

MEMORANDUM

Agenda Item No. 8(L)(1)

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

DATE: July 19, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving
Amendment to Agreement
between Miami-Dade County
and the South Florida Water
Management District and
attached Certification of Lands
related to the dedication of the
County's interests in
approximately 322 acres of land
owned by Miami-Dade County
and located in the Cutler
wetlands area to the South
Florida Water Management
District for the Biscayne Bay
Coastal Wetlands Phase I
Restoration Project

Resolution No. R-697-22

The accompanying resolution was prepared by the Regulatory and Economic Resources Department and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum



Date: July 19, 2022

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

From: Daniella Levine Cava 
Mayor

Subject: Resolution Approving an Amendment to a Cooperative Agreement Between Miami-Dade County and the South Florida Water Management District to Dedicate Lands Owned or Managed by the County to the Biscayne Bay Coastal Wetlands Phase I Restoration Project

Executive Summary

The purpose of this item is to gain authorization from the Board of County Commissioners (Board) to amend a cooperative agreement (Agreement) between Miami-Dade County (County) and the South Florida Water Management District (SFWMD) to dedicate the County’s interests in certain additional lands owned by the County for the Biscayne Bay Coastal Wetlands (BBCW) Phase I Restoration Project, providing for conditions, and authorizing the execution of the Amendment to the agreement. The Amendment, which is Attachment 1 to the resolution, will dedicate additional county owned lands for implementation of the BBCW project, which is a component of the Comprehensive Everglades Restoration Plan (CERP). According to the SFWMD, its Governing Board needs to approve the Agreement during their September meeting in order to meet the deadlines imposed by the U.S. Army Corps of Engineers for project delivery.

CERP was authorized by Congress in 2000 as a plan to "restore, preserve, and protect the south Florida ecosystem while providing for other water-related needs of the region, including water supply and flood protection." CERP provides direct benefits to Everglades National Park and Biscayne National Park (BNP) by keeping water levels appropriate for the ecosystem while assuring that neighboring lands in the build environment are protected from flooding. This project is important to BNP because it is the largest diversion of water from the regional canal system of all the components of the Biscayne Bay Coastal Wetlands CERP initiative to restore wetlands in and adjacent to the park. This project is also projected to restore more natural salinities in an area of Biscayne Bay along several miles of BNP’s shoreline.

Recommendation

It is recommended that the Board approve the attached resolution authorizing the Amendment to the Agreement between the County and the South Florida Water Management District for the dedication of the County’s interests in certain lands owned by the County for the Comprehensive Everglades Restoration Plan Biscayne Bay Coastal Wetlands Phase I Restoration Project and authorizing the execution of the Amendment to the Cooperative Agreement.

Scope

The lands subject to this Amendment to the Agreement are located in Commission District 8, which is represented by Commissioner Danielle Cohen Higgins. This Amendment to the Agreement is expected to provide hydrologic and ecological benefits to the Everglades and other

wetland and conservation areas, including County owned Environmentally Endangered Lands (EEL) and portions of County parks. These benefits are expected to be countywide in nature.

Delegation of Authority

The attached resolution authorizes the County Mayor or County Mayor’s designee to execute the Amendment to the Agreement and the attached Certification of Lands as stated herein.

Fiscal Impact/Funding Source

The fiscal impact from this Amendment and the associated certifications of lands to the SFWMD are not expected to result in a negative fiscal impact to the County because there is no exchange of funds required from the County as part of this Amendment, and after the certification of lands, SFWMD would undertake certain land management responsibilities for those properties. In the event, however, that certain issues arise in the future in the course of this long-term Agreement, the Amendment provides that the SFWMD would only compensate the County under certain circumstances, and the risks are outlined in the Background section.

Track Record/Monitor

The lands subject to this Amendment to the agreement are primarily owned or managed by the Department of Regulatory and Economic Resources, Division of Environmental Resources Management’s Environmentally Endangered Lands (EEL) Program, the Water and Sewer Department (WASD) and the Department of Parks, Recreation and Open Spaces (PROS). Craig Grossenbacher, Chief of Water Resources Coordination within the Department of Regulatory and Economic Resources, Division of Environmental Resources Management, will monitor this Cooperative Agreement as amended.

Background

The South Florida Water Management District has entered into a Project Partnership Agreement with the U.S. Army Corps of Engineers to implement the Biscayne Bay Coastal Wetlands Phase I Restoration Project. The Biscayne Bay Coastal Wetlands Project is a component of Comprehensive Everglades Restoration Plan (CERP) and the South Florida Water Management District is responsible for assembling all needed lands including the County owned lands within the project area. The BBCW project is expected to improve wetlands and nearshore areas of Biscayne Bay by restoring more natural water flows and levels, including those on lands owned or managed by Miami-Dade County, while providing other benefits. These benefits include maintaining flood protection within the C-100, C-1, C-102, and C-103 Basins, protecting public water supply wells and recharge areas, and improving coastal zone salinities in Biscayne Bay, including portions of Biscayne National Park.

On January 23, 2018, via Resolution No. R-40-18, the Board approved an Agreement between Miami-Dade County and the South Florida Water Management District with respect to the BBCW Project, through which the County agreed to dedicate its interests in certain County lands in the Deering Estate area. That Agreement is now being proposed to be amended, and the proposed Amendment will dedicate an additional 322 acres of County-owned lands needed for the BBCW project in the area of the Cutler wetlands. These additional County owned lands are shown on Exhibits D-1, D-2, and D-3, to the Amendment, which is included as Attachment 1 to the resolution, and these lands include portions of some County parks, some conservation lands managed through the County’s Environmentally Endangered Lands (EEL) Program, and some vacant land currently managed by the WASD.

The Amendment to the Agreement includes portions of Lakes by the Bay Park and Black Point Park and Marina. Black Point Park and Marina was improved with financial assistance from Federal Land and Water Conservation Fund (LWCF) grants. As such, certain land restrictions apply to these parks in accordance with the LCWF Program, as managed by the National Park Service (NPS), with the Florida Department of Environmental Protection. Pursuant to the LWCF Manual, “Property acquired or developed with LWCF assistance shall be retained and used for public outdoor recreation. Any property so acquired and/or developed shall not be wholly or partly converted to other than public outdoor recreation uses without the approval of NPS pursuant to the LWCF Act (54 U.S.C. § 200305(f)(3)) and conversion requirements outlined in regulations (36 C.F.R. § 59.3).” Therefore, the Amendment to the Agreement includes strategies such as monitoring and adaptive management techniques to minimize risk of a conversion determination. Water levels proximate to the existing recreational improvements on Black Point Park & Marina will be monitored pre-project commencement and throughout project implementation. In the event that water levels rise to a level that may impact the recreational amenities, adaptive management techniques would be implemented by the County, and the SFWMD, under certain circumstances, would reimburse the County. If, at any time during the duration of the BBCW project on the above-mentioned LWCF-restricted lands, the NPS determines that the LWCF restricted lands have been converted, per the LWCF Act and its related regulations, to a use other than public outdoor recreation, a determination of Conversion may be issued. A Conversion determination would require the County to provide a replacement parcel for the LWCF restrictions to be transferred to. The replacement parcel would be required to be of equal fair market value based on appraisal, of comparable recreational use, reasonably equivalent location, and within the same political jurisdiction. As stated in the Amendment to the Agreement, any such replacement parcel would need to be provided by the County, and SFWMD would not contribute toward the replacement parcel or any other requirements related to a conversion.

The NPS reviewed the proposed Amendment for compliance with the requirements set forth in the Land and Water Conservation Fund Manual. On June 16, 2022, the County received confirmation that the NPS had granted an approval for the County to proceed with the certification of lands for the Biscayne Bay Cutler Wetlands rehydration project. The approval granted by the NPS is only for the Amendment itself, and NPS would continue to monitor and review the use of the properties for compliance with LWCF requirements, as discussed above.

Some of the lands to be certified for BBCW in the Amendment were originally purchased by the County, through the County’s EEL Program, using Florida Communities Trust (FCT) funds. These parcels are part of the EEL Program managed project titled Biscayne Coastal Wetlands, Tract A, project number 98-023-P8A. The deeds for the Biscayne Coastal Wetland, Tract A parcels include a reversionary clause for title to revert to the State if the lands are not managed in accordance with FCT requirements. Altogether, the acquired EEL acreage totals approximately 105.12. In the Amendment to the Agreement, the District acknowledges that the lands are required to be managed according to the FCT Grant Award Agreement and the BCC approved EEL Management Plan and that nothing in the Agreement shall inhibit the County’s continued

management and maintenance of FCT lands. Furthermore, the District is agreeing to advise the County in advance of any major land alterations so the County may secure necessary FCT approval prior to the alteration occurring and if fee simple title over the lands, or any portion thereof, is required to be conveyed to the Board of Trustees of the Internal Improvement Trust Fund, the District will compensate the County and FCT based upon fair market value for the affected lands. In addition, based on FCT staff and FCT counsel recommendations, on February 16, 2022, the FCT Board approved the portion of the Amendment that relates to these EEL parcels.

Pursuant to the proposed Amendment to the Agreement and the attached Certification of Lands, the County will dedicate its interests in these additional 322 acres of land to the South Florida Water Management District for the Biscayne Bay Coastal Wetlands Phase I Restoration Project, and the County would agree to not otherwise encumber, convey, transfer any of these properties. In addition, the Amendment provides that the South Florida Water Management District will, subject to budgetary constraints, manage the certified property in a manner compatible with the BBCW Project’s restoration purposes and consistent with EEL Program purposes. It is in the County’s best interests to execute the amendment to the Cooperative Agreement and dedicate the use of these lands for the aforementioned Biscayne Bay Coastal Wetlands Phase I Restoration Project.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

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

DATE: July 19, 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)
7-19-22

RESOLUTION NO. _____ R-697-22

RESOLUTION APPROVING AMENDMENT TO AGREEMENT BETWEEN MIAMI-DADE COUNTY AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND ATTACHED CERTIFICATION OF LANDS RELATED TO THE DEDICATION OF THE COUNTY'S INTERESTS IN APPROXIMATELY 322 ACRES OF LAND OWNED BY MIAMI-DADE COUNTY AND LOCATED IN THE CUTLER WETLANDS AREA TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR THE BISCAYNE BAY COASTAL WETLANDS PHASE I RESTORATION PROJECT

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 hereby approves the Amendment to the Agreement between Miami-Dade County and the South Florida Water Management District (SFWMD) and attached Certification of Lands related to the dedication of the County's interests in approximately 322 acres of land owned by Miami-Dade County and located in the Cutler wetlands area to the SFWMD for the Biscayne Bay Coastal Wetlands Phase I Restoration Project.

Section 2. This Board hereby authorizes the County Mayor or County Mayor's designee to execute the Amendment and Certification of Lands, as substantially the form attached as Attachment 1, and exercise the rights and authorities contained therein.

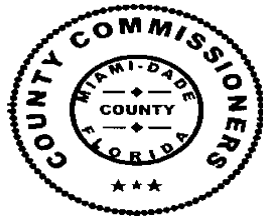
The foregoing resolution was offered by Commissioner **Rebeca Sosa** ,
who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman**
and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 19th 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.

Abbie Schwaderer-Raurell
Melanie J. Spencer

ATTACHMENT 1



SOUTH FLORIDA WATER MANAGEMENT DISTRICT AMENDMENT

4600003802-A01

AMENDMENT NO. 01

TO AGREEMENT NO. 4600003802

BETWEEN THE

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

AND

MIAMI-DADE COUNTY

FOR THE

COMPREHENSIVE EVERGLADES RESTORATION PLAN,
BISCAYNE BAY COASTAL WETLANDS PHASE 1 PROJECT

RECITALS

WHEREAS, this **AMENDMENT NO. 01**, is entered into on _____ to that Agreement dated June 19, 2018, between the South Florida Water Management District ("District"), and Miami-Dade County ("County") ("the Parties"), hereinafter "Agreement"; and

WHEREAS, on March 8, 2018, the Governing Board of the District approved entering into the Agreement with the County for the Project; and

WHEREAS, on January 23, 2018, the Board of County Commissioners approved an Agreement between the County and the District related to the Project and approving certification of lands by the County to the District and the United States Army Corps of the Engineers ("USACE") for implementation of the Project; and

WHEREAS, the term of the Agreement is for the life of the Project as determined by the District; and

WHEREAS, the Parties wish to amend the Agreement to certify 321.502 additional acres of County-owned lands in the Cutler Wetlands Component for the Project, as shown on the map included as Exhibit A-3, and described in Exhibit D-1, Exhibit D-2, Exhibit D-3, attached hereto (collectively, the "Additional Property"); and



SOUTH FLORIDA WATER MANAGEMENT DISTRICT AMENDMENT

WHEREAS, specifically, the Parties wish to amend the Agreement to allow: (a) , implementation, construction, monitoring and operation, maintenance, repair, rehabilitation and replacement (OMRR&R) of the Cutler Wetlands component of the Project and (b) for the hydrologic restoration and flowage of water on County-owned lands that are identified by District Tract ID number TA500-130, County Folio 30-6022-000-0010 (the County Water and Sewer Department “WASD” lands), as shown on the map attached as Exhibit D-1; and

WHEREAS, further, the Parties wish to amend the Agreement to allow for the hydrological restoration and flowage of water on County-owned lands identified by District Tract ID numbers GZ300-006 (County Folio 36-6011-000-0010) and GZ300-012 (County Folios 36-6010-000-0081 and 36-6015-000-0070), (the “County EEL lands”), as managed by the Miami-Dade Regulatory and Economic Resources Department’s Division of Environmental Management (“DERM”) as shown on Exhibit D-2 attached hereto; and

WHEREAS, further, the Parties wish to amend the Agreement to allow for the hydrologic restoration and flowage of water on County-owned lands identified by District Tract ID numbers GZ300-104 (County Folio 3660090220050), and TA500-033 (County Folio 3060220000020) (the “County Park lands”) and managed by Miami-Dade County Parks, Recreation and Open Spaces (“PROS”), as shown on Exhibit D-3 attached hereto; and

WHEREAS, the Certification of Lands document for the additional lands referenced above is attached as Exhibit C attached hereto; and

WHEREAS, this **AMENDMENT NO. 01** shall be effective upon the date of execution by both Parties; and

WHEREAS, this **AMENDMENT NO. 01** shall be at no cost to the County or the District;

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein, the adequacy of which is hereby accepted and acknowledged by the Parties, the Parties agree that the foregoing recitals are correct, and further agree as follows:

1. Within thirty (30) days of the Effective Date of this **AMENDMENT NO. 01**, the County shall execute and deliver to the District in recordable form the certification attached as Exhibit C.
2. Article III of the Agreement is amended to include the following Paragraphs 5, 6, 7, 8 and 9:
 - (5) **County-owned WASD lands shown on Exhibit D-1 and identified by District Tract ID number TA500-130.** For the lands shown on Exhibit D-1 and identified by District



SOUTH FLORIDA WATER MANAGEMENT DISTRICT AMENDMENT

Tract ID number TA500-130 (County Folio 30-6022-000-0010) once the County certifies the lands to the District, the District shall implement, construct and OMRR&R the Project for the Project's purposes: (a) in accordance with the PPA; and (b) in a manner consistent with the Project Implementation Report. The District shall manage the Project and its features, and those lands shown on Exhibit D-1 and identified by District Tract ID number TA500-130, in a manner that avoids and minimizes damage to these wetlands. District implementation and management of the Project on the lands shown on Exhibit D-1 and identified by District Tract ID number TA500-130 are subject to District budgetary and staffing constraints.

