

MEMORANDUM

Agenda Item No. 11(A)(17)

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

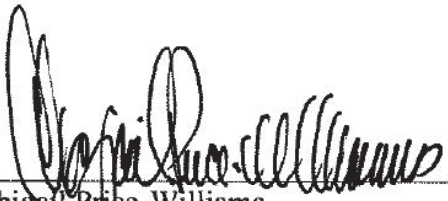
DATE: July 8, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution redesignating from County-owned right-of-way to County-owned property, subject to conditions and limitations, certain aerial property over Harriet Tubman Highway, where a pedestrian bridge will be built in connection with the planned Aventura Station of the Strategic Miami Area Rapid Transit Plan Northeast Corridor Passenger Rail Project; authorizing the County Mayor to (1) take all necessary actions to effectuate the redesignation, (2) revise the permit and development agreements between the County and Virgin Trains USA, LLC as necessary to regulate hours of use, (3) execute revised permit and development agreements and (4) exercise and enforce all provisions contained therein

Resolution No. R-680-20

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Sally A. Heyman.


Abigail Price-Williams
County Attorney

APW/smm

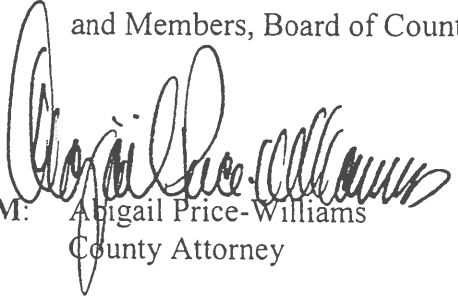


MEMORANDUM

(Revised)

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

DATE: July 8, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(17)

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. 11(A)(17)
7-8-20

RESOLUTION NO. R-680-20

RESOLUTION REDESIGNATING FROM COUNTY-OWNED RIGHT-OF-WAY TO COUNTY-OWNED PROPERTY, SUBJECT TO CONDITIONS AND LIMITATIONS, CERTAIN AERIAL PROPERTY OVER HARRIET TUBMAN HIGHWAY, WHERE A PEDESTRIAN BRIDGE WILL BE BUILT IN CONNECTION WITH THE PLANNED AVENTURA STATION OF THE STRATEGIC MIAMI AREA RAPID TRANSIT PLAN NORTHEAST CORRIDOR PASSENGER RAIL PROJECT; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO (1) TAKE ALL NECESSARY ACTIONS TO EFFECTUATE THE REDESIGNATION, (2) REVISE THE PERMIT AND DEVELOPMENT AGREEMENTS BETWEEN THE COUNTY AND VIRGIN TRAINS USA, LLC AS NECESSARY TO REGULATE HOURS OF USE, (3) EXECUTE REVISED PERMIT AND DEVELOPMENT AGREEMENTS AND (4) EXERCISE AND ENFORCE ALL PROVISIONS CONTAINED THEREIN

WHEREAS, on October 11, 2019, this Board approved, pursuant to Resolution No. R-1115-19 ("resolution"), the Strategic Miami Area Rapid Transit Plan Northeast Corridor Property Station Land Acquisition and Development Agreement ("development agreement") with Virgin Trains USA, LLC and 19700 WDH LLC, and their successors or assigns (collectively "Virgin Trains") to establish connectivity between the Miami Central Station and the northeast corridor to serve commuters to and from Aventura and downtown Miami and to encourage public use of the railroad corridor for this purpose; and

WHEREAS, the development agreement includes (i) the construction of a passenger rail station and park and ride lot on County-owned property located at 19700 Harriet Tubman Highway and 19825 NE 26th Avenue ("County property"), (ii) a center platform owned and operated by Virgin Trains within the railroad right-of-way, lying between Harriet Tubman Highway to the west

and Biscayne Boulevard to the east, which will be used to board and disembark passengers from its trains (“center platform”), and (iii) a pedestrian bridge over Harriet Tubman Highway connecting the passenger rail station and park and ride lot to the center platform (“west side bridge”); and

WHEREAS, the County owns Harriet Tubman Highway right-of-way over which the west side bridge is to be constructed; and

WHEREAS, as part of the development agreement, a bridge permit agreement (“permit agreement”) was approved, granting Virgin Trains the right to construct, operate, and maintain the west side bridge over Harriet Tubman Highway as set forth in the aerial legal description attached hereto as Exhibit “A” (the “aerial property”); and

WHEREAS, the development agreement also provides that if Virgin Trains is able to obtain development rights over Biscayne Boulevard and on abutting property to the east of Biscayne Boulevard (“eastern property”), then Virgin Trains would be required to construct a second portion of the pedestrian bridge over Biscayne Boulevard, connecting the center platform to the eastern property (“east side bridge”); and

WHEREAS, Biscayne Boulevard is a state-owned right-of-way, subject to permitting by the Florida Department of Transportation (“FDOT”), and currently, the eastern property is not owned or controlled by Virgin Trains or the County; and

WHEREAS, in the event that development rights are not obtained over Biscayne Boulevard or the eastern property, then the east side bridge would not be constructed, and the west side bridge would terminate at the center platform; and

WHEREAS, since the west side bridge includes a portion of public right-of-way, the permit agreement provides that it shall be accessible and open to the public at all times; and

WHEREAS, certain sections of the development agreement also reference the requirement that the aerial property, as public right-of-way, must remain open at all times; and

WHEREAS, to (1) maintain use of the bridge for pedestrian access, mobility, and connectivity, and (2) enable the imposition of reasonable restrictions upon the hours of operation on all or on certain portions of the aerial property as deemed necessary in the interest of public safety by the County Mayor or the County Mayor's designee, the aerial property must be redesignated from County right-of-way to County-owned property, subject to certain conditions and limitations; and

WHEREAS, to the extent that any portion of the permit or development agreements relate to or reference the requirement that the aerial property shall remain open to the public at all times, such requirement would not apply to the aerial property after redesignation to County-owned property and corresponding revisions to the permit and development agreements would need to be made,

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

Section 1. Incorporates the foregoing recitals as if fully set forth herein, and such recitals are approved.

Section 2. Redesignates the aerial property from Miami-Dade County right-of-way to Miami-Dade County property subject to the following conditions, and authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate the redesignation:

(1) the aerial property must be used for transportation and public right-of-way purposes, provided, however, that reasonable restrictions of hours of operation may be imposed upon the use of all or any portion of the west side bridge, as determined by the County Mayor or the County Mayor's designee;

(2) in the event that the east side bridge is constructed, the hours of operation on the east and west side bridges must be consistent, so as not to create a conflict or safety issue for pedestrian traffic between the use of the east and west side bridges; and

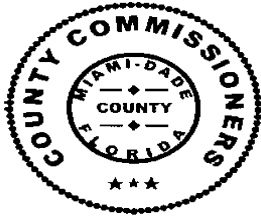
(3) Virgin Trains must agree to revise the permit agreement in accordance with the County's restrictions on hours of operation and in accordance with the restrictions set forth herein.

Section 3. Authorizes the County Mayor or the County Mayor's designee to revise all provisions of the permit and development agreements as necessary to comply with the terms of this resolution, to execute such revised permit and development agreements, and to exercise and enforce all provisions contained therein in order to effectuate the intent of this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Sally A. Heyman. It was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Joe A. Martinez** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 8th day of July, 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

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "Debra Herman", is written over a horizontal line.

