

MEMORANDUM

Agenda Item No. 14(A)(27)


TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 20, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus and authorizing the conveyance, pursuant to section 125.38, Florida Statutes, of County-owned property (a portion of Folio No. 35-3017-001-0660), located along NW 66 Street, NW 99 Avenue and NW 102 Avenue, Doral, Florida, totaling 42,543 square feet, to the City of Doral, for nominal consideration of \$10.00, for right-of-way dedication and roadway improvements; authorizing the Chairperson or Vice-Chairperson of the Board to execute a County Deed for such purpose, and authorizing the County Mayor to take all actions necessary to effectuate such conveyance and to enforce the provisions set forth in the County Deed

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Chairman Jose "Pepe" Diaz.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Date: July 20, 2021

To: Honorable Chairman Jose “Pepe” Diaz and
Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor



Subject: Resolution Declaring Surplus and Authorizing the Conveyance of 42,543 Square Feet of County-owned Vacant Land Located along NW 66 Street, NW 99 Avenue and 102 Avenue to the City of Doral for Right-of-Way Dedication for Roadway Purposes
Folio No.: A Portion of 35-3017-001-0660

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the resolution declaring as surplus and authorizing the conveyance of 42,543 square feet of County-owned vacant land to the City of Doral for right-of-way dedication and roadway improvement purposes. The County-owned property is under the oversight of the Department of Solid Waste Management. More specifically, the resolution does the following:

- Declares as surplus 42,543 square feet of County-owned vacant land located along NW 66 Street, NW 99 Avenue and NW 102 Avenue, Doral, Florida (Property) being a portion of Folio No. 35-3017-001-0660 (attached Exhibit 1);
- Authorizes the conveyance of the Property to the City of Doral for nominal monetary consideration per the formal request received from the City of Doral (Attachment 1 to the resolution), pursuant to Section 125.38, Florida Statutes; and
- Authorizes the Chairperson or Vice Chairperson of the Board to execute the County Deed (Attachment 2 to the resolution), and to take all actions necessary to effectuate the conveyance of the Property and enforce the provisions set forth in the County Deed.

Scope

The Property is located in Commission District 12, which is represented by Chairman Jose “Pepe” Diaz.

Fiscal Impact/Funding Source

The fiscal impact associated with the conveyance of the property is \$10.00 payable to the County. The City of Doral will be responsible for the construction and maintenance of the roadway infrastructure improvements in the dedicated right-of-way.

Track Record/Monitoring

Idania Barroso of the Internal Services Department will be responsible for effectuating the conveyance, recordation and closing of all the documents in conjunction with this item. Michael Ruiz of the Department of Solid Waste Management will be responsible for ongoing monitoring of the Property for compliance with the deed restrictions requiring the Property to be utilized for roadway purposes.

Delegation of Authority

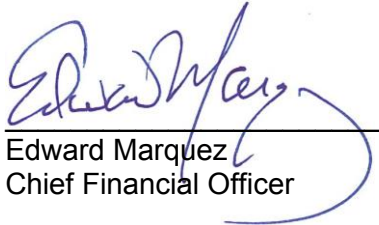
Authorizes the Chairperson or Vice Chairperson of the Board to execute a County Deed and authorizes the County Mayor or the County Mayor’s designee to take all actions necessary to effectuate the conveyance of the Property and enforce the provisions set forth in the County Deed, including but not limited to exercising the County’s reversionary interest.

Background

The City of Doral recently completed construction of the northern half of NW 66 Street from NW 97 Avenue to NW 102 Avenue. There is land adjacent to the Property that is in the process of being developed. As such, the owner is responsible for the dedication and construction of the right-of-way improvements along the south side of NW 66 Street between NW 97 Avenue and NW 99 Avenue, and along the east side of NW 99 Avenue between NW 66 Street to approximately 310 feet south of NW 66 Street. In order to improve the roadway network grid within the adjacent area, and provide for proper roadway alignments, the City of Doral has formally requested the County to dedicate necessary right-of-way along the northern, eastern, and western border of the County-owned property recently purchased by the Department of Solid Waste Management. The dedication would provide the last segment of right-of-way needed to establish the required 70-foot roadway right-of-way along the NW 66 Street, NW 99 Avenue, and NW 102 Avenue corridors. With the right-of-way dedication of the Property, the City of Doral will be able to complete the necessary roadway improvements, and at no cost the County.

Section 125.38 of the Florida Statutes allows agencies, such as the City of Doral, to request the use of County-owned land when such use is for a public or community interest and welfare. The request from the City of Doral is for the public's interest and welfare, as the Property is needed for right-of-way purposes. If granted, the City of Doral will be responsible for the construction and maintenance of the proposed right-of-way, including roadway infrastructure improvements. The Property was circulated to County departments and no use was identified. The proposed County Deed, which will convey the Property to the City of Doral, restricts the use of the Property to roadway purposes and contains a reverter provision which states that if the City of Doral fails to use the Property for roadway purposes, the Property reverts back to the County. Accordingly, the Department of Solid Waste Management recommends that it is in the County's best interest to grant the City of Doral the Property for the right-of-way purposes described herein.

Attachment



Edward Marquez
Chief Financial Officer

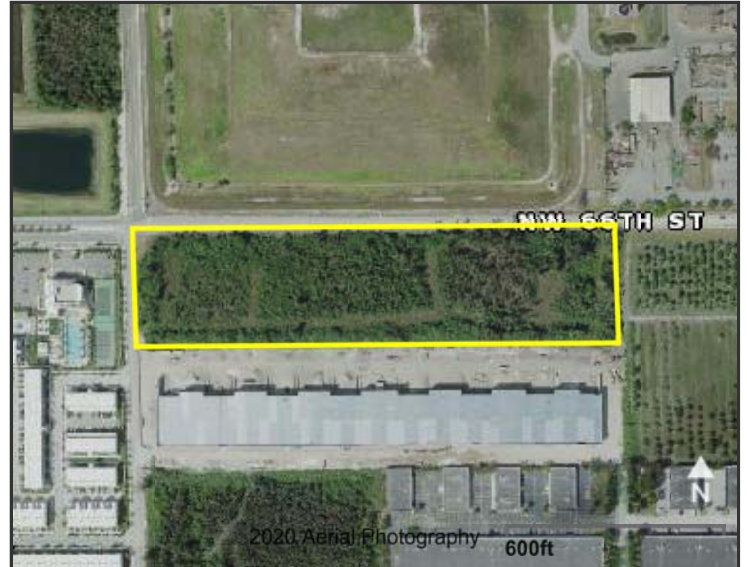


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/1/2021

Property Information	
Folio:	35-3017-001-0660
Property Address:	
Owner	MIAMI DADE COUNTY DEPT OF SOLID WASTE MANAGEMENT
Mailing Address	111 NW 1ST STREET STE 17-202 MIAMI, FL 33128 USA
PA Primary Zone	8900 INTERIM-AWAIT SPECIFIC ZO
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	435,600 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$6,250,000	\$6,250,000	\$4,200,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$6,250,000	\$6,250,000	\$4,200,000
Assessed Value	\$6,250,000	\$2,593,740	\$2,357,946

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$3,656,260	\$1,842,054
County	Exemption	\$6,250,000	\$2,103,523	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
17 53 40 10 AC	
FLA FRUIT LAND CO SUB PB 2-17	
TRACT 64	
LOT SIZE IRREGULAR	
OR 20873-3053/55 11/2002 5	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$6,250,000	\$2,103,523	\$0
Taxable Value	\$0	\$490,217	\$2,357,946
School Board			
Exemption Value	\$6,250,000	\$5,068,750	\$0
Taxable Value	\$0	\$1,181,250	\$4,200,000
City			
Exemption Value	\$6,250,000	\$2,103,523	\$0
Taxable Value	\$0	\$490,217	\$2,357,946
Regional			
Exemption Value	\$6,250,000	\$2,103,523	\$0
Taxable Value	\$0	\$490,217	\$2,357,946

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/11/2019	\$8,390,000	31362-0494	Federal, state or local government agency
11/01/2002	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 20, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(27)

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. 14(A)(27)
7-20-21

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS AND AUTHORIZING THE CONVEYANCE, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, OF COUNTY-OWNED PROPERTY (A PORTION OF FOLIO NO. 35-3017-001-0660), LOCATED ALONG NW 66 STREET, NW 99 AVENUE AND NW 102 AVENUE, DORAL, FLORIDA, TOTALING 42,543 SQUARE FEET, TO THE CITY OF DORAL, FOR NOMINAL CONSIDERATION OF \$10.00, FOR RIGHT-OF-WAY DEDICATION AND ROADWAY IMPROVEMENTS; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE, AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SUCH CONVEYANCE AND TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED

WHEREAS, the City of Doral (the "City") is in the midst of undertaking the construction of the last segment of the roadway widening project for the NW 66 Street, NW 99 Avenue and NW 102 Avenue corridors; and

WHEREAS, in order improve the roadway network grid within the adjacent areas, provide proper roadway alignments and establish the required 70-foot roadway right-of-way, the City has requested the County to convey to the City land consisting of 42,543 square feet, located along NW 66 Street, NW 99 Avenue and NW 102 Avenue, Doral, Florida (a portion of Folio No. 35-3017-001-0660) (the "Property"), which request is attached hereto as Attachment 1; and

WHEREAS, the Property is shown and legally described in the sketch and legal description included as Exhibit A to the County Deed, which County Deed is attached hereto as Attachment 2; and

WHEREAS, the market value of the Property, based on the market value determination made by the Property Appraiser as reflected in the accompanying memorandum, is \$610,408.06; and

WHEREAS, this Board finds that, pursuant to section 125.38, Florida Statutes, the conveyance of the Property to the City is required for right-of-way uses, as described herein, the Property is not otherwise needed for County purposes, and the City's use and development thereof as right-of-way is for the benefit of the public and would promote community interest and welfare; and

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

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

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

Section 2. This Board: (a) declares the Property surplus; (b) pursuant to section 125.38, Florida Statutes, authorizes the conveyance of the Property to the City for nominal consideration of \$10.00, subject to the County Deed restriction that the Property be used for roadway purposes; (c) authorizes the Chairperson or Vice-Chairperson to execute the County Deed in substantially the form attached hereto and made a part hereof as Attachment 2; and (d) authorizes the County Mayor or County Mayor's designee to exercise all rights, including the right to exercise the reverter provisions, set forth in the County Deed, and to take all actions necessary to effectuate the conveyance of the Property.

Section 3. Pursuant to Resolution No. R-974-09, this Board: (a) directs the County Mayor or the County Mayor's designee to record the instrument of conveyance approved herein

in the Public Records of Miami-Dade County, Florida, and to provide a recorded copy of said instrument to the Clerk of the Board within 30 days of execution of said instrument; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy together with this resolution.

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

Jose "Pepe" Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

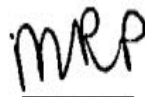
The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of July, 2021. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override 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.



Monica Rizo Perez



Carlos Arroyo

May 3, 2021

Public Works Director

Mr. Michael W. Ruiz
Assistant Director, Administration
Department of Solid Waste Management

RE: NW 66th Street, NW 102nd Avenue, & NW 99th Avenue Right-of-Way
Dedication Request

Dear Mr. Ruiz,

The City of Doral recently completed the construction of NW 66th Street from NW 102nd Avenue to NW 97th Avenue. The property identified with Folio Num. 35-3017-001-0490, located south of NW 66th Street between NW 97th Avenue and NW 99th Avenue, is in the process of being developed. As such, the property is responsible for the dedication and construction of the right-of-way improvements along the south side of NW 66th Street between NW 99th Avenue and NW 97th Avenue, and along the east side of NW 99th Avenue between NW 66th Street to approximately 310 feet south. In order to improve the roadway network grid within the adjacent areas, and provide for proper roadway alignments, the City of Doral respectfully requests your assistance in securing the necessary right-of-way dedication along the northern, eastern, and western borders of the property recently purchased by the Department of Solid Waste, identified by Folio Num. 35-3017-001-0660. This dedication would provide the last segment of right-of-way needed to establish the 70-foot roadway typical section consistently along the NW 66th Street, NW 102nd Avenue, and NW 99th Avenue corridors. With this right-of-way dedication, the City will be able to complete the necessary roadway improvements at no cost to the Department of Solid Waste Management.

As vacant land becomes developed, as per Chapter 65 of the Code of Ordinances, the City usually requires developers to dedicate the necessary right-of-way and construct adjacent roadway infrastructure at their expense as part of the Site Plan and Building Permitting process. If the right-of-way that is required for the project is dedicated to the City at this time, the City will then be able to construct the roadway infrastructure adjacent to your property which will benefit from enhanced accessibility to the property.



If you have any questions or need further assistance do not hesitate to contact me at (305) 593-6740.

Respectfully,

Carlos Arroyo
Public Works Director

cc. Albert P. Childress, City Manager
Luis Figueredo, City Attorney

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

Folio No. A portion of: 35-3017-001-0660

COUNTY DEED

THIS COUNTY DEED, made this day of , 2021 A. D. by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 NW 1 Street, Suite 17-202, Miami, Florida 33128-1963, and the **CITY OF DORAL, a body politic**, (hereinafter "City"), whose address is 8401 NW 53 Terrace, Doral, Florida 33166.

WITNESSETH That the County, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) to it in hand paid by the City, receipt and sufficiency hereby being acknowledged, hereby grants, bargains and sells to the City, its successors and assigns forever, the following legally described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

LEGAL DESCRIPTION

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

That the Property shall be utilized as a right-of-way dedication for roadway purposes. If, in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth herein, title shall revert to the County, at the sole option of the County, upon written notice of such failure to remedy the default. The reverter shall immediately become effective upon the date a written notice from the County to the City is received by the City (the "Effective Reverter Date"). The County, at its sole option, shall have the right to immediate possession of the Property with any and all

improvements thereon, at no cost to the County, on the Effective Reverter Date and the County may file a Notice of Reverter. In the event the County exercises the reverter, the City, upon written request from the County, shall immediately provide the County with a deed of conveyance of the Property back to the County. However, failure to provide such deed of conveyance shall not impact the County's reverter, which shall become effective immediately upon the County providing the written notice to the City.

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

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

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Jose "Pepe" Diaz, Chairman

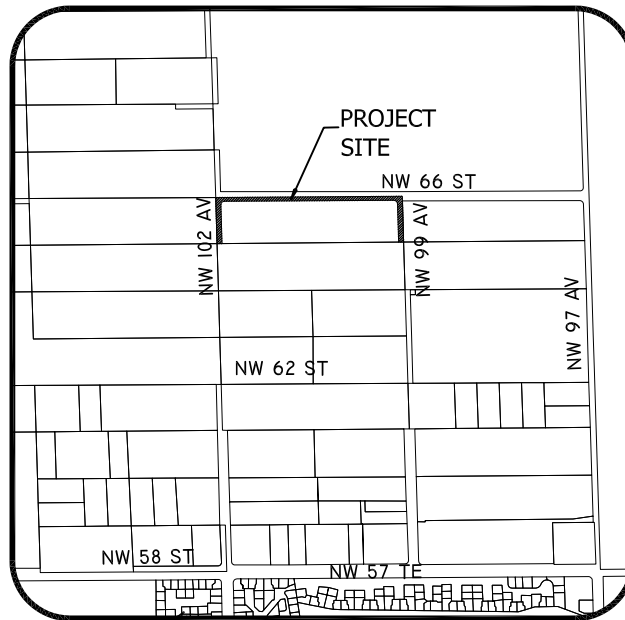
Approved for legal sufficiency. _____

Monica Rizo Perez
Assistant County Attorney

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2021.

City of Doral
Miami Dade County
Section 17,
Township 53 S,
Range 40 E
Parcel Id:35-3017-001-0660

Exhibit "A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES

1. This is not a Boundary Survey.
2. The purpose of this survey is to provide a Legal description for right-of-way dedication along NW 102 Avenue, NW 66 Street and NW 99 Avenue.
3. Bearings are relative to the North American Datum or 1983, Florida State Plane Coordinate System, East Zone - 901.
4. The basis of bearings is referenced to the north line of SE 1/4 of Section 17, Township 53 South, Range 40 East also being the centerline of NW 66 Street with bearing of N89°41'28"E, said line to be considered a well-monumented line.
5. All dimensions are in US Survey foot.

SURVEYOR'S CERTIFICATE

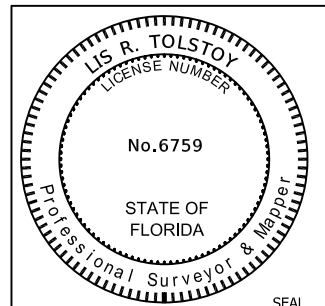
I hereby certify that this sketch and legal description were performed under my direction and are true and correct to the best of my knowledge and belief as delineated under my direction on June 21st, 2020, that said Sketch for Legal Description meets the intent of the applicable provisions of the Standards of Practice, pursuant to Rule Chapter 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

This item has been electronically signed and sealed by Lis R. Tolstoy, PSM on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

This Sketch & Legal Description is not full and complete without sheet 2 of 3 and 3 of 3



REVISIONS	DATE	BY	CKD	FB/PG

FR ALEMAN

FR Aleman & Associates, Inc.
10305 NW 41st Street, Suite 200, Doral, FL 33178
Phone: 305.591.8777 Fax: 305.599.8749 LB: 6785

DRAWN BY: EO
CHECKED BY: LT
DATE: 07-07-2020
SCALE: NOT TO SCALE
JOB No.: 3066WO14

SHEET
1
OF 3 SHEETS

Exhibit "A"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGAL DESCRIPTION

A portion of land lying and being in Tract 64 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. 1, according to the Plat thereof, 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 Center of Section 17, Township 53 South, Range 40 East; thence N89°41'28"E along the north line of the SE 1/4 of said Section 17, for a distance of 15.00 feet; thence S01°41'24"E along the northerly extension of the west line of said Tract 64, for a distance of 15.00 feet to the **Point of Beginning** of the following described parcel; thence N89°41'28"E along the north line of said Tract 64, said line being 15.00 feet south and parallel with the north line of the SE 1/4 of said Section 17, for a distance of 1302.48 feet to the east line of said Tract 64; thence S01°42'32"E along the east line of said Tract 64, for a distance of 315.02 feet; thence S89°41'34"W along the south line of said Tract 64 for a distance of 35.01 feet; thence N01°42'32"W along a line 35.00 feet west and parallel with the east line of said Tract 64, for a distance of 270.62 feet to a tangency point of a circular curve to the left concave to the southwest having a radius of 25.00 feet, a central angle of 88°36'00" for an arc distance of 38.66 feet to a point; thence S89°41'28"W along a line 35.00 feet south and parallel with the north line of the SE 1/4 of said Section 17, for a distance of 1256.87 feet to a tangency point of a circular curve to the left concave to the southeast having a radius of 25.00 feet, a central angle of 91°22'52" for an arc distance of 39.87 feet to a point; thence S01°41'24"E along a line 35.00 feet east and parallel to the west line of the SE 1/4 of said Section 17, for a distance of 269.37 feet to a point on the south line of said Tract 64; thence S89°41'34"W along the westerly extension of said south line of Tract 64 for a distance of 20.00 feet; thence N01°41'24"W along the west line of aforementioned Tract 64 for a distance of 314.98 feet to the Point of Beginning.

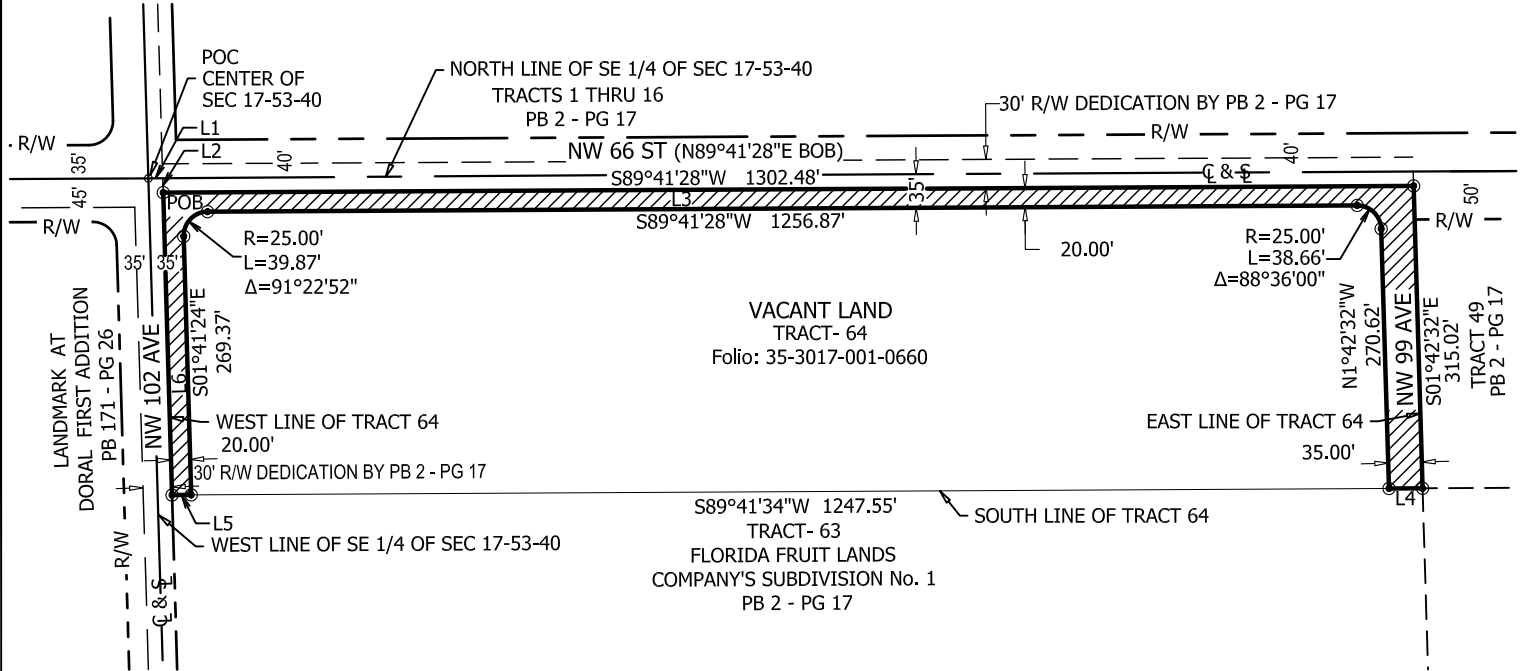
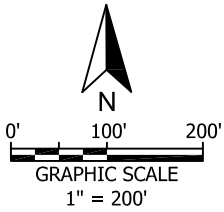
Containing 42,543 square feet or 0.98 acres more or less, lying and being in the SE 1/4 of Section 17, Township 53 South, Range 40 East, Miami-Dade County, Florida.

This Sketch & Legal Description is not full and complete without sheet 1 of 3 and 3 of 3

REVISIONS	DATE	BY	CKD	FB/PG	FRALEMAN FR Aleman & Associates, Inc. 10305 NW 41st Street, Suite 200, Doral, FL 33178 Phone: 305.591.8777 Fax: 305.599.8749 LB: 6785	DRAWN BY: EO	2 OF 3 SHEETS
						CHECKED BY: LT	
						DATE: 07-07-2020	
						SCALE: NOT TO SCALE	
						JOB No.: 3066WO14	
				14			

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND AND ABBREVIATIONS

BOB	Basis of Bearing
CL	Centerline
SL	Section Line
R/W	Right of Way
PB	Plat Book
POB	Point of Beginning
POC	Point of Commencement
ORB	Official Records Book
PG	Page
SEC	Section
---	Right of Way Line
---	Centerline

Line Table		
Line #	Bearing	Distance
L1	N89°41'28"E	15.00'
L2	S01°41'24"E	15.00'
L3	N89°41'28"E	1302.48'
L4	S89°41'34"W	35.01'
L5	S89°41'34"W	20.00'
L6	N01°41'24"W	314.98'

This Sketch & Legal Description is not full and complete without sheet 1 of 3 and 2 of 3

REVISIONS	DATE	BY	CKD	FB/PG	<div>FR ALEMAN</div> <div>FR Aleman & Associates, Inc.</div> <div>10305 NW 41st Street, Suite 200, Doral, FL 33178</div> <div>Phone: 305.591.8777 Fax: 305.599.8749 LB: 6785</div>	DRAWN BY: EO	<div>3</div> <div>OF 3 SHEETS</div>
						CHECKED BY: LT	
						DATE: 07-07-2020	
						SCALE: 1" = 200'	
						JOB No.: 3066WO14	