- (6) **County-owned EEL lands shown on Exhibit D-2 and identified by District Tract ID numbers GZ300-006 and GZ300-012.** For the lands shown on Exhibit D-2 and identified by District Tract ID numbers GZ300-006 and GZ300-012, once the County certifies the lands to the District, the District shall implement, and operate, maintain, repair, replace and rehabilitate OMRR&R the Project for the Project's purposes: (a) in accordance with the Project Partnership Agreement (PPA); (b) in a manner consistent with the Project Implementation Report; and (c) in a manner consistent with the preservation, enhancement, restoration, conservation, and maintenance of the resource. The Project shall be managed in a manner that preserves these County owned wetlands, and any dredging, filling or any other construction work other than that needed to plug or fill drainage ditches to restore hydrology, shall be prohibited on the lands shown in Exhibit D-2 unless authorized in writing by Miami-Dade County, as property owner. District implementation and management of the Project on the lands shown on Exhibit D-2 are subject to District budgetary and staffing constraints.

The District also acknowledges that the County is currently required by the State to manage the County lands shown on Exhibit D-2 pursuant to the County's approved Grant Award Agreement with Florida Communities Trust. For the lands shown in Exhibit D-2, nothing in this Agreement or the County's certification of lands shall prevent or inhibit the County's continued management and maintenance of said land, including but not limited to the County's access to the lands, removal of exotic nonnative species, monitoring of wildlife and/or vegetation, monitoring of water quality and hydrology, installation of plants, and data collection. In addition, prior written approval of Florida Communities Trust is required for certain activities and improvements, such as native tree removal and major land alterations, and the District agrees to advise the County in advance of any proposed activities, improvements, or alterations so that the County may seek any necessary prior written approvals from Florida Communities Trust.

The County lands shown in Exhibit D-2 are also part of the County's Environmentally Endangered Lands (EEL) Program for conservation lands. The County may notify the



SOUTH FLORIDA WATER MANAGEMENT DISTRICT AMENDMENT

District at any time if the County believes that the District's actions or management of the Project is not meeting County goals or objectives with respect to the County's EEL Program or the County's approved Grant Award Agreement with Florida Communities Trust. The District will consider the County's concerns in good faith and working with the USACE will use reasonable efforts and adaptive management to address concerns by the County as well as any concerns by Florida Department of Environmental Protection (FDEP). If, pursuant to the County's Grant Award Agreement with Florida Communities Trust, fee simple title over all or a portion of the County lands shown in Exhibit D-2 is required to be conveyed to the Board of Trustees of the Internal Improvement Trust Fund, then the District agrees to provide compensation to the County based upon fair market value of the affected lands as determined by a certified appraisal of the land by an appraiser listed on the District's Approved Appraiser List, and reviewed and accepted by the District. The District will not be responsible for finding suitable replacement lands. Compensation shall be provided to County within one year from the date of written notice to the District by the County, subject to available funding. Should funding not be available within the current budgetary year, the District will seek the needed funding within the next fiscal year's budget.

- (7) **County-owned Park lands shown on Exhibit D-3 and identified by District Tract ID numbers GZ300-104, and TA500-033.** For the County Park lands shown on Exhibit D-3 and identified by District Tract ID numbers GZ300-104 (County Folio 3660090220050), and TA500-033 (County Folio 3060220000020), once the County certifies the lands to the District, the District shall implement and perform OMRR&R on the Project for the Project's purposes: (a) in accordance with the PPA; and (b) in a manner consistent with the Project Implementation Report. The County Park lands shall continue to be available for public recreational use, access and enjoyment. The Project shall be managed in a manner that avoids damage to these County owned wetlands. Dredging, filling or any other construction work by the District, USACE, or their agents shall be prohibited on the lands shown in Exhibit D-3 unless authorized in writing by Miami-Dade County, as property owner, and subject to Miami-Dade County permit approval. Removal of exotic non-native species, hydrologic restoration, and flowage of water on these lands is allowed, and these activities shall not prohibit public recreational use of these lands or any portion thereof. District implementation and management of the Project on the lands shown Exhibit D-3, are subject to District budgetary and staffing constraints. For the lands shown in Exhibit D-3, nothing in this Agreement or the certification of lands shall be interpreted to permit or authorize the construction by the District, USACE, or its agents of any buildings or infrastructure, including but not limited to access roads, culverts, canals, paths, or structures; or to remove any park improvements.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT AMENDMENT

Nothing in this Agreement or the County's certification of lands shall prevent or inhibit the County's continued operation and management of the land shown on Exhibit D-3, at its expense, for public recreational use and enjoyment, public access, conservation purposes, research, and monitoring purposes consistent with public park purposes. Furthermore, nothing in this Agreement or the County's certification of lands shall prevent or inhibit the County from maintaining, in its discretion, the trails, roads, parking areas and other park infrastructure currently owned or maintained, by the County that are located on the County Park lands shown on Exhibit D-3 and identified by District Tract ID numbers GZ300-104, and TA500-033 a, in a manner consistent with Project purposes. Prior to any new construction on these lands, the County shall obtain written concurrence from the District that the proposed work is not inconsistent with the Project and the Project's restoration purposes. However, such written concurrence from the District shall not be required for new construction to maintain, repair, or enhance existing park improvements, including resiliency measures to address sea level rise or acts of God, provided that such construction would not restrict the flow of water from the Project or impact more than a de minimus amount of wetlands.

The District shall not impact public use and access of existing park improvements and infrastructure, such as roads, parking lots, or other capital improvements on the lands shown on Exhibit D-3 and identified by District Tract ID numbers GZ300-104, and TA500-033.

(8) County-owned Park lands shown on Exhibit D-3 and identified by District Tract ID number TA500-033 (County Folio 3060220000020) .

In addition, the District acknowledges that the parcel identified by District Tract ID number TA500-033 (County Folio 3060220000020) received Land and Water Conservation Fund (LWCF) assistance for acquisition and improvements per LWCF projects numbered 12-00032, 12-00106, 12-00216; and is therefore restricted by Section 6(f)(3) of the LWCF Act for public outdoor recreational purposes. The District represents that the Project will supplement the natural flow of water through the wetlands within this parcel for the benefit of the wetlands and Biscayne Bay and that based on the existing data, available water for the Project, and the Project's design, these flows will not interfere with the public outdoor recreation uses on the parcel.

With respect to this parcel, the County may notify the District at any time if the County, Florida Department of Environmental Protection (FDEP) or National Park Service (NPS) believes that the District's actions or management of the proposed project components is not meeting LWCF Act requirements for public park purposes. The District will in good faith use reasonable efforts including monitoring and adaptive



SOUTH FLORIDA WATER MANAGEMENT DISTRICT AMENDMENT

management to address the concerns of the County, FDEP, or NPS to minimize impacts to public recreational access, use and enjoyment of the park land and improvements.

The District will install, at its expense and subject to DERM permitting approval, one or more hydrologic monitoring stations after consultation with the County on the appropriate number and locations of monitoring stations proximate to the recreational facilities within District Tract ID number TA500-033. These stations will collect pre-Project baseline hydrologic data before and during the construction phase and will be used to observe effects of Project operations for a minimum of ten years.

Within the first ten years of Project operation, if the data shows that the existing recreational amenities within District Tract ID number TA500-033 are experiencing flooding from the Project or are otherwise impacted by the Project in a way that restricts or prohibits access to a public recreational element on the parcel, as determined by the County, FDEP, or NPS; the District, working with the USACE, shall immediately reduce the Project's pumping rate until the recreational resources are no longer impacted. At no time shall Project impacts prohibiting public use of park amenities extend beyond a period of six (6) months.

During the period of reduced pumping, the District shall coordinate with USACE and the County to determine the adaptive management measure(s) to be implemented, including but not limited to those listed below:

- Modification of the Project Operating Manual to change rate, schedule, or timing of flows.
- Modification of the Project features outside of the County LWCF lands.
- Install one or more culverts under the access road/ parking lot on Tract ID number TA500-033
- Increasing the elevation of the footbridge within Tract ID number TA500-033
- Increasing the elevation of the entire, or portions of the access road/ parking lot on Tract ID number TA500-033 Another appropriate engineering solution to prevent conversion under the LWCF Act.

If the adaptive management measure is within the County LWCF lands, the County shall design and implement the measure, in coordination with the District and the USACE. Subject to Governing Board approval and available budget, the District shall reimburse the County within one-year of submittal of final invoice for the adaptive management measures taken. Should funding not be available within the current budgetary year, the District will seek the needed funding within the next fiscal year's budget.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT AMENDMENT

The District acknowledges that the County remains concerned that when considered with gradual sea level rise, the Project flows during the life of the project (50 years or more), may be a risk to the recreational access and features on these parcels in the future. After the ten years of monitoring by the District, the County shall take over the monitoring and data collection referenced above in this section, using the infrastructure installed by the District, use other methods, or the monitoring may be discontinued.

The District and the County shall meet ten years after the commencement of Project operations, and at least every ten years thereafter, to evaluate the need for adaptive management measures, Project changes or other solutions to avoid a conversion of all or a portion of Tract ID number TA500-033 under the LWCF Act due to Project flows. The County remains responsible for its commitments to the NPS under its LWCF grant.

- (9) Subject to budgetary and staffing limitations of the Army Corps of Engineers and the District, the District shall maintain the Project, as well as the lands shown on Exhibit D-1, Exhibit D-2, and Exhibit D-3: (a) in accordance with the Project's OMRR&R Manual, which addresses, among other things, maintenance and repair; trash and litter control; and control of exotic nonnative species, and (b) in a manner sufficient to meet all applicable laws and regulations, local, state, and federal. For the lands shown on Exhibit D-1, Exhibit D-2, and Exhibit D-3, the District acknowledges certification of such lands in an "as is" condition, with the County assuming no responsibility for the care, repair, maintenance or improvement of these County lands for the benefit of the District except as otherwise expressed in this Agreement.

3. All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, the Parties or their duly authorized representatives hereby execute this **AMENDMENT NO. 01** on the date first written above.

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
BY ITS GOVERNING BOARD**

By:

Drew Bartlett, Executive Director

By:



SOUTH FLORIDA WATER MANAGEMENT DISTRICT AMENDMENT

Candida Heater, Director
Administrative Services Division

SFWMD OFFICE OF COUNSEL
APPROVED AS TO LEGAL FORM

BY: _____

PRINT NAME: _____

DATE: _____

SFWMD PROCUREMENT APPROVED

BY: _____

DATE: _____

**MIAMI-DADE COUNTY, a political subdivision of the State
of Florida**

By: _____

Title: _____

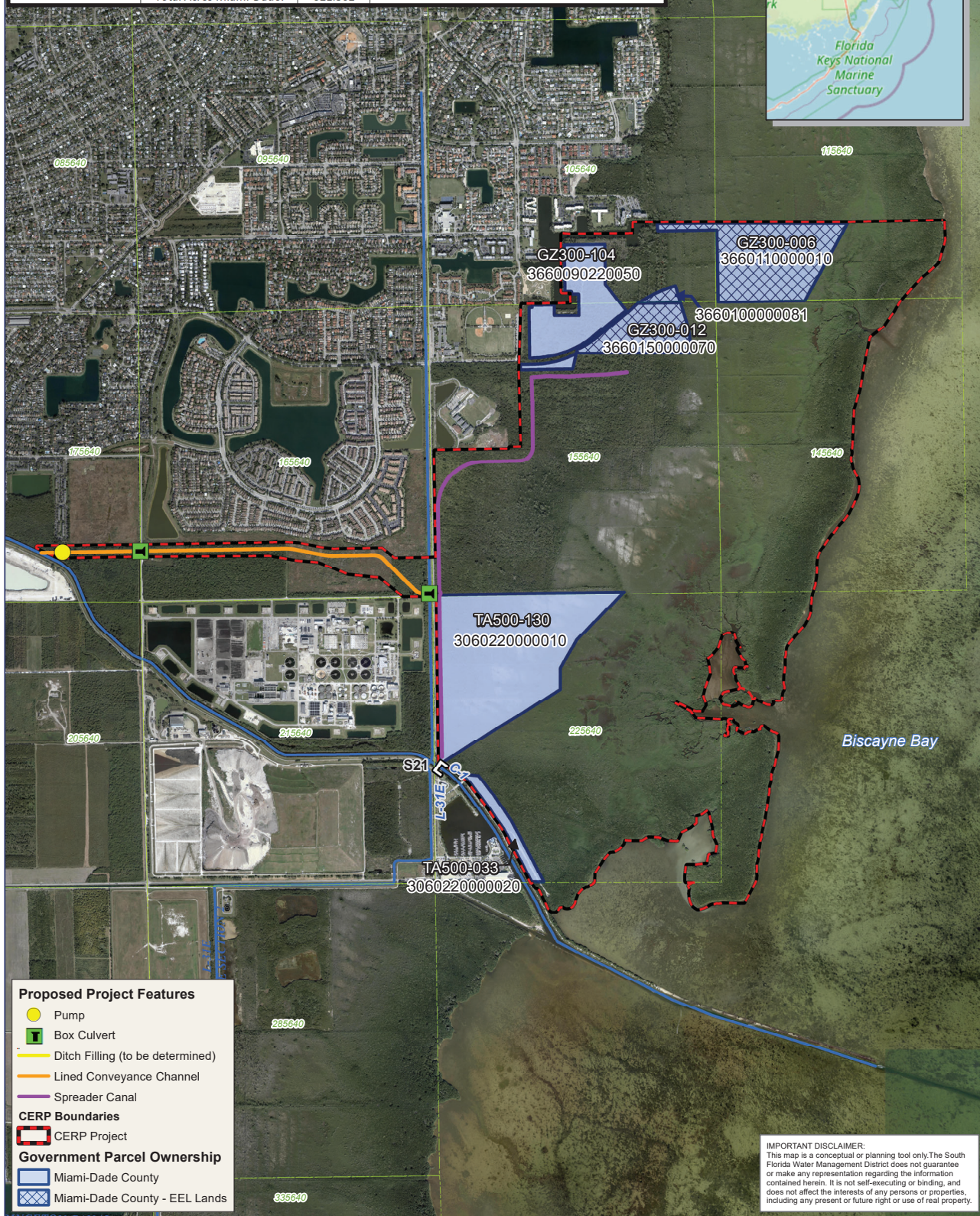
APPROVED AS TO LEGAL FORM AND LEGAL
SUFFICIENCY

