



April 29, 2016

Honorable Harvey Ruvin
Clerk of the Board
111 NW 1st Street, Suite 17-202
Miami, FL 33126

RE: Submittal of Annexation Report for a Portion of Section 15, Township 53, Range 40 – City of Doral

Dear Mr. Ruvin:

Please accept this correspondence as the formal re-submittal of the City of Doral's intent to reinstate the above referenced annexation request.

This request is made pursuant to Section 20-3, Code of Miami-Dade County whereby procedures are set forth to initiate a proposed boundary change by a municipal governing body.

As stated previously, the enclosed Annexation Report is a re-submittal/update of the ones dated March 10, 2004 and March 22, 2013.

Attached to this letter are three (3) of the report. Each detailed report includes the following:

- 1) A Resolution of the City Council affirming its intentions
- 2) A legal description and map of the area proposed to be annexed
- 3) Proof of Public Hearing notice
- 4) Certificates from the Supervisor of Elections and the Director of the Planning and Zoning Department
- 5) Certified list of noticed property owners

An additional report will be submitted to the Office of Management and Budget.

It is requested that this item be placed expeditiously on the Miami-Dade Commission agenda for acceptance.

If you have any questions or require further information or clarification please call my office at (305) 593-6725 or the project consultant, Alex A. David, Bell David Planning Group at (786) 514-0121.

Sincerely,


Julian H. Perez, AICP, CFM Director
Department of Planning and Zoning

Attachments

cc: Mayor and Council
Edward A. Rojas, City Manager
Connie Diaz, City Clerk
Gilberto Pastoriza and Daniel Espino, Esq., City Attorneys
Alex A. David, AICP, Bell David Planning Group

RESOLUTION No. 16-94

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, RECONFIRMING ITS INTENTIONS CONSISTENT WITH RESOLUTION 13-31 AND CONTINUING ITS EFFORTS IN INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX THE PROPERTY DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, CITY MANAGER, CITY CLERK AND CITY ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") reinitiated a proposed boundary change by and through Resolution 13-31 after public hearing on February 27, 2013, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "A," and

WHEREAS, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") initiated a proposed boundary change by and through Resolutions 04-16 after public hearing on March 10, 2004, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication, which Resolution is attached hereto and incorporated herein as Exhibit "B;" and

WHEREAS, on that date, the City Council conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

WHEREAS, the City Council has determined that the annexation of the area legally described as all of Section 15, Township 53 South, Range 40 in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens; and

WHEREAS, the City Council affirms its previous determinations that the annexation of the area legally described as all of Section 15, Township 53 South, Range 40 in Miami-Dade County, Florida is still necessary, appropriate, and in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Affirmation. The City Council hereby reaffirms its previous approval of the extension and enlargement of the City's boundaries to include the area legally described as all of Section 15, Township 53 South, Range 40 in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. Request to Miami-Dade County. The City Council hereby reaffirms its previous request to the Board of County Commissioners of Miami-Dade

County, Florida, to adopt an appropriate Resolution approving the request of the City for the annexation of the lands legally described as all of Section 15, Township 53 South, Range 40 in Miami-Dade County.

Section 4. Authorization. The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to reinitiate and continue the boundary change procedure in accordance with Section 20-3 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 5. Transmittal. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation, as provided in Exhibit "C", consistent with as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

Section 6. Effective Date. This resolution shall take effect immediately upon its adoption.

Section 6. This resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Ruiz who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:


Mayor Luigi Boria	Yes
Vice Mayor Christi Fraga	Absent/Excused
Councilman Pete Cabrera	Absent/Excused
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 20 day of April, 2016.



LUIGI BORIA, MAYOR

ATTEST:

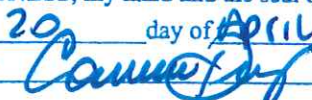


CONNIE DIAZ, GMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



WEIS, SEROTA, HELFMAN, COLE AND BIERMAN, LLP
CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
I, Connie Diaz, city clerk
Of the City of Doral, Florida do hereby certify
that the above and foregoing is a true and correct
copy of the original thereof on file in the office.
WITNESS, my hand and the seal of said City
this 20 day of April AD20 16
By: 

RESOLUTION NO. 13-31

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY LEGALLY DESCRIBED AS A PORTION OF SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 IN MIAMI-DADE COUNTY, FLORIDA; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") wishes to initiate a proposed boundary change by Resolution after public hearing, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication; and

WHEREAS, the City Council has conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

WHEREAS, the City Council has determined that the annexation of the area legally described as a portion of Section 15, Township 53 South, Range 40 East in Miami-Dade County, Florida and further described in Exhibit "A" is necessary, appropriate, and in the best interests of the City and its citizens; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council hereby approves the enlargement of the City's boundaries to the areas legally described as a portion of Section 15, Township 53 South, Range 40 East in Miami-Dade County, Florida, and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, to adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described as a portion of Section 15, Township 53 South, Range 40 East in Miami-Dade County, Florida, as described in Exhibit "A"

Section 4. The Mayor, Manager, Clerk and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 5. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the

notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

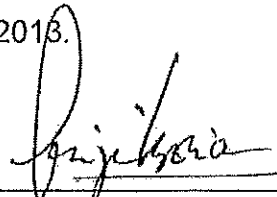
Section 6. This resolution shall take effect immediately upon its adoption.

[Section left blank intentionally]

The foregoing Resolution was offered by Vice Mayor Rodriguez Aguilera who moved its adoption. The motion was seconded by Councilmember Rodriguez and upon being put to a vote, the vote was as follows:

Mayor Luigi Boria	Yes
Vice Mayor Bettina Rodriguez Aguilera	Yes
Councilwoman Christi Fraga	Yes
Councilwoman Ana Maria Rodriguez	Yes
Councilwoman Sandra Ruiz	Yes

PASSED and ADOPTED this 18th day of March, 2013.



LUIGI BORIA, MAYOR

ATTEST:


BARBARA HERRERA, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE CITY OF DORAL:


JIMMY MORALES, CITY ATTORNEY

EXHIBIT "A"

Legal Description: A Portion of Section 15, Township 53 South, Range 40 in Miami-Dade County, Florida. More particularly, the area being requested for annexation is bounded by the Palmetto Expressway (SR 826) to the East, NW 58th Street to the South, NW 87th Avenue to the West, and that portion of the municipal boundary of the Town of Medley lying within Section 15 to the North (said municipal boundary varies between NW 71st and NW 74th Streets within this Section).

RESOLUTION NO. 04-16

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, INITIATING AND REQUESTING PROPOSED BOUNDARY CHANGES TO THE CITY OF DORAL IN ORDER TO ANNEX PROPERTY BEARING THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A"; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE MAYOR, MANAGER, CLERK, AND ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO SUBMIT A REQUEST FOR THE PROPOSED BOUNDARY CHANGES TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the City of Doral (the "City") wishes to initiate a proposed boundary change by Resolution after public hearing, upon mailed notice provided to all affected property owners within 600 feet of the proposed boundaries and notice provided by publication; and

WHEREAS, the City Council has conducted a public hearing that was properly noticed in accordance with the requirements of Section 20-3 of the Code of Miami-Dade County; and

WHEREAS, the City Council has determined that the annexation of the areas set forth in Exhibit "A" of this Resolution is necessary, appropriate, and in the best interests of the City and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

Section 2. **Annexation.** The City Council hereby approves the extension and enlargement of the City's boundaries to include the area legally described in Exhibit "A", and authorizes the initiation of municipal boundary change procedures pursuant to Section 5.04 of the Miami-Dade County Home Rule Charter and Chapter 20 of the Code of Miami-Dade County.

Section 3. **County Commission Request.** The City Council hereby requests the Board of County Commissioners of Miami-Dade County, Florida, adopt an appropriate ordinance approving the request of the City for the annexation of the lands legally described in Exhibit "A" to this Resolution.

Section 4. **Authorization.** The Mayor, Manager, Clerk, and Attorney are hereby authorized and directed to perform any and all actions as may be deemed necessary or desirable to initiate and continue the boundary change procedure in accordance with Chapter 20 of the Code of Miami-Dade County and submit the annexation proposed herein to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 5. **Transmittal.** The Clerk is hereby authorized and directed to transmit three certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the Code of Miami-Dade County to the Miami-Dade County Board of County Commissioners.

Section 6. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution was offered by Councilmember Van Name, who moved its adoption. The motion was seconded by Vice Mayor Cabrera and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	<u>yes</u>
Vice Mayor Peter Cabrera	<u>yes</u>
Councilmember Michael DiPietro	<u>yes</u>
Councilmember Sandra Ruiz	<u>yes</u>
Councilmember Robert Van Name	<u>yes</u>

PASSED and ADOPTED this 10th day of March, 2004.

JCB
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:

Sheila Paul
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE CITY OF DORAL:

[Signature]
CITY ATTORNEY

LEGAL DESCRIPTION: SECTION 33, TOWNSHIP 33 SOUTH, RANGE 40 EAST, FLORIDA FRUIT LANDS COMPANY'S SURVEY NO. 1, ACCORDING TO THE PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE NORTH 230.00 FEET OF BLOCKS 1, 14, 15, 32 AND ALL OF TRACTS 42, 47 AND 52, ALL BEING IN SMALL-PAINE COUNTY, FLORIDA.

LEGAL DESCRIPTION:
SECTION 16, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MAHARDO COUNTY, FLORIDA

LEGAL DESCRIPTION:
SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MAN-ONE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM PARCELS 1, 15, 16, 17, 18 AND 19, AS SHOWN ON THE PLAT OF FLORIDA REAL LAND COMPANY'S SUBDIVISION NO. 17, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:
SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM TRACTS 75, 76 AND PORTIONS OF 77, 77 AND 88 OF "ADJOINED PLAT OF E 1/2 OF SEC. 14 TWP. 53S. RGE. 40E," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, AT PAGE 63, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

BEARINGS SHOWN HEREIN REFER TO AN ASSUMED SOUT 41° 27' E ALONG THE EAST LINE OF THE NE 1/4 OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

[illegible][illegible]

BEVERAGES SHOWN HEREON REFER TO AN ASSUMED SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

[illegible]

THE EAST LINE OF THE MOUNTAIN 1/4 OF SMO SECTIONS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 8

2. OF THE ABOVE LISTED AND BEING IN LEASE-ONCE COUNTY, FLORIDA.

MARKS SHOWN HEREON REFER TO AN ASSUMED COYACTUTE ALONG THE EAST LINE OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 53 SOUTH, RANGE 40 EAST.

[illegible]

DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE RUN SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST

[illegible]

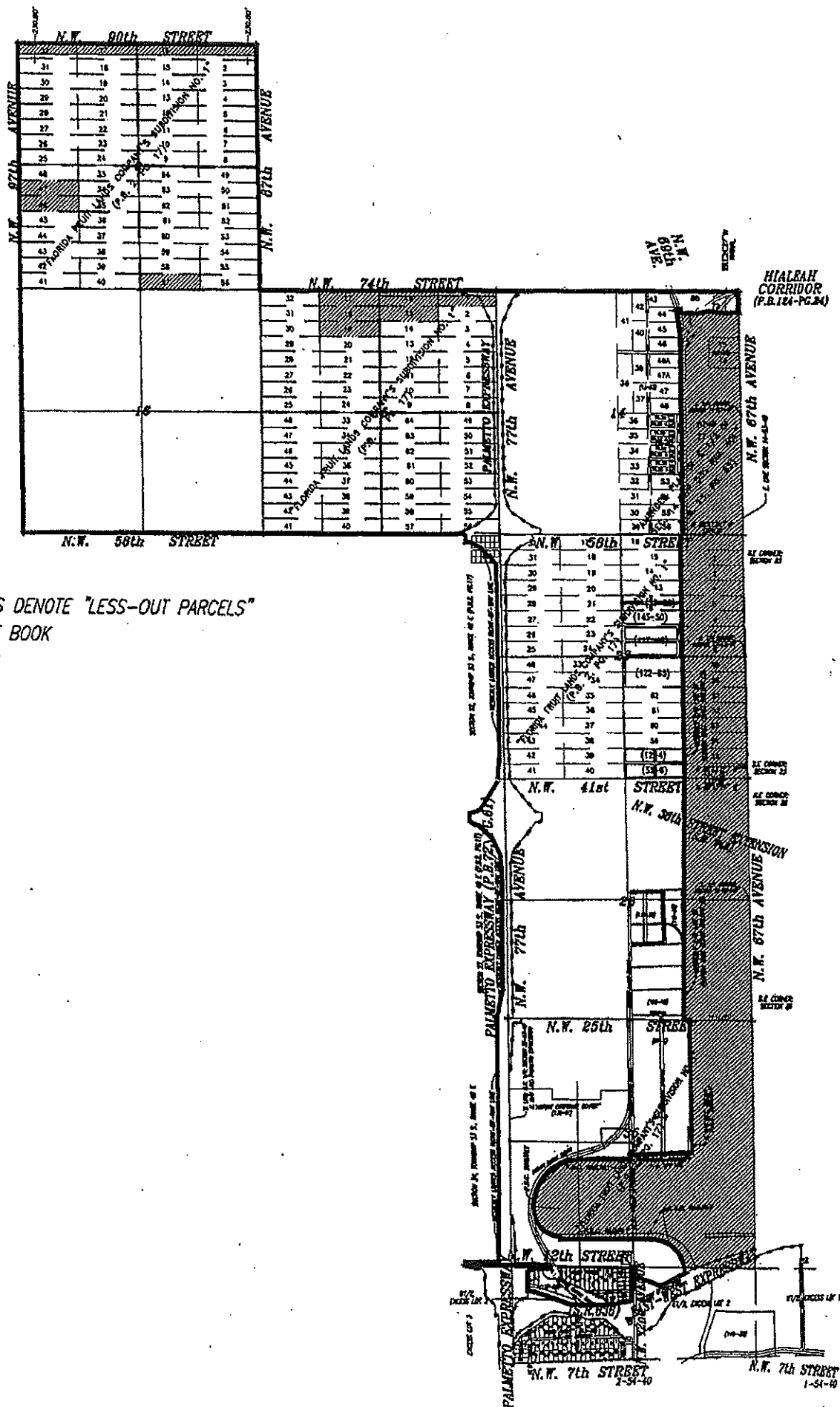
THE BOUNDARIES OF THE FLORIDA EAST COAST AND C&A PATENTS, AS DEFINED IN THIS LEGAL DESCRIPTION, ARE SUBJECT TO CHANGE, PENDING A TITLE SEARCH AND A SURVEY. BOUNDARIES SHOWN HEREIN REFER TO AN ASSUMED NORTH-45°W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 40 EAST.

LEGAL DISCOUNT

WEST PORTION OF THE EAST 1/2 OF EXCESS LOT 2, BETWEEN TOWNSHIPS 63 AND 34 SOUTH, IN RANGE 40 EAST, BOUNDED ON THE SOUTH, BY THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 238 (EAST-WEST EXPRESSWAY) PER THAT SECTION 193.01(1), F.S.; ON THE WEST, BY THE WESTERLY RIGHT-OF-WAY LINE OF SECTION 07200-2508 AND BOUNDED ON THE EAST, BY THE WESTERLY RIGHT-OF-WAY LINE OF THE G.S.R. RAILROAD.

THE PORTIONS OF BLOCKS 1 AND 2, "WOOD FINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 40, LIVING MEMBERSHIP OF THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LANE FOR SMO STATE ROAD 638 (EAST-WEST EXPRESSWAY) AND THE PLAT OF "SUMMIT CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, AT PAGE 97, BOTH OF THE PUBLIC RECORDS OF Dade County, Florida.

NORTH
SCALE 1" = 3000'



LEGEND:

CROSS-HATCHED AREAS DENOTE "LESS-OUT PARCELS"
P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE