

## MEMORANDUM

Agenda Item No. 8(L)(1)

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

**DATE:** July 7, 2022

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving and accepting a deed for canal right-of-way from FDG Countyline LLC located along NW 170 Street and NW 97 Avenue for nominal consideration, and in exchange, approving a disclaimer by Miami-Dade County releasing a canal reservation located along NW 170 Street and NW 97 Avenue in the City of Hialeah, Miami-Dade County; authorizing the Chairperson or Vice-Chairperson to execute the acceptance of the deed; authorizing the County Mayor to execute the disclaimer and to take all actions necessary to effectuate this transaction

Resolution No. R-630-22

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



\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney


GBK/ks

# Memorandum



**Date:** July 7, 2022

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

**From:** Daniella Levine Cava   
Mayor

**Subject:** Resolution Authorizing the Acceptance of a Deed for Canal Right-of-Way and a Disclaimer for the Release of a Portion of Canal Reservation Located along NW 170 Street and NW 97 Avenue in the City of Hialeah, Miami-Dade County (WC-935)

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## **Recommendation**

It is recommended that the Board of County Commissioners (Board) authorize the acceptance of a deed for canal-right-of-way and a disclaimer for the release of a portion of canal reservation located along NW 170 Street and NW 97 Avenue in the City of Hialeah, Miami-Dade County. The deed and disclaimer are attached to the resolution as Attachment A and Attachment B.

## **Scope**

The site is located south of and along NW 170 Street at NW 97 Avenue in Miami-Dade County, in Commission District 12, which is represented by Chairman Jose “Pepe” Diaz.

## **Delegation of Authority**

The attached resolution authorizes the Chairperson or Vice Chairperson of the Board of County Commissioners to execute the right-of-way deed and the County Mayor or the County Mayor’s designee to execute the disclaimer.

## **Fiscal Impact/Funding Source**

This item does not require the expenditure of any Miami-Dade County funds.

## **Track Record/Monitor**

The Water Control Section Manager within the Department of Regulatory and Economic Resources, Division of Environmental Resources Management will be responsible for tasks related to this transaction.

## **Background**

In 1959 the Central and Southern Florida Flood Control District, now known as the South Florida Water Management District, gave to the County a canal reservation, Flood Control District Deed No. 21, for canal and water management purposes in connection with the Miami-Dade County Water Control Master Plan in Section 17, Township 52 South, Range 40 East, in the vicinity of NW 170 Street and NW 97 Avenue in Miami-Dade County.

FDG Countyline, LLC is the owner of the property encumbered by the above-stated canal reservation. FDG Countyline, LLC has offered to dedicate a 20-foot wide canal right-of-way with an area of 0.15 acres along NW 97 Avenue in exchange for the release of the remaining canal reservation with an area of 2.43 acres within the property along NW 170 Street and NW 97 Avenue. The canal right-of-way will

Honorable Chairman Jose “Pepe” Diaz  
and Members, Board of County Commissioners  
Page 2

provide an area for a future culvert connection to the Golden Glades Canal. No future expansion of the existing canal is proposed within the remaining portion of canal reservation. It is therefore recommended that the Board authorize the execution of the subject Miami-Dade County disclaimer for the release of remaining portion of canal reservation. A general site sketch is attached as Exhibit 1 to this memorandum.

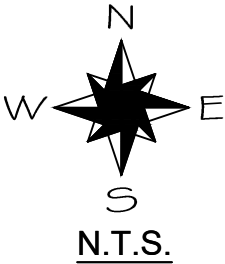
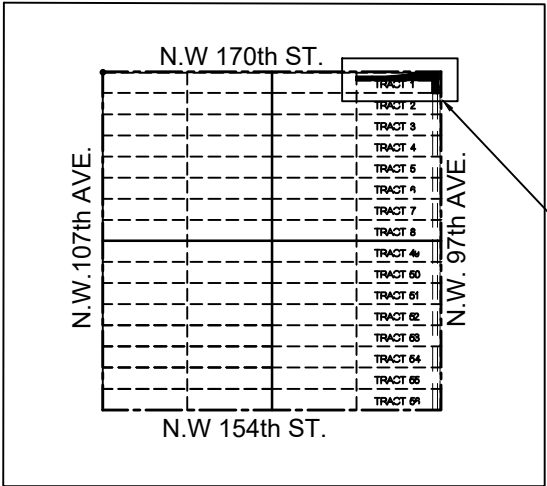


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Jimmy Morales  
Chief Operations Officer

**EXHIBIT 1**

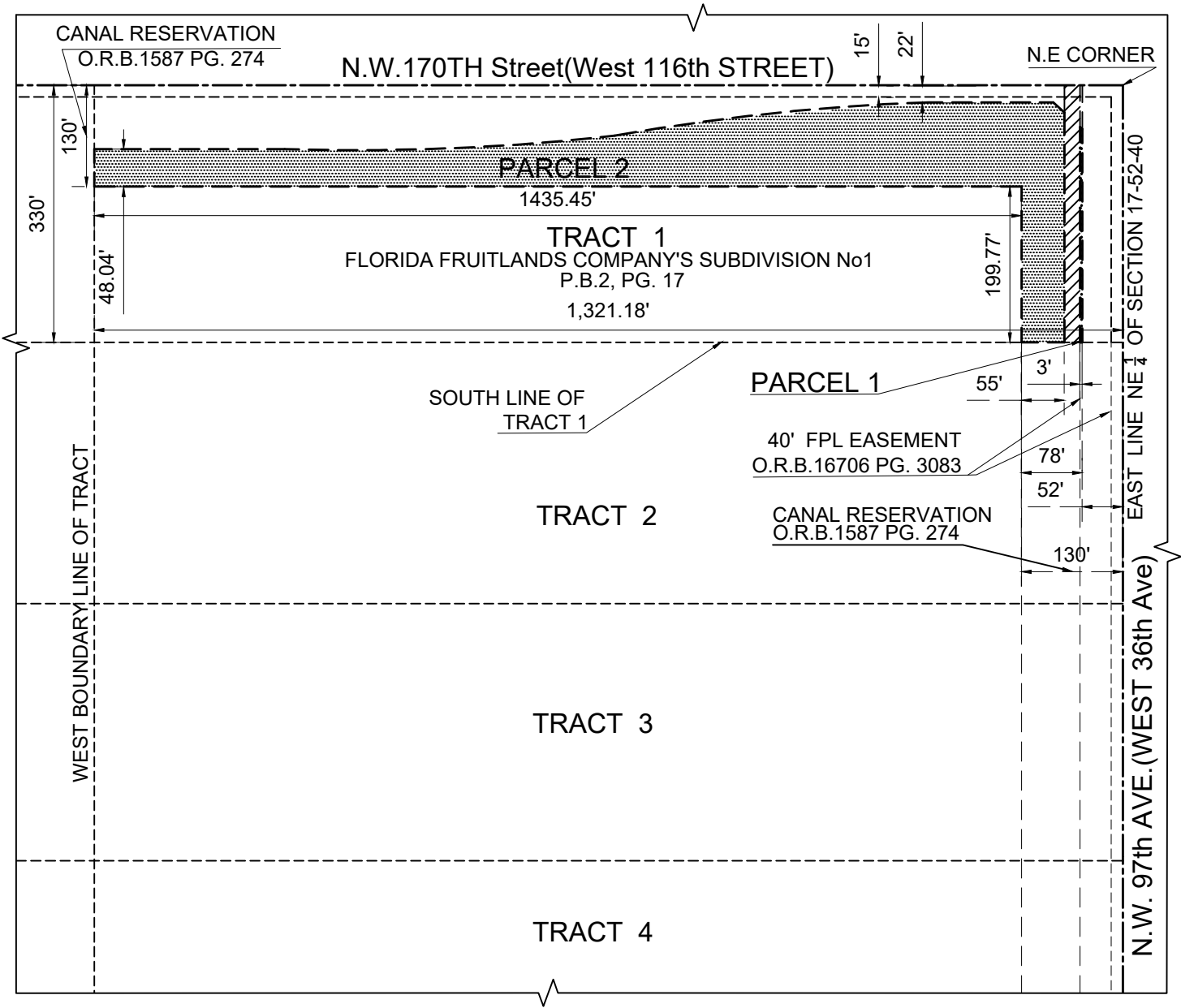
**GENERAL SITE SKETCH**



**W.C. 935**  
**SEC. 17**  
**TWP. 52**  
**RGE. 40**

**LEGEND:**

- CANAL RESERVATION TO BE RELEASED
- CANAL RIGHT OF WAY TO BE DEDICATED



NOT TO SCALE  
4



## MEMORANDUM

(Revised)