BY: _____

DATE: _____

Exhibit A-3

SFWMD Tract ID	Parcel Number	Acreage	Parcel Ownership
GZ300-006	3660110000010	72.032	Miami-Dade County EEL
GZ300-012	3660100000081	3.240	Miami-Dade County EEL
GZ300-012	3660150000070	44.849	Miami-Dade County EEL
GZ300-104	3660090220050	47.330	Miami-Dade County PROS (Lakes by the Bay Park)
TA500-033	3060220000020	11.067	Miami-Dade County PROS (Black Point Park & Marina)
TA500-130	3060220000010	142.984	Miami-Dade County WASD
Total Acres Miami-Dade:		321.502	



Proposed Project Features

- Pump
- Box Culvert
- Ditch Filling (to be determined)
- Lined Conveyance Channel
- Spreader Canal

CERP Boundaries

- CERP Project

Government Parcel Ownership

- Miami-Dade County
- Miami-Dade County - EEL Lands

IMPORTANT DISCLAIMER:
This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property.



South Florida Water Management District
3301 Gun Club Rd, West Palm Beach, FL 33406
561-686-6800 - FL WATS 1-800-432-2045
P.O. Box 24880 - West Palm Beach, FL 33416-4880

BBCW Phase 1 Cutler Wetlands Miami-Dade Land Ownership Interests

0 0.5 1 Miles

IMPORTANT DISCLAIMER:

This map is a conceptual or planning tool only. The South Florida Water Management District does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property.

Map Date: May 2022



Exhibit C
CERTIFICATION OF ADDITIONAL LANDS FOR THE
BISCAYNE BAY COASTAL WETLANDS PHASE 1 PROJECT -CUTLER WETLANDS
COMPONENT

MIAMI-DADE COUNTY, a political subdivision of the State of Florida ("COUNTY"), does hereby certify to the South Florida Water Management District ("DISTRICT") that as of the date of the COUNTY'S execution of this Certification, it owns fee title in the lands identified in the attached Exhibit "A-3," and in Exhibits "D-1" through "D-3".

COUNTY hereby dedicates its interests in the lands identified in Exhibits "D-1", "D-2", and "D-3" ("Certified Lands") to the Biscayne Bay Coastal Wetlands, Florida Phase 1 Project as generally described in the Final Integrated Project Implementation Report and Environmental Impact Statement dated July 2011 and revised March 2012 ("Project"), which is a component of the Comprehensive Everglades Restoration Plan and authorized by Section 7002(5) of the Water Resources Reform and Development Act of 2014 (Public Law 113-121). COUNTY certifies that its interest in the lands shall not be conveyed, transferred, altered or otherwise encumbered by or with the consent of COUNTY without the express written consent of the DISTRICT and the U.S. Department of the Army, Corps of Engineers ("ARMY CORPS"). COUNTY will not impair its fee title or leasehold interest in and to, as applicable, the Certified Lands during the authorized life of the Project, except if written consent is given as provided above.

COUNTY agrees to maintain the following land acquisition or lease records, as applicable, for the Certified Lands for the authorized life of the Project if the records are currently available; legal descriptions, maps, surveys, title insurance policies, opinions of title, closing statements, deeds of conveyance, lease agreements, environmental assessments, and appraisals, together with any other pertinent documents. COUNTY agrees to make those records available to the DISTRICT and ARMY CORPS upon request.

COUNTY does hereby grant to District and the ARMY CORPS a non-assignable license, as of the date of this Certification to enter the Certified Lands for purposes of inspecting, implementing, operating, maintaining, and rehabilitating the Project.

In Witness Whereof, this Certification has been executed by a duly authorized official of Miami-Dade County.

{The remainder of this page intentionally left blank}

**MIAMI-DADE COUNTY, a political subdivision of the State
of Florida**

By: _____

Title: _____

APPROVED AS TO LEGAL FORM AND LEGAL
SUFFICIENCY

BY: _____

DATE: _____

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-1" - TA500-130

APPROVED SUBJECT TO NOTATIONS AND
CORRECTIONS AS INDICATED.

Approval shall not relieve the Professional
Surveyor and Mapper of the responsibility for
correct dimensions, elevations, or any other
requirements of the design.

by Jose B. at 05/25/2022

Notes:

- Reference Folio: 30-6022-000-0010 and 30-6022-000-0015. Approximate Area 142.984 acres Per Miami-Dade County Property Appraiser.
- Parcel 1 is referenced in Warranty Deed per ORB 14105 PG 538 of the Public Records of Miami-Dade County, Florida.
- Less Out 1 is contained in Warranty Deed per ORB 3683 PG 135 of the Public Records of Miami-Dade County, Florida.
- Less Out 2 is contained in Easement Deed per ORB 3683 PG 140 of the Public Records of Miami-Dade County, Florida.
- Less Out 3 is contained in County Deed per ORB 30206 PG 9 of the Public Records of Miami-Dade County, Florida.
- All recording data refers to the Public Records of Miami-Dade County, Florida unless otherwise specified.
- Unless it has been digitally signed and sealed by the Florida licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only, and is not valid.
- This description sketch is not valid unless accompanied by a legal description.
- Aerial shown for informational purposes only.
- All Reference documents including recorded instruments provided by SFWMD.
- Ownership subject to opinion of title.
- Biscayne Engineering Co. Order No. 03-87339

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "Sketch to Accompany Legal Description" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

The official record of this sheet is the electronic file digitally signed and sealed under rule 5J-17-062, F.A.C.

This item has been digitally signed and sealed by:



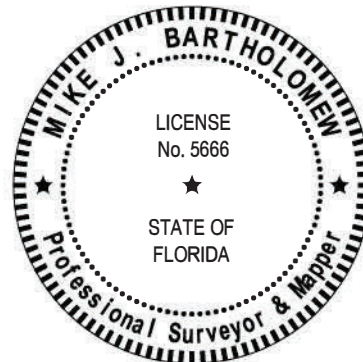
Michael J Bartholomew
2022.05.17 14:43:56 -04'00'

On the date adjacent to the seal.

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

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
Certificate of Authorization LB-0000129
Surveyor of Record:
Mike J. Bartholomew, President, PSM for the Firm
Professional Surveyor and Mapper NO. 5666
State of Florida

20



THIS IS NOT A SURVEY

SECTION 22

TOWNSHIP 56 SOUTH
RANGE 40 EAST

MIAMI-DADE COUNTY, FLORIDA

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680**

**EXHIBIT "A" - TA500-130
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION**

				DESCRIPTION					
				DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
DRAWN	CHECKED	DATE	REVISIONS	GP/RC	MB	05/17/2022	AS SHOWN	2629-SS-21	1 OF 6

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-1" - TA500-130 LEGAL DESCRIPTION

Parcel 1: (Referenced in ORB 14105 PG 538)

A portion of land in Section 22, Township 56 South, Range 40 East known as Lot 1, Lot 2 and Lot 3 of said Section 22 less a portion of BLACK CREEK CANAL and 125 feet wide LEVEE canal right-of-way, being more particularly described as follows:

BEGIN at the NW corner of said Section 22; thence N 88°55'02" E along the North line of said Section 22 a distance of 2662.37 feet to the North ¼ corner of said Section 22; thence N 89°11'45" E along the North line of said Section 22; a distance of 2725.72 feet to the NE corner of said Section; thence S 58°22'59" W a distance of 6262.18 feet to a point in the West line of the SW ¼ of said Section 22; thence N 00°58'52" W along the West line of said SW ¼ of Section 22 a distance of 532.66 feet to the W ¼ corner of said Section 22; thence N 00°58'47" W along the West line of the NW ¼ of said Section 22 for a distance of 2662.11 feet to the **POINT OF BEGINNING**.

Less

Less Out 1: (Contained in ORB 3683 Page 135)

The West 125 feet of the North 2662.39 feet of Government Lot 3, Section 22, Township 56 South, Range 40 East, Dade County, Florida.

Less

Less Out 2: (Contained in ORB 3683 PG 140)

A parcel of land in Government Lot 3, Section 22, Township 56 South, Range 40 East, Dade County, Florida, being more specifically described as follows:

Begin at a 1" iron pipe marking the East one-quarter (E ¼) corner of Section 21, Township 56 South, Range 40 East, bear South 0 degrees 58'37" East, along the West line of said Section 22, a distance of 319.60 feet to the intersection thereof with the North right of way line of Canal C-1 as recorded in Official Records Book 2400, page 566, Dade County, Florida, public records; Thence, South 57 degrees 40'50" East, along said North right of way line of Canal C-1, a distance of 204.59 feet to the intersection thereof with the South line of the aforesaid Government Lot 3; Thence, North 58 degrees 22' 33" East, along said South line of Government Lot 3, a distance of 55.66 feet; Thence, North 57 degrees 40' 50" West, parallel to the said North right of way line of Canal C-1, a distance of 112.32 feet; Thence, North 0 degrees 58' 37" West, parallel to the West line of Section 22, a distance of 342.11 feet to an intersection thereof with the South line of the North 2662.39 feet of said Government Lot 3; Thence, South 88 degrees 55' 07" West, along said South line, a distance of 125.00 feet to the point of beginning.

Less

Less Out 3: (Contained in ORB 30206, PG 9)

A portion of Government Lots 1 and 2, of Section 22, Township 56 South, Range 40 East, in Miami-Dade County, State of Florida, more particularly described as:

Beginning at the Northeast corner of Section 22, Township 56 South, Range 40 East; thence along the Southeasterly line of Government Lots 1 and 2, South 58 degrees 22 minutes 34 seconds West for a distance of 3,500.00 feet; thence due North for a distance of 400.00 feet; thence North 30 degrees East for a distance of 600.00 feet; thence North 45 degrees East for a distance of 1,259.37 feet to the intersection with the North line of said Section 22; thence along said North line, North 89 degrees 11 minutes 51 seconds East, for a distance of 1,789.94 feet returning to the **point of beginning**.

THIS IS NOT A SURVEY

SECTION 22
TOWNSHIP 56 SOUTH
RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA

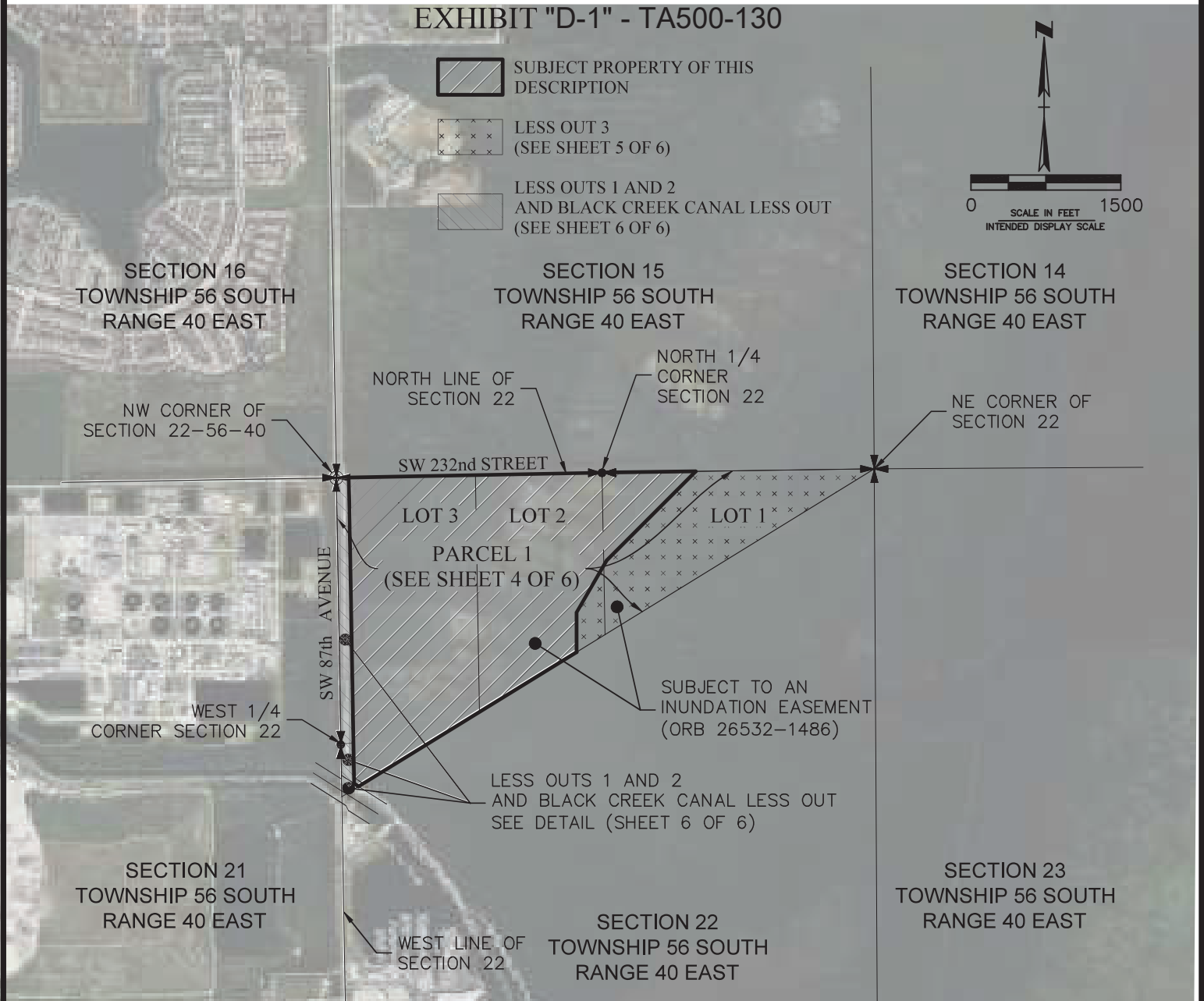
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - TA500-130
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

