

ORDINANCE NO. 2019-027

ORDINANCE OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA APPROVING THE DEDICATION OF APPROXIMATELY 4,537 SQUARE FEET OF LAND, MORE OR LESS, LYING ADJACENT TO AND DIRECTLY NORTH OF NW 170 STREET, EAST OF STATE ROAD 821, HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY PURPOSES; APPROVING THE TERMS OF THE DEDICATION IN SUBSTANTIAL CONFORMITY WITH THE DEED ATTACHED AND MADE A PART HEREOF AS EXHIBIT 1; SUBJECT TO THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE STATE OF FLORIDA AND THE CITY PROVIDING FOR TERMS OF DONATION INCLUDING BUT NOT LIMITED TO CONDITIONS TO RELOCATION OF UNDERGROUND UTILITIES, RECIPROCAL ACCESS RIGHTS DURING CONSTRUCTION, AND CONVEYANCE OF THE PROPERTY BACK TO THE CITY IF THE PROJECT IS NOT COMPLETED BY A DATE CERTAIN, AMONG OTHER THINGS; SUBJECT TO A GRANT BY THE GRAHAM COMPANIES OF ALL NECESSARY UNDERGROUND UTILITY AND ACCESS EASEMENTS ON PROPERTY IDENTIFIED IN PARCEL SKETCH ATTACHED AS EXHIBIT 2, SUFFICIENT IN AREA AND SCOPE TO ACCOMMODATE THE RELOCATION OF THE CITY'S REVERSE OSMOSIS WATER TREATMENT PLANT FACILITIES, TOGETHER WITH ALL RIGHTS TO ACCESS, REPAIR, REPLACE AND MAINTAIN ITS FACILITIES AT ALL TIMES, ON A FORM AND SUBJECT TO TERMS AND CONDITIONS AS APPROVED BY THE MAYOR AND ARMANDO VIDAL, DIRECTOR OF PUBLIC WORKS; AUTHORIZING THE MAYOR AND THE CITY CLERK, AS ATTESTING WITNESS, TO EXECUTE THE RIGHT OF WAY DEED AND ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT ON BEHALF OF THE CITY IN FURTHERANCE OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH;

PROVIDING FOR A SEVERABILITY CLAUSE; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns certain real property abutting State Road 821 Homestead Extension of the Florida Turnpike, used as an access road and for water well sites and related water facilities to serve the reverse osmosis water treatment plant jointly owned and operated with Miami-Dade County as more specifically described and depicted in the sketch and legal description attached hereto as Exhibit A (“City Property”); and

WHEREAS, the City purchased the City Property from the Graham Companies subject to covenants, conditions and restrictions set forth in