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

**DATE:** July 7, 2022

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(L)(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(L)(1)  
7-7-22

RESOLUTION NO. \_\_\_\_\_ R-630-22

RESOLUTION APPROVING AND ACCEPTING A DEED FOR CANAL RIGHT-OF-WAY FROM FDG COUNTYLINE LLC LOCATED ALONG NW 170 STREET AND NW 97 AVENUE FOR NOMINAL CONSIDERATION, AND IN EXCHANGE, APPROVING A DISCLAIMER BY MIAMI-DADE COUNTY RELEASING A CANAL RESERVATION LOCATED ALONG NW 170 STREET AND NW 97 AVENUE IN THE CITY OF HIALEAH, MIAMI-DADE COUNTY; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON TO EXECUTE THE ACCEPTANCE OF THE DEED; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE DISCLAIMER AND TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THIS TRANSACTION

**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.** This Board incorporates the foregoing recital as if fully set forth herein.

**Section 2.** This Board approves and accepts the conveyance by FDG Countyline LLC by deed in substantially the form attached hereto as Attachment A and made a part hereof (the "deed") and authorizes the Chairperson or Vice-Chairperson to execute the acceptance of the deed.

**Section 3.** This Board hereby approves a disclaimer in substantially the form attached hereto as Attachment B and made a part hereof (the "disclaimer"), releasing Miami-Dade County's interest in the canal reservation.

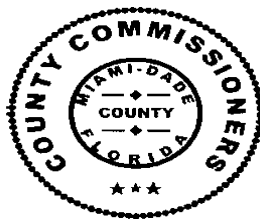
**Section 4.** Contingent upon the acceptance and execution of the deed, this Board directs the County Mayor or County Mayor's designee to: (i) execute the disclaimer; (ii) record the deed, contemporaneous with and followed by the disclaimer, in the official records of Miami-Dade County; and (iii) take all actions necessary to effectuate this transaction.

**Section 5.** Pursuant to Resolution No. R-974-09, the County Mayor or County Mayor's designee shall provide a recorded copy of the Deed to the Clerk of the Board within 30 days of the execution and final acceptance of such instrument, and the Clerk of the Board shall attach and permanently store a recorded copy of such instrument together with this resolution.

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 7<sup>th</sup> day of July, 2022. 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: **Basia Pruna**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

# ATTACHMENT A

**Instrument prepared by and return to:**

Carlos A. Calvache  
Miami-Dade County Department of  
Regulatory and Economic Resources  
Environmental Resources Management  
701 NW 1st Court  
Miami, FL 33136-3912  
Folio No.: Portion of 04-2017-001-0010  
Section 17, Township 52 South, Range 40 East  
WC - 935

# RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY CONVEYS THE TITLE FOR CANAL PURPOSES

STATE OF FLORIDA )  
 )SS  
COUNTY OF MIAMI-DADE )

**THIS INDENTURE**, Made this \_\_\_\_ day of \_\_\_\_, A.D. 202\_ (the “Deed”), by and between **FDG COUNTYLINE LLC**, a Delaware limited liability company, whose address is 700 N.W. 1st Avenue, Suite 1620, Miami, FL, 33136, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public canal and all public uses and purposes incidental thereto, including but not limited to the right of the party of the second part to ownership and disposal of all spoil material from said canal, the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF.**

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public canal and for other public uses and for all purposes incidental thereto.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.



**IN WITNESS WHEREOF**, the said party of the first part, has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, signed for and on its behalf, the day and year first above written.