Debra Herman
Annery Pulgar Alfonso

EXHIBIT " A "
SKETCH AND DESCRIPTION

WEST AVENTURA STATION WEST BRIDGE - AERIAL EASEMENT
PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA

LAND DESCRIPTION:

An Aerial Easement being 23 feet in height, having a lower elevation limit of 34.00 feet and an upper elevation limit of 57.00 feet, based on the National Geodetic Vertical Datum of 1929, said easement lying over a portion of West Dixie Highway, a 66 foot Public Right-of-Way, lying in Section 3, Township 52 south, Range 42 East, in Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 3, Township 52 South, Range 42 East and the West Right-of-Way line of West Dixie Highway; thence S02°07'12"E along the West Right-of-Way line of said West Dixie Highway, a distance of 116.44 feet to the POINT OF BEGINNING; thence N87°52'48"E, a distance of 66.00 feet; thence S02°07'12"E, along the East Right of Way of said West Dixie Highway, also being the West line of the Florida East Coast Right of Way, a distance of 30.00 feet; thence S87°52'48"W, a distance of 66.00 feet to the West Right of Way line of said West Dixie Highway; thence N02°07'12"W, along said West Right-of-Way line, a distance of 30.00 feet to the POINT OF BEGINNING.

Said lands lying in Miami-Dade County, Florida and containing 1,980 square feet, more or less.

SURVEYOR'S REPORT:

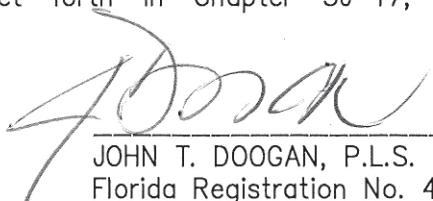
1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the west right-of-way line of West Dixie Highway having a bearing of S02°07'12"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; LB = Licensed Business; M.D.C.R. = Miami Dade County Records; N.G.V.D. = National Geodetic Vertical Datum; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R/R = Rail Road; R/W = Right-of-Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 06/22/2020

NOT VALID WITHOUT
SHEETS 1 THRU 3


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS

REVISED PER COMMENTS	W.R.E.
	06/22/2020



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SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
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(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: **11429-1AE**

SCALE: 1" = 80'

DATE: 04/07/2020

BY: KSB

CHECKED: J.T.D.

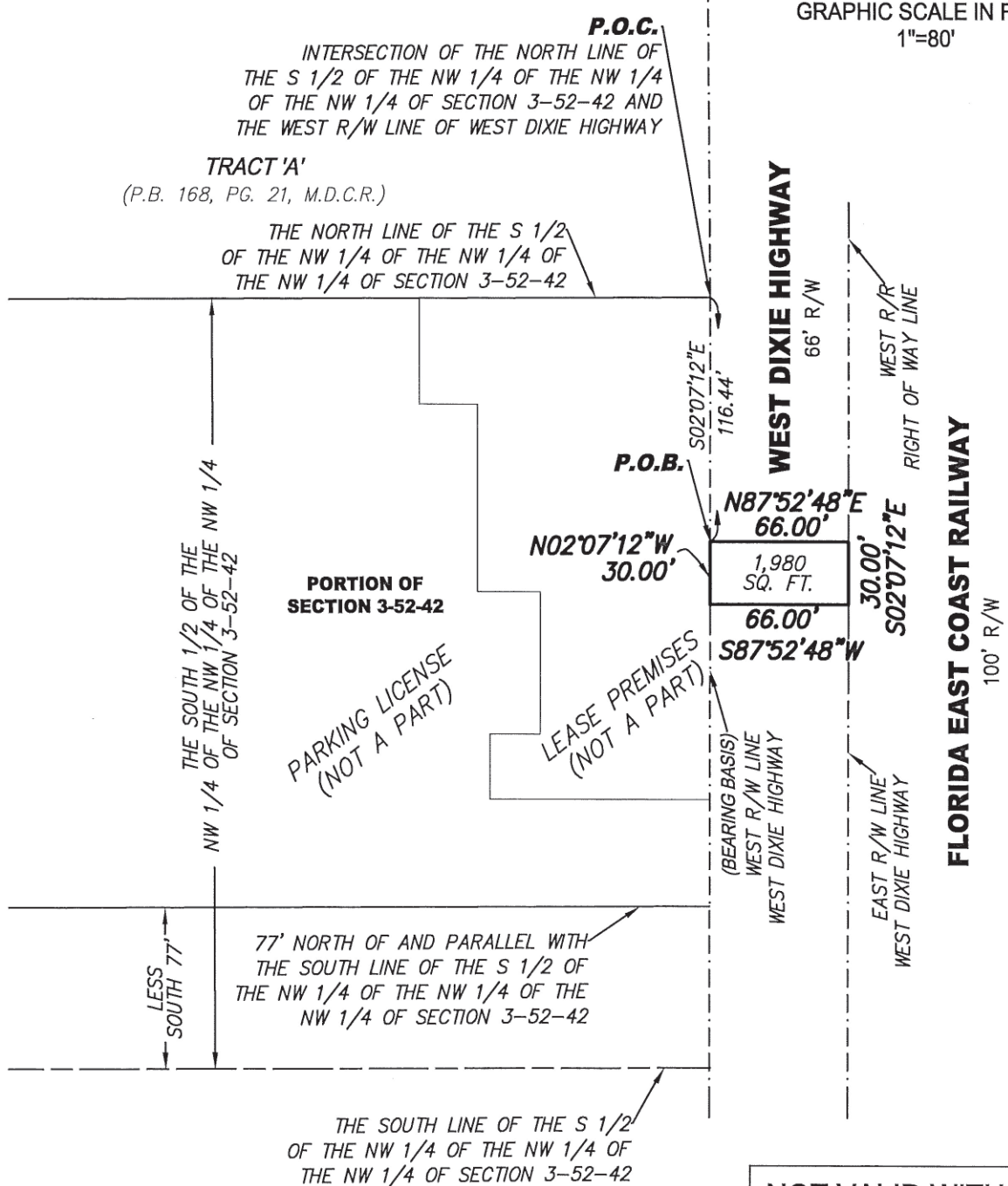
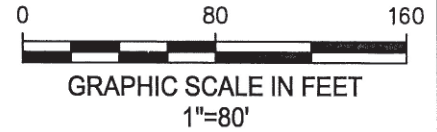
F.B. --- PG. --

