

## **MEMORANDUM**

Agenda Item No. 8(N)(1)

---

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** March 5, 2024

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

**SUBJECT:** Resolution designating a portion  
of Miami-Dade County-owned  
property identified on the  
attached Exhibit A as road right-  
of-way for NW 48 Street from  
NW 24 Avenue to NW 25  
Avenue in Section 22, Township  
53 South, Range 41 East and  
authorizing the County Mayor  
to take all actions necessary to  
effectuate same

Resolution No. R-182-24

---

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon.



---

Geri Bonzon-Keenan  
County Attorney

GBK/ks

# Memorandum



**Date:** March 5, 2024

**To:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava   
Mayor

**Subject:** Resolution Designating a Portion of Miami-Dade County Owned Property Identified on the Attached Exhibit A as Public Road Right-of-Way  
Section: 22-53-41  
NW 48 Street from NW 24 Avenue to NW 25 Avenue  
Commission District: 3

---

## **Executive Summary**

The purpose of this item is for the Board of County Commissioners (Board) to grant the attached resolution designating a portion of Miami-Dade County owned property, approximately 619 feet in length, as public road right-of-way. The estimated annual maintenance costs associated with this item are \$228. The designation for public road right-of-way of the subject parcel of land is needed by the Department of Public Housing and Community Development (PHCD) to provide pedestrian and vehicular access to the Lincoln Gardens affordable housing project.

## **Recommendation**

It is recommended that the Board grant the attached resolution designating a portion of Miami-Dade County owned property as public road right-of-way for the portion of NW 48 Street lying between NW 24 Avenue and NW 25 Avenue, in Section 22, Township 53 South, Range 41 East. Location maps are attached to this memorandum as Exhibit 1.

## **Scope**

This Right-of-Way Designation is located within District 3, which is represented by Commissioner Keon Hardemon.

## **Fiscal Impact/Funding Source**

The total annual maintenance costs associated with this item are estimated to be \$228 and will be funded by the Department of Transportation and Public Works' (DTPW) General Fund allocation.

## **Track Record/Monitor**

DTPW is the entity overseeing this project and the person responsible for monitoring it is Maria D. Molina, P.E., Chief, Right-of-Way Division.

## **Delegated Authority**

The resolution delegates authority for the County Mayor or County Mayor's designee to take all actions necessary to effectuate this Right-of-Way Designation.

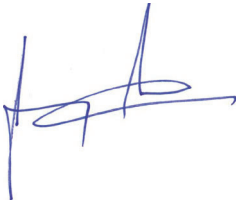
## **Background**

The designation of the subject parcel as public road right-of-way is needed by PHCD in order to effectuate the required roadway improvements associated with the Lincoln Gardens affordable housing project. A

Attachments: Exhibit 1 – Location Maps, Exhibit 2 – R-636-73, Exhibit 3 – Memorandum from Directors of PHCD and PROS, Exhibit A to the Resolution – Sketch & Legal Description

Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners  
Page 2

portion of the subject land is part of the former NW 48 Street that was vacated by Resolution No. R-636-73, attached to this memorandum for reference as Exhibit 2. Now, to provide public access to the proposed Lincoln Gardens affordable housing project, PHCD requests that the portion of County-owned property as identified on Exhibit A attached to the resolution be designated as public road right-of-way. Additionally, since a portion of the subject land lies within the Marva Y. Bannerman Park, the Miami-Dade County Department of Parks, Recreation, and Open Spaces (PROS) has also joined in this request to have these lands designated as public road right-of-way. A memorandum from the directors of PHCD and PROS indicating their concurrence with this action is attached to this memorandum as Exhibit 3.