DRAWN GP/RC	CHECKED MB	DATE 05/17/2022	SCALE AS SHOWN	DRAWING NUMBER 2629-SS-21	SHEET 2 OF 6
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-1" - TA500-130



LEGEND
POB = Point of Beginning
POC = Point of Commencement
PG. = Page
R/W = Right-of-Way
C&SFFCD = Canal and Southern
Florida Control District
R/W = Right Of Way

SFWMD = South Florida Water
Management District
ORB = Official Records Book

✠ = Section Corner
✠ = Section 1/4 Corner

THIS IS NOT A SURVEY

SECTION 22
TOWNSHIP 56 SOUTH
RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680**

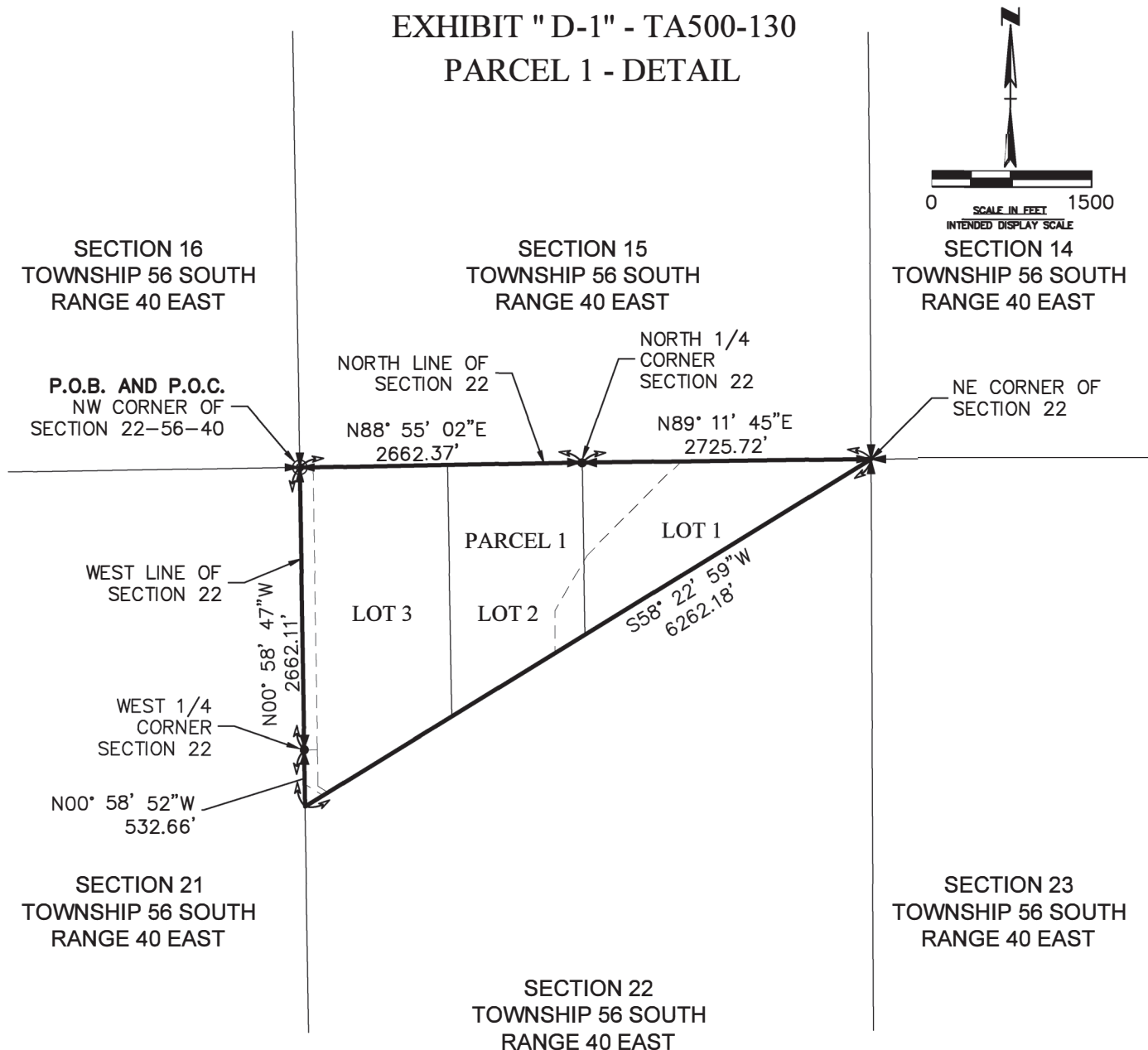
**EXHIBIT "A" - TA500-130
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION**

22

DRAWN GP/RC	CHECKED MB	DATE 05/17/2022	SCALE AS SHOWN	DRAWING NUMBER 2629-SS-21	SHEET 3 OF 6
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-1" - TA500-130 PARCEL 1 - DETAIL



LEGEND

POB = Point of Beginning
POC = Point of Commencement
PG. = Page
R/W = Right-of-Way
C&SFFCD = Canal and Southern
Florida Control District
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THIS IS NOT A SURVEY

SECTION 22
TOWNSHIP 56 SOUTH
RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
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P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

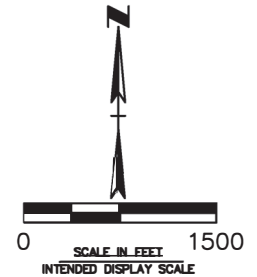
EXHIBIT "A" - TA500-130
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

Note: The bearings and distances shown in this sketch
refer to ORB 14105 PG 538.

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	05/17/2022	AS SHOWN	2629-SS-21	4 OF 6

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

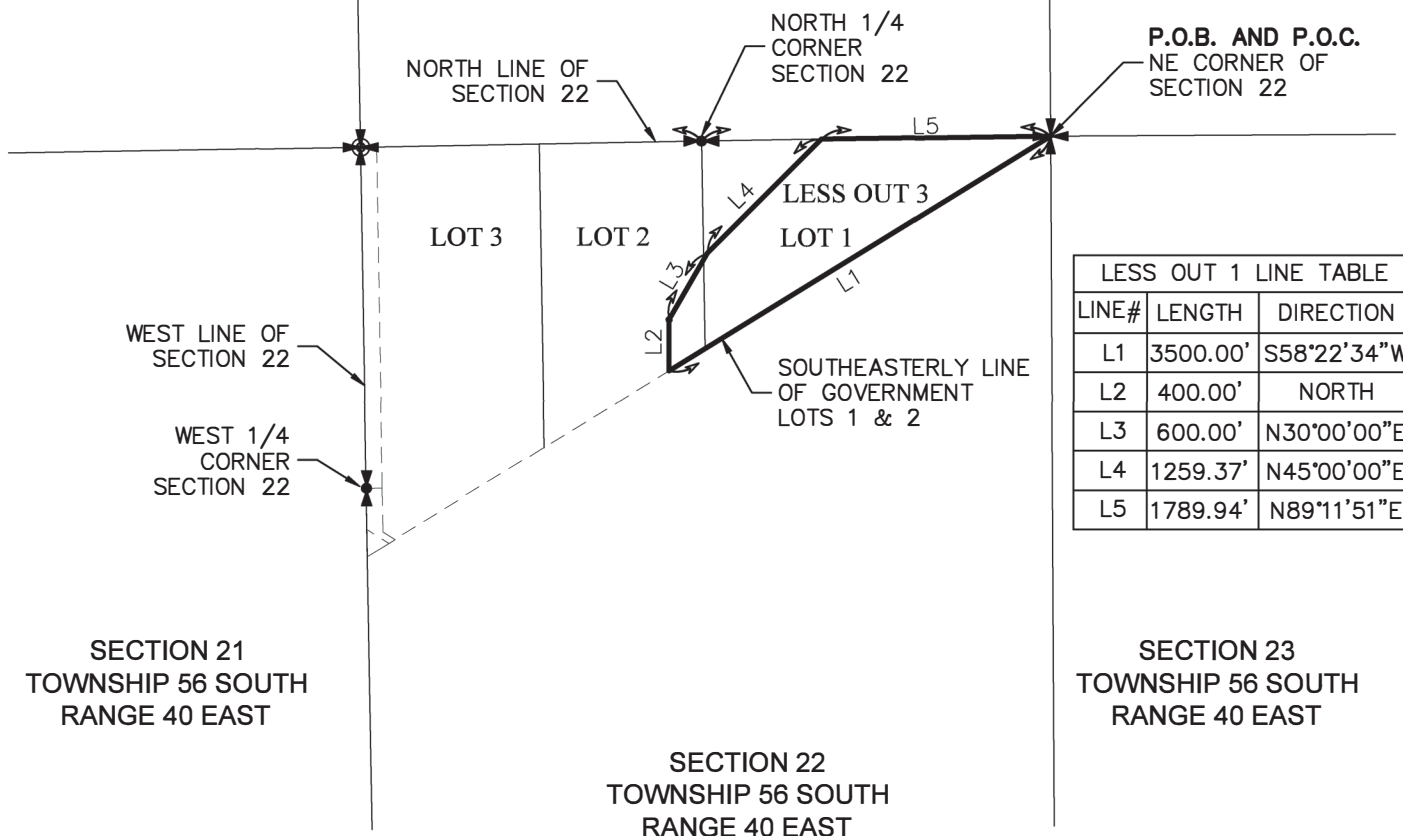
EXHIBIT "D-1" - TA500-130 LESS OUT 3 - DETAIL



SECTION 16
TOWNSHIP 56 SOUTH
RANGE 40 EAST

SECTION 15
TOWNSHIP 56 SOUTH
RANGE 40 EAST

SECTION 14
TOWNSHIP 56 SOUTH
RANGE 40 EAST



LEGEND

POB = Point of Beginning
POC = Point of Commencement
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C&SFFCD = Canal and Southern
Florida Control District
R/W = Right Of Way

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Management District
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✠ = Section Corner
✠ = Section 1/4 Corner

THIS IS NOT A SURVEY

SECTION 22
TOWNSHIP 56 SOUTH
RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - TA500-130
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

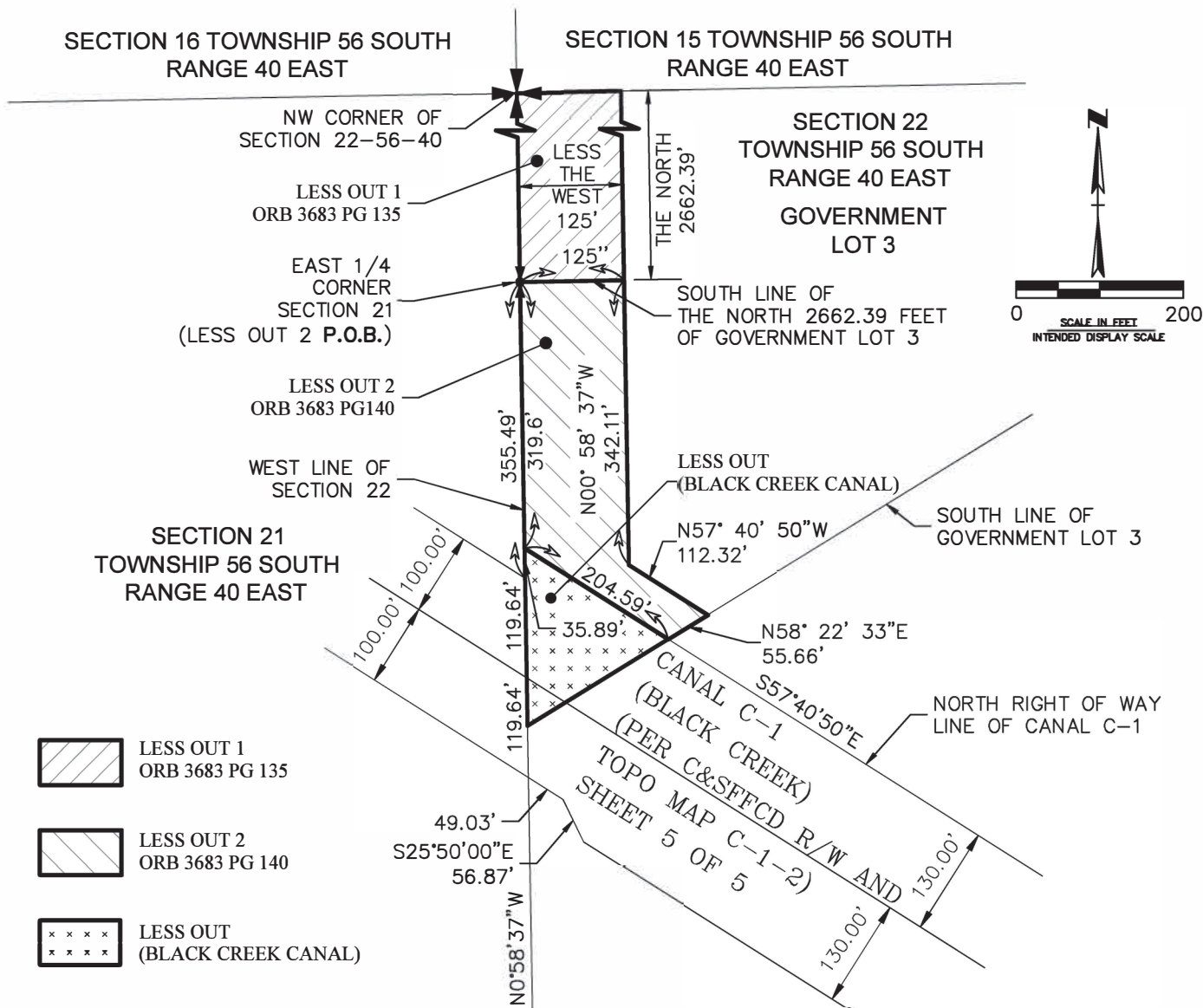
Note: The bearings and distances shown in this sketch
refer to ORB 30206, PG 9.

24

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	05/17/2022	AS SHOWN	2629-SS-21	5 OF 6

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-1" - TA500-130 LESS OUT - DETAIL



LEGEND

POB = Point of Beginning
POC = Point of Commencement
PG. = Page
R/W = Right-of-Way
C&SFCD = Canal and Southern
Florida Control District
R/W = Right Of Way

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Management District
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✚ = Section Corner
✚ = Section 1/4 Corner

THIS IS NOT A SURVEY

SECTION 22
TOWNSHIP 56 SOUTH
RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - TA500-130
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

Note: The bearings and distances shown in this sketch
refer to ORB 3683, PG 140.

25

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	05/17/2022	AS SHOWN	2629-SS-21	6 OF 6

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-2" - GZ300-006

Notes:

- Reference Folio: 36-6011-000-0010.
- Calculated Area is 72.032 acres.
- Subject property is contained in Warranty Deed per ORB 19968 Page 4173 of the Public Records of Miami-Dade County, Florida.
- The bearings and distances shown in this sketch refer to ORB 19968 Page 4173.
- All recording data refers to the Public Records of Miami-Dade County, Florida unless otherwise specified.
- Unless it has been digitally signed and sealed by the Florida licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only, and is not valid.
- This description sketch is not valid unless accompanied by a legal description.
- Aerial shown for informational purposes only.
- Biscayne Engineering Co. Order No. 03-87339

Note A: Biscayne Engineering has no knowledge of the legal status of roads appearing on P.B. 8 PG. 124. This should be considered when evaluating this description.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "Sketch to Accompany Legal Description" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

The official record of this sheet is the electronic file digitally signed and sealed under rule 5J-17-062, F.A.C.

This item has been digitally signed and sealed by:



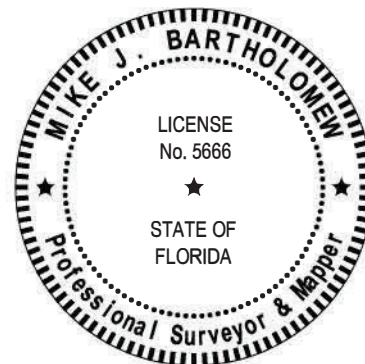
Michael J Bartholomew
2022.05.17 14:42:15 -04'00'

On the date adjacent to the seal.

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

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
Certificate of Authorization LB-0000129
Surveyor of Record:
Mike J. Bartholomew, President, PSM for the Firm
Professional Surveyor and Mapper NO. 5666
State of Florida

26



THIS IS NOT A SURVEY

SECTIONS 10 & 11

TOWNSHIP 56 SOUTH

RANGE 40 EAST

MIAMI DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"—GZ300-006
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

				DESCRIPTION					
				DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
				GP/RC	MB	05/17/2022	AS SHOWN	2629-SS-21	1 OF 5
DRAWN	CHECKED	DATE	REVISIONS						

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-2" - GZ300-006

LEGAL DESCRIPTION

Legal Description: (Contained in O.R.B. 19968, Page 4173)

That portion of the following described lands lying within the South 1,500 feet of Sections 10 and 11, Township 56 South, Range 40 East, Miami-Dade County, Florida:

Portions of Section 2, 3, 10, and 11, Township 56 South, Range 40 East, lying, being and situate in Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Section 11; thence run N 01°34'09" W along the West boundary of the SW1/4 of said Section 11 for 1358.96 feet; thence run due West for 1092.55 feet to a point of intersection with a circular curve; thence run Northwesterly and Northeasterly along said circular curve, being a circular curve to the right, having for its elements a central angle of 13°01'06" and a radius of 2392.69 feet, for an arc distance of 543.65 feet to a point of tangency; thence run N 09°30'00" E for a distance of 1720.88 to the point of curvature; thence run Northeasterly and Northwesterly along the arc of a circular curve to the left, having for its elements a central angle of 10°30'00" and a radius of 8,700 feet, for an arc distance of 1594.36 feet to a point of tangency; thence run N 01°00'00" W for 783.60 feet to the point of intersection with the North line of TENALLA OCEAN FARMS, according to the plat thereof as recorded in Plat Book 8 at Page 124 of the Public Records of Miami-Dade County, Florida; thence run N 89°11'12" E along the last described line for 589.01 feet to a point of intersection with the West line of the Southwest 1/4 of said Section 2, said point of intersection bearing N 00°54'44" W and distant 660 feet from the Southwest corner of said Section 2; thence run N 89°11'48" E along the said North line of TENALLA OCEAN FARMS for a distance of 2001.56 feet to the Northwest corner of Tract 7 of said TENALLA OCEAN FARMS in said Section 2; thence run S 00°54'50" E along the West line of said Tract 7, also being the West line of BISCAYNE NATIONAL PARK for a distance of 635.00 feet to the Southwest corner of said Tract 7; thence run S 26°49'56" E along the said West line of BISCAYNE NATIONAL PARK for 1526.69 feet to the Northeast corner of Tract 40, of said TENALLA OCEAN FARMS in said Section 11; thence run S 00°55'07" E along the East line of Tracts 40, 57 and 72 of said TENALLA OCEAN FARMS in said Section 11, also being the West line of BISCAYNE NATIONAL PARK, for 1970.33 feet to the Southeast corner of said Tract 72; thence run S 26°25'38" W, along the said West line of BISCAYNE NATIONAL PARK, for a distance of 2263.92 feet to the point of intersection with the South line of said Section 11; said point of intersection also being 1600.00 feet Easterly, as measured along the South line of said Section 11, of the Southwest corner of said Section 11; thence run S 89°36'57" W along the South line of said Section 11 for 279.07 feet to a point of deflection; thence run S 89°39'20" W along the South line of said Section 11 for 1320.93 feet to the **Point of Beginning**. LESS Tracts 26 and 33 of said TENALLA OCEAN FARMS in said Section 11, and public right of way dedications made by said plat of TENALLA OCEAN FARMS.

THIS IS NOT A SURVEY

SECTIONS 10 & 11

TOWNSHIP 56 SOUTH

RANGE 40 EAST

MIAMI DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

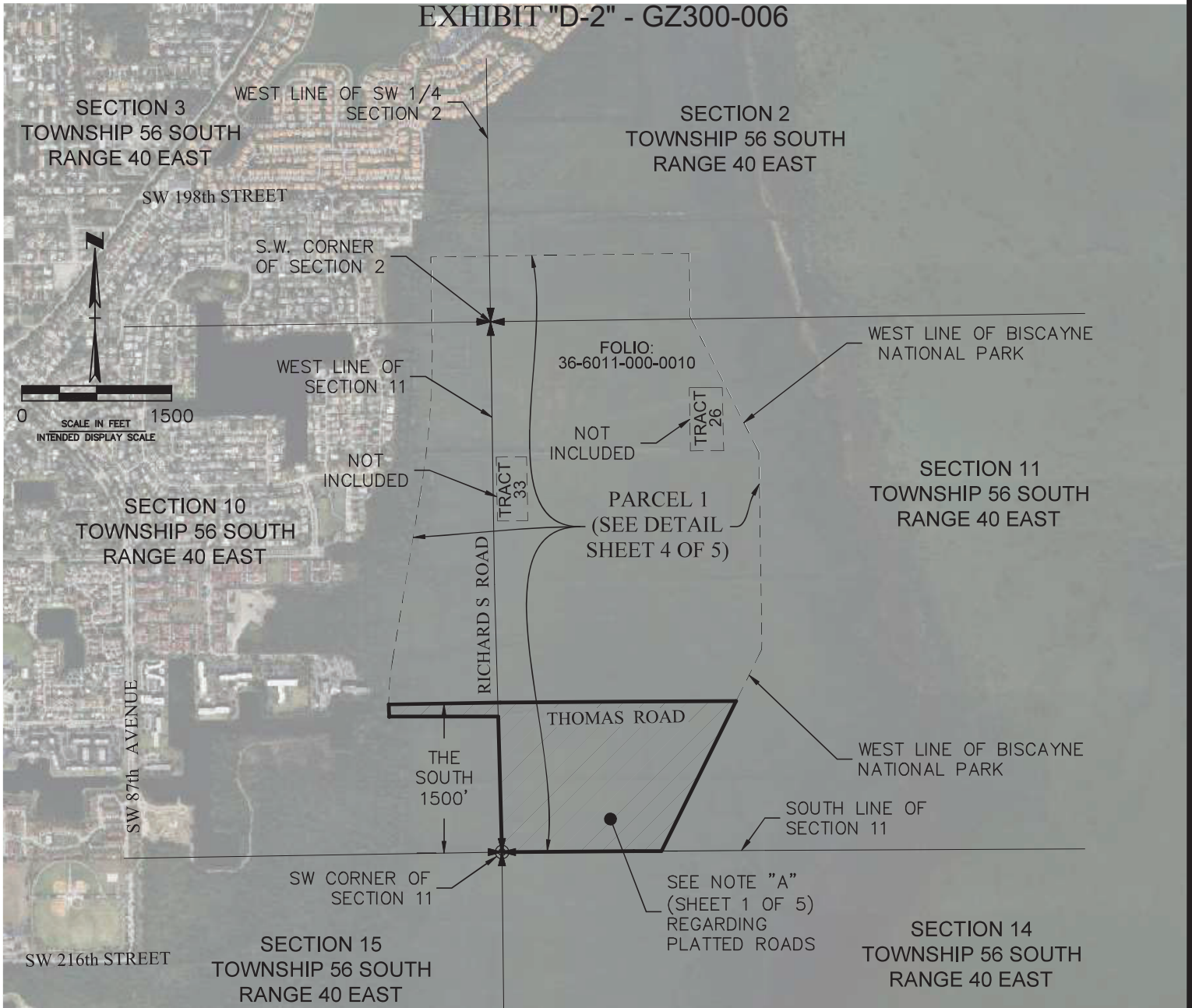
EXHIBIT "A"—GZ300-006
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

27

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	05/17/2022	AS SHOWN	2629-SS-21	2 OF 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-2" - GZ300-006



LEGEND

POB = Point of Beginning
POC = Point of Commencement
PG. = Page
R/W = Right-of-Way

SFWMD = South Florida Water
Management District
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✚ = Section Corner
✚ = Section 1/4 Corner



SUBJECT PROPERTY OF
THIS DESCRIPTION

THIS IS NOT A SURVEY

SECTIONS 10 & 11
TOWNSHIP 56 SOUTH
RANGE 40 EAST

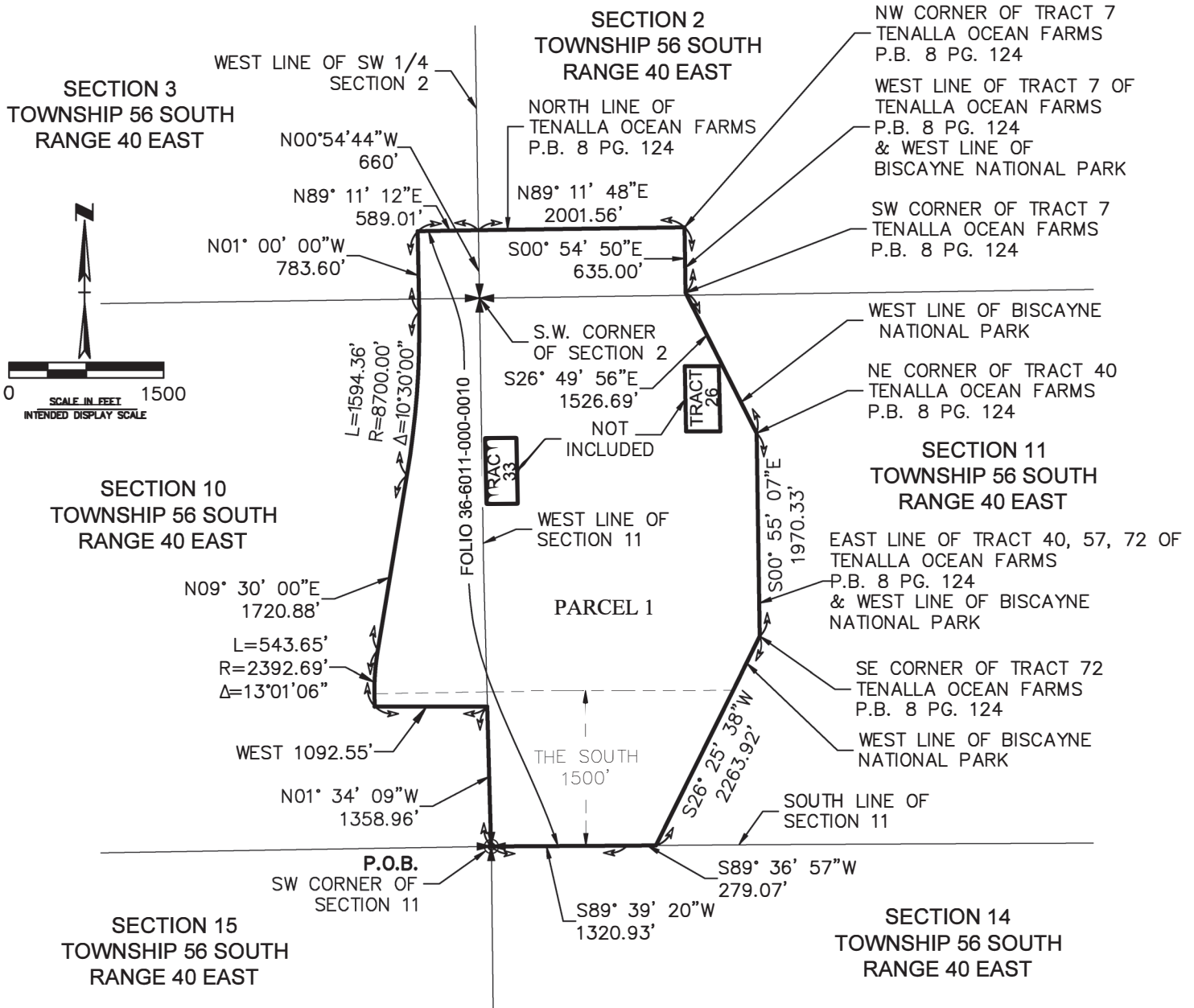
MIAMI DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"-GZ300-006
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-2" - GZ300-006 - PARCEL 1 DETAIL



THIS IS NOT A SURVEY

SECTIONS 10 & 11

**TOWNSHIP 56 SOUTH
RANGE 40 EAST**

MIAMI DADE COUNTY, FLORIDA

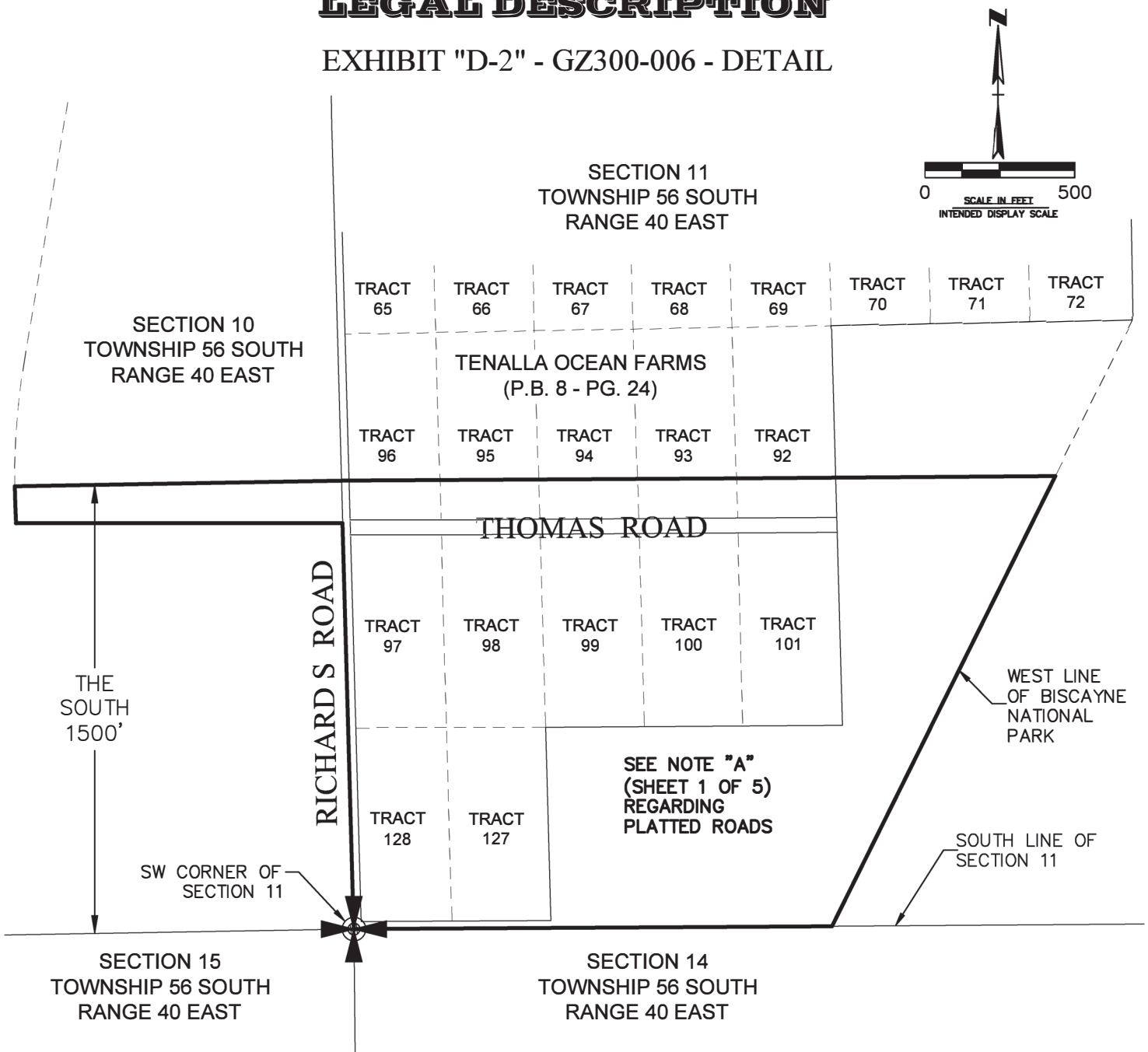
**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680**

**EXHIBIT "A"-GZ300-006
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION**

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	05/17/2022	AS SHOWN	2629-SS-21	4 OF 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-2" - GZ300-006 - DETAIL



LEGEND

POB = Point of Beginning
POC = Point of Commencement
PG. = Page
R/W = Right-of-Way

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⊕ = Section Corner
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THIS IS NOT A SURVEY

SECTIONS 10 & 11
TOWNSHIP 56 SOUTH
RANGE 40 EAST

MIAMI DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A"-GZ300-006
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-2" - GZ300-012

LEGAL DESCRIPTION

Notes:

- Reference Folio: 36-6010-000-0081 and 36-6015-000-0070 Approximate Area 48.089 acres Per Miami-Dade County Property Appraiser.
- Subject Property is contained in Quit Claim Deed ORB 17734 PG 848 of the Public Records of Miami-Dade County, Florida.
- The bearings and distances shown in this sketch refer to ORB 17734 PG 848.
- All recording data refers to the Public Records of Miami-Dade County, Florida unless otherwise specified.
- Unless it has been digitally signed and sealed by the Florida licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only, and is not valid.
- This description sketch is not valid unless accompanied by a legal description.
- Aerial shown for informational purposes only.
- All Reference documents including recorded instruments provided by SFWMD.
- Ownership subject to opinion of title.
- Biscayne Engineering Co. Order No. 03-87339

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "Sketch to Accompany Legal Description" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

The official record of this sheet is the electronic file digitally signed and sealed under rule 5J-17-062, F.A.C.

This item has been digitally signed and sealed by:



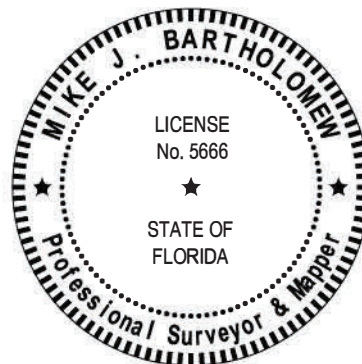
Michael J Bartholomew
2022.05.17 14:42:52 -04'00'

On the date adjacent to the seal.

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Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
Certificate of Authorization LB-0000129
Surveyor of Record:
Mike J. Bartholomew, President, PSM for the Firm
Professional Surveyor and Mapper NO. 5666
State of Florida

31



THIS IS NOT A SURVEY

SECTIONS 10 & 15

TOWNSHIP 56 SOUTH

RANGE 40 EAST

MIAMI DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - GZ300-012
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	05/17/2022					AS SHOWN	2629-SS-21	1 OF 3

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-2" - GZ300-012

LEGAL DESCRIPTION

Legal Description:

Portions of Section 10 and 15 Township 56 South, Range 40 East, lying and being in Dade County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 10; thence run S 89°02'45" W, along the South line of the Southeast 1/4 of said Section 10, for 696.19 feet to the Point of Beginning, also being a point of intersection with a circular curve, said point of intersection bearing N 71°08'12" E from the center of said circular curve; thence run Southeasterly and Southwesterly, along said circular curve being a circular curve to the right having for its elements a central angle of 27°51'48" and a radius of 2439.76 feet, for an arc distance of 1186.47 feet to a point of tangency; thence run S 9° W for 40.14 feet; thence run S 89°00'29" W, parallel to and 1464 feet Northerly of, the South line of the North 1/2 of said Section 15, as measured along the West line of the North 1/2 of said Section 15, for 2096.96 feet; thence run N 15° E for 388.57 feet to a point of intersection with a circular curve, said point of intersection bearing S 27° E from the center of said circular curve; thence run Northeasterly, along the last mentioned circular curve being a circular curve to the left having for its elements a central angle of 12° and a radius of 2000 feet, for an arc distance of 418.88 feet to a point of tangency; thence run N 51° E for 1001.88 feet to a point of intersection with the North line of said Section 15, thence continue N 51° E for 102.70 feet to a point at curvature; thence run Northeasterly, along a circular curve to the right having for its elements a central angle of 15° and a radius of 2400 feet, for an arc distance of 628.32 feet; thence run S 24° E for 192.21 feet to a point of curvature; thence run Southeasterly, along a circular curve to the right having for its elements a central angle of 5°08'12" and a radius of 2439.76 feet, for on arc distance of 218.73 feet to the **Point of Beginning**.

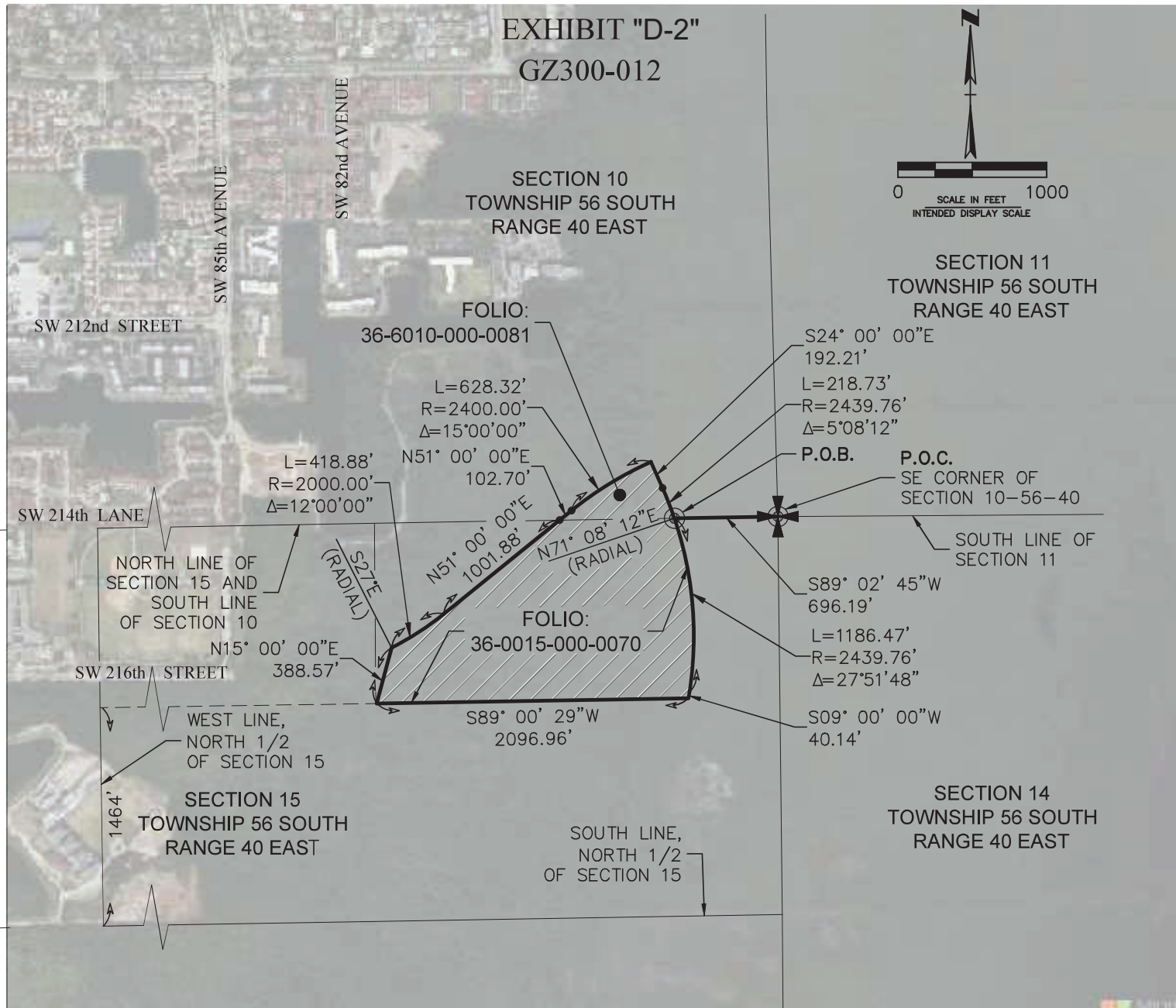
32

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - GZ300-012
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	05/17/2022					AS SHOWN	2629-SS-21	2 OF 3

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-3" - GZ300-104

Notes:

- Reference Folio: 36-6009-022-0050. Approximate Area 47.330 acres Per Miami-Dade County Property Appraiser.
- Parcel 1 is contained in Plat Book 141 at Page 2 and SWD per ORB 16584, PG. 4653 of the Public Records of Miami-Dade County, Florida.
- Parcel 2 is contained in Warranty Deed per ORB 18571, PG 2442 of the Public Records of Miami-Dade County, Florida.
- Less Out 1 is contained in County Deed by Miami-Dade County and the Town of Cutler Bay per ORB 27199, PG 1781 of the Public Records of Miami-Dade County, Florida.
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- All Reference documents including recorded instruments provided by SFWMD.
- Ownership subject to opinion of title.
- Biscayne Engineering Co. Order No. 03-87339

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "Sketch to Accompany Legal Description" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

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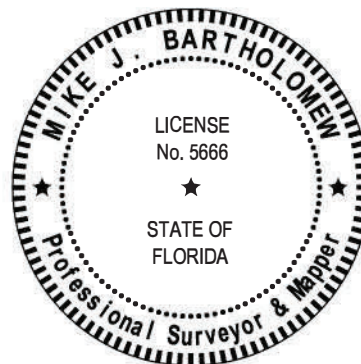
Michael J Bartholomew
2022.06.06 15:48:23 -04'00'

On the date adjacent to the seal.

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

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
Certificate of Authorization LB-0000129
Surveyor of Record:
Mike J. Bartholomew, President, PSM for the Firm
Professional Surveyor and Mapper NO. 5666
State of Florida

34



THIS IS NOT A SURVEY

SECTIONS 10 & 15

TOWNSHIP 56 SOUTH

RANGE 40 EAST

MIAMI-DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - GZ300-104
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	06/06/2022					AS SHOWN	2629-SS-21	1 OF 6

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-3" - GZ300-104

LEGAL DESCRIPTION

Parcel 1: (Contained in ORB 16584, PG 4653)

Tract "F-9" and Tract "E-9" of "Lakes by the Bay Section Nine" according to the Plat thereof as recorded in Plat Book 141 at Page 2 of the Public Records of Miami-Dade County, Florida.

And

Parcel 2: (Additional Lands Contained in ORB 18571, PG 2442)

A portion of Section 10, Township 56 South, Range 40 East, Miami Dade County, Florida, being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 10; thence S89°02'42"W, along the South line of said Section 10, for 931.95 feet; thence N00°50'18"W for 739.05 feet; thence S90°00'00"E for 625.01 feet; thence N00°00'00"W for 572.00 feet; thence S90°00'00"E for 293.37 feet; thence S01°04'21"E for 1295.66 feet to the **Point of Beginning**.

Less

Less Out 1: (Contained in ORB 27199, PG 1781)

A portion of Section 10, Township 56 South, Range 40 East and a portion of Tract "E-9" of "LAKES BY THE BAY SECTION NINE" according to the Plat thereof as Recorded In Plat Book 141 at Page 2 of the Public Records of Miami-Dade County, Florida. More particularly described as follows:

Commence at SW Corner of Tract "D-9" of said "LAKES BY THE BAY SECTION NINE" thence N00°50'07"W along the West line of said Tract "D-9" for a distance of 988.32 feet to the NW Corner of said Tract "D-9"; thence N89°02'53"E along the North line of said Tract "D-9" for a distance of 1087.54 feet to the NW Westerly corner of said Tract "E-9" also being the **POINT OF BEGINNING**; thence N00°50'07"W for a distance of 739.17 feet; thence S89°59'58"E for a distance of 624.84 feet; thence North for a distance of 572.06 feet to its intersection with the Westerly projection of the Northerly line of said Tract "E-9"; thence East for a distance of 916.27 feet to the NE corner of said Tract "E-9"; thence South along the East line of said Tract "E-9" for a distance of 143.88 feet; thence West for a distance of 717.91 feet; thence S00°50'07"E for a distance of 915.58 feet; thence East for a distance of 252.13 feet; thence S00°50'07"E for a distance of 393.90 feet; thence West for a distance of 455.00 feet; thence N00°50'07"W for a distance of 252.61 feet; thence West for a distance of 409.35 feet; thence S00°50'07"E for a distance of 106.92 feet; thence S89°02'53"W for a distance of 58.96 feet; thence S00°50'07"E for a distance of 987.45 feet; thence S89°00'29"W for a distance of 108.11 feet to a Point of curvature; thence Northwesterly along the arc of a curve to the right, concave to the Northeast, having a central angle of 90°09'24" and a radius of 50.00 feet for an arc distance of 78.68 feet to a point of tangency, thence N00°50'07"W along the West line of said Tract "E-9" for a distance of 937.42 feet to the **POINT OF BEGINNING**.

THIS IS NOT A SURVEY

SECTIONS 10 & 15

TOWNSHIP 56 SOUTH

RANGE 40 EAST

MIAMI-DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - GZ300-104
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

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DRAWN	CHECKED	DATE	REVISIONS	DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	06/06/2022		GP/RC	MB	06/06/2022	AS SHOWN	2629-SS-21	2 OF 6

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EXHIBIT "D-3" - GZ300-104

S.W. 212th STREET

SECTION 10
TOWNSHIP 56 SOUTH
RANGE 40 EAST

S.W. 214th LN

S.W. 216th STREET

SECTION 15
TOWNSHIP 56 SOUTH
RANGE 40 EAST

S.W. 85th AVENUE

SOUTH 1/4
CORNER
SEC. 10

PARCEL 1
TRACT "E-9"
P.B. 141 PG. 2
(SEE SHEET 4 OF 6)

PARCEL 2
TRACT "F-9"
P.B. 141 PG. 2
(SEE SHEET 4 OF 6)

FOLIO: 36-6009-022-0050

FOLIO: 36-6009-022-0050

SOUTH LINE OF
SECTION 10

0 SCALE IN FEET 500
INTENDED DISPLAY SCALE

SECTION 10
TOWNSHIP 56 SOUTH
RANGE 40 EAST

SECTION 15
TOWNSHIP 56 SOUTH
RANGE 40 EAST

SUBJECT PROPERTY OF
THIS DESCRIPTION

PARCEL 2
ADDITIONAL LAND
ORB 18571, PG 2442
(SEE SHEET 5 OF 6)

LESS OUT 1
ORB 27199 PG 1781
(SEE SHEET 6 OF 6)

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POB = Point of Beginning
POC = Point of Commencement
PG. = Page
R/W = Right-of-Way

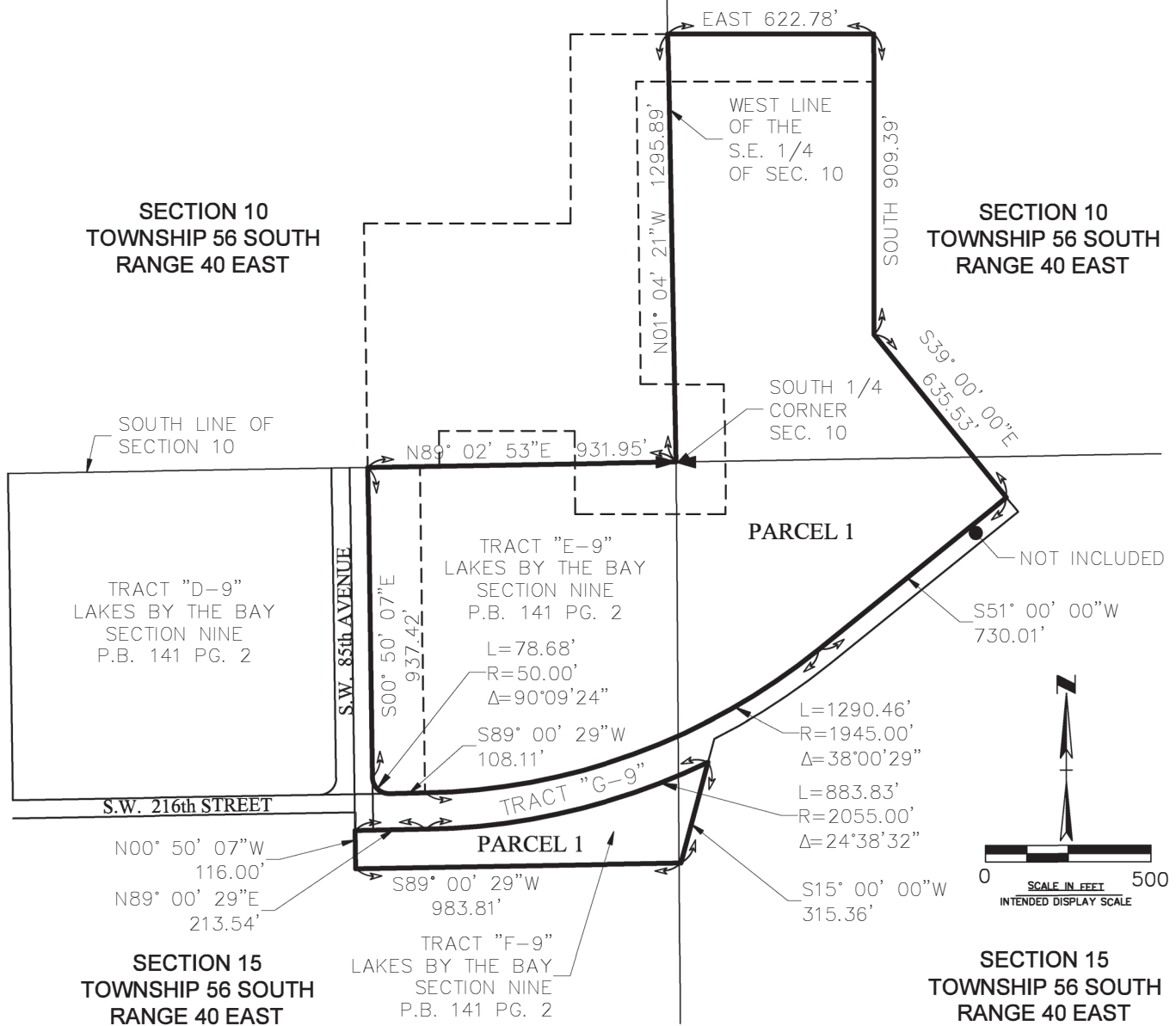
 = Section Corner
 = Section 1/4 Corner

MIAMI-DADE COUNTY, FLORIDA

EXHIBIT "A" - GZ300-104
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-3" - GZ300-104 PARCEL 1 - DETAIL



LEGEND

POB = Point of Beginning
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PG. = Page
R/W = Right-of-Way

SFWMD = South Florida Water Management District
ORB = Official Records Book

✕ = Section Corner
✕ = Section 1/4 Corner

THIS IS NOT A SURVEY

SECTIONS 10 & 15
TOWNSHIP 56 SOUTH
RANGE 40 EAST

MIAMI-DADE COUNTY, FLORIDA

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680**

**EXHIBIT "A" - GZ300-104
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION**

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	06/06/2022	AS SHOWN	2629-SS-21	4 OF 6

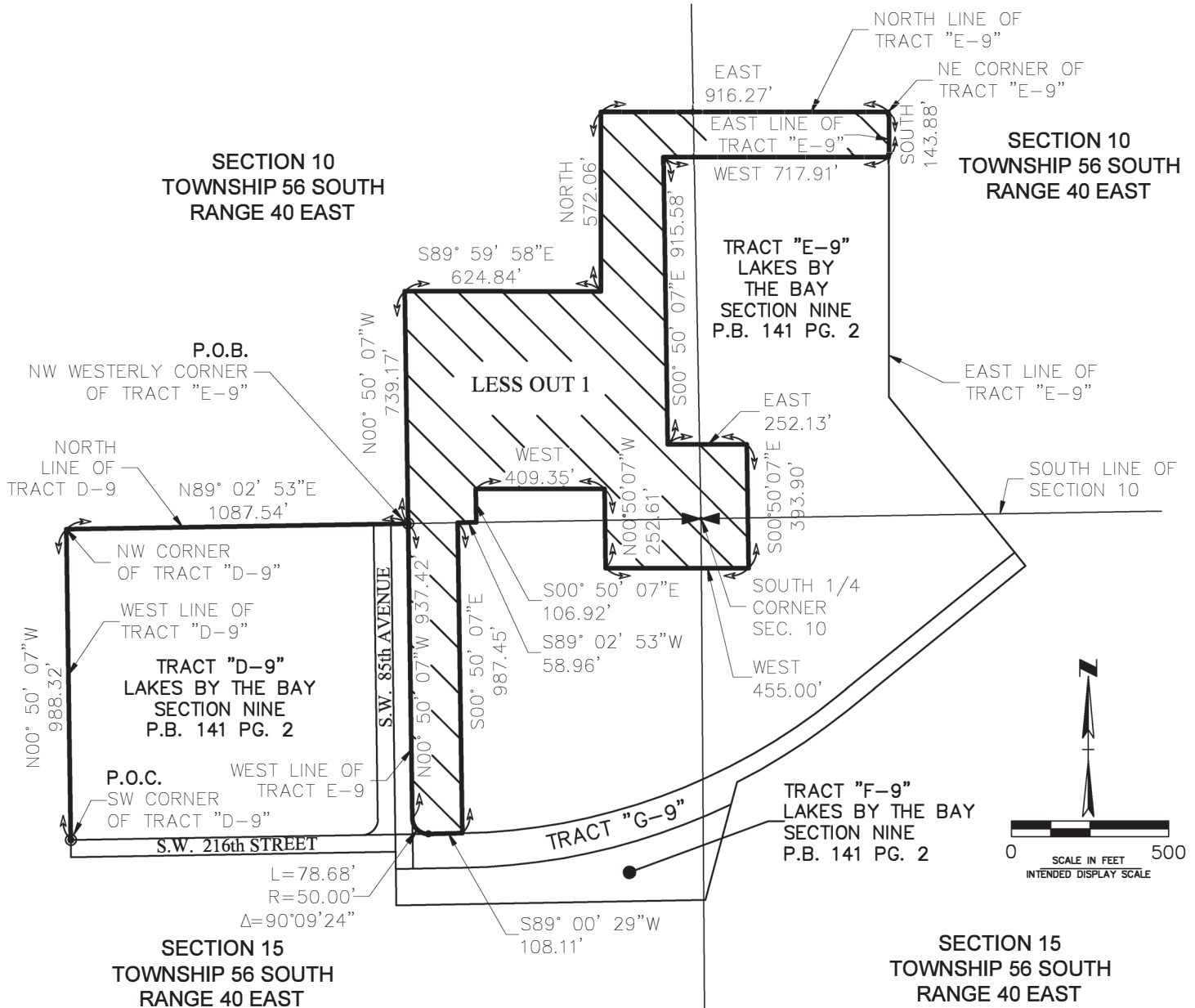
Note: The bearings and distances shown in this sketch refer to P.B. 141, PG. 2.