SHEET: **1 OF 3**

EXHIBIT " A "

SKETCH AND DESCRIPTION

WEST AVENTURA STATION WEST BRIDGE - AERIAL EASEMENT
PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA



NOTE: 23 FOOT HIGH AERIAL EASEMENT
LOWER LIMITS: 34.00 FEET (NGVD 1929)
UPPER LIMITS: 57.00 FEET (NGVD 1929)

TRACT 'A'
(P.B. 42, PG. 56, M.D.C.R.)

NOT A SURVEY

REVISIONS

REVISED PER COMMENTS	W.R.E.	06/22/2020



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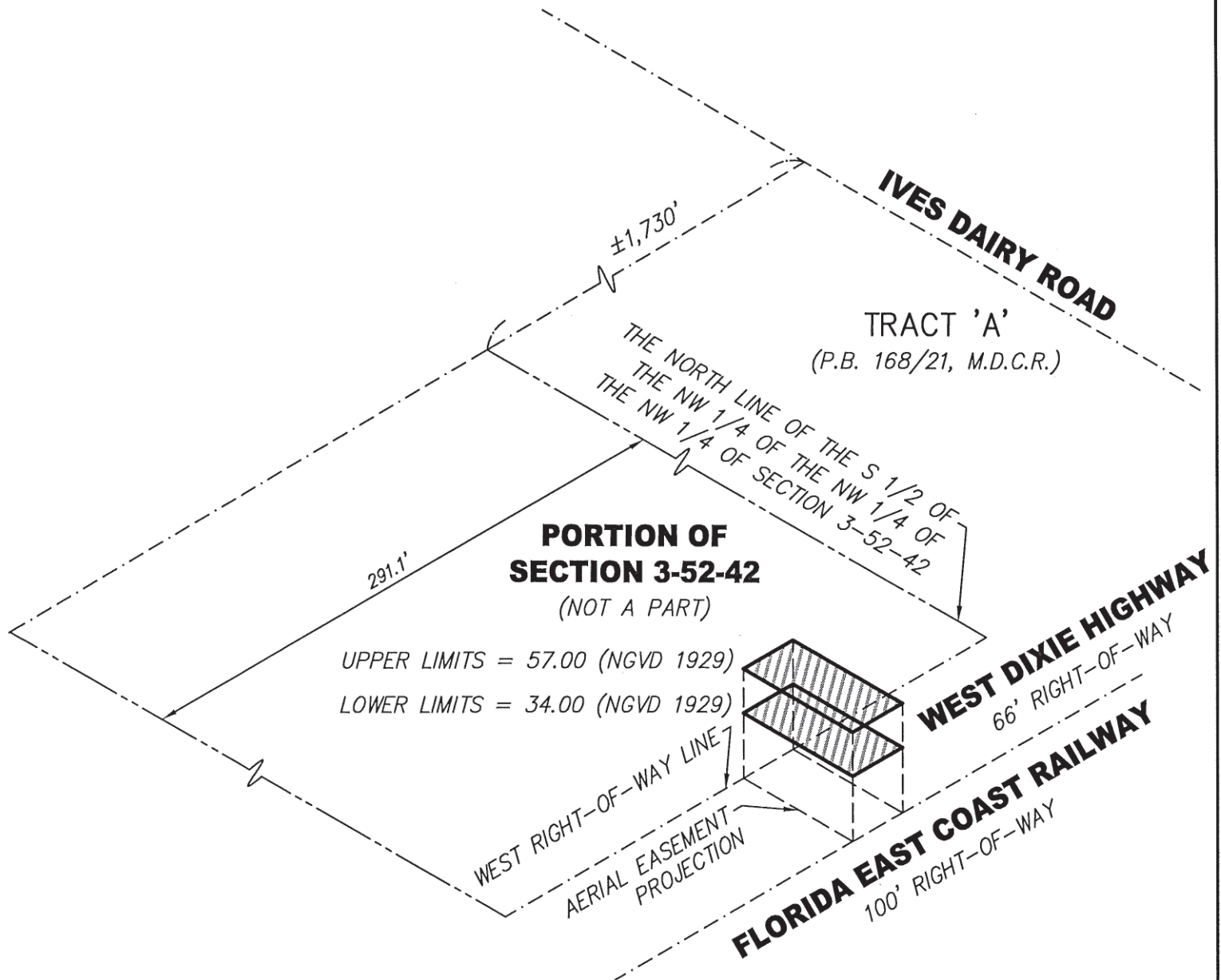
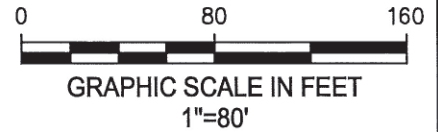
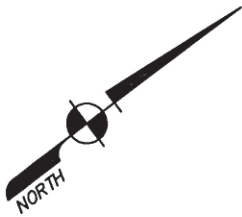
F.B. -- PG. --

SHEET: 2 OF 3

EXHIBIT " A "

SKETCH AND DESCRIPTION

WEST AVENTURA STATION WEST BRIDGE - AERIAL EASEMENT
PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA



NOTE: 23 FOOT HIGH AERIAL EASEMENT
LOWER LIMITS: 34.00 FEET (NGVD 1929)
UPPER LIMITS: 57.00 FEET (NGVD 1929)

NOT VALID WITHOUT
SHEETS 1 THRU 3

NOT A SURVEY

REVISIONS

REVISED PER	COMMENTS	W.R.E.	DATE
			06/22/2020



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JOB #: 11429-1AE

SCALE: 1" = 80'

DATE: 04/07/2020

BY: KSB

CHECKED: J.T.D.

F.B. --- PG. --

SHEET: 3 OF 3

EXHIBIT " A "
SKETCH AND DESCRIPTION
WEST AVENTURA STATION LEASE PREMISES
PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA

LAND DESCRIPTION:

That portion of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 52 South, Range 42 East, in Miami-Dade County, Florida, being more particularly described as follows:

BEGIN at the intersection of the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 3, Township 52 South, Range 42 East and the West Right-of-Way line of West Dixie Highway; thence S02°07'12"E along the West Right-of-Way line of said West Dixie Highway, a distance of 239.75 feet; thence S87°53'50"W, a distance of 105.07 feet; thence N02°06'10"W, a distance of 31.00 feet; thence N87°53'50"E, a distance of 24.00 feet; thence N02°06'10"W, a distance of 68.00 feet; thence S87°53'50"W, a distance of 30.00 feet; thence N02°06'10"W, a distance of 89.33 feet; thence S87°53'50"W, a distance of 28.00 feet; thence N02°06'10"W, a distance of 50.50 feet to the said North line of the south 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 52 South, Range 42 East; thence along said North line, N87°31'09"E, a distance of 139.00 feet to the POINT OF BEGINNING.

Containing 25,770 square feet (0.5916 acres) more or less.

SURVEYOR'S REPORT:

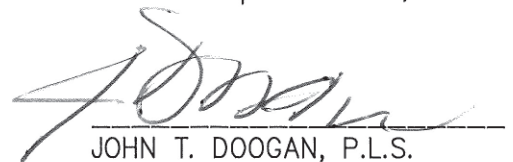
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3. The land description shown hereon was prepared by the Surveyor.
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5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
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CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 6/22/2020

NOT VALID WITHOUT
SHEETS 1 AND 2


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS

REVISED PER COMMENTS	W.R.E.	DATE
		06/22/2020



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JOB #: **11429-1LP**

SCALE: 1" = 80'

DATE: 04/07/2020

BY: KSB

CHECKED: J.T.D.

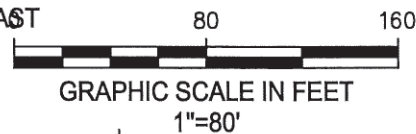
F.B. --- PG. --

SHEET: **1 OF 2**

EXHIBIT " A "

SKETCH AND DESCRIPTION

WEST AVENTURA STATION LEASE PREMISES
PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA



TRACT 'A'
(P.B. 168, PG. 21, M.D.C.R.)

P.O.B.

INTERSECTION OF THE NORTH LINE OF
THE S 1/2 OF THE NW 1/4 OF THE NW 1/4
OF THE NW 1/4 OF SECTION 3-52-42 AND
THE WEST R/W LINE OF WEST DIXIE HIGHWAY

THE NORTH LINE OF THE S 1/2
OF THE NW 1/4 OF THE NW 1/4 OF
THE NW 1/4 OF SECTION 3-52-42

**PORTION OF
SECTION 3-52-42**

THE SOUTH 1/2 OF THE
NW 1/4 OF THE NW 1/4 OF SECTION 3-52-42

LESS
SOUTH 77'

77' NORTH OF AND PARALLEL WITH
THE SOUTH LINE OF THE S 1/2 OF
THE NW 1/4 OF THE NW 1/4 OF THE
NW 1/4 OF SECTION 3-52-42

THE SOUTH LINE OF THE S 1/2
OF THE NW 1/4 OF THE NW 1/4 OF
NW 1/4 OF SECTION 3-52-42

TRACT 'A'
(P.B. 42, PG. 56, M.D.C.R.)

N87°31'09"E 139.00'

N02°06'10"W 50.50'

S87°53'50"W 28.00'

N02°06'10"W 89.33'

LEASE PREMISES
25,770 SQUARE FEET
(0.5916 ACRES)

S87°53'50"W 30.00'

N02°06'10"W 68.00'

N87°53'50"E 24.00'

N02°06'10"W 31.00'

S87°53'50"W 105.07'

51.35'

239.75'

S02°07'12"E

50.69'

WEST DIXIE HIGHWAY

(BEARING BASIS)
WEST R/W LINE
WEST DIXIE HIGHWAY

66' R/W

FLORIDA EAST COAST RAILWAY

WEST R/R
RIGHT OF WAY LINE

100' R/W

**NOT VALID WITHOUT
SHEETS 1 AND 2**

NOT A SURVEY

REVISIONS

REVISED PER COMMENTS	W.R.E.	06/22/2020



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JOB #: 11429-1LP

SCALE: 1" = 80'

DATE: 04/07/2020

BY: KSB

CHECKED: J.T.D.