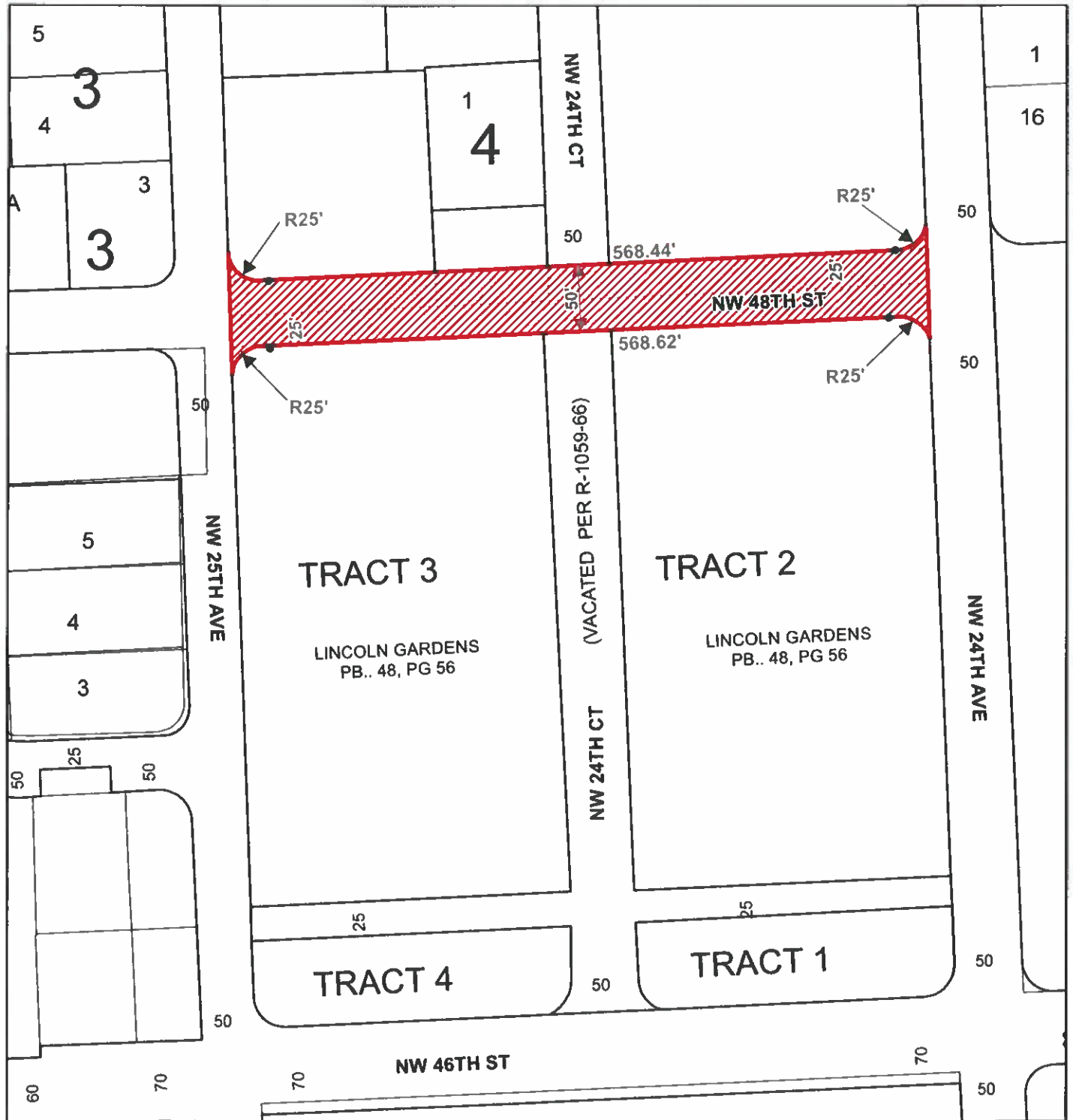
---

Jimmy Morales  
Chief Operations Officer

# RIGHT-OF-WAY DESIGNATION PARCEL

SECTION 22 TOWNSHIP 53 S RANGE 41 E

## EXHIBIT 1



This is not a survey

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Keon Hardemon 3

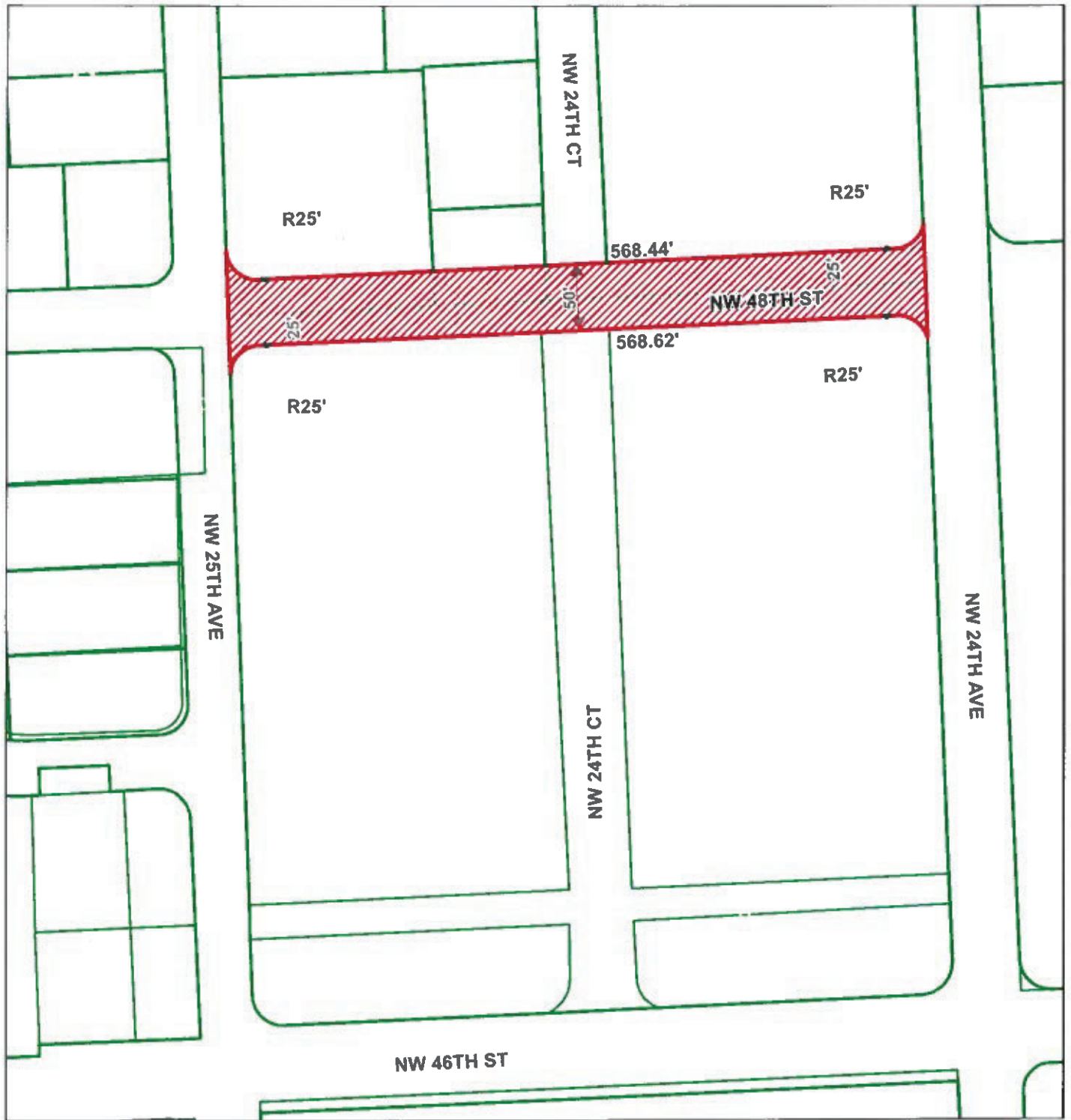
### Legend

 RW DESIGNATION MAP

MIAMI-DADE COUNTY  
Department of Transportation and Public Works  
Right-of-Way Division  
111 NW 1st Street, Suite 1610,  
Miami, Florida 33128  
PH (305) 375-2714 FAX (305) 375-2825

Date: May 15, 2023  
Prepared by: ym

MDC004



## **EXHIBIT 2**

RESOLUTION NO.    R-636-73

**RESOLUTION GRANTING PETITION TO CLOSE A  
PORTION OF N.W. 48TH STREET BETWEEN  
N.W. 24TH AVENUE AND N.W. 25TH AVENUE, BUT  
RESERVING AND DESIGNATING SAID PORTION OF  
N.W. 48TH STREET AS A PUBLIC UTILITY EASEMENT**

WHEREAS, pursuant to Resolution No. R-507-73, adopted May 1, 1973, the County Commission held and conducted a public hearing in accordance with the provisions of Sections 336.09 and 336.10, Florida Statutes, to consider the petition of the Dade County Department of Housing and Urban Development to close, vacate, abandon and disclaim any right of Dade County, Florida, in and to the following described road, alley, or right of way, to wit:

The South 25 feet of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 53 South, Range 41 East, less the East 25 feet and the West 25 feet thereof.

AND

The North 25 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 53 South, Range 41 East, less the East 25 feet and the West 25 feet thereof.

AND

The external area formed by a 25 foot radius curve concave to the Southeast, tangent to the Easterly Right of Way line of N. W. 25th Avenue and tangent to the South line of the North 25 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 22.

TOGETHER WITH:

The external area formed by a 25 foot radius arc concave to the Southwest tangent to the Westerly Right of Way line of N. W. 24th Avenue and tangent to the South line of the North 25 feet of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 22, all of the above described, lying and being in Dade County, Florida;

AND WHEREAS, the County Commission has heard all interested parties and has heard all objections, the County Manager having recommended that such petition be granted, and the County Commission having determined that no State or Federal highway is involved or affected and that the granting of said petition would not be detrimental to the public health, safety and welfare, and that the above described roadway, property or right of way is not needed for such purpose by the County or the public,

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

Section 1. The alley way, street, road, highway or other place used for travel hereinabove described is hereby vacated, abandoned, discontinued and closed, and all rights of Dade County and the public in and to the same are hereby renounced and disclaimed.

Section 2. The Clerk of the Board of County Commissioners is hereby directed to publish notice of the adoption of this Resolution one time within thirty (30) days hereafter in a newspaper of general circulation in Dade County, in conformity with the provisions of Sections 336.09 and 336.10, Florida Statutes.

The foregoing resolution was offered by Commissioner Edward C. Fogg III, who moved its adoption. The motion was seconded by Commissioner Edward T. Graham, and upon being put to a vote, the vote was as follows:

|                               |        |
|-------------------------------|--------|
| Harry P. Cain                 | Absent |
| Mike Calhoun                  | Aye    |
| Edward C. Fogg III            | Aye    |
| Mrs. Stanley (Joyce) Goldberg | Aye    |
| Edward T. Graham              | Aye    |
| Beverly B. Phillips           | Aye    |
| Harvey Ruvin                  | Absent |
| Edward T. Stephenson          | Absent |
| John B. Orr, Jr.              | Aye    |

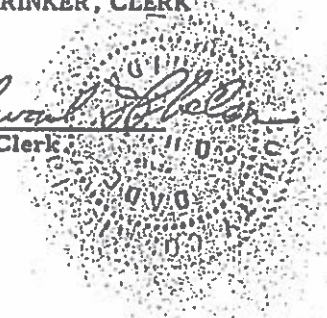
The Mayor thereupon declared the resolution duly passed  
and adopted this 5th day of June, 1973.

DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

RICHARD P. BRINKER, CLERK

Approved by County Attorney as  
to form and legal sufficiency. RAG

By: Edward T. Graham  
Deputy Clerk



TO Mr. R. Ray Goode  
County Manager

FROM *Ellis Hollums Jr.*  
Ellis Hollums, Jr., Director  
Public Works Department

DATE April J, 1973

SUBJECT Road Closing Petition No. P-163  
Section - 23-53-41

We are submitting a petition by HOUSING and URBAN DEVELOPMENT to close that portion of N. W. 48th Street as shown cross-hatched on the enclosed location sketch. This right of way was dedicated in 1939, by Deeds recorded in Deed Book 1996 at Page 250 and in Deed Book 1986 at Page 344 of the Public Records of Dade County, Florida.

The petitioner desires to close this road in order to incorporate the right of way with their abutting property and provide additional space for the Model City Superblock Linear Street Park. Easements have been designated in the resolution for existing utilities within the right of way.

The area surrounding this property is Zoned RU-2 (Two Family Residential). The property abutting the right of way on the South side is developed in accord with the present zoning by Housing and Urban Development. The property abutting the right of way on the North side is now developed into a Park. No additional dedication for right of way was required from the property of the petitioner because all existing and planned streets in this area are already dedicated.

Inasmuch as the closing of this road will not have an adverse effect on the internal traffic circulation of the immediate area, it is the joint recommendation of the Building and Zoning Department, Traffic and Transportation, Public Works and Planning Departments that this petition be granted.

We are enclosing drafts of resolutions to set the public hearing and to close the road.

EH:GC:mvg

Enclosures:  
Drafts of resolution

18 Location sketches  
1 Aerial photograph

cc: Mr. R. R. Walters  
Mr. R. F. Cook  
Mr. R. E. Dunivan

RECEIVED

APR 4 1973

COUNTY MANAGER'S OFFICE

P-163

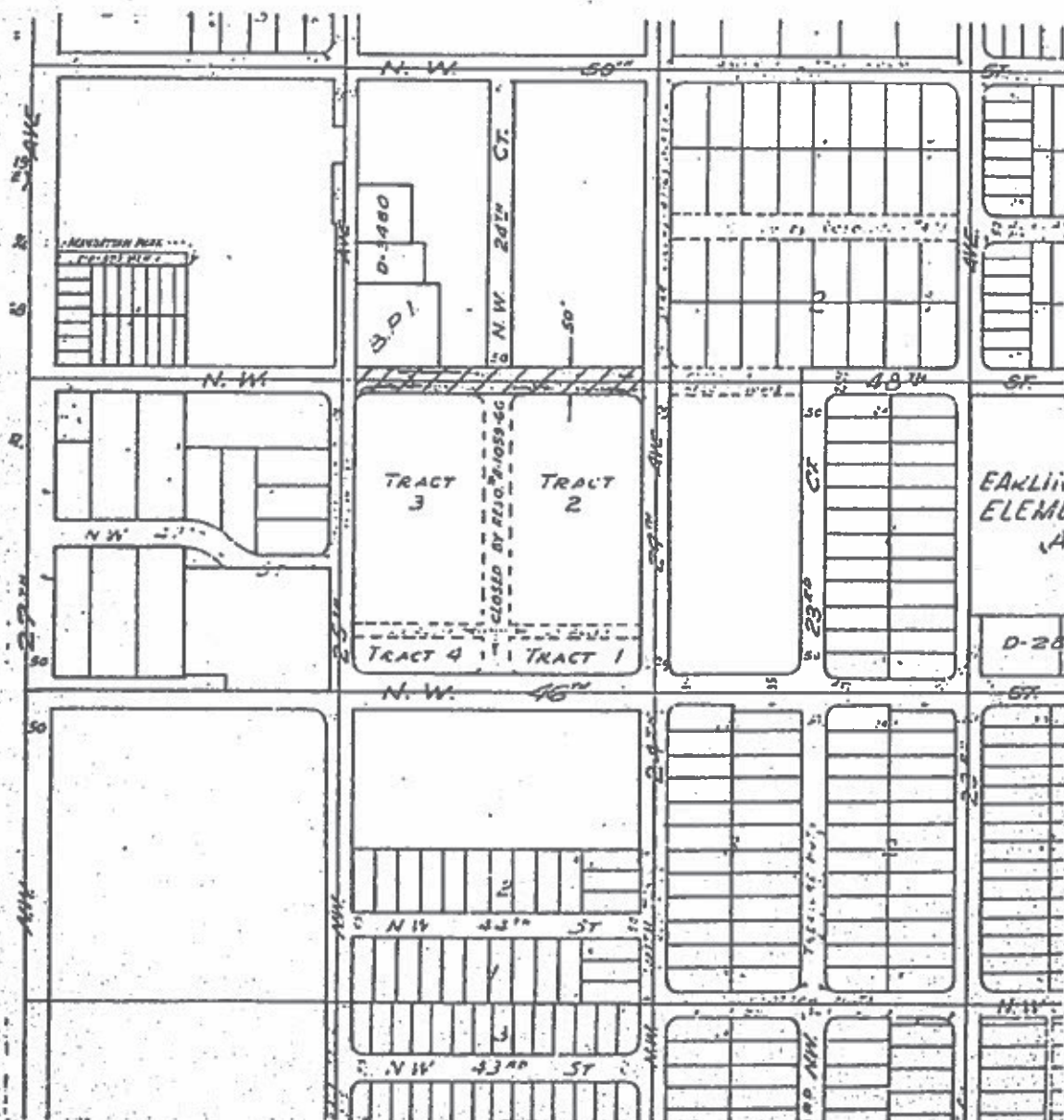


Sec. 22

Twp. 53

Rge. 41

### Location Plan



### LEGEND



Road to be closed

## **EXHIBIT 3**

# Memorandum



**Date:** April 17, 2023

**To:** Eulois Cleckley, Director  
Department of Transportation and Public Works

**From:** Alex Ballina, Director   
Public Housing and Community Development

 Maria I. Nardi, Director   
Parks, Recreation and Open Spaces Department

**Subject:** Designation of a Portion of PHCD-Owned Property at 4771 NW 24<sup>th</sup> Court  
(Folio # 30-3122-004-0010) as Public Right-of-Way

---

Miami-Dade County Public Housing and Community Development ("PHCD") is in the process of developing Lincoln Gardens, a three-phase affordable housing project located at 4771 NW 24<sup>th</sup> Court (the "Property"), in partnership with Related Urban Development Group. As part of the approval process for the Lincoln Gardens project, PHCD is requesting the designation of NW 48<sup>th</sup> Street right-of-way between NW 24<sup>th</sup> Avenue and NW 25<sup>th</sup> Avenue (the "Designation Area"), to the Department of Transportation and Public Works ("DTPW") for use as a public right-of-way. A sketch and legal description of the Designation Area is attached as **Exhibit A**.

The Designation Area, which forms the northern portion of the Property, in 1973, when the Board of County Commissioners closed this portion of NW 48<sup>th</sup> Street while retaining a public utility easement. The vacated right of way reverted to the adjacent parcels which are County-owned and assigned to both PHCD and the Parks, Recreation and Open Spaces Department's Marva Bannerman Park. See Resolution R-636-73, attached as **Exhibit B**. Now, in order to facilitate ingress and egress by the public to the Lincoln Gardens project, PHCD wishes to designate the Designation Area to DTPW.

Should you have any questions or need additional information, please do not hesitate to contact Division Director, Jose Mascorro, at 786-469-4118



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Oliver G. Gilbert, III  
and Members, Board of County Commissioners

**DATE:** March 5, 2024

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

**SUBJECT:** Agenda Item No. 8(N)(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(N)(1)  
3-5-24

RESOLUTION NO.      R-182-24

RESOLUTION DESIGNATING A PORTION OF MIAMI-DADE COUNTY-OWNED PROPERTY IDENTIFIED ON THE ATTACHED EXHIBIT A AS ROAD RIGHT-OF-WAY FOR NW 48 STREET FROM NW 24 AVENUE TO NW 25 AVENUE IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 41 EAST AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME

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

**WHEREAS**, the Directors of the Department of Transportation and Public Works, the Department of Public Housing and Community Development, and the Department of Parks, Recreation, and Open Spaces have recommended that a portion of County-owned land along NW 48 Street from NW 24 Avenue to NW 25 Avenue, as identified on the attached Exhibit A, be designated as road right-of-way as required for the development of the adjacent Lincoln Gardens project, and as incorporated herein by reference,

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

**Section 1.**      The foregoing recitals are approved and incorporated by reference.

**Section 2.**      This Board hereby designates the County Property located along NW 48 Street from NW 24 Avenue to NW 25 Avenue, as identified on the attached Exhibit A, as road right-of-way, and authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate same.

The foregoing resolution was offered by Commissioner **Kionne L. McGhee**, who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

|                                  |               |                      |               |
|----------------------------------|---------------|----------------------|---------------|
| Oliver G. Gilbert, III, Chairman | <b>aye</b>    |                      |               |
| Anthony Rodríguez, Vice Chairman | <b>aye</b>    |                      |               |
| Marleine Bastien                 | <b>aye</b>    | Juan Carlos Bermudez | <b>aye</b>    |
| Kevin Marino Cabrera             | <b>aye</b>    | Sen. René García     | <b>aye</b>    |
| Roberto J. Gonzalez              | <b>aye</b>    | Keon Hardemon        | <b>aye</b>    |
| Danielle Cohen Higgins           | <b>absent</b> | Eileen Higgins       | <b>absent</b> |
| Kionne L. McGhee                 | <b>aye</b>    | Raquel A. Regalado   | <b>aye</b>    |
| Micky Steinberg                  | <b>aye</b>    |                      |               |

The Chairperson thereupon declared this resolution duly passed and adopted this 5<sup>th</sup> day of March, 2024. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**  
Deputy Clerk

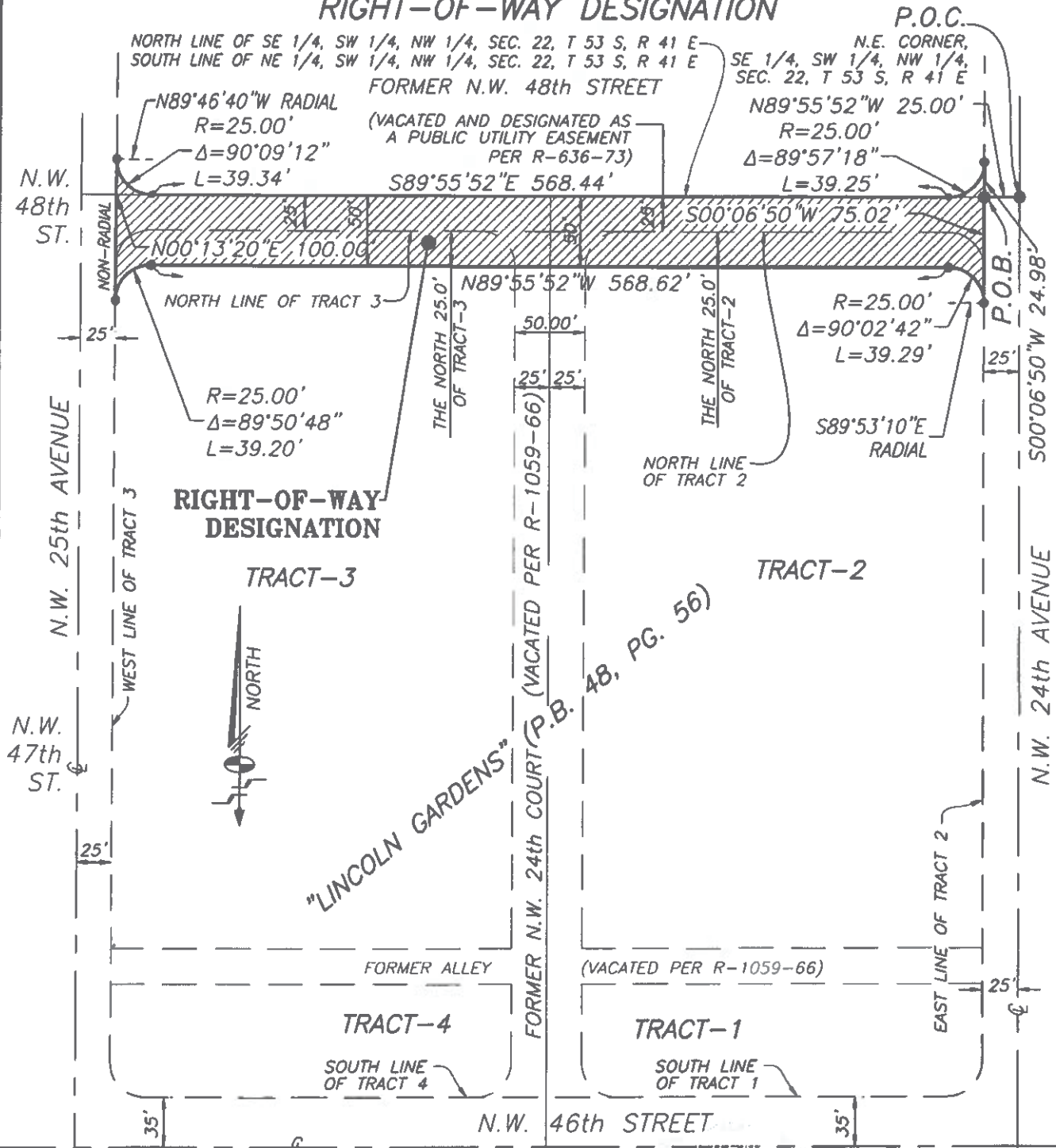
Approved by County Attorney as  
to form and legal sufficiency.

Lauren E. Morse

# **EXHIBIT A**

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## RIGHT-OF-WAY DESIGNATION



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775  
 SCALE 1"=100'

SHEET 1 OF 2 SHEETS



**Schwebke-Shiskin & Associates, Inc.**

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 214745

DATE: MARCH 25, 2022

THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

*Mark Steven Johnson*

MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

APRIL 13, 2023

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

## RIGHT-OF-WAY DESIGNATION

### LEGAL DESCRIPTION:

PORTIONS OF TRACTS 2 AND 3, "LINCOLN GARDENS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. TOGETHER WITH A PORTION OF NW 24TH COURT, THE SOUTH 25.00 FEET OF NW 48TH STREET AS VACATED PURSUANT TO RESOLUTION R-636-73, AND PORTIONS OF THE NORTHEAST QUARTER (N.E. 1/4), SOUTHWEST QUARTER (S.W. 1/4), NORTHWEST QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (S.E. 1/4), SOUTHWEST QUARTER (S.W. 1/4), NORTHWEST QUARTER (N.W. 1/4) OF SECTION 22, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 89°55'52" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (S.E. 1/4), SOUTHWEST QUARTER (S.W. 1/4), NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 22, TOWNSHIP 53 SOUTH, RANGE 41 EAST, FOR 25.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN SOUTH 00°06'50" WEST FOR A DISTANCE OF 75.02 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST; A RADIAL LINE BEARS SOUTH 89°53'10" EAST FROM THE CENTER OF THE NEXT DESCRIBED CIRCULAR CURVE TO SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°02'42", FOR AN ARC DISTANCE OF 39.29 FEET TO A POINT OF TANGENCY; THENCE ALONG A LINE PARALLEL WITH AND 25.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT 2, ITS WESTERLY EXTENSION AND THE NORTH LINE OF SAID TRACT 3, NORTH 89°55'52" WEST FOR A DISTANCE OF 568.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°50'48", FOR AN ARC DISTANCE OF 39.20 FEET TO A POINT OF CUSP; THENCE ALONG A NON-RADIAL LINE, BEING THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 3 NORTH 00°13'20" EAST FOR A DISTANCE OF 100.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHEAST; A RADIAL LINE BEARS NORTH 89°46'40" WEST FROM THE CENTER OF THE NEXT DESCRIBED CIRCULAR CURVE TO SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'12", FOR AN ARC DISTANCE OF 39.34 FEET TO A POINT OF TANGENCY; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (S.E. 1/4), SOUTHWEST QUARTER (S.W. 1/4), NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 22, TOWNSHIP 53 SOUTH, RANGE 41 EAST, SOUTH 89°55'52" EAST FOR A DISTANCE OF 568.44 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'18", FOR AN ARC DISTANCE OF 39.25 FEET TO A POINT OF CUSP; THENCE ALONG A NON-RADIAL LINE, BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID TRACT 2 SOUTH 00°06'50" WEST FOR A DISTANCE OF 24.98 FEET TO THE POINT OF BEGINNING. CONTAINING 31,463 SQUARE FEET MORE OR LESS OR 0.722 ACRES MORE OR LESS.

ALL LYING AND BEING IN SECTION 22, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

### NOTES:

- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 3) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF N.W. 46TH STREET.
- 4) ORDERED BY: LINCOLN GARDENS, LLC.

#### LEGEND:

P.B. DENOTES PLAT BOOK

PG. DENOTES PAGE

CL DENOTES CENTERLINE



DENOTES SUBJECT PARCEL

P.O.C. DENOTES POINT OF COMMENCEMENT

CH.B. DENOTES CHORD BEARING

CH.D. DENOTES CHORD LENGTH

A DENOTES CENTRAL ANGLE

R DENOTES RADIUS

L DENOTES ARC DISTANCE

P.O.B. DENOTES POINT OF BEGINNING

SHEET 2 OF 2 SHEETS



**Schwebke - Shiskin & Associates, Inc.**

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 214745

DATE: MARCH 25, 2022

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

*Mark Steven Johnson*

MARK STEVEN JOHNSON, PRINCIPAL  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

#### REVISIONS

APRIL 13, 2023