EXHIBIT "D-3" - GZ300-104 PARCEL 2 - DETAIL



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-3" - GZ300-104 LESS OUT 1 - DETAIL



DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	06/06/2022	AS SHOWN	2629-SS-21	6 OF 6

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-3" - TA500-033 LEGAL DESCRIPTION

Notes:

- Reference Folio: 30-6022-000-0020. Approximate Area 11.067 acres Per Miami-Dade County Property Appraiser.
- Parcel 1 is contained in Warranty Deed per ORB 7378 , PG 729 of the Public Records of Miami-Dade, Florida.
- Less Out 1 is contained in Warranty Deed per ORB 17538, PG 1511 of the Public Records of Miami-Dade, Florida.
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- Biscayne Engineering Co. Order No. 03-87339

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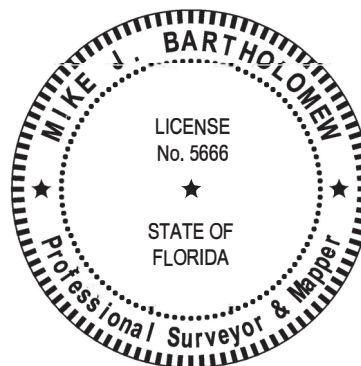
Michael J Bartholomew
2022.06.06 15:48:55 -04'00'

On the date adjacent to the seal.

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Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
Certificate of Authorization LB-0000129
Surveyor of Record:
Mike J. Bartholomew, President, PSM for the Firm
Professional Surveyor and Mapper NO. 5666
State of Florida

40



THIS IS NOT A SURVEY

SECTION 22
TOWNSHIP 56 SOUTH
RANGE 40 EAST
MIAMI DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - TA500-033
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	06/06/2022	AS SHOWN	2629-SS-21	1 OF 5

DRAWN

CHECKED

DATE

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-3" - TA500-033

LEGAL DESCRIPTION

Parcel 1: (Based on data appearing in ORB 7378 PG 729)

A portion of Section 22, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida, being more particularly described as follows:

Commence at the most Northerly corner of Government Lot 4 of said Section 22, said point lying on the West line of the SW 1/4 of Section 22 and run South 82°43'17" East for 421.31 feet to the **point of beginning** of the Tract of Land hereinafter to be described, said point lying in the Northeasterly right of way line of Canal C-1 (Black Creek) as shown on the Central and Southern Florida Flood Control District Right of Way Map Drawing No. C-1-2, Sheet 5 of 5, dated August 10, 1959; thence continue South 82°43'17" East for 3962.67 feet to a point lying in the East line of the W 1/2 of the W 1/2 of the E 1/2 of the SE 1/4 of said Section 22; thence run South 00°32'41" East along the said East line of the W 1/2 of the W 1/2 of the E 1/2 of the SE 1/4 of Section 22 for 784.28 feet; thence run South 24°45'51" West for 634.25 feet to a point lying in the Biscayne Bay Bulkhead Line; said last course being radial to the next described curve; thence run along a curve to the left, concave to the South, having a radius of 435 feet and central angel of 70°02'04" for an arc distance of 531.71 feet to a point of tangency; said curve being coincident with the said Biscayne Bay Bulkhead Line; thence run South 44°43'47" West along the said Biscayne Bay Bulkhead Line for 152.16 feet to a point of intersection with the South line of the said Section 22; thence run South 89°43'47" West along the said South line of Section 22 for 1672.87 feet to a point of intersection with the Northeasterly right of way line of the aforesaid Black Creek Canal: thence run North 27°56'23" West, along the said Northeasterly right of Way line of Black Creek Canal for 1148.66 feet; thence run North 35°15'56" West for 535.37 feet; thence run North 37°57'02" West for 492.01 feet; thence run North 44°58'16" West for 261.42 feet; thence run North 57°38'42" West for 78.94 feet to the **point of beginning**: said last five (5) courses being coincident with the said Northeasterly right of way line of Black Creek Canal.

Less

Less Out 1: (Based on data appearing in ORB 17538 Pg 1511)

That portion of the following described lands which lies within the aforesaid Parcel 1:

Those portions of Section 22 and 23, in Township 56 South, Range 40 East, Miami-Dade County, Florida, lying Southerly of the following described line: **Begin** at the most Northerly corner of Government Lot 4 in said Section 22, being a point on the West line of the SW1/4 of said Section 22, said West line of the SW1/4 of said Section 22 having and assumed bearing of N00°56'29"W; thence run S82°43'17"E to the Mean High Water Line on the shore of Biscayne Bay, and to the END of the herein described line, and lying Easterly of a line 200.00 feet Easterly of and parallel with the Easterly R-O-W line of the South Florida Water Management District's Black Creek Canal in Said Section 22.

THIS IS NOT A SURVEY

SECTION 22

TOWNSHIP 56 SOUTH

RANGE 40 EAST

MIAMI DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
P.O. BOX 24680, 3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - TA500-033
SKETCH TO ACCOMPANY LEGAL
DESCRIPTION

41

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	06/06/2022	AS SHOWN	2629-SS-21	2 OF 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-3"
TA500-033



LEGEND
 POB = Point of Beginning
 POC = Point of Commencement
 PG. = Page
 R/W = Right-of-Way

SFWMD = South Florida Water
 Management District
 ORB = Official Records Book
 ✕ = Section Corner

THIS IS NOT A SURVEY

SECTION 22
 TOWNSHIP 56 SOUTH
 RANGE 40 EAST

MIAMI DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 ENGINEERING & CONSTRUCTION BUREAU
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 P.O. BOX 24680, 3301 GUN CLUB ROAD
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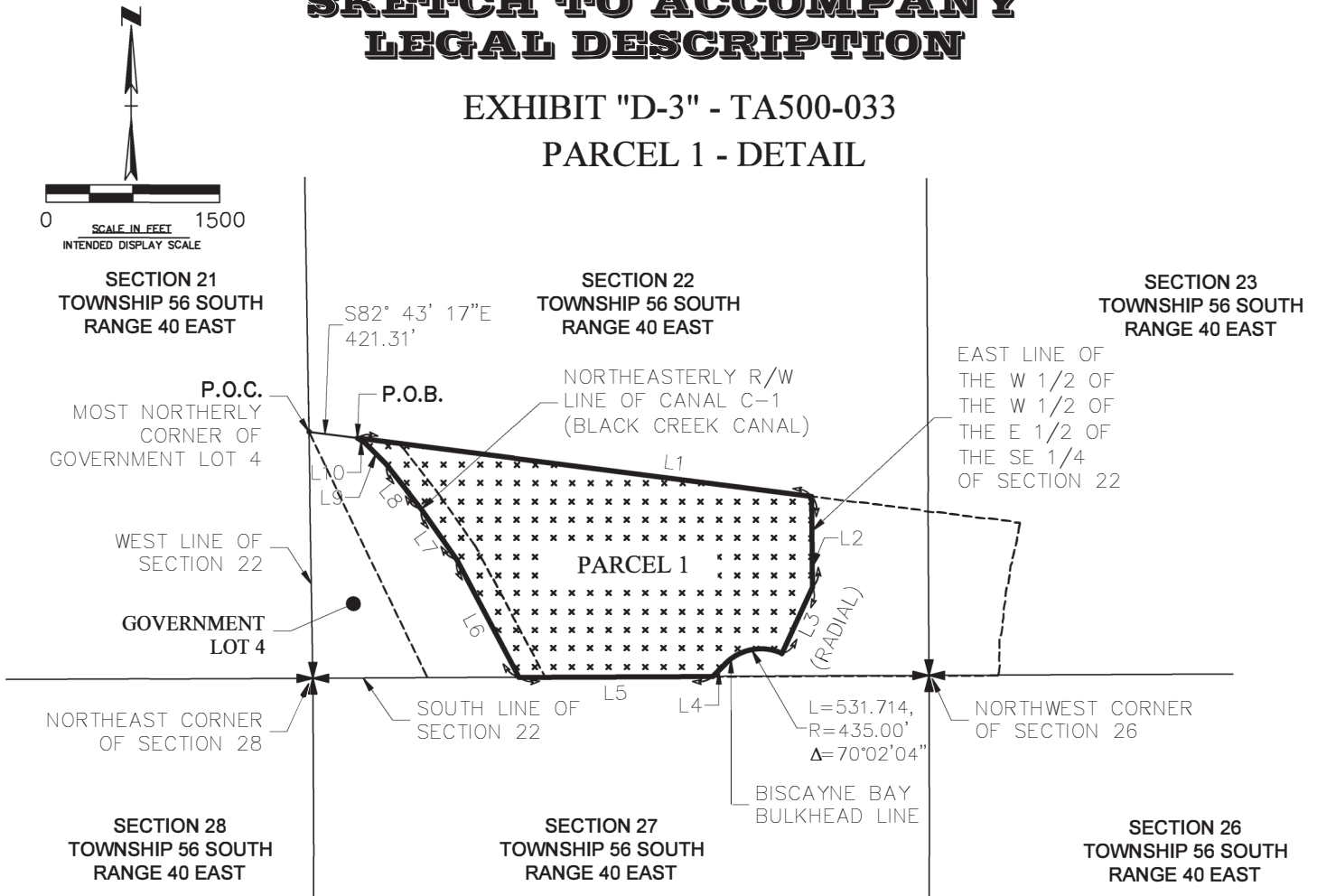
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DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	06/06/2022	AS SHOWN	2629-SS-21	3 OF 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-3" - TA500-033

PARCEL 1 - DETAIL



PARCEL 1 LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3962.67'	S82°43'17"E
L2	784.28'	S00°32'41"E
L3	634.25'	S24°45'51"W
L4	152.16'	S44°43'47"W
L5	1672.87'	S89°43'47"W

L6	1148.66'	N27°56'23"W
L7	535.37'	N35°15'56"W
L8	492.01'	N37°57'02"W
L9	261.42'	N44°58'16"W
L10	78.94'	N57°38'42"W

LEGEND

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SECTION 22
TOWNSHIP 56 SOUTH
RANGE 40 EAST

MIAMI DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
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WEST PALM BEACH, FLORIDA 33416-4680

EXHIBIT "A" - TA500-033
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DESCRIPTION

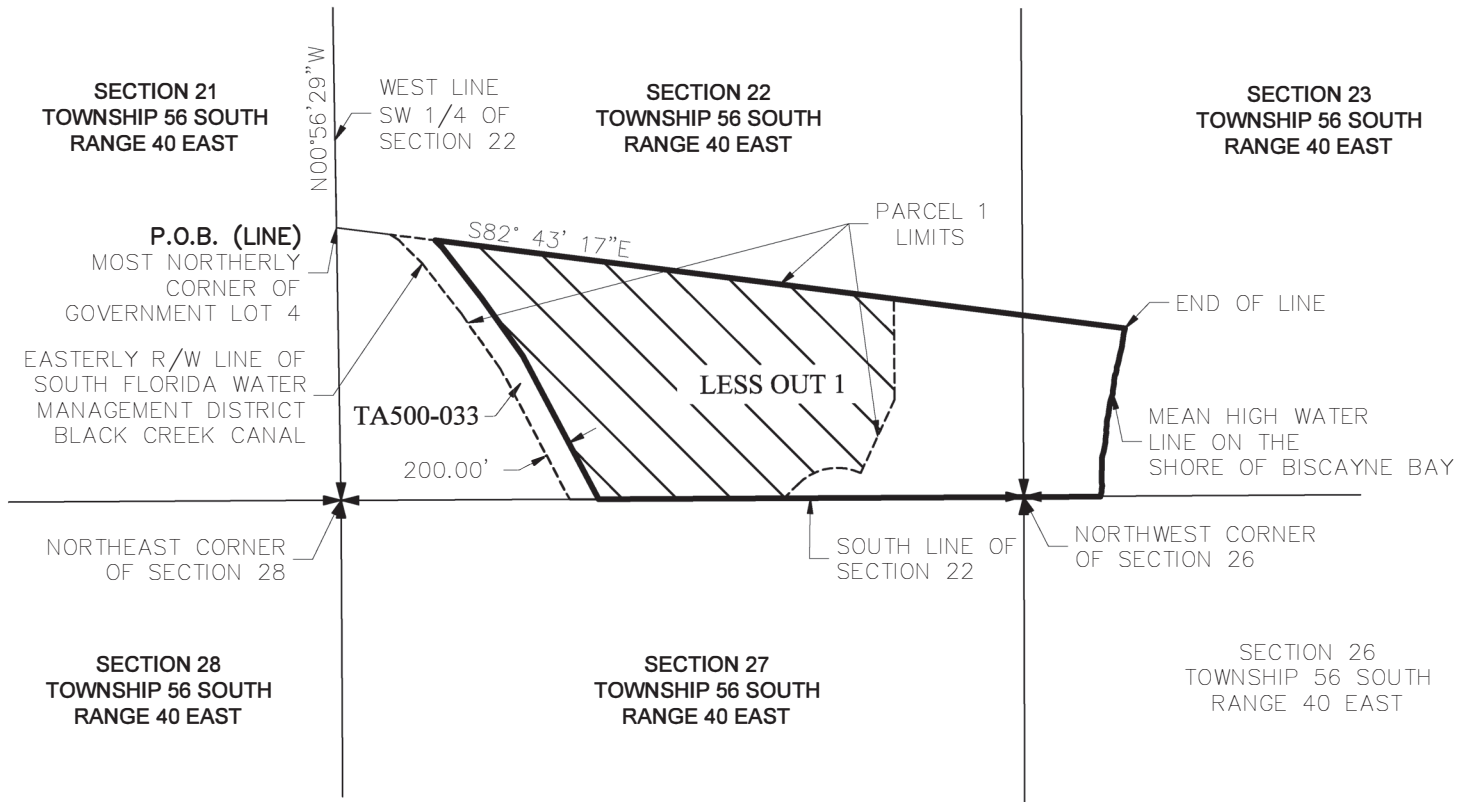
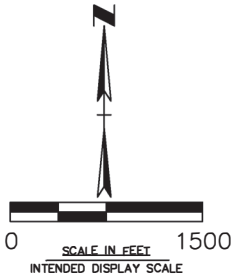
DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
GP/RC	MB	06/06/2022	AS SHOWN	2629-SS-21	4 OF 5

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Note: The bearings and distances shown in this sketch
refer to ORB. 7378, PG. 729.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "D-3" - TA500-033
LESS OUT 1 - DETAIL



LEGEND
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SECTION 22
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EXHIBIT "A" - TA500-033
 SKETCH TO ACCOMPANY LEGAL
 DESCRIPTION

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Note: The bearings and distances shown in this sketch
 refer to ORB 17538, PG 1511.

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
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