F.B. -- **PG.** --

SHEET: 2 OF 2

EXHIBIT " **A** "
SKETCH AND DESCRIPTION

WEST AVENTURA STATION PARKING LICENSE
PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA

LAND DESCRIPTION:

That portion of The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 52 South, Range 42 East, in Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the intersection of the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 3, Township 52 South, Range 42 East and the West Right-of-Way line of West Dixie Highway; thence S87°31'09"W, along said North line, a distance of 139.00 feet to the POINT OF BEGINNING; thence S02°06'10"E, a distance of 50.50 feet; thence N87°53'50"E, a distance of 28.00 feet; thence S02°06'10"E, a distance of 89.33 feet; thence N87°53'50"E, a distance of 30.00 feet; thence S02°06'10"E, a distance of 68.00 feet; thence S87°53'50"W, a distance of 24.00 feet; thence S02°06'10"E, a distance of 31.00 feet; thence N87°53'50"E, a distance of 105.07 feet to the West Right-of-Way line of said West Dixie Highway; thence S02°07'12"E, along said West Right-of-Way line, a distance of 50.69 feet to a line 77 feet North of and parallel with the South line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 3, Township 52 South, Range 42 East; thence S87°32'19"W along said parallel line, a distance of 487.60 feet to the line of the future East right-of-way dedication of N.E. 26th Avenue; thence N02°31'02"W, along said future East right-of-way dedication, a distance of 290.27 feet to said North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 3, Township 52 South, Range 42 East; thence N87°31'09"E along said North line, a distance of 350.62 feet to the POINT OF BEGINNING.

Containing 116,098 square feet (2.6652 acres) more or less.

SURVEYOR'S REPORT:

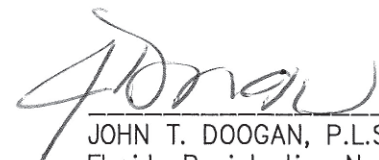
1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the west right-of-way line of West Dixie Highway having a bearing of S02°07'12"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.B. = Field Book; LB = Licensed Business; M.D.C.R. = Miami Dade County Records; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R/R = Rail Road; R/W = Right-of-Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 06/22/2020

**NOT VALID WITHOUT
SHEETS 1 THRU 3**



JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS

REVISED PER	COMMENTS	W.R.E.	06/22/2020



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50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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JOB #: **11429-1PL**

SCALE: **1" = 80'**

DATE: **04/07/2020**

BY: **KSB**

CHECKED: **J.T.D.**

F.B. --- PG. ---

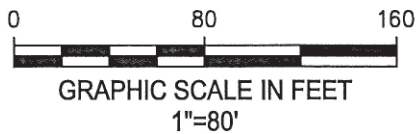
SHEET: **1 OF 3**

EXHIBIT " A "

SKETCH AND DESCRIPTION

WEST AVENTURA STATION PARKING LEASE
PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA

IVES DAIRY ROAD



TRACT 'A'

(P.B. 168, PG. 21, M.D.C.R.)

THE NORTH LINE OF THE S 1/2
OF THE NW 1/4 OF THE NW 1/4 OF
THE NW 1/4 OF SECTION 3-52-42

5' R/W
(O.R.B. 13090, PG. 44, M.D.C.R.)

35' R/W
(P.B. 168, PG. 21, M.D.C.R.)

N87°31'09"E 350.62'

35' R/W
(P.B. 62, PG. 24, M.D.C.R.)

290.25'

N.E. 26TH AVENUE

ENCHANTED LAKE
(P.B. 62, PG. 24, M.D.C.R.)

WEST LINE
SECTION 3-52-42

N02°31'02"W

RESERVED FOR ROADWAY PURPOSES
(NOT A PART)

N02°31'02"W

PARKING LICENSE
11,6,098 SQUARE FEET
(2.6652 ACRES)

EAST LINE OF FUTURE
RIGHT-OF-WAY DEDICATION

**PORTION OF
SECTION 3-52-42**

77' NORTH OF AND PARALLEL WITH
THE SOUTH LINE OF THE S 1/2 OF
THE NW 1/4 OF THE NW 1/4 OF THE
NW 1/4 OF SECTION 3-52-42

**S87°32'19"W
487.60'**

35' R/W
(P.B. 62, PG. 24, M.D.C.R.)

35' R/W
(P.B. 42, PG. 56, M.D.C.R.)

THE SOUTH LINE OF THE S 1/2
OF THE NW 1/4 OF THE NW 1/4 OF
THE NW 1/4 OF SECTION 3-52-42

TRACT 'A'

(P.B. 42, PG. 56, M.D.C.R.)

THE SOUTH 1/2 OF THE
NW 1/4 OF THE NW 1/4 OF SECTION 3-52-42

LESS
SOUTH 77'

MATCHLINE
SEE SHEET 3 OF 3

NOT VALID WITHOUT
SHEETS 1 THRU 3

NOT A SURVEY

REVISIONS

REVISED PER COMMENTS W.R.E. 06/22/2020



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JOB #: **11429-1PL**

SCALE: **1" = 80'**

DATE: **04/07/2020**

BY: **KSB**

CHECKED: **J.T.D.**

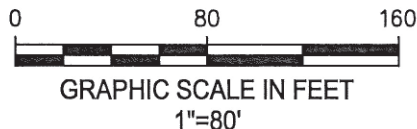
F.B. --- PG. ---

SHEET: **2 OF 3**

EXHIBIT " A "

SKETCH AND DESCRIPTION

WEST ADVENTURA STATION PARKING LICENSE
PORTION OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA



TRACT 'A'

(P.B. 168, PG. 21, M.D.C.R.)

P.O.C.

INTERSECTION OF THE NORTH LINE OF
THE S 1/2 OF THE NW 1/4 OF THE NW 1/4
OF THE NW 1/4 OF SECTION 3-52-42 AND
THE WEST R/W LINE OF WEST DIXIE HIGHWAY

THE NORTH LINE OF THE S 1/2
OF THE NW 1/4 OF THE NW 1/4 OF
THE NW 1/4 OF SECTION 3-52-42

N87°31'09"E
350.62'

P.O.B.

S87°31'09"W 139.00'

S02°06'10"E
50.50'

N87°53'50"E
28.00'

PORTION OF
SECTION 3-52-42

LEASE PREMISES
(NOT A PART)

S02°06'10"E
89.33'

N87°53'50"E
30.00'

S02°06'10"E
68.00'

S87°53'50"W
24.00'

S02°06'10"E
31.00'

PARKING LICENSE
116,098 SQUARE FEET
(2.6652 ACRES)

N87°53'50"E
105.07'

S87°32'19"W 487.60'

77' NORTH OF AND PARALLEL WITH
THE SOUTH LINE OF THE S 1/2 OF
THE NW 1/4 OF THE NW 1/4 OF THE
NW 1/4 OF SECTION 3-52-42

LESS
SOUTH 77'

THE SOUTH LINE OF THE S 1/2
OF THE NW 1/4 OF THE NW 1/4 OF
THE NW 1/4 OF SECTION 3-52-42

TRACT 'A'

(P.B. 42, PG. 56, M.D.C.R.)

WEST DIXIE HIGHWAY
66' R/W

FLORIDA EAST COAST RAILWAY
100' R/W

WEST R/R
RIGHT OF WAY LINE

MATCHLINE
SEE SHEET 2 OF 3

NOT VALID WITHOUT
SHEETS 1 THRU 3

NOT A SURVEY

REVISIONS

REVISED PER COMMENTS W.R.E. 06/22/2020



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JOB #: 11429-1PL

SCALE: 1" = 80'

DATE: 04/07/2020

BY: KSB

CHECKED: J.T.D.

F.B. --- PG. --

SHEET: 3 OF 3