

MEMORANDUM

TC
Agenda Item No. 3(A)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: October 14, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus and authorizing the donation and conveyance of a 1,154 square foot portion of Miami-Dade County-owned property, located along the west side of SR 985 / SW 107 Avenue, south of SW 80 Street, identified as Parcel 101, to the Florida Department of Transportation (FDOT) in accordance with Sections 125.38, 337.25, and 337.29, Florida Statutes, for the nominal amount of \$1.00; authorizing the Chairperson or Vice-Chairperson of the Board to execute a County Deed

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Chairman Anthony Rodriguez.


Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Date: November 17, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor



Subject: Resolution Declaring Surplus and Authorizing the Conveyance of a 1,154 Square Foot Portion of County-Owned Land to the Florida Department of Transportation for ADA-Compliant Sidewalk and Pedestrian Safety Improvements ("Parcel 101") Portion of Folio No. 30-4031-000-0172

Executive Summary

This item is to convey 1,154 square feet of County-owned land located along the west side of SR 985 / SW 107 Avenue, south of SW 80 Street (Property) to the Florida Department of Transportation (FDOT) for ADA-compliant pedestrian safety improvements as part of FDOT Project No. 449948-1, consistent with Sections 125.38, 337.25, and 337.29, Florida Statutes. The parent tract identified by Folio No. 30-4031-000-0172 consists of approximately 141,184 square feet and is located in unincorporated Miami-Dade County. The portion to be conveyed is under the purview of Miami-Dade Fire Rescue (MDFR).

In accordance with Implementing Order 8-4 (IO 8-4), the Office of Real Estate and Development (ORED) conducted the necessary due diligence in response to FDOT's request for conveyance of the Property and found no issues with the Property or title that would preclude its conveyance. MDNR has no objection to the conveyance

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the Resolution declaring the Property surplus and authorizing its conveyance through the execution of a County deed between the County and FDOT. Declaring the Property surplus will enable FDOT to proceed with ADA-compliant pedestrian improvements and related roadway safety upgrades, providing a direct public benefit to the community and ensuring timely delivery of a state-funded infrastructure project.

More specifically, the Resolution does the following:

- Declares the Property surplus;
- Authorizes the Chairperson or Vice Chairperson of the Board to execute the County Deed attached to the Resolution;
- Authorizes the County Mayor or County Mayor's designee to take all actions necessary to exercise all rights and provisions set forth in the County Deed, including but not limited to exercising the County's reversionary interest, if and when applicable; and
- Authorizes the County Mayor or County Mayor's designee to record the County Deed in the public records of Miami-Dade County.

Scope

The Property is located in Commission District 10, which is represented by Chairman Anthony Rodriguez. Written notice of the proposed conveyance has been provided to the District 10 Office.

Fiscal Impact/Funding Source

The Property will be donated in lieu of FDOT proceeding with condemnation by eminent domain. FDOT will be responsible for recording fees associated with the conveyance.

Track Record/Monitoring

Natalia Pastor, Real Estate Officer, ORED is responsible for effectuating the conveyance, recordation, and closing of all the documents in conjunction with this item.

Delegation of Authority

This item authorizes the County Mayor or County Mayor's designee to take all actions necessary to enforce the provisions set forth in the County Deed, including but not limited to exercising the County's reversionary interest, if and when applicable. This item also authorizes the Chairperson or Vice Chairperson of the Board to execute the County Deed.

Background

On April 2, 2026, FDOT submitted a formal request to convey approximately 1,154 square feet of County-owned land from a larger parcel (Folio No. 30-4031-000-0172) located along the west side of SR 985 / SW 107 Avenue, south of SW 80 Street (identified by FDOT as "Parcel 101"). The proposed conveyance will facilitate ADA-compliant sidewalk upgrades and pedestrian safety improvements, including upgraded curb ramps, signage, street lighting, and other related infrastructure as part of FDOT Project No. 449948-1.

The segment of sidewalk and pavement requested for conveyance was originally constructed by the County as part of the SW 107 Avenue roadway section. However, this segment was omitted when roadway jurisdiction was transferred from the County to FDOT. The identified 1,154-square-foot portion is necessary for FDOT's continued maintenance as part of the overall roadway corridor. Pursuant to Sections 337.25 and 337.29, Florida Statutes, FDOT may accept donations of land for use as transportation rights-of-way or for transportation purposes along the State Highway System. As such, FDOT requested that the necessary portion of the parcel be declared surplus and donated for right-of-way purposes, which is permissible under Section 125.38, Florida Statutes. To enforce the proposed right-of-way usage, the deed includes a reverter provision in the event the property is no longer needed for transportation purposes.

While dedication of the Property to FDOT through a future plat process was considered, it could take several years and FDOT requires that all necessary right-of-way be in FDOT ownership prior to proceeding with their project. Thus, FDOT and the County agreed on a direct conveyance. Timely approval and execution of this conveyance will avoid delays to the project and ensure the delivery of critical transportation and pedestrian safety improvements.

In accordance with IO 8-4, ORED completed the required due diligence and circulated the subject Property. No current or anticipated departmental needs were identified. MDFR, which manages the larger parcel, confirmed no objection to the conveyance. A title review confirmed County ownership and found no restrictions that would preclude the conveyance. The narrow strip is not separately assessed for buildability and does not affect the functionality or development potential of the remainder of the parcel.



Carladenise Edwards
Chief Administrative Officer



MEMORANDUM (Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: November 17, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor _____ Agenda Item No.
Veto _____
Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS AND AUTHORIZING THE DONATION AND CONVEYANCE OF A 1,154 SQUARE FOOT PORTION OF MIAMI-DADE COUNTY-OWNED PROPERTY, LOCATED ALONG THE WEST SIDE OF SR 985 / SW 107 AVENUE, SOUTH OF SW 80 STREET, IDENTIFIED AS PARCEL 101, TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) IN ACCORDANCE WITH SECTIONS 125.38, 337.25, AND 337.29, FLORIDA STATUTES, FOR THE NOMINAL AMOUNT OF \$1.00; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED

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

WHEREAS, the Florida Department of Transportation (FDOT) desires a portion of County-owned property located along the west side of SR 985 / SW 107 Avenue, south of SW 80 Street, described in Attachment 1 and identified by FDOT as Parcel 101; and

WHEREAS, FDOT requires said property for purposes of constructing and maintaining ADA-compliant sidewalk and pedestrian safety improvements, including upgraded curb ramps, sidewalk enhancements, signage, lighting, and related roadway safety infrastructure, and has applied to the County to convey the same for such use and purpose; and

WHEREAS, the Board finds that the property is not needed for County purposes and the conveyance of the property to FDOT for these pedestrian infrastructure improvements would be for the benefit of the public, community interest, and welfare, and is consistent with the County's public purpose; and

WHEREAS, the County desires to convey Parcel 101 to FDOT pursuant to Section 125.38, Florida Statutes, for a nominal price of \$1.00; and

WHEREAS, the acceptance of the property by FDOT is in accordance with Sections 337.25 and 337.29, Florida Statutes, governing FDOT's acceptance of property by way of donation for transportation facilities; and

WHEREAS, in accordance with the County Deed that conveys the property to FDOT, the Property will revert back to the County in the event that FDOT discontinues the use of said land for transportation purposes, at no cost to the County,

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 hereby (i) declares the property described herein as surplus; (ii) authorizes the Chairperson or Vice-Chairperson of this Board to execute the County Deed in substantially the form attached as Attachment 1; and (iii) this Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance and to exercise all rights set forth in the County Deed, including the reverter provisions, other than those reserved to this Board therein.

Section 3. Pursuant to Resolution No. R-461-13, any road or portions thereof located within the property described herein shall not be closed without the prior approval of this Board.

Section 4. Pursuant to Resolution No. R-974-09, this Board directs the County Mayor or County Mayor's designee to record the County Deed in the public records of Miami-Dade County, Florida, and to provide a recorded copy of the instrument to the Clerk of the Board within 30 days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy of the County Deed 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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 17th day of November, 2026. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

YEM

Yuval E. Manor

Instrument prepared by:
 Miami-Dade County People and Internal
 Operations Department
 Real Estate Development Division
 111 NW 1 Street, 24th Floor
 Miami, Florida 33128-1907

Folio No. A portion of 30-4031-000-0172

COUNTY DEED

THIS DEED, made this day of , 2026 A. D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida (hereinafter, the "County"), party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street, 24th Floor, Miami, Florida 33128-1963, and STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION (hereinafter, "FDOT"), party of the second part, whose address is 1000 N.W. 111TH Avenue, Miami, Florida 33172.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$1.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following legally described land lying and being in Miami-Dade County, Florida (hereinafter, the "Property"):

Parcel 101

F.P. No.: 449948-1

A portion of the East ½ of Section 31, Township 54 South, Range 40 East in Miami-Dade County, Florida and more particularly described as follows:

Commence at the Southeast (SE) corner of Northeast one quarter (NE) 1/4 of Section 31, Township 54 South, Range 40 East Miami-Dade County, Florida; Thence S 87°37'28" W along the South line of said Northeast one quarter (NE) 1/4 of Section 31 for a distance of 40.01 feet to a point on the West Right of Way line of SR-985 / SW 107th Avenue as per Miami-Dade County Transfer Map Section 87072, as recorded in Road Plat Book 112, Page 80 of the Public Records of Miami-Dade County, Florida and the POINT OF BEGINNING of the hereinafter described parcel; Thence S 01°26'19" E along said Right of Way line for a distance of 142.09 feet; Thence S 88°33'41" W for a distance of 5.00 feet; Thence N 01°26'19" W for a distance of 142.00 feet; Thence N 01°26'03" W for a distance of 66.69 feet; Thence S 88°33'57" W for a distance of 1.00 feet; Thence N 01°26'03" W for a distance of 15.55 feet; Thence S 88°33'57" W for a distance of 2.00 feet; Thence N 01°26'03" W for a distance of 2.20 feet; Thence N 88°33'57" E for a distance of 8.00 feet to a point on said West Right of Way line of SR-985 / SW 107th Avenue; Thence S01°26'03"E along said West Right of Way line of SR-985 / SW 107th Avenue for a distance of 84.36 feet to the POINT OF BEGINNING.

Containing 1,154 square feet more or less.

Carlos E. Alonso Date: 12/03/2025
 Professional Surveyor & Mapper
 State of Florida No.6669

THIS CONVEYANCE IS SUBJECT TO existing public purpose utility and government easements, rights of way, and other matters of record, as well as 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, the County shall deliver written notice to FDOT at 1000 NW 111th Avenue, Room 6105B, Miami, Florida 33172, Attention: Right-of-Way Manager, and FDOT shall have a period of thirty (30) days from receipt of such notice to resume its use of the Property for the purposes stated herein. If FDOT fails to do so within thirty (30) days from receipt of said notice, 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 from FDOT is received by FDOT (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 public records. In the event the County exercises the reverter, FDOT, 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 right of reversion, which shall become effective as set forth herein.

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 the said party of the first part 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:

JUAN FERNANDEZ-BARQUIN,
Clerk of the Court and Comptroller

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

By: _____
Deputy Clerk

By: _____
Chairman or Vice Chairman

Approved for legal sufficiency. _____
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 _____.

EXHIBIT "A"

SURVEYOR'S NOTES:

- This is not a Survey,
- Bearings and coordinates are relative to the State Plane Coordinate System, Florida East Zone (901), Transverse Mercator Projection, North American Datum 1983 (NAD83), 2011 adjustment,
- A bearing of N01°26'03"W has being established along the Baseline of Survey of State Road 985 (SW 107th Avenue),
- Baseline of Survey for SR-985 / SW 107th Avenue and Right of Way Lines are based on a Control Survey Map, Sec. 87072 Dated 05-23-2023 provided by Florida Department of Transportation, District VI,
- All stations and offsets refer to the Baseline of Survey of State Road 985 (SW 107th Avenue),
- Manuel G. Vera & Associates reviewed Title Search 23-102184 from National Title and Abstract Company, effective through August 15, 2023 respectively. Matters affecting the subject properties (if any) have been shown hereon.
- The remainder area of $\pm$ 3.215 Acres was calculated from Miami-Dade County, Florida Property Appraiser Website, Including Folio 30-4031-000-0172 as shown on Title Search.
- Manuel G. Vera & Associates, Inc. does carry Professional Liability Insurance for Surveying and Mapping Services.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- I hereby certify that the Sketch and Legal Description was prepared under my direction and that said Sketch and Legal Description is in compliance with Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Carlos E
Alonso

Digitally signed by
Carlos E Alonso
Date: 2025.12.03
10:36:17 -05'00'

Carlos E. Alonso
Professional Surveyor & Mapper
Florida Certificate No. 6669
Licensed Business: LB-2439
13960 SW 47th street
Miami, Florida 33175

Date

NOT A SURVEY

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND
SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE
UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION					
			STATE ROAD NO, 985 (SW 107th Avenue)				MIAMI-DADE COUNTY	
				BY	DATE	PREPARED BY MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	DATA SOURCE: SEE SURVEYOR'S NOTES	
Update Owner	EA	12-25	DRAWN	CEA	11-25	F.P. No. 449948-1		SECTION 87072
REVISION	BY	DATE	CHECKED	CEA	11-25	SECTION 87072		SHEET 01 OF 04

EXHIBIT "A"

LEGAL DESCRIPTION - PARCEL 101

A portion of the East $\frac{1}{2}$ of Section 31, Township 54 South, Range 40 East in Miami-Dade County, Florida and more particularly described as follows:

Commence at the Southeast (SE) corner of Northeast one quarter (NE) $\frac{1}{4}$ of Section 31, Township 54 South, Range 40 East Miami-Dade County, Florida; Thence S $87^{\circ}37'28''$ W along the South line of said Northeast one quarter (NE) $\frac{1}{4}$ of Section 31 for a distance of 40.01 feet to a point on the West Right of Way line of SR-985 / SW 107th Avenue as per Miami-Dade County Transfer Map Section 87072, as recorded in Road Plat Book 112, Page 80 of the Public Records of Miami-Dade County, Florida and the POINT OF BEGINNING of the hereinafter described parcel; Thence S $01^{\circ}26'19''$ E along said Right of Way line for a distance of 142.09 feet; Thence S $88^{\circ}33'41''$ W for a distance of 5.00 feet; Thence N $01^{\circ}26'19''$ W for a distance of 142.00 feet; Thence N $01^{\circ}26'03''$ W for a distance of 66.69 feet; Thence S $88^{\circ}33'57''$ W for a distance of 1.00 feet; Thence N $01^{\circ}26'03''$ W for a distance of 15.55 feet; Thence S $88^{\circ}33'57''$ W for a distance of 2.00 feet; Thence N $01^{\circ}26'03''$ W for a distance of 2.20 feet; Thence N $88^{\circ}33'57''$ E for a distance of 8.00 feet to a point on said West Right of Way line of SR-985 / SW 107th Avenue; Thence S $01^{\circ}26'03''$ E along said West Right of Way line of SR-985 / SW 107th Avenue for a distance of 84.36 feet to the POINT OF BEGINNING.

Containing 1,154 square feet more or less.

LEGEND:

A	- Arc Length	PG.	- Page
B	- Base Line	P.I.	- Point of Intersection
C	- Center Line	P	- Property Line
(C)	- Calculated	P.T.	- Point of Tangency
D	- Degree	R	- Radius
(D)	- Deed	(R)	- Record
Δ	- Delta	RGE.	- Range
EXIST.	- Existing	RT.	- Right
FDOT	- Florida Department of Transportation	R/W	- Right of Way
F.P. NO.	- Financial Project Number	STA.	- Station
L	- Length	SEC.	- Section
LB.	- Licensed Business	T	- Tangent
LT	- Left	TWP.	- Township
L/A	- Limited Access	SR	- State Road
No.	- Number	SQ FT	- Square Feet
ORB	- Official Record Book		
(P)	- Plat		
PB	- Plat Book		
P.C.	- Point of Curvature		
P.O.B.	- Point of Beginning		
P.O.C.	- Point of Commencement		



- Spring Line
101 - Parcel Number

NOT A SURVEY

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

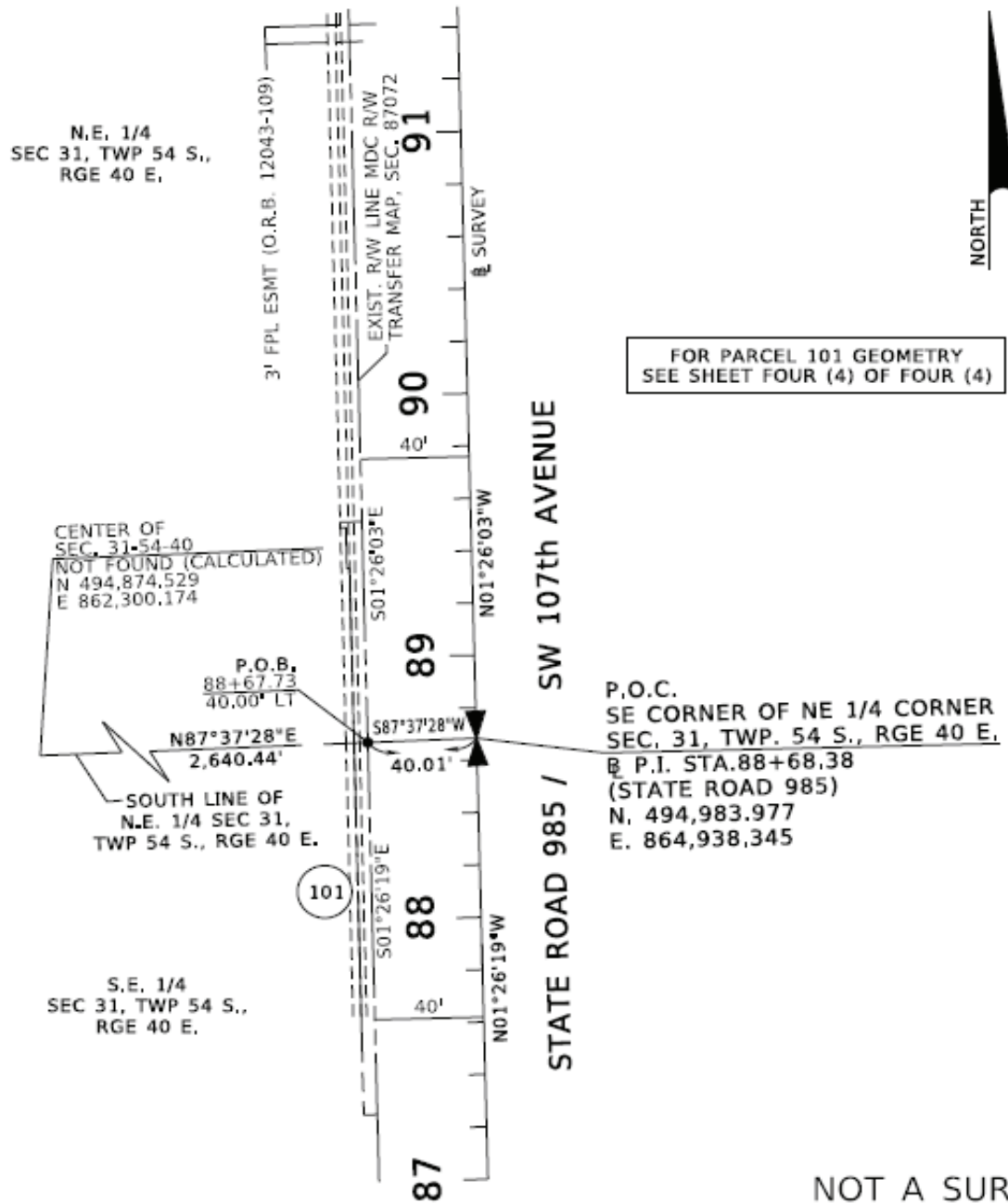
			FLORIDA DEPARTMENT OF TRANSPORTATION			
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
			STATE ROAD NO. 985 (SW 107th Avenue)			MIAMI-DADE COUNTY
Update Owner	EA	12-25	BY	DATE	PREPARED BY	DATA SOURCE
			DRAWN	CEA	11-25	MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175
... REVISION	BY	DATE	CHECKED	CEA	11-25	F.P. No. 449948-1 SECTION 87072 SHEET 02 OF 04

EXHIBIT "A"

UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA
SECTION 31, TOWNSHIP 54 S., RANGE 40 E.

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
101	MIAMI-DADE COUNTY	± 1,154 SQ. FT.	± 3.215 AC	N/A

NOT SUBDIVIDED



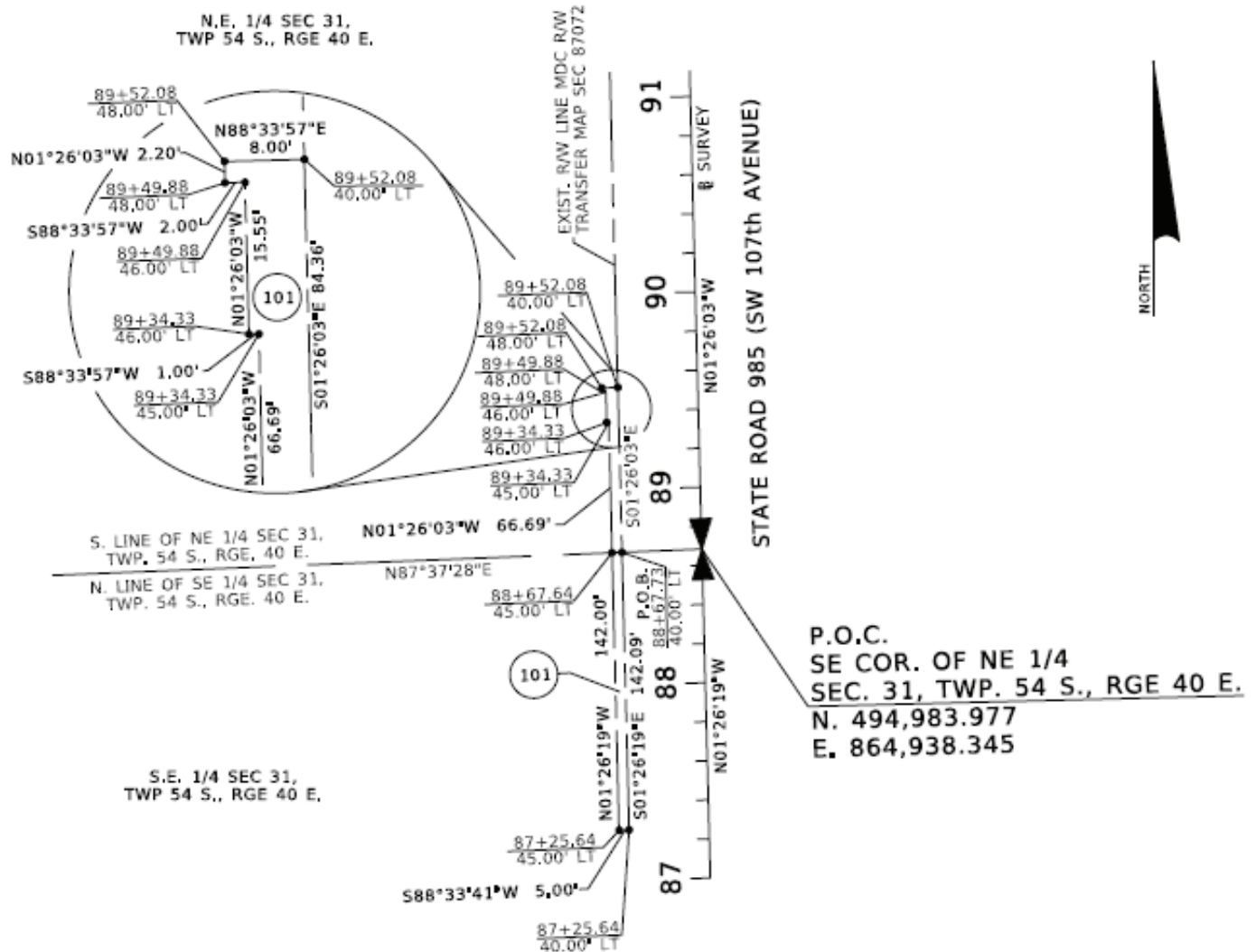
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			FLORIDA DEPARTMENT OF TRANSPORTATION			
			SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
			STATE ROAD NO. 985 (SW 107th Avenue)		MIAMI-DADE COUNTY	
			BY	DATE	PREPARED BY	DATA SOURCE
			EA	12-25	MANUEL G. VERA AND ASSOCIATES INC., LB#2439 13960 SW 47th STREET, MIAMI FLORIDA 33175	SEE SURVEYOR'S NOTES
Update Owner	EA	12-25	DRAWN	CEA	11-25	F.P. No. 449948-1
REVISION	BY	DATE	CHECKED	CEA	11-25	SECTION 87072
						SHEET 03 OF 04

EXHIBIT "A"

SECTION 31, TOWNSHIP 54 S., RANGE 40 E. MIAMI-DADE COUNTY, FLORIDA

PARCEL NO.	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
101	MIAMI-DADE COUNTY	± 1,154 SQ. FT.	± 3.215 AC	N/A

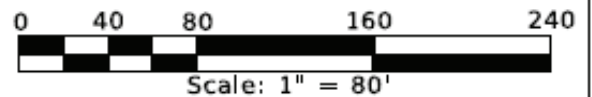


LINE TYPES:

SECTION LINE	_____
EXISTING RIGHT OF WAY LINE	_____
BASE OR SURVEY LINE	_____
RIGHT OF WAY LINE	_____
SUBDIVISION LIMITS	_____

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

NOT A SURVEY



				FLORIDA DEPARTMENT OF TRANSPORTATION			
				SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
				STATE ROAD NO. 985 (SW 107th Avenue)			
				MIAMI-DADE COUNTY			
		BY	DATE	PREPARED BY		DATA SOURCE	
		CEA	11-25	MANUEL G. VERA AND ASSOCIATES INC., L8#2439		SEE SURVEYOR'S NOTES	
		13960 SW 47th STREET, MIAMI FLORIDA 33175					
Update Owner	EA	12-25	DRAWN	F.P. No. 449948-1		SECTION 87072	
REVISION	BY	DATE	CHECKED	CEA		11-25	
						SHEET 04 OF 04	