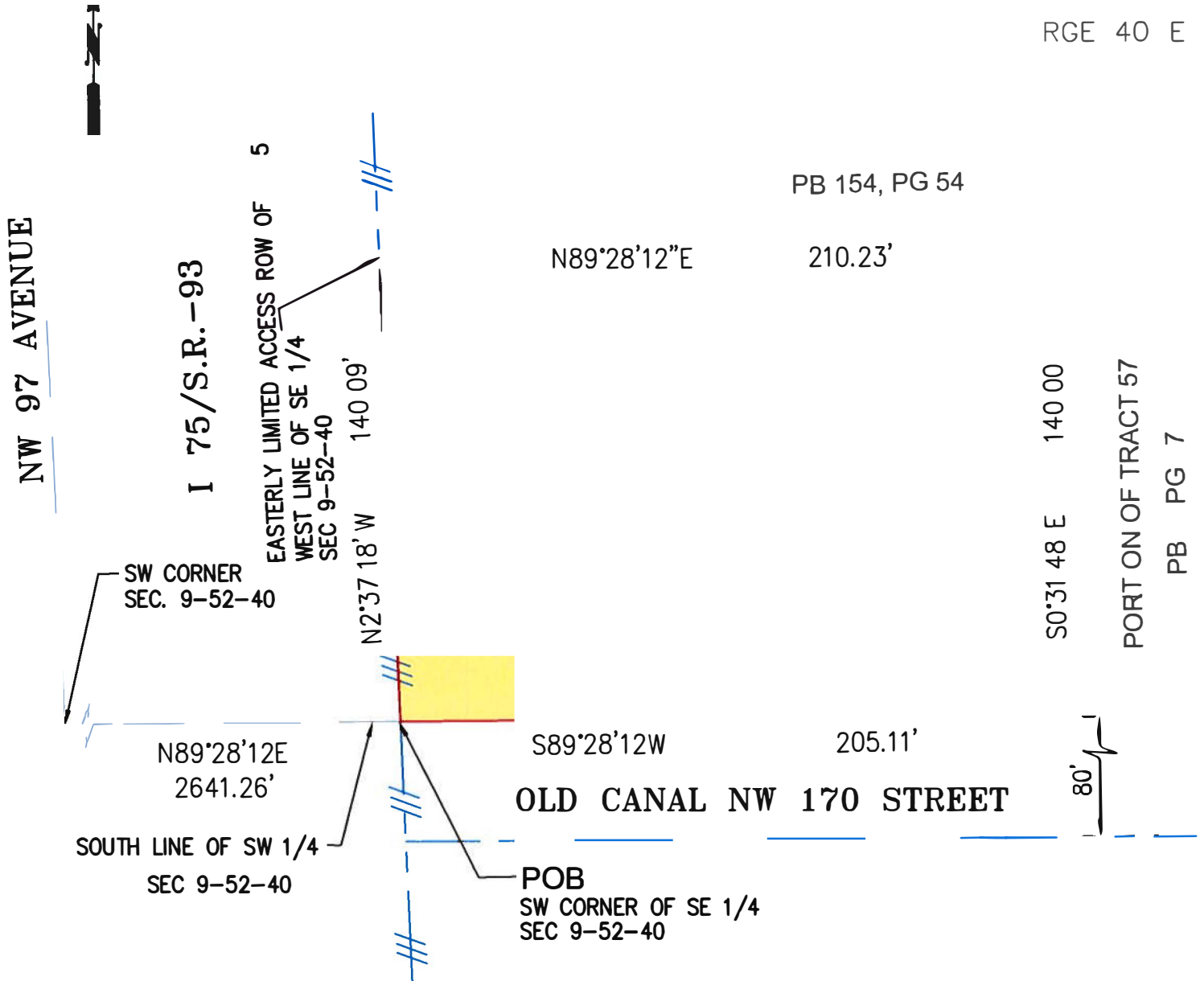


THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT-OF-WAY DIVISION RW ENGINEERING SECTION	PARCEL No. 101-RA	SCALE: N/A	DATE: 08-16-19	Florida Department of Transportation, District VI Sect/Job No.: 87075-2402
	FEE SIMPLE ROW	DRAWN BY: O.Suarez		F.M. No.:
	NW 170 ST & 1-75	CHECKED BY: C. Socarras		SR No.: 93(1-75) County: Miami-Dade
		PROJECT:	SHEET: 1 of 2	Parcel No.: 101-RA Sheet ___ of ___

EXHIBIT "B-1"

SEC 9
TWP 52 S
RGE 40 E



LEGEND

	SECTION LINE	SEC	SECTION
	RIGHT OF WAY LINE	TWP	TOWNSHIP
	LIMITED ACCESS	RGE	RANGE
	RIGHT OF WAY LINE	PB	PLAT BOOK
	PARCEL LINE	PG	PAGE
	PARCEL AREA	POB	POINT OF BEGINNING
	L.A. LIMITED ACCESS	POC	POINT OF COMMENCEMENT
		ROW	RIGHT OF WAY

Area of Parcel = 29,074 square-feet = 0.667 acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
RW ENGINEERING SECTION

PARCEL No. 101-RA
FEE SIMPLE ROW
NW 170 ST & 1-75

SCALE: 1"=50' DATE:08-16-19
DRAWN BY: L. Espinosa
CHECKED BY: Q Suarez
PROJECT: SHEET: 2 of 2

Florida Department of Transportation, District V
Sect/Job No.: 87075-2402
F.M. No.:
SR No.: 93 (1-75)
County: Miami-Dade
Parcel No.:101-RA

EXHIBIT "A-2"

Legal Description Parcel 101-RB (Fee Simple ROW):

A portion of Tract 57 in Section 9, Township 52 South, Range 40 East, according to the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 said Section 9; thence run N89°28'12"E, along the South line of the Southeast 1/4 of said Section 9, for a distance of 205.11 feet to the **POINT OF BEGINNING** of the herein described parcel of land; thence run, N0°31'48"W, perpendicular to the previous course, for a distance of 140.00 feet; thence run N89°28'12"E, along a line parallel to the South line of the Southeast 1/4 of said Section 9, for a distance of 992.01 feet; thence run S0°31'48"E for a distance of 140.00 feet to a point of intersection with the South line of the Southeast 1/4 of said Section 9; thence run S89°28'12"W, along the South line of the Southeast 1/4 of said Section 9, for a distance of 992.01 feet to the **POINT OF BEGINNING**.

Containing 138,881 Square Feet or 3.188 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the South line of the Southwest 1/4 of Section 9-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-way Division
 Right-of-Way Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.



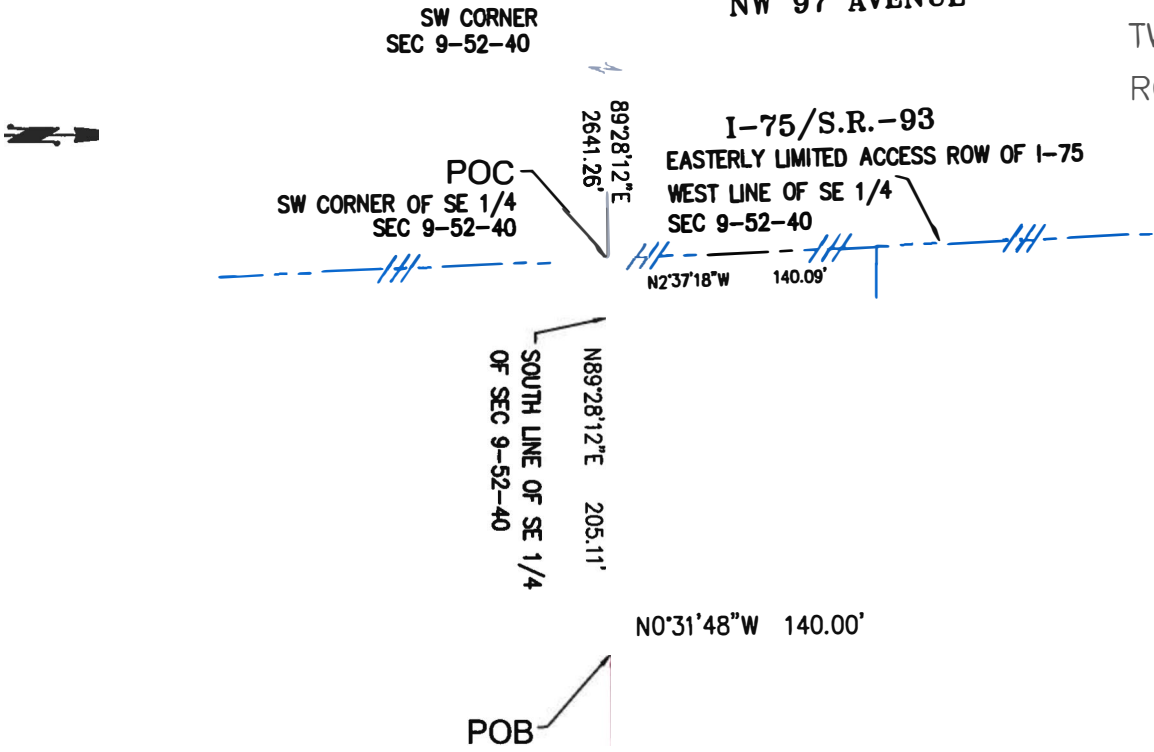
THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT-OF-WAY DIVISION RW ENGINEERING SECTION	PARCEL No. 101-RB FEE SIMPLE ROW	SCALE: N/A	DATE: 08-16-19	Florida Department of Transportation, District VI Sect/Job No.: 87075-2402 F.M. No.: SR No.: 93(1-75) County: Miami-Dade Parcel No.: 101-RB
	NW 170 ST & 1-75	DRAWN BY: O. Suarez		
		CHECKED BY: C. Socarras		
		PROJECT:	SHEET: 2 of 2	Sheet ___ of ___

EXHIBIT "B-2"

NW 97 AVENUE

SEC 9
TWP 52 S
RGE 40 E



LEGEND

- SECTION LINE
- RIGHT OF WAY LINE
- LIMITED ACCESS RIGHT OF WAY LINE
- PARCEL LINE
- PARCEL AREA
- SEC SECTION
- TWP TOWNSHIP
- RGE RANGE
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT OF WAY

CAN L NW 170 TIRE

89'2 2 E 99 01

PB 154, PG 5

S0'31'48"E 140.00'

Area of Parcel = 138,881 square-feet = 3.188 acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
RW ENGINEERING SECTION

PARCEL No. 101-RB
FEE SIMPLE ROW
NW 170 ST & 1-75

SCALE: 1"=100' | D AE:08-16-19
DRAWN BY: L. Espinosa
CHECKED BY: O. Suarez
PROJECT: | SHEET: 2 of 2

Florida Department of Transportation, District V
Sect./Job No.: 87075-2402
F.M. No.:
SR No.: 93 (I-75)
County: Miami-Dade
Parcel No.: 101-R(B)

Sheet ___ of ___

EXHIBIT "A-3"

Legal Description Parcel 102B (Fee Simple ROW)

A portion of Tract 40 in Section 9, Township 52 South, Range 40 East, according to the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 9, Township 52 South, Range 40 East; thence run S89°28'12"W, along the South line of the Southwest 1/4 of said Section 9, for a distance of 676.14 feet to the Southwest corner of Parcel 102 as condemned by Order of Taking dated April 5, 1979, recorded in O.R. Book 10365 at Page 26 being also the **POINT OF BEGINNING**; thence continue S89°28'12"W along the said South line for a distance of 644.50 to a point of intersection with the West line of said Tract 40; thence run N2°37'16"W, along the last described West line for a distance of 140.09 feet; thence run N89°28'12"E, along a line that is 140.00 feet northerly of and parallel to the South line of the Southwest 1/4 of said Section 9, for a distance of 649.61 feet; thence run S0°31'48"E for a distance of 140.00 feet to an intersection with the South line of the Southwest 1/4; feet to the **POINT OF BEGINNING**.