Signed, Sealed and Delivered  
in our presence: (2 witnesses  
for each signature or for all)

**WITNESSES:**

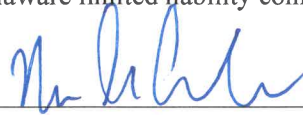
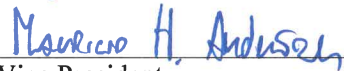
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness Printed Name

**FDG COUNTYLINE LLC,**  
a Delaware limited liability company

By:   
\_\_\_\_\_  
  
\_\_\_\_\_  
Vice President

700 NW 1<sup>st</sup> Avenue, Suite 1620  
Miami, Florida 33163

STATE OF FLORIDA )  
 )SS  
COUNTY OF MIAMI-DADE )

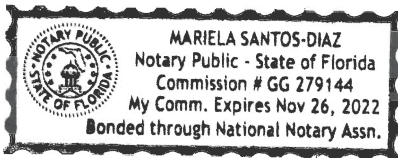
I HEREBY CERTIFY, the foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 11<sup>th</sup> day of March, 2022 by Mauricio Anderson ☒ personally known to me, or ☐ proven by producing the following identification: \_\_\_\_\_ to be the Member(s) duly authorized on behalf of FDG COUNTYLINE LLC, a Delaware limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

M. J. Santos  
Notary Signature

Mariela Santos  
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 11/26/22

Commission/Serial No. GG 279144

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
Jose "Pepe" Diaz, Chairman of the  
Board of County Commissioners

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Assistant County Attorney

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
for  
FDG Countyline LLC  
prepared by:



**HADONNE**  
**EXHIBIT "A"**

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

**20' CANAL RIGHT OF WAY**

**LEGAL DESCRIPTION:**

A portion of Tract 1, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, in Section 17, Township 52 South, Range 40 East, 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 NE Corner of said Section 17; thence S89°41'47"W along the North Line of the Northeast 1/4 of said Section 17 for 55.05 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S02°39'53"E along a line parallel with and 55 feet West of the East Line of the Northeast 1/4 of said Section 17 for 329.87 feet; thence S89°41'37"W along the South Boundary Line of said Tract 1 for 20.02 feet; thence N02°39'53"W along a line parallel with and 75 feet West of the East Line of the Northeast 1/4 of said Section 17 for 329.88 feet; thence N89°41'47"E for 20.02 feet to the Point of Beginning.

Containing an area of 6,597 Square Feet or 0.15 Acres, more or less, by calculations.

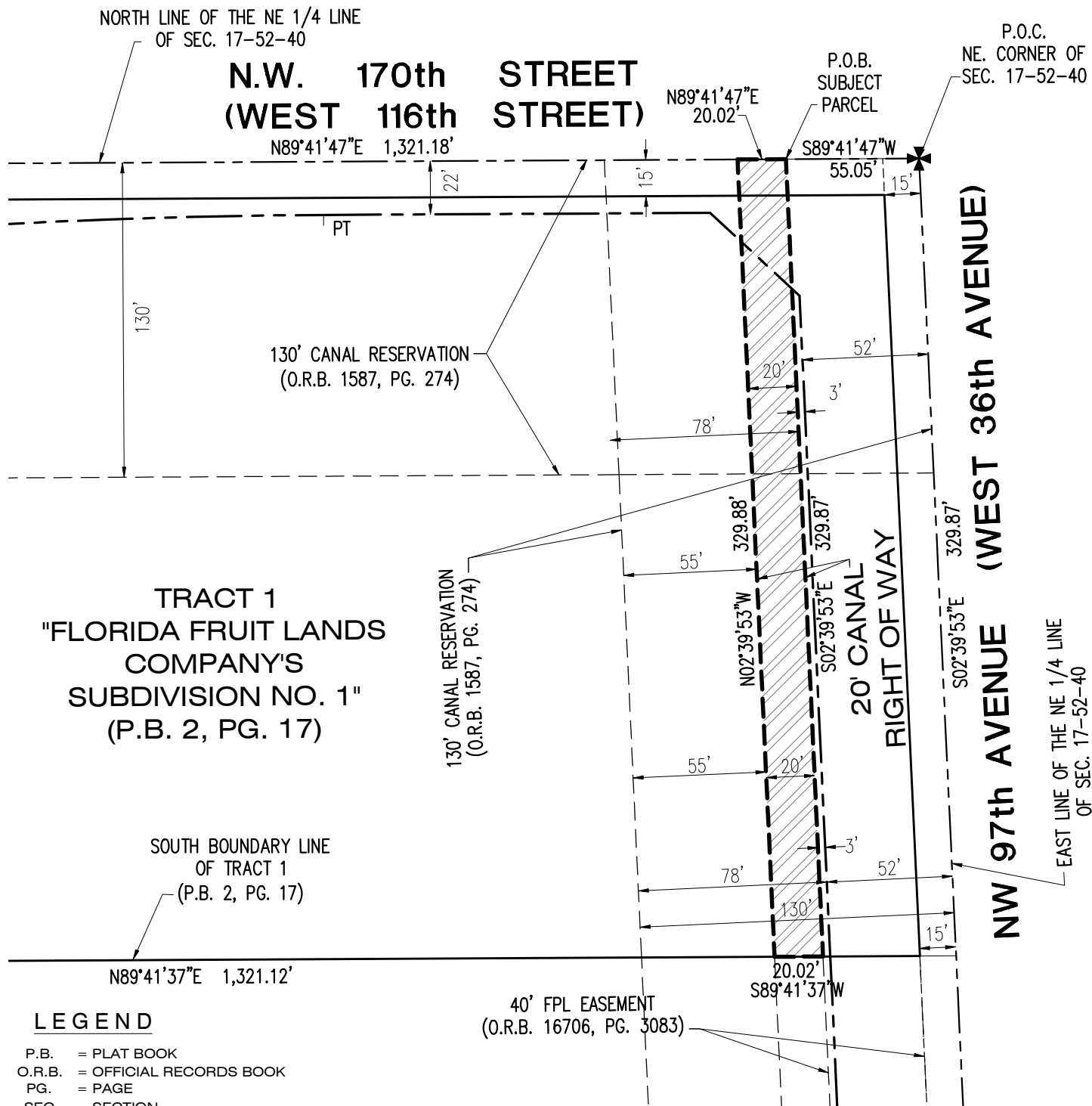
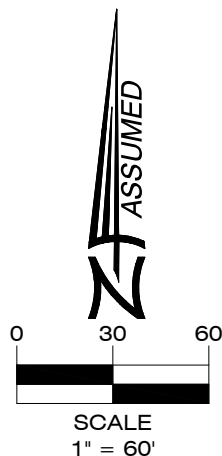
prepared by:



## EXHIBIT "A"

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

20' CANAL RIGHT OF WAY



P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
SEC. = SECTION  
ROW = RIGHT OF WAY  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

FDG Countyline LLC

prepared by:



## HADONNE

### EXHIBIT "A"

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

## 20' CANAL RIGHT OF WAY

### SOURCES OF DATA:

The Legal Description was generated from the Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION" as recorded in Plat Book 2, at Page 17 of the public records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the North Line of the Northeast 1/4 of Section 17, Township 52 South, Range 40 East, Miami-Dade County, Florida, with an assumed bearing of N89°41'47"E.

### EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than those that appeared on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

### LIMITATIONS:

Since no other information was furnished other than that which is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

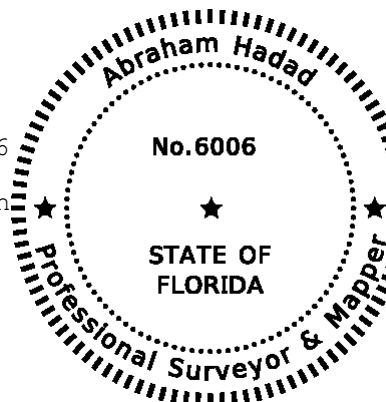
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

### SURVEYOR'S CERTIFICATE:

I hereby certify that this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

### Abraham Hadad, PSM

For The Firm  
Professional Surveyor and Mapper LS6  
State of Florida  
HADONNE CORP., a Florida corporation  
Land Surveyors and Mappers  
Certificate of Authorization LB7097  
1985 NW 88th Court, Suite 101  
Doral, Florida 33172  
305.266.1188 phone  
305.207.6845 fax  
Date: October 18, 2021



Digitally signed by

Abraham Hadad

DN: c=US, o=HADONNE  
CORP.,

dnQualifier=A01410D000  
00178849378B10001039C  
, cn=Abraham Hadad

Date: 2021.10.18 15:50:53  
-04'00'

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17.051 of the Florida Administrative Code.

# ATTACHMENT B

**Return to:**

Natural Resources Division  
Miami-Dade County Department of  
Regulatory and Economic Resources  
Environmental Resources Management  
701 NW 1st Court  
Miami, FL 33136-3912

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**Instrument prepared by:**

Carlos A. Calvache,  
Miami-Dade County Department of  
Regulatory and Economic Resources  
Environmental Resources Management  
701 NW 1st Court  
Miami, FL 33136-3912  
Folio No. 04-2017-001-0010  
WC-935

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## MIAMI-DADE COUNTY, FLORIDA, DISCLAIMER

**KNOW ALL MEN BY THESE PRESENTS that MIAMI-DADE COUNTY,** a political subdivision of the State of Florida, does hereby give notice that it disclaims certain rights, title and interests which said MIAMI-DADE COUNTY has in the following described lands lying and being in Miami-Dade County, Florida, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF.**

**WHEREAS,** the Central and Southern Florida Flood Control Districts by Rights in Reservations Deed No. 21 dated August 6, 1959 recorded in Official Records Book 1587 at Page 274 of the Public Records of MIAMI-DADE COUNTY, FLORIDA, conveyed, assigned, set over and granted to Miami-Dade County for canal and levee purposes only, the above-described lands; and

**WHEREAS,** the aforesaid rights in reservations upon the said above described lands are not now needed by MIAMI-DADE COUNTY for canal purposes:

**NOW, THEREFORE, MIAMI-DADE COUNTY DOES** disclaim any interests it has in the aforementioned lands by virtue of the Rights in

Reservations Deed No. 21 dated August 6, 1959 recorded in Official Records Book 1587 at Page 274 of the Public Records of Miami-Dade County, Florida.

**BY THE ISSUANCE** of this instrument MIAMI-DADE COUNTY does not purport to lessen or diminish any existing canal right of way or canal maintenance easement, nor the rights of any other agency or governmental body in and to the aforementioned lands.

**IN WITNESS WHEREOF MIAMI-DADE COUNTY FLORIDA**, has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor and the Clerk or Deputy Clerk of said Board on this the \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_.

ATTEST:

MIAMI-DADE COUNTY, FLORIDA  
BY ITS MAYOR

HARVEY RUVIN  
CLERK OF SAID BOARD

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Daniella Levine Cava, Mayor

Print: \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

Sign \_\_\_\_\_

Print \_\_\_\_\_

STATE OF FLORIDA at large

(Seal)

My commission expires: \_\_\_\_\_

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

FDG Countyline LLC

prepared by:



**HADONNE**

**EXHIBIT "A"**

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

## RELEASE OF CANAL RESERVATION

### LEGAL DESCRIPTION:

#### **PARCEL 1:**

A portion of Tract 1, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, in Section 17, Township 52 South, Range 40 East, 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 NE Corner of said Section 17; thence S89°41'47"W along the North Line of the Northeast 1/4 of said Section 17 for 55.05 feet; thence S02°39'53"E along a line parallel with and 55 feet West of the East Line of the Northeast 1/4 of said Section 17 for 53.63 feet to Reference point "A", said point also being the POINT OF BEGINNING of the parcel of land hereinafter described; thence S47°08'53"E for 4.28 feet; thence S02°39'53"E along a line parallel with and 52 feet West of the East Line of the Northeast 1/4 of said Section 17 for 273.31 feet; thence S89°41'37"W along the South Boundary Line of said Tract 1 for 3.00 feet; thence N02°39'53"W along a line parallel with and 55 feet West of the East Line of the Northeast 1/4 of said Section 17 for 276.24 feet to the Point of Beginning.

**AND**

#### **PARCEL 2:**

COMMENCE at Reference point "A"; thence N47°08'53"W for 28.54 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S02°39'53"E along a line parallel with and 75 feet West of the East Line of the Northeast 1/4 of said Section 17 for 295.78 feet; thence S89°41'37"W along the South Boundary Line of said Tract 1 for 55.05 feet; thence N02°39'53"W along a line parallel with and 130 feet West of the East Line of the Northeast 1/4 of said Section 17 for 199.77 feet; thence S89°41'47"W along a line parallel with and 130 feet South of the North Line of the Northeast 1/4 of said Section 17 for 1,191.05 feet; thence N02°40'32"W along the West Boundary Line of said Tract 1 for 48.04 feet; thence N89°41'47"E for 244.40 feet to a Point of Curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly along the arc of said curve, having for its elements a radius of 2,930.00 feet, a central angle of 08°17'56", for an arc distance of 424.39 feet to a Point of Reverse Curvature of circular curve to the right, concave to the Southeast; thence Northeasterly along the arc of said curve, having for its elements a radius of 2,800.00 feet, a central angle of 08°17'56", for an arc distance of 405.56 feet to a Point of Tangency; thence N89°41'47"E along a line parallel with and 22 feet South of the North Line of the Northeast 1/4 of said Section 17 for 159.82 feet; thence S47°08'53"E for 17.63 feet to the point of Beginning.

Containing an area of 105,754 Square Feet or 2.43 Acres, more or less, by calculations.

**Page 1 of 4**

**JOB: 15058**





NOT TO SCALE

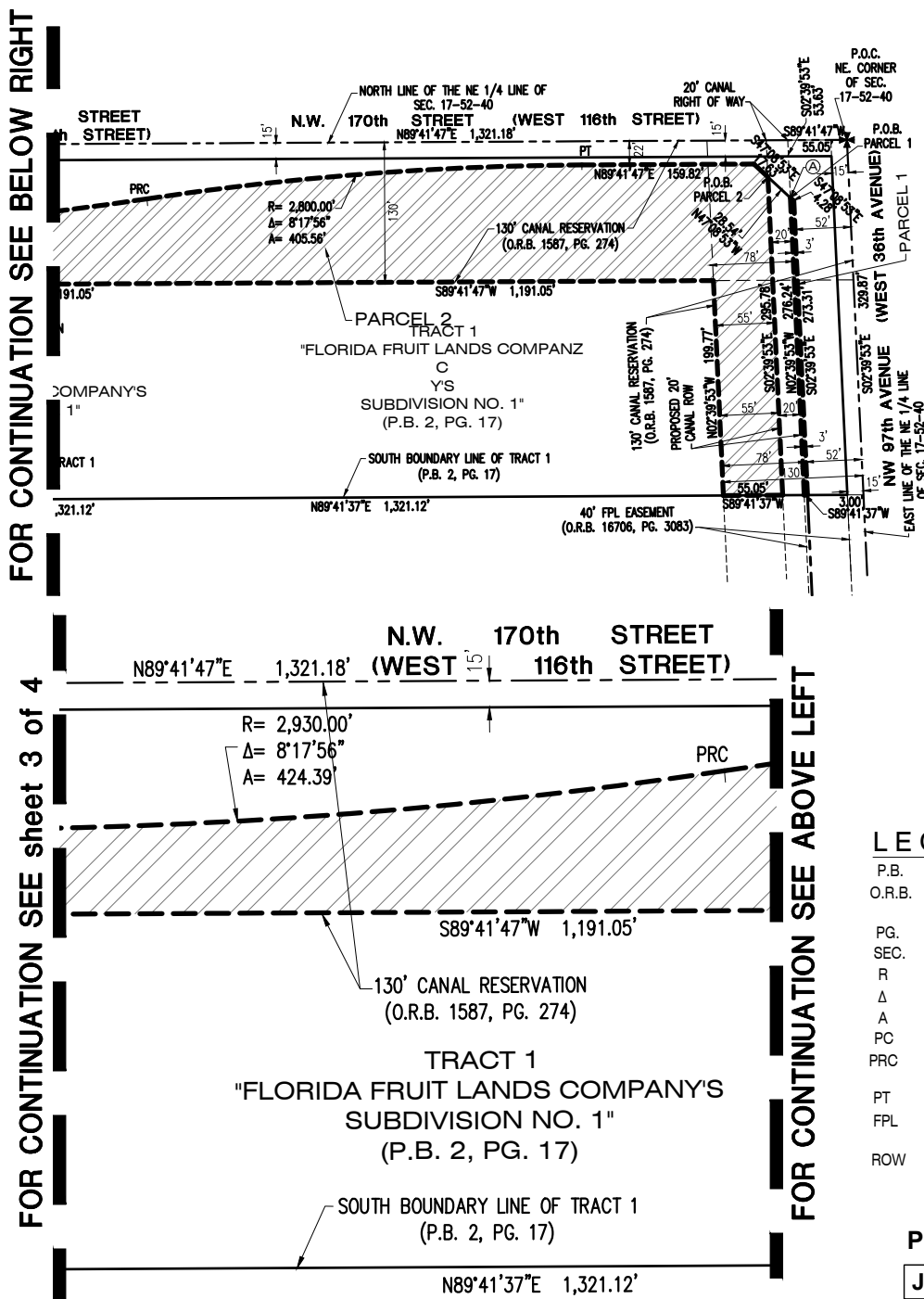
SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
for  
FDG Countyline LLC  
prepared by:



LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"

RELEASE OF CANAL RESERVATION



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

FDG Countyline LLC

prepared by:



**HADONNE**

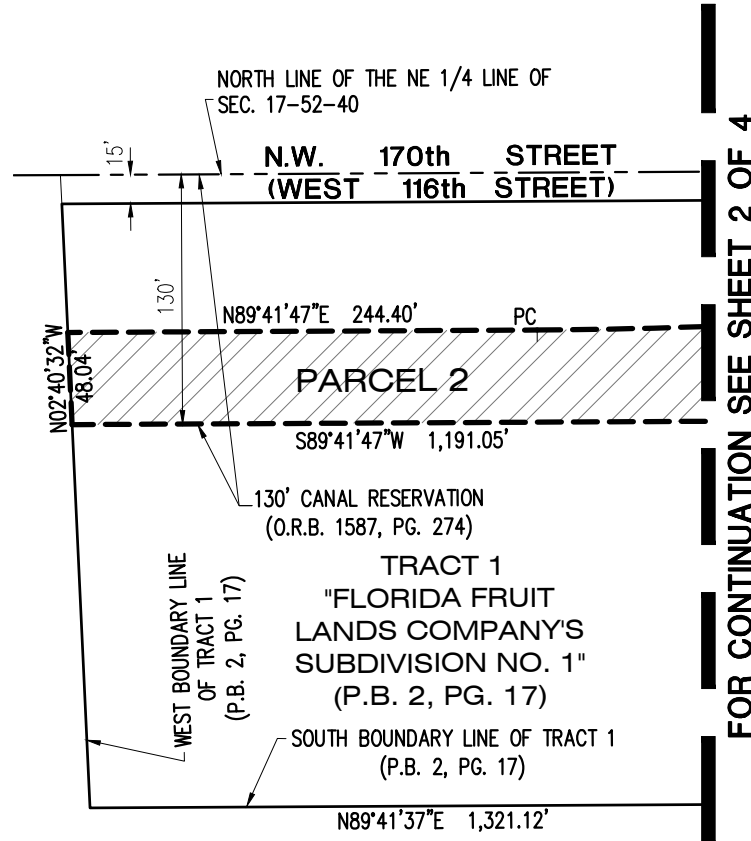
**EXHIBIT "A"**

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

## RELEASE OF CANAL RESERVATION



NOT TO SCALE



### LEGEND

P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
SEC. = SECTION  
R = RADIUS CURVE  
Δ = CENTRAL ANGLE  
A = ARC LENGTH  
PC = POINT OF CURVATURE  
PRC = POINT OF REVERSE CURVE  
PT = POINT OF TANGENCY  
FPL = FLORIDA POWER & COMPANY EASEMENT  
ROW = RIGHT OF WAY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
for

FDG Countyline LLC

prepared by:



**HADONNE**

**EXHIBIT "A"**

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

**RELEASE OF CANAL RESERVATION**

**SOURCES OF DATA:**

The Legal Description was generated from the Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION" as recorded in Plat Book 2, at Page 17 of the public records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the North Line of the Northeast 1/4 of Section 17, Township 52 South, Range 40 East, Miami-Dade County, Florida, with an assumed bearing of N89°41'47"E.

**EASEMENTS AND ENCUMBRANCES:**

No information was provided as to the existence of any easements other than those that appeared on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

**LIMITATIONS:**

Since no other information was furnished other than that which is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

**SURVEYOR'S CERTIFICATE:**

I hereby certify that this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

*RAI*

Raul Izquierdo, PSM  
For The Firm  
Professional Surveyor and Mapper LS6099  
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HADONNE CORP., a Florida corporation  
Land Surveyors and Mappers  
Certificate of Authorization LB7097  
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Date: December 20, 2021

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17.051 of the Florida Administrative Code.

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