Containing 90,593 Square Feet or 2.080 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the South line of the Southwest 1/4 of Section 9-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-way Division
 Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

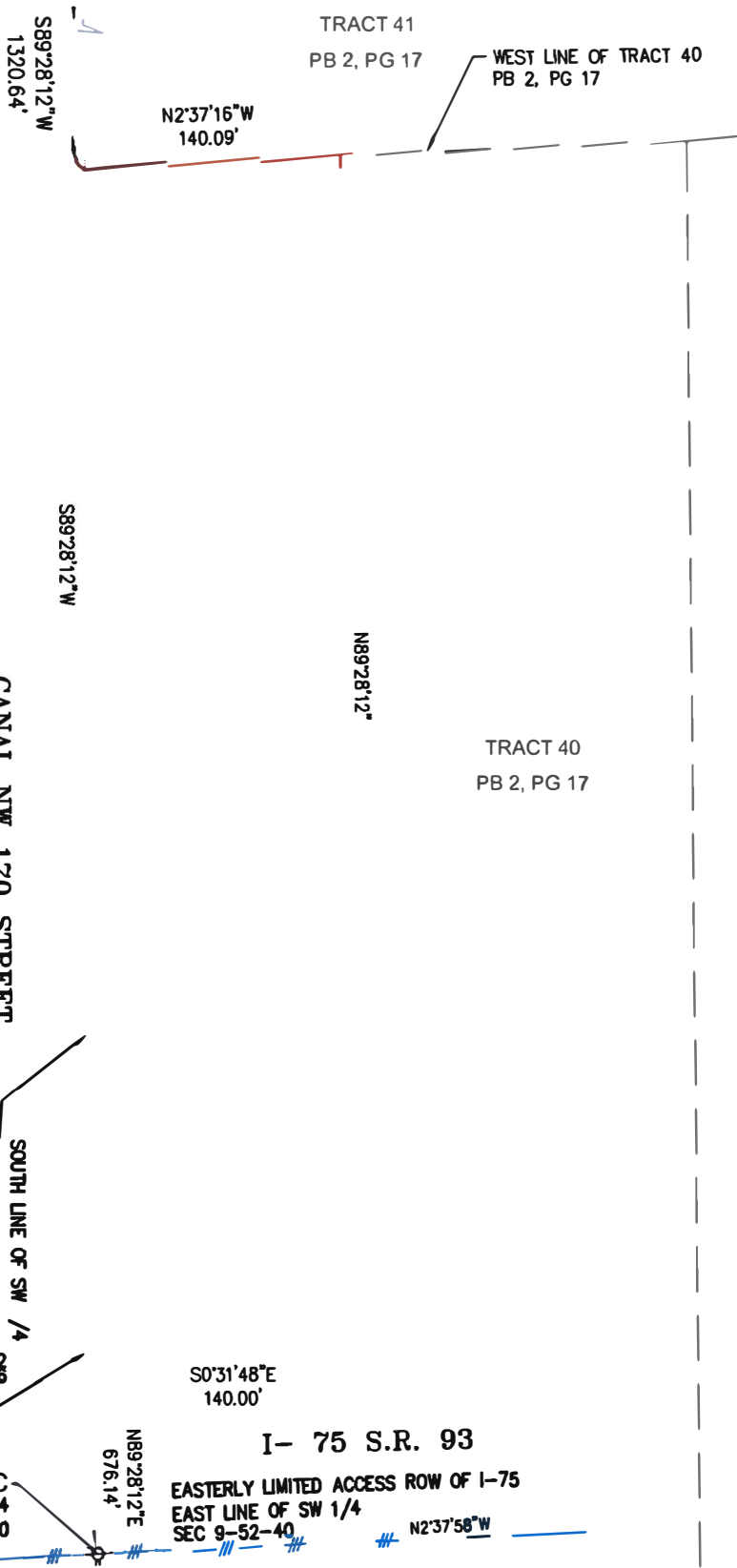


THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RW RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PARCEL No. 102B FEE SIMPLE ROW	SCALE: N/A	DATE: 8-19-19	Florida Department of Transportation, District V Sect/Job No.: 87075-2402 F.M. No.: SR No.: 93(1-75) County: Miami-Dade Parcel No.: 102 Sheet ___ of ___
	NW 170 ST & 1-75	DRAWN BY: J. Tirado		
		CHECKED BY: C. Socarras		
		PROJECT:	SHEET: 1 of 2	

EXHIBIT "B-3"

SEC 9
TWP 52 S
RGE 40 E



LEGEND

- TRACT LINE
- SECTION LINE
- PARCEL BOUNDARY
- PARCEL AREA
- SEC. SECTION
- TWP TOWNSHIP
- RGE RANGE
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT OF WAY

Area of Parcel = 90,593 square-feet = 2.210 acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
RW ENGINEERING SECTION

PARCEL No. 102B
FEE SIMPLE ROW
NW 170 ST & 1-75

SCALE: 1"=100' | DATE: 8-19-19
DRAWN BY: J. Tirado
CHECKED BY: C. Socarras
PROJECT: | SHEET: 2 of 2

Florida Department of Transportation, District V
Sect/Job No.: 87075-2402
F.M. No.:
SR No.: 93(1-75)
County: Miami-Dade
Parcel No.: 102B

Sheet of

EXHIBIT "A-4"

Legal Description Parcel 102 BC

A portion of Tract 40 of **FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1** of Section 9, Township 52 South, Range 40 East, Miami-Dade County, Florida, according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the SW 1/4 of said Section 9, said point being also the Southeast corner of Parcel 102 as condemned by Order of Taking dated April 5, 1979, recorded in O.R. Book 10365 at Page 26; thence run S89° 28' 12"W along the South line of the SW 1/4 of said Section 9 being also the South line of the said Parcel 102 for a distance of 470.98 feet to a point of intersection with the relocated Westerly Limited Access Right-of-Way line of the I-75 as stated in FDOT Right-of-Way Map State Road No. 93 Section 87075 dated April 3, 2019 recorded in Map Plat Book 159 at Page 19, being also the **POINT OF BEGINNING**; thence continue S89° 28' 12"W, along the South line of the SW 1/4 of said Section 9 being also the South line of the aforementioned Parcel 102 for a distance of 205.11 feet; thence run N 0° 31' 48" W, perpendicular to the last described course, for a distance of 140.00 feet to the intersection with the Southernmost Northerly boundary line of said Parcel 102; thence run N89° 28' 12"E along said Southernmost Northerly boundary line for a distance of 200.05 feet to a point of intersection with the relocated Westerly Limited Access Right-of-Way line of the I-75 as stated in FDOT Right-of-Way Map State Road No. 93 Section 87075 dated April 3, 2019 recorded in Map Plat Book 159 at Page 19; thence run S 2° 37' 07" E along said Westerly Limited Access Right-of-Way line of the I-75 for a distance of 140.09 feet to the **POINT OF BEGINNING**.

Containing 28,357 Square Feet or 0.651 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the North line of the Northwest 1/4 of Section 16-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-way Division
 Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

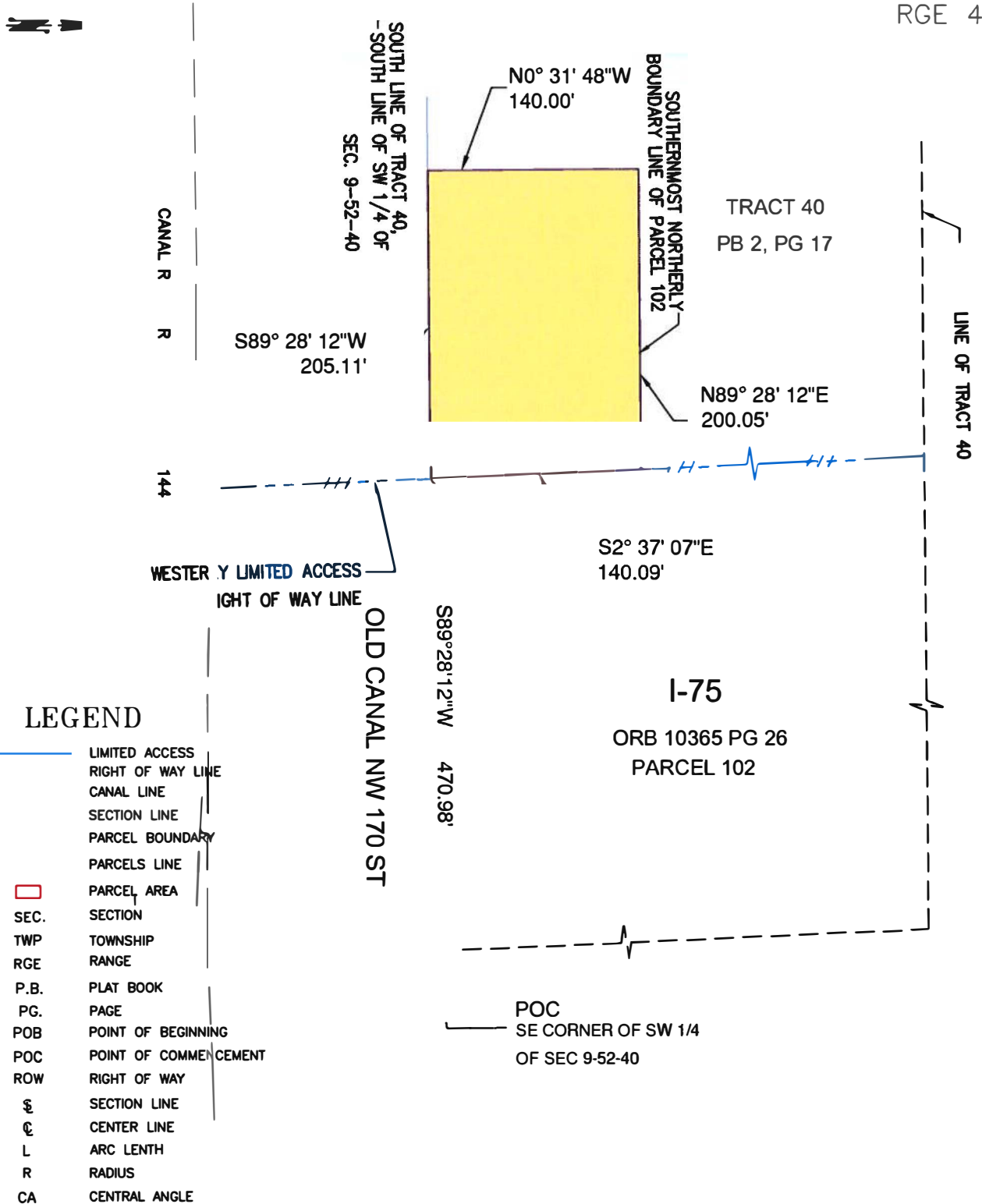


THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT-OF-WAY DIVISION RW ENGINEERING SECTION	PARCEL No. 102 BC FEE SIMPLE ROW	SCALE: N/A	DATE: 8-16-19	Florida Department of Transportation, District V Sect/Job No.: 87075-2402 F.M. No.: SR No.: 93(I-75) County: Miami-Dade Parcel No.: 102 BC
	NW 170 ST & 1-75	DRAWN BY: J. Tirado	CHECKED BY: C. Socarras	

EXHIBIT "B-4"

SEC 9
TWP 52 S
RGE 40 E



Parcel Area = 28,357 square-feet = 0.651 acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
RW ENGINEERING SECTION

PARCEL No. 102 BC
FEE SIMPLE ROW
NW 170 ST & I-75

SCALE: 1"=100' DATE: 8-16-19
DRAWN BY: J. Tirado
CHECKED BY: C. Socarras
PROJECT: SHEET: 2 of 2

Florida Department of Transportation, District V
Sect/Job No.: 87075-2402
F.M. No.:
SR No.: 93(1-75)
County: Miami-Dade
Parcel No.: 102 BC
Sheet_2_of_2

EXHIBIT "A-5"

Legal Description Parcel 122

A portion of the East 1/2 of Tract 41 in Section 9, Township 52 South, Range 40 East, according to the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1 as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Southwest 1/4 of said Section 9; thence run S89°28'12"W along the South line of the Southwest 1/4 of said Section 9 for a distance of 1320.64 feet to a point of intersection with the East line of said Tract 41, said point also being the **POINT OF BEGINNING** of the herein described parcel of land; thence continue S89°28'12"W, along the South line of the Southwest 1/4 of said Section 9, for a distance of 348.47 feet; thence run N0°31'48"W, for a distance of 140.00; thence run N89°28'12"E, for a distance of 343.34 feet to a point of intersection with the aforementioned East line of Tract 41; thence run S2°37'16"E, along said East line of Tract 41, for a distance of 140.09 feet to the **POINT OF BEGINNING**.

Containing 48,425 Square Feet or 1.112 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the South line of the Southwest 1/4 of Section 9-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-Way Division
 Right-of-Way Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT-OF-WAY DIVISION RW ENGINEERING SECTION	PARCEL No. 122 FEE SIMPLE ROW	SCALE: N/A	DATE: 08-12-19	Florida Department of Transportation, District V Sect/Job No.: 87075-2402 F.M. No.: SR No.: 93(-75) County: Miami-Dade Parcel No.: 122
	NW 170 ST & 1-75	DRAWN BY: J. Tirado CHECKED BY: C. Socarras PROJECT:	SHEET: 1 of 2	Sheet ___ of ___

EXHIBIT "B-5"

TRACT 41
 PB 2, PG 17
 N0°31'48"W 140.00'

SEC 9
 TWP 52 S
 RGE 40 E

L
 ANNAL NW 17 T
 FEET

S89°28'12" W

348.47

89°28'12" E

43.34

TRA T 41
 PB 2 PG 17

LEGEND

- TRACT LINE
- SECTION LINE
- PARCEL BOUNDARY
- PARCEL AREA
- SEC. SECTION
- TWP TOWNSHIP
- RGE RANGE
- P.B. PLAT BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT OF WAY



SOUTH LINE OF SW 1/4
 OF SEC 9-52-40

S2°37'16"E 140.09'

TRACT 40
 PB 2, PG 17

EAST LINE OF
 TRACT 41
 PB 2, PG 17

POC
 SE CORNER OF SW 1/4
 SEC 9-52-40

N89°28'12"E
 1320.64'

EASTERLY LIMITED ACCESS ROW OF I-75
 EAST LINE OF SW 1/4
 SEC 9-52-40

N2°37'58"W

75 S.R. 93

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.

THIS IS NOT A SURVEY

Area of Parcel = 48,425 square-feet = 1.112 acres

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 MIAMI-DADE COUNTY DEPARTMENT
 OF TRANSPORTATION AND PUBLIC WORKS
 RIGHT-OF-WAY DIVISION
 RW ENGINEERING SECTION

PARCEL No. 122
 FEE SIMPLE ROW

NW 170 ST & I-75

SCALE: 1"=60' DATE:08-12-19

DRAWN BY: J. Tirado

CHECKED BY: C. Socarras

PROJECT: SHEET: 2 of 2

Florida Department of Transportation, District V
 Sect/Job No.: 87075-2402
 F.M. No.:
 SR No.: SR 93 (I-75)
 County: Miami-Dade
 Parcel No.: 122

Sheet ___ of ___

EXHIBIT 2

Return to:

Right of Way Division
Miami-Dade County Department of
Transportation and Public Works
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Carlos D. Socarras P.L.S.
Miami-Dade County Department of
Transportation and Public Works
111 N.W. 1st Street Suite 1610
Miami, FL 33128-1970

.
. NW 170 Street and SR-93 (I-75)
. NW 170 Street and SR-93 (I-75)
. Parcels 100A1C, 100A2C
. 100B1N, 100B1S
. 100B2N, 100B2S
. Section 16-52-40

Folio No. NA
User Department: DTPW

**QUIT CLAIM AND CONVEYANCE TO MIAMI-DADE COUNTY BY
FDOT**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this day of , A.D. 20 ,
by the STATE OF FLORIDA by and through the STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION ("Department"), whose address is 1000
NW 111 Avenue, Miami, Florida 33172-5800, Grantor, and MIAMI-DADE
COUNTY ("County"), a political subdivision of the State of
Florida, whose address is Miami-Dade Government Center, Stephen P.
Clark Building, 111 NW 1st Street, Suite 220, Miami, Florida 33128-
1902, Grantee,

WHEREAS, the Department and the County cooperated with each
other in connection with the Department's construction of the
transportation facility known as State Road 93 ("I-75"); and

WHEREAS, the County exchanged properties rights acquired from
Central and Southern Florida Flood Control District recorded in
Official Record Book 1587, at Page 274, of the Public Records of
Miami-Dade County approved by Resolution R 554-67 in May 16, 1967,

and almost the same day a canal right-of-way and a canal maintenance easement were tendered to the County dated May 27, 1967 recorded in Official Records Book 5591 at pages 66 and 24, respectively, of the Miami-Dade County Public Records; and

WHEREAS, in furtherance of the "I-75" project and pursuant to County's Resolution No. R-1463-79, the above canal right-of-way and canal maintenance easement were conveyed to the Department by Quit Claim Deed dated December 13, 1979, recorded in Official Records Book 10620, Page 577 and 579 respectively, of the Miami-Dade County Public Records; and

WHEREAS, between 1982 and 1983, during the construction, the Canal was realigned and built outside the land conveyed by the County to the Department; and

WHEREAS, In January 10, 2008 the Department and the County concluded the exchange of property rights authorized by an special agreement approved by R-17-18, granting a permanent easement to the Department by Quit Claim Deed dated October 18, 2007, recorded in Official Records Book 26262, Page 144, and received an easement for canal maintenance from the Department in and across portion of the Golden Glades Canal (NW 170 Street) by Easement Instrument dated February 22, 2008 recorded in Official Records Book 26262, Page 160; and

WHEREAS, in furtherance of the completion of these exchanges, the Department, by action of the District Secretary, District Six, has agreed to re-convey, by quitclaim deed, the lands herein described to the County, without consideration, as an Administrative Transfer, done in accordance with the provisions of Section 337.25, Florida Statutes.

THEREFORE, THIS INDENTURE WITNESSETH: Pursuant to the provisions of Section 337.25, Florida Statutes, the Grantor does hereby remise, release and quitclaim unto the Grantee, and assigns, forever, all the right, title interest, claim and demand of Grantor in the property herein described situate in Miami-Dade County, Florida, viz:

See Composite **Exhibits**, comprised of the legal description and parcels sketch for each parcel as follows A-1 and B-1 (Parcel 100 A1C); A-2 and B-2 (Parcel 100 A2C); A-3 and B-3 (Parcel 100 B1N); A-4 and B-4 (Parcel 100 B1S); A-5 and B-5 (Parcel 100 B2N); A-6 and B-6 (Parcel 100 B2S).

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and the State of Florida Department of Transportation by its District Secretary, District Six and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By:

Witness: _____
(print name) _____

James Wolfe, P.E.
District Six Secretary

Witness _____ ATTEST: _____

(printname) _____

Executive Secretary
(Affix Department Seal)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 202_, by James Wolfe, P.E., District Secretary for District Six, FDOT, who is personally known to me, or has produced _____ as identification.

Notary Public in and for the County and
State as mentioned above

(Affix Notary Seal)
My Commission Expires _____

The foregoing conveyance was approved pursuant to Resolution No. _____ of the Board of County Commission of Miami-Dade County Florida, passed and adopted on _____, 202__.

EXHIBIT “2”

**LEGALS DESCRIPTIONS as follows
Exhibits A-1, A-2, A-3, A-4, A-5,
and A-6**

**PARCEL SKETCHES as follows
Exhibits B-1, B-2, B-3, B-4, B-5,
and B-6**

EXHIBIT "A-1"

Legal Description Parcel 100 A1C (Fee Simple):

A portion of the West 3/8 of the North 1/2 of the Northeast 1/4 and a portion of the North 1/2 of the Northwest 1/4, of Section 16, Township 52 South, Range 40 East, Dade County, Florida, lying West of the Limited Access Right-of-Way line of the I-75, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of said Section 16; thence run S89°28'12"W along the North line of the Northwest 1/4 of said Section 16 for a distance of 470.98 feet to the point of intersection with the relocated Westerly Limited Access Right-of-Way line of the I-75 as stated in FDOT Right-of-Way Map for State Road No. 93, Section 87075, dated April 3, 2019, recorded in Map Plat Book 159 at Page 19; thence run S2°36'34"E, for a distance of 80.05 feet to the point of intersection with the Southerly Right-of-Way line of the Old Canal Northwest 170 Street, said point being also the **POINT OF BEGINNING** of the herein described parcel of land; thence continue S2°36'34"E, along said relocated Westerly Limited Access Right-of-Way line of the I-75, for a distance of 60.04; thence run S89°28'12"W, for a distance of 210.22 feet; thence run N0°31'48"W, for a distance of 60.00 feet to the point of intersection with said Southerly Right-of-Way line of the Old Canal Northwest 170 Street; thence run N89°28'12"E, along the said Southerly Right-of-Way line, for a distance of 208.04 feet to the **POINT OF BEGINNING**.

Containing 12,548 Square-feet or 0.288 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the North line of the Northwest 1/4 of Section 16-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-Way Division
 Right-of-Way Division Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

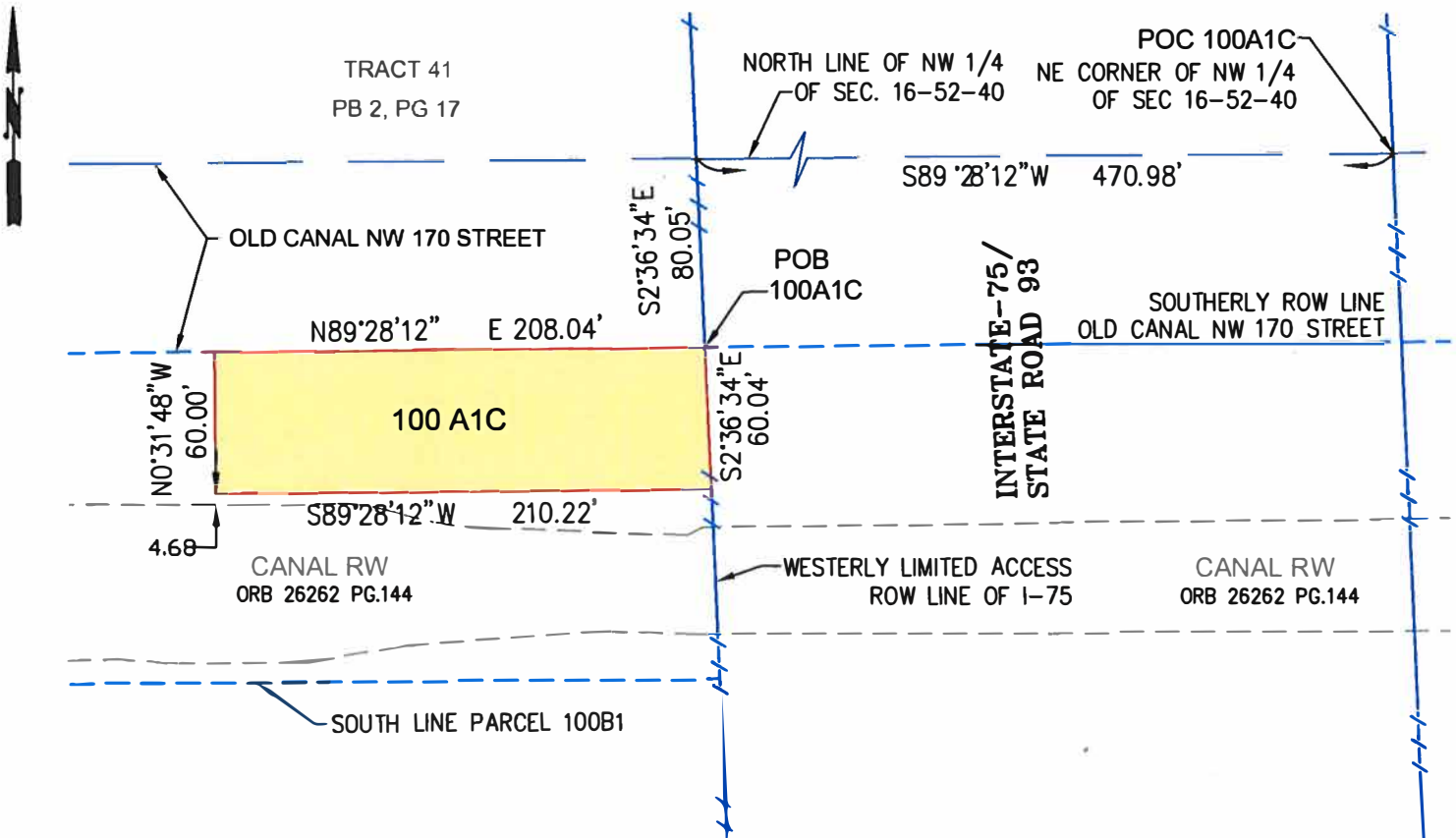


THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT-OF-WAY DIVISION RIGHT OF WAY ENGINEERING SECTION	PARCEL No. 100A1C	SCALE: N/A	DATE: 08-09-19	Florida Department of Transportation, District VI Sect/Job No.: 87075-2402
	FEE SIMPLE RIGHT-OF-WAY	DRAWN BY: O. SUAREZ		F.M. No.:
	NW 170 ST & 1-22	CHECKED BY: C. SOCARRAS		SR No.: 93 (I-75)
		PROJECT:	SHEET: 1 of 2	County: Miami-Dade Parcel No.: 100A1C

EXHIBIT "B-1"

SEC 16
TWP 52 S
RGE 40 E



LEGEND

- CANAL LINE
- LIMIT OF PARCEL 100B1
- LIMITED ACCESS ROW LINE
- SECTION LINE
- PARCEL BOUNDARY
- ▭ PARCEL AREA
- SEC SECTION
- TWP TOWNSHIP
- RGE RANGE
- PB PLAT BOOK
- PG PAGE
- ORB OFFICIAL RECORD BOOK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT-OF-WAY

Area of Parcel = 12,548 Square-Feet, or 0.288 Acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
R/W ENGINEERING SECTION

PARCEL No. 100 A1C
FEE SIMPLE

NW 170 ST & 1-723

SCALE: 1"=200' DATE: 8-09-19
DRAWN BY: O. SUAREZ
CHECKED BY: C. SOCARRAS
PROJECT: SHEET: 2 of 2

Florida Department of Transportation, District VI
Sect./Job No.: 87075-2402
F.P. No.: 1
SR No.: 93(1-75)
County: Miami-Dade
Parent Parcel No.: 100A1C Sheet 2 of 2

EXHIBIT "A-2"

Legal Description Parcel 100 A2C (Fee Simple Right-of-Way):

A portion of the West 1/8 of the North 1/2 of the Northeast 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida, lying North of the canal across and under I-75 also known as a portion of Parcel A-1 quitclaimed to Miami-Dade County October 18, 2007 recorded in O.R. Book 26262 at Page 144 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of said Section 16, thence run N 89° 28' 12" E along the North line of the NE 1/4 of said Section 16 for a distance of 205.08 feet; Thence run S 0° 31' 48" E perpendicular to the previous course for a distance of 80.00 feet to the intersection with the North line of Parcel 100 A in Order of Taking dated April 5, 1979, recorded in O.R. Book 10365 at Page 5 of the Public Records of Miami-Dade County, Florida; said point of intersection being the **POINT OF BEGINNING**, thence continue S 00°31'48" E along the East line of said Parcel 100 A for a distance of 60.00 feet; thence run S 89°28'12" W along a line parallel to and 60.00 feet South of the North line of said Parcel 100 A for a distance of 200.00 feet to a point of intersection with the relocated Easterly Limited Access Right-of-Way line of the I-75 as stated in FDOT Right-of-Way Map State Road No. 93 Section 87075 dated April 3, 2019 recorded in Map Plat Book 159 at Page 19; thence run N 2°36'30" W along said Easterly Right-of-Way line for a distance of 60.04 feet to the feet to the intersection with the North line of Parcel 100 A; thence run N 89°28'12" E along said North line for a distance of 202.18 to the **POINT OF BEGINNING**.

Containing 12,065 square feet, or 0.277 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the North line of the Northwest 1/4 of Section 16-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-way Division
 Right-of-way Division Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

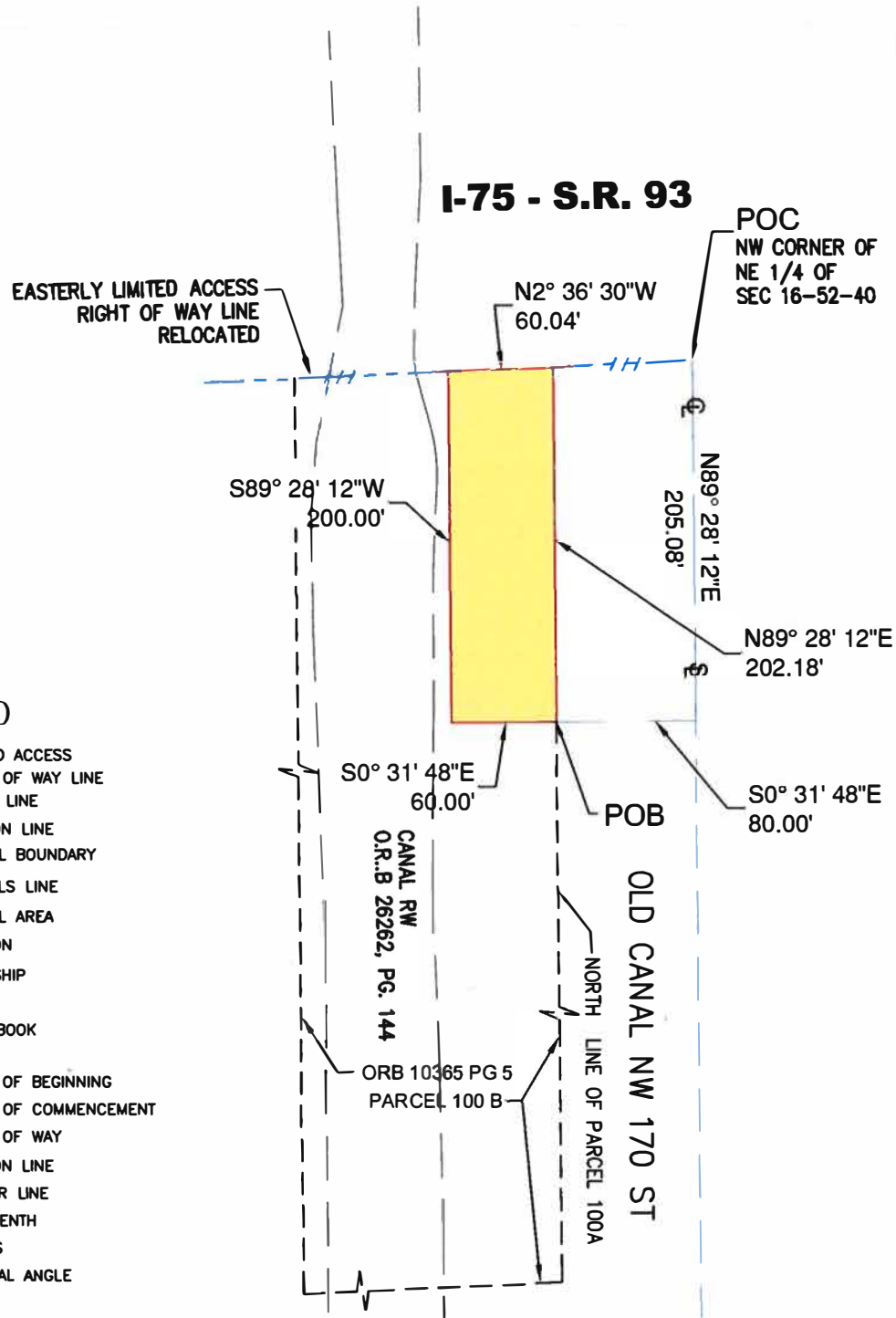


THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT-OF-WAY DIVISION RW ENGINEERING SECTION	PARCEL No. 100A2C FEE SIMPLE ROW	SCALE: N/A	DATE: 8-19-19	Florida Department of Transportation, District VI Sect./Job No.: 87075-2402 F.M. No.: SR No.: 93 (I-75) County: Miami-Dade Parcel No.: 100 B2C
	NW 170 ST & 1-7th 4	DRAWN BY: A. Fraga		Sheet_1_of_2_
		CHECKED BY: C. Socarras		
		PROJECT:	SHEET: 1 of 2	

EXHIBIT B-2"

SEC 16
TWP 52 S
RGE 40 E



LEGEND

- LIMITED ACCESS RIGHT OF WAY LINE
- CANAL LINE
- SECTION LINE
- PARCEL BOUNDARY
- PARCELS LINE
- PARCEL AREA
- SEC. SECTION
- TWP TOWNSHIP
- RGE RANGE
- P.B. PLAT BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT OF WAY
- § SECTION LINE
- ⊙ CENTER LINE
- L ARC LENGTH
- R RADIUS
- CA CENTRAL ANGLE

Parcel Area = 12,065 square-feet = 0.277 acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
RW ENGINEERING SECTION

PARCEL No. 100 A2C
FEE SIMPLE ROW

NW 170 ST & 1-25

SCALE: 1"=100' DATE: 8-19-19
DRAWN BY: A. Fraga
CHECKED BY: C. Socarras
PROJECT: SHEET: 2 of 2

Florida Department of Transportation, District VI
Sect./Job No.: 87075-2402
F.M. No.:
SR No.: 93(1-75)
County: Miami-Dade
Parcel No.: 100 B2C Sheet_2_of_2

EXHIBIT "A-3"

Legal Description Parcel 100 B1N (Fee Simple Right-of-Way):

A portion of the North 1/2 of the Northwest 1/4, of Section 16, Township 52 South, Range 40 East, Dade County, Florida, lying North of the canal across and under I-75 also known as a portion of Parcel A-1 quitclaimed to Miami-Dade County October 18, 2007 recorded in O.R. Book 26262 at Page 144, being more particularly described as follows: **COMMENCE** at the Northeast corner of said Northwest 1/4 of Section 16; thence run S89°28'12"W, along the North line of the NW 1/4 of said Section 16 for a distance of 676.17 feet; thence run S0°31'48"E, perpendicular to the previous course, for a distance of 80.00 feet to a point of intersection with the former Southerly Old Canal Right-of-Way line of NW 170 Street, said point being the **POINT OF BEGINNING**; thence continue S0°31'48"E for a distance of 60.00 feet; thence run N89°28'12"E, along a line parallel and 140 feet South of said North line of the NW 1/4 of said Section 16, for a distance of 210.22 feet to a point of intersection with the relocated Westerly Limited Access Right-of-Way line of the I-75 as stated in FDOT Right-of-Way Map State Road No. 93 Section 87075 dated April 3, 2019 recorded in Map Plat Book 159 at Page 19; thence run S 02°36'34" E, along said Westerly Limited Access Right-of-Way line, for a distance of 16.10 feet to a point of intersection with the Northerly New Canal Right-of-Way line of NW 170 Street; thence run, along said Northerly New Canal Right-of-Way line for the next 17 courses, (1) S 89°12'00" W for a distance of 4.38 feet; (2) S 61°42'51" W for a distance of 7.00 feet; (3) N 87°54'59" W, for a distance of 85.46 feet to the point of curvature of a circular curve concave to the northeast; (4) along the arc of said curve to the right, through a central angle of 15°42'26", having a radius of 140.00 feet, for an arc distance of 38.38 feet to the point of curvature of a reverse curve concave to the southwest; (5) along the arc of said reverse curve to the left, through a central angle of 18°54'53", having a radius of 80.00 feet for an arc distance of 26.41 feet to the point of tangency; (6) S 88°52'36" W for a distance of 37.45 feet; (7) N 89°47'19" W for a distance of 83.36 feet; (8) S 89°29'52" W for a distance of 101.76 feet; (9) N 89°29'07" W for a distance of 100.07 feet; (10) S 85°18'05" W for a distance of 45.72 feet; (11) S 89°39'08" W for a distance of 87.34 feet; (12) S 87°43'45" W for a distance of 97.78 feet; (13) S 89°55'00" W for a distance of 103.05 feet; (14) S 89°42'17" W for a distance of 93.20 feet to a point of curvature of a circular curve concave to the northeast; (15) along the arc of said curve to the right, through a central angle of 20°04'05", having a radius of 153.00 feet, for an arc distance of 53.59 feet; (16) N 70°13'38" W for a distance of 128.00 feet; (17) N 67°18'27" W for a distance of 32.51 feet; thence run N 89°28'12" E, leaving said Northerly New Canal Right-of-Way line, for a distance of 900.65 feet to the **POINT OF BEGINNING**. Containing 55,780 Square-feet or 1.281 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the North line of the Northwest 1/4 of Section 16-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-way Division
 Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.



THIS IS NOT A SURVEY

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 MIAMI-DADE COUNTY DEPARTMENT
 OF TRANSPORTATION AND PUBLIC WORKS
 RIGHT-OF-WAY DIVISION
 RW ENGINEERING SECTION**

**PARCEL No. 100B1N
 FEE SIMPLE ROW**

NW 170 ST & 1-726

SCALE: N/A DATE: 08-09-19
 DRAWN BY: L. Espinosa
 CHECKED BY: C. Socarras
 PROJECT: SHEET: 1 of 2

Florida Department of Transportation, District VI
 Sect./Job No.: 87075-2402
 F.M. No.:
 SR No.: 93 (I-75)
 County: Miami-Dade
 Parcel No.: 100B1N Sheet 1 of 2

MATCHLINE SEE RIGHT BELOW

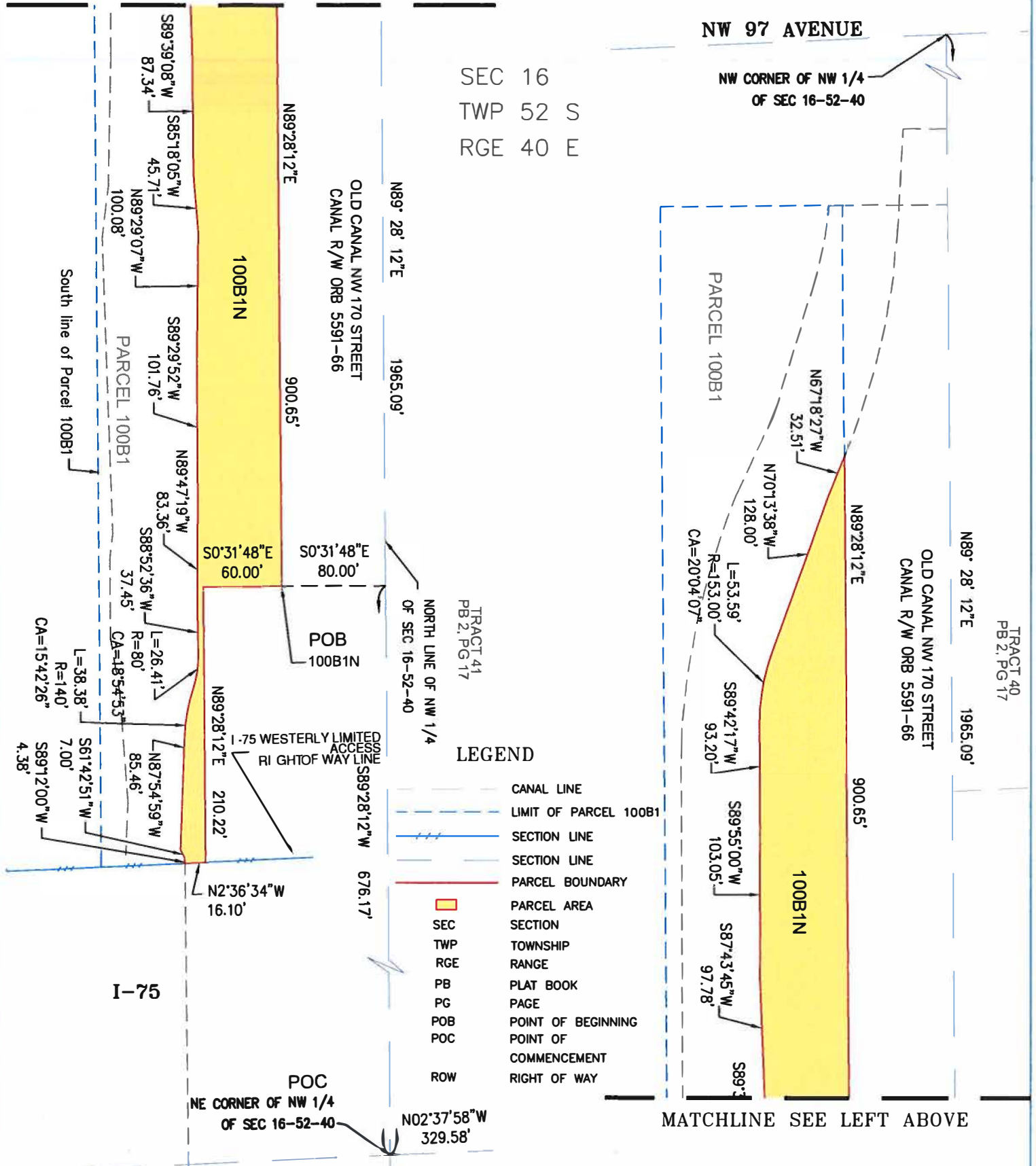
EXHIBIT "B-3"



SEC 16
TWP 52 S
RGE 40 E

NW 97 AVENUE

NW CORNER OF NW 1/4
OF SEC 16-52-40



TRACT 41
PB 2, PG 17

TRACT 40
PB 2, PG 17

LEGEND

- CANAL LINE
- LIMIT OF PARCEL 100B1
- SECTION LINE
- SECTION LINE
- PARCEL BOUNDARY
- PARCEL AREA
- SECTION
- TOWNSHIP
- RANGE
- PLAT BOOK
- PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT OF WAY

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE. THIS IS NOT A SURVEY



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
R/W ENGINEERING SECTION

PARCEL No. 100B1N
FEE SIMPLE ROW

NW 170 ST & 1-727

SCALE: 1"=100'	DATE: 08-09-19
DRAWN BY: L. Espinosa	
CHECKED BY: C. Socarras	
PROJECT:	SHEET: 2 of 2

Florida Department of Transportation, District VI
Sect./Job No.: 87075-2402
F.M. No.:
SR No.: 93 (I-75)
County: Miami-Dade
Parcel No.: 100B1N
Sheet_2_of_2_

EXHIBIT "A-4"

Legal Description Parcel 100 B1S (Fee Simple Right-of-Way):

A portion of the North 1/2 of the NW 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County Florida, lying South of the canal across and under I-75 also known as a portion of Parcel A-1 quitclaimed to Miami-Dade County October 18, 2007 recorded in O.R. Book 26262 at Page 144 of the Public Records of Miami-Dade County; being more particularly described as follows:

Commence at the NE corner of the NW 1/4 of said Section 16, thence run S 89° 28' 12" W, along the North line of the NW 1/4 of said Section 16, for a distance of 1768.89 feet; thence run S 0° 31' 48" E perpendicular to the previous course for a distance of 90.82 feet to the intersection with the South line of said canal across and under I-75, said point of intersection being the **POINT OF BEGINNING**, being also the beginning of a non-tangent circular curve concave to the Southwest, at said point the radial line bears of N 3°31'10"E from center of said curve; thence run 58.25 feet along the arc of said curve and South line of said canal across and under I-75 for the next (13) courses, said curve having a radius of 250.00 feet and a central angle of 13°21'00" to a Point of Tangency; (1) thence run S 73°07'52" E, for 105.26 feet; (2) thence run S 65°06'33" E, for 70.66 feet, (3) to a point of curvature of a non-tangent circular curve concave to the Northeast which radial line bears S 21°45'41" W from center of said curve; thence run 191.51 feet along the arc of said curve to the left, said curve having a radius of 602.29 feet through a central angle of 18°13'06" to the intersection with a non-tangent line; (4) thence run N 89°39'23" E for a distance of 279.30 feet; (5) thence run S89°00'39" E for a distance of 98.74 feet; (6) thence run S83°09'56" E for a distance of of 39.16 feet; (7) thence run N 87°53'35" E for a distance of 226.74 feet; (8) thence run S 84°01'34" E, for a distance of 20.23 feet; (9) thence run N 89°29'42" E for a distance of 59.99 feet; (10) thence run N 80°33'44" E for a distance of 43.14 feet; (11) thence run N 85°46'30" E for a distance of 83.70 feet; (12) thence run S 87°46'25" E for a distance of 40.34 feet; (13) thence run N 89°38'48" E for a distance of 8.10 to a point of intersection with the relocated Westerly Limited Access Right-of-Way line of the I-75 as stated in FDOT Right-of-Way Map State Road No. 93 Section 87075 dated April 3, 2019 recorded in Map Plat Book 159 at Page 19; thence run S 02°36'34" E, along said Westerly Right of Way line, for a distance of 18.54 feet to the intersection with the South line of Parcel 100 B in Order of Taking dated April 5, 1979, recorded in O.R. Book 10365 at Page 5 of the Public Records of Miami-Dade County; thence run S 89°28'12" W, along said South line of Parcel B, for a distance 1305.84 feet to the intersection with the West boundary line of said Parcel 100 B; thence run N 00°31'48" W, along said West boundary line, for a distance of 129.15 feet to the **POINT OF BEGINNING**.

Containing an area of approximately 37,719 Square Feet, which is approximately 0.866 Acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the North line of the Northwest 1/4 of Section 16-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-way Division
 Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT-OF-WAY DIVISION RW ENGINEERING SECTION	PARCEL No. 100 B1S FEE SIMPLE ROW	SCALE: N/A	DATE: 8-16-19	Florida Department of Transportation, District VI Sect./Job No.: 87075-2402
	NW 170 ST & 1-728	DRAWN BY: A. Fraga	F.M. No.:	
		CHECKED BY: C. Socarras	SR No.: 93 (I-75) County: Miami-Dade Parcel No.: 102	
		PROJECT:	SHEET: 1 of 2	Sheet ___ of ___

EXHIBIT "B-4"

SEC 16
TWP 52 S
RGE 40 E

Radial
N3° 31' 10"E

N0° 31' 48"W
129.15'

POB

S00° 31' 48"E

90.82'

L=58.25'
R=250.00'
CA 13° 21' 00"

S89° 28' 12"W
1768.89'

NW 170 ST



Radial
S21° 45' 41"W

POC
NE CORNER OF NW 1/4
OF SEC 16-52-40

S89° 28' 12"W
1305.84'

L=191.51'
R=602.29'
CA=18° 13' 06"

CANAL R/W O.R.B. 26262, PG. 144

SOUTH LINE OF PARCEL 100B

NORTH LINE OF PARCEL 100B

MATCH LINE "A"

N87° 53' 35"E
226.74'

ORB 10365 PG 5
PARCEL 100 B

S89° 28' 12"W
1305.84'

S84° 01' 34"E
20.23'

N89° 29' 42"E
59.99'

N89° 39' 23"E
279.30'

N80° 33' 44"E
43.14'

N85° 46' 30"E
83.70'

I-75 WESTERLY LIMITED
ACCESS
RIGHT OF WAY LINE

S87° 46' 25"E
40.34'

N89° 38' 48"E
8.10'

S89° 00' 39"E
98.74'

S83° 09' 56"E
39.16'

S2° 36' 34"E
18.54'

I-75 - S.R. 93

LEGEND

- LIMITED ACCESS
- RIGHT OF WAY LINE
- CANAL LINE
- SECTION LINE
- PARCEL BOUNDARY
- PARCELS LINE
- PARCEL AREA
- SEC. SECTION
- TWP TOWNSHIP
- RGE RANGE
- P.B. PLAT BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT OF WAY
- § SECTION LINE
- € CENTER LINE
- L ARC LENGTH
- R RADIUS
- CA CENTRAL ANGLE

MATCH LINE "A"

Parcel Area = 37,719 square-feet = 0.866 acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
RW ENGINEERING SECTION

PARCEL No. 100 B1S
FEE SIMPLE ROW

NW 170 ST & 1-729

SCALE: 1"=100'

DATE: 8-16-19

DRAWN BY: A. Fraga

CHECKED BY: C. Socarras

PROJECT:

SHEET: 2 of 2

Florida Department of Transportation, District VI
Sect./Job No.: 87075-2402

F.M. No.:
SR No.: 93(1-75)
County: Miami-Dade
Parcel No.: 100 B1S

Sheet_2_of_2_

EXHIBIT "A-5"

Legal Description Parcel 100 B2N (Fee Simple Right-of-Way):

A portion of the West 3/8 of the North 1/2 of the Northeast 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida, lying North of the canal across and under I-75 also known as a portion of Parcel A-1 quitclaimed to Miami-Dade County October 18, 2007 recorded in O.R. Book 26262 at Page 144 of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

Commence at the NW corner of the NE 1/4 of Section 16; thence run N 89° 28' 12" E, along the North line of the NE 1/4 of said Section 16, for a distance of 205.08 feet; thence run S 0° 31' 48" E for a distance of 80.00 feet to the North boundary line of Parcel 100 B acquired by Order of Taking dated April, 5, 1979, recorded in O.R. Book 10365 at Page 5 of the Public Records of Miami-Dade County, Florida to the **POINT OF BEGINNING**; thence run N 89°28'12" E along the North line of said Parcel 100 B for a distance of 780.36 feet to the intersection with the Northerly line of aforementioned canal across and under I-75; thence run, along said Northerly New Canal Right-of-Way line, for the next 11 courses; (1) S 62°30'35" W for distance of 71.35 feet; (2) to a point of curvature of a circular curve concave to the Northwest, thence run 154.23 feet along the arc of said curve to the right, said curve having a radius of 325.00 feet, and a central angle of 27°11'24" to the point of tangency; (3) S 89°41'58" W for a distance of 271.97 feet; (4) S 88°36'41" W for a distance of 100.67 feet; (5) S 87°41'33" W for distance of 102.53 feet; (6) N 89°33'07" W for a distance of 103.25 feet; (7) S 89°51'15" W for a distance of 78.70 feet; (8) N 87°44'46" W for a distance of 49.42 feet (9) to a point of intersection with a non-tangent circular curve concave to the South, to which point the radial line bears N 02°15'04" E from the center of said curve, thence run 31.07 feet, along the arc of a curve to the left, having a radius of 100.00 feet and a central angle of 17°48'06"; (10) S 74°26'57" W for a distance of 28.82 feet; (11) to a point of intersection with a non-tangent circular curve concave to the North to which point the radial line bears S 15°33'15" E from the center of said curve, thence run 2.53 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet and a central angle of 2°53'51" to a point of intersection with the relocated Easterly Limited Access Right-of-Way line of the I-75 as stated in FDOT Right-of-Way Map State Road No. 93 Section 87075 dated April 3, 2019 recorded in Map Plat Book 159 at Page 19 of the Public Records of Miami-Dade County; thence run N 02°36'30" W along said Easterly Limited Access Right-of-Way line of the I-75 for a distance of 17.95 feet to the Southernmost Northerly line of said Parcel 100 B; thence run N 89°28'12" E along said the Southernmost Northerly line of said Parcel 100 B for a distance of 200.00 feet; thence run N 00°31'48" W perpendicular to the last described course for a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing an area of approximately 49,987 square feet, which is approximately 1.148 acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the South line of the Southwest 1/4 of Section 9-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-way Division
 Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.



THIS IS NOT A SURVEY

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
 MIAMI-DADE COUNTY DEPARTMENT
 OF TRANSPORTATION AND PUBLIC WORKS
 RIGHT-OF-WAY DIVISION
 RW ENGINEERING SECTION**

**PARCEL No. 100B2N
 FEE SIMPLE ROW**

NW 170 ST & 1-780

SCALE: N/A	DATE: 8-16-19
DRAWN BY: A. Frago	
CHECKED BY: C. Socarras	
PROJECT:	SHEET: 1 of 2

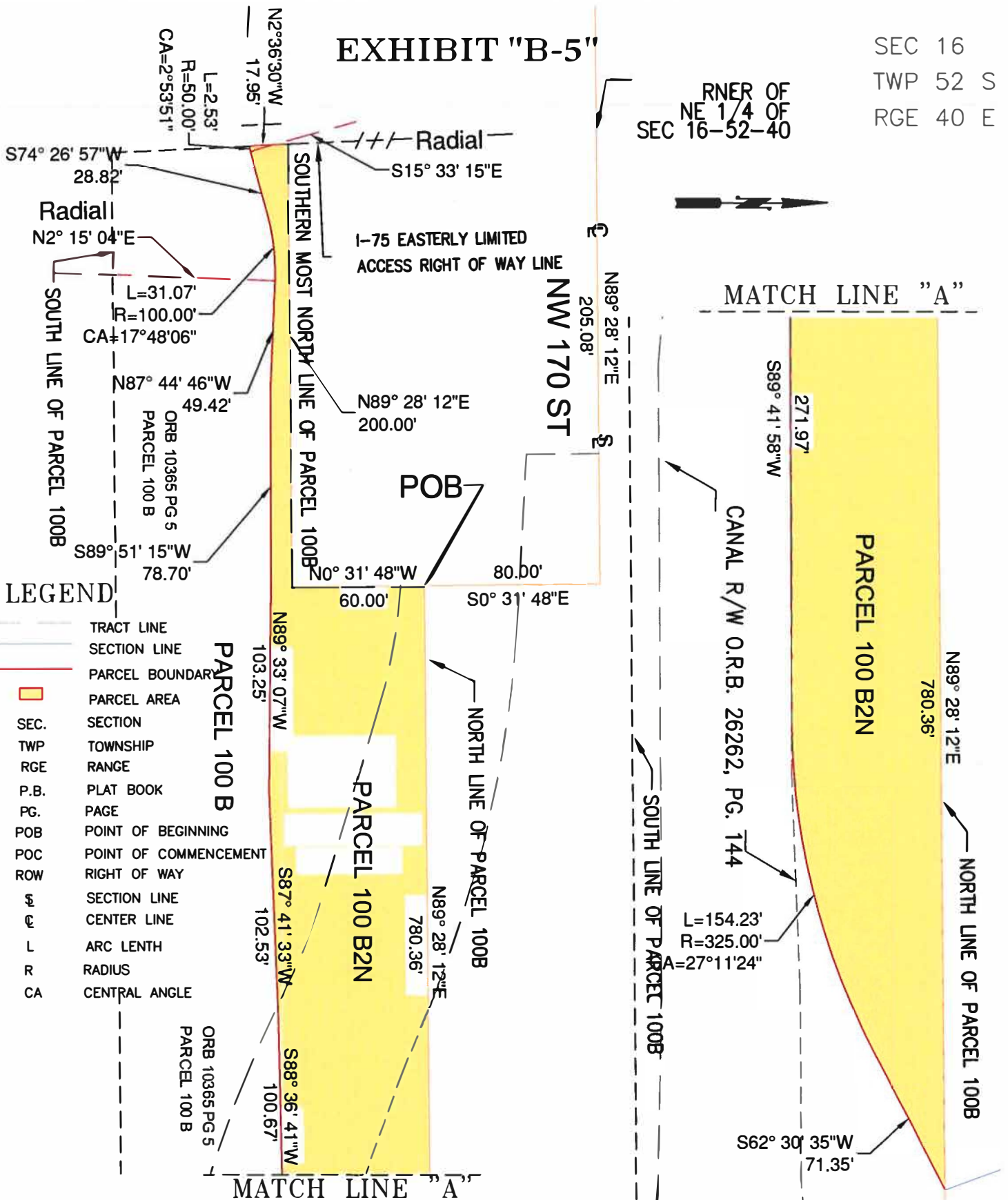
Florida Department of Transportation, District VI Sect/Job No.: 87075-2402
F.M. No.:
SR No.: 93 (I-75)
County: Miami-Dade
Parcel No.: 122

Sheet ___ of ___

EXHIBIT "B-5"

SEC 16
TWP 52 S
RGE 40 E

RNER OF
NE 1/4 OF
SEC 16-52-40



LEGEND

- TRACT LINE
- SECTION LINE
- PARCEL BOUNDARY
- PARCEL AREA
- SECTION
- TOWNSHIP
- RANGE
- PLAT BOOK
- PAGE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT OF WAY
- SECTION LINE
- CENTER LINE
- ARC LENGTH
- RADIUS
- CENTRAL ANGLE

Parcel Area = 49,987 square-feet = 1.148 acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
RW ENGINEERING SECTION

PARCEL No. 100 B2N
FEE SIMPLE ROW

NW 170 ST & 1-781

SCALE: 1"=60'
DRAWN BY: A. Fraga
CHECKED BY: C. Socarras
PROJECT: SHEET: 2 of 2

DATE: 8-16-19
Florida Department of Transportation, District VI
Sect./Job No.:
F.M. No.:
SR No.: 93 (I-75)
County: Miami-Dade
Parcel No.: 122
Sheet ___ of ___

EXHIBIT "A-6"

Legal Description Parcel 100 B2S (Fee Simple Right-of-Way):

A portion of the West 4/8 of the North 1/2 of the NE 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County Florida, lying South of the canal across and under I-75 also known as a portion of Parcel A-1 quitclaimed to Miami Dade County October 18, 2007 recorded in O.R. Book 26262 at Page 144 of the Public Records of Miami-Dade County; being more particularly described as follows: **COMMENCE** at the NW corner of the NE 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County Florida; thence run N 89° 28' 12" E along the North line of the NE 1/4 of said Section 19 for a distance of 1168.40 feet; Thence run S 0° 31' 48" E for a distance of 87.10 feet to the point of intersection with the Northwesterly boundary line of Parcel RWMS 3323 quitclaimed to the Town of Miami Lakes by Quit claim deed dated July 29, 2008 recorded in Official Records Book 26501, Page 3958 on the South line of said Canal across and under I-75, being also the **POINT OF BEGINNING**: thence run along said Northwesterly boundary line of Parcel RWMS 3323 for the next 8 courses; (1) S 65°09'10" W for a distance of 47.22 feet; (2) S 64°18'52" W for a distance of 65.21 feet; (3) S 61°16'00" W for a distance of 42.90 feet; (4) S 61°37'00" W for a distance 32.37 feet; (5) S 67°51'35" W for a distance of 23.89 feet; (6) S 72°14'33" W for distance of 27.05 feet; (7) S 74°55'09" W for a distance of 34.06 feet; (8) S 00°31'48" W for a distance of 24.97 feet to the point of intersection with the South line of Parcel 100 B2; thence run S 89°28'12" W, along said South line of Parcel 100 B2, for a distance of 910.45 feet a point of intersection with the relocated Easterly Limited Access Right-of-Way line of the I-75 as stated in FDOT Right-of-Way Map State Road No. 93 Section 87075 dated April 3, 2019 recorded in Map Plat Book 159 at Page 19; thence run N 02°36'30" W, along said Easterly Limited Access Right-of-Way line, for a distance of 12.15 feet to the Southerly line of the aforementioned canal across and under I-75; thence run along said Southerly line for the next 13 courses; (1) S 79°07'11" E for a distance of 37.42 feet; (2) S 85°56'44" E for a distance of 40.16 feet; (3) N 89°06'26" E for a distance of 67.67 feet; (4) N 87°47'53" E for a distance of 181.48 feet; (5) N 89°34'38" E, for a distance of 237.11 feet; (6) N 89°42'15" E, for a distance of 184.93 feet to a point of curvature of a circular curve concave to the Northwest; (7) thence run 223.39 feet along the arc of a curve to the left, having a radius of 450.00 feet and a central angle of 28°26'34" to a point of tangency; (8) N 61°15'41" E for 46.06 feet; (9) N 64°18'33" E for 65.04 feet; (10) N65°08'51" E for 55.58 feet; (11) S 84°57'07" E for 10.94 feet; (12) N 85°48'24" E for 33.20 feet; (13) N 89°05'17" E, for 4.37 feet to the **POINT OF BEGINNING**.

Containing 11,509 square feet or 0.264 acres more or less.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N89°28'12"E along the centerline of NW 170 Street being also the North line of the Northwest 1/4 of Section 16-52-40 as shown on Florida State Department of Transportation Right-of-Way Map Section No. 87075-2402 dated July 5, 1977 unrecorded.

By: _____
 Carlos D. Socarras, PLS
 Professional Land Surveyor No. 4953
 State of Florida

For: Miami-Dade County Department
 of Transportation and Public Works
 Right-of-way Division
 Engineering Section
 111 NW 1 Street, Suite 1610
 Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

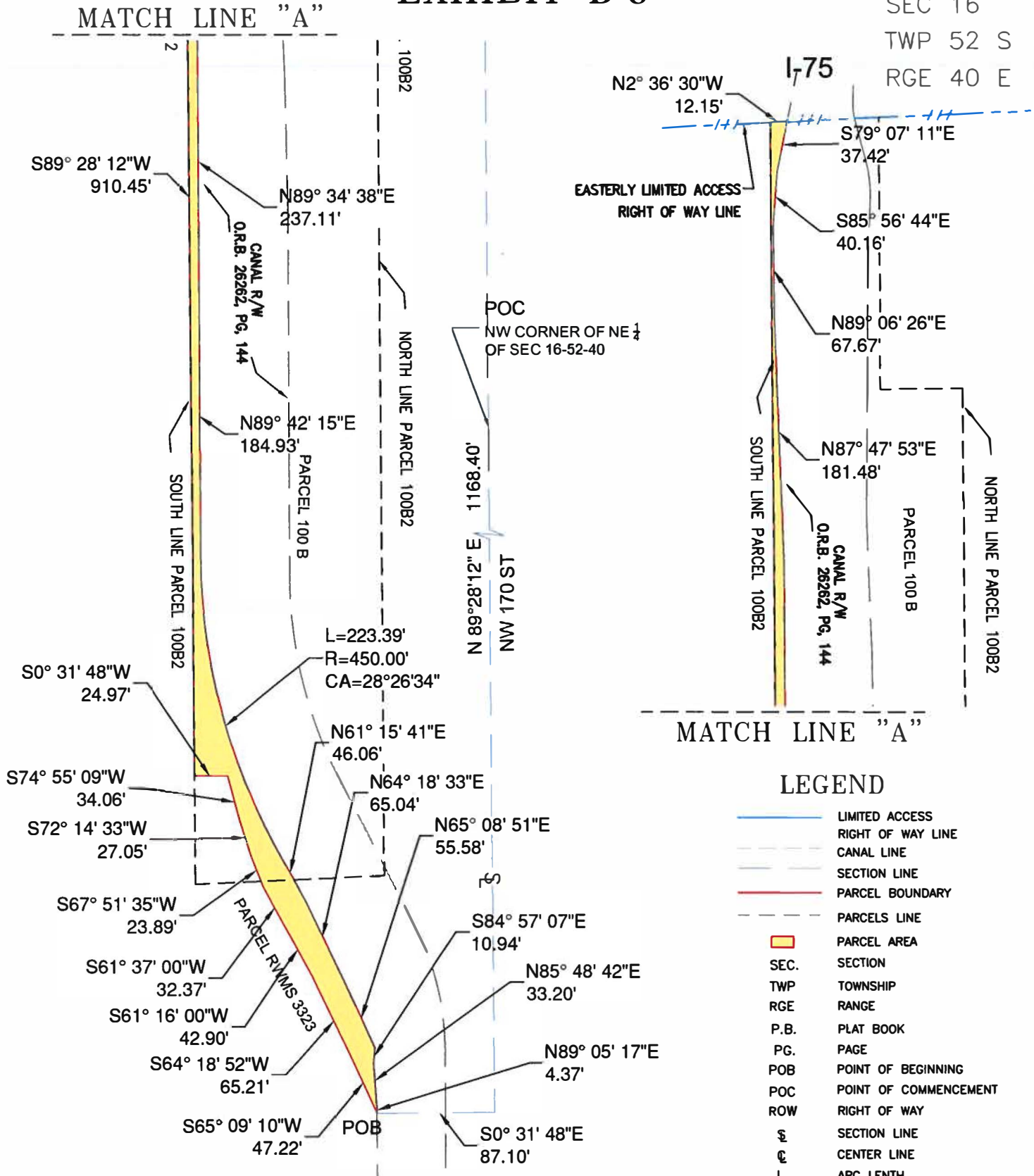


THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS RIGHT-OF-WAY DIVISION RW ENGINEERING SECTION	PARCEL No. 100 B2S FEE SIMPLE ROW	SCALE: N/A	DATE: 8-19-19	Florida Department of Transportation, District VI Sect/Job No.: 87075-2402 F.M. No.: SR No.: 93 (I-75) County: Miami-Dade Parcel No.: 100 B2S
	NW 170 ST & 1-732	DRAWN BY: A. Fraga	CHECKED BY: C. Socarras	SHEET: 1 of 2

EXHIBIT "B-6"

SEC 16
TWP 52 S
RGE 40 E



LEGEND

- LIMITED ACCESS RIGHT OF WAY LINE
- CANAL LINE
- SECTION LINE
- PARCEL BOUNDARY
- PARCELS LINE
- PARCEL AREA
- SEC. SECTION
- TWP TOWNSHIP
- RGE RANGE
- P.B. PLAT BOOK
- PG. PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- ROW RIGHT OF WAY
- § SECTION LINE
- ⊕ CENTER LINE
- L ARC LENGTH
- R RADIUS
- CA CENTRAL ANGLE

Parcel Area = 11,509 square-feet = 0.264 acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT-OF-WAY DIVISION
RW ENGINEERING SECTION

PARCEL No. 100 B2S
FEE SIMPLE ROW

NW 170 ST & 1-75 33

SCALE: 1"=60'

DATE: 8-19-19

DRAWN BY A. Fraga

CHECKED BY: C. Socarras

PROJECT:

SHEET: 2 of 2

Florida Department of Transportation, District VI
Sect./Job No.: 87075-2402

F.M. No.:

SR No.: 93 (1-75)

County: Miami-Dade

Parcel No.: 100 B2S

Sheet_2_of_2_

SW 1/4 SEC. 9-52-40

SE 1/4 SEC. 9-52-40

TRACT 41
P.B. 2, PG. 17

TRACT 40
P.B. 2, PG. 17

TRACT 57
P.B. 2, PG. 17

PARCEL 122

PARCEL 102 B

PARCEL 102 BC

PARCEL 101 RA

PARCEL 101 RB

PARCEL 100 B1S

PARCEL 100 B1N

100 A1C

PARCEL 100 A2C

PARCEL 100 B2N

PARCEL 100 B2S

OLD CANAL R/W
(REVERTED)

OLD CANAL R/W
(ORB P.B. 10620, PG. 577)

OLD CANAL R/W
(REVERTED)

CANAL R/W (ORB P.B. 26262, PG. 144)

CANAL EASEMENT O.R.B. 26262-174

CANAL R/W (ORB P.B. 26262, PG. 144)

PARCEL 100 B2S

153-38

RWMS 3323

LIMITED ACCESS R/W (R.P.B. 159, PG. 19)

SR-93 (I-75)

NW 1/4 SEC. 16-52-40

NE 1/4 SEC. 16-52-40



REVISION	BY	DATE
34		

COMPUTED	BY	DATE
FINISH DRAWN	LESPINGDA	
CHECKED		

SUBMITTED BY:	DATE
L. OMS, PE, R/W Engineer	
APPROVED BY:	DATE
G. Miranda PE, Assistant Director	



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: May 19, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(N)(1)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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)(1)
5-19-20

RESOLUTION NO. _____

RESOLUTION REQUESTING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TO CONVEY AT NO COST PROPERTIES LOCATED ON THE EAST AND WEST SIDES OF THE LIMITED ACCESS RIGHT-OF-WAY OF STATE ROAD 93 (I -75), ALSO KNOWN AS PARCELS 101-RA, 101-RB, 100-A2C, 100-B2N, 100-B2S, 102B, 102-BC, 122, 100-A1C, 100-B1N, AND 100-B1S, IN SECTIONS 9 AND 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BY QUIT CLAIM DEEDS TO MIAMI-DADE COUNTY FOR PUBLIC PURPOSES; DELEGATING AUTHORITY TO THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME; AND AUTHORIZING THE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO ACCEPT SAID CONVEYANCES

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

WHEREAS, Miami-Dade County has requested the Florida Department of Transportation (FDOT) to convey, at no cost, properties acquired by eminent domain for state highway purposes including the portion of NW 170 Street between theoretical NW 95 Avenue and NW 89 Avenue as set forth in the Quit Claim Deeds attached as Exhibit “1” and Exhibit “2” to the Mayor’s Memorandum and depicted in Exhibit “3” to the Mayor’s Memorandum,

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

Section 1. The recitals and findings of this Resolution are adopted and incorporated herein.

Section 2. This Board approves Quit Claim Deed “1”, in substantially the form attached to the Mayor’s Memorandum as Exhibit “1”, conveying to the County the following Parcels 101-RA, 101-RB, 102B, 102BC, and 122 in Section 9-52-40, as said parcels are legally described and depicted in Exhibits “A” and “B” of said Quit Claim Deed attached to the Mayor’s Memorandum and authorizes the Chairperson of the Board of County Commissioners to accept such conveyances on behalf of the County.

Section 3. This Board approves Quit Claim Deed “2”, in substantially the form attached to the Mayor’s Memorandum as Exhibit “2”, conveying to the County the following Parcels 100A1C, 100A2C, 100B1N, 100B1S, 100B2N, and 100B2S in Section 16-52-40 which are legally described and depicted in Exhibits “A” and “B” of said Quit Claim Deed attached to the Mayor’s Memorandum and authorizes the Chairperson of the Board of County Commissioners to accept such conveyances on behalf of the County.

Section 4. This Board delegates the authority to the County Mayor or County Mayor’s designee to take all actions necessary to effectuate the transfer of parcels in Quit Claim Deed “1” and Quit Claim Deed “2.” Pursuant to Resolution No. R-974-09, this Board (a) directs the County Mayor or County Mayor’s designee to record any instruments executed in connection herewith which create or reserve a property interest in favor of the County, in the Public Records of Miami-Dade County, Florida, and to provide a recorded copy of instruments to the Clerk of the Board within thirty days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of said instruments together with this resolution.

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:

Audrey M. Edmonson, Chairwoman

Rebeca Sosa, Vice Chairwoman

Esteban L. Bovo, Jr.

Jose "Pepe" Diaz

Eileen Higgins

Joe A. Martinez

Dennis C. Moss

Xavier L. Suarez

Daniella Levine Cava

Sally A. Heyman

Barbara J. Jordan

Jean Monestime

Sen. Javier D. Souto

The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of May, 2020. 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.



Lauren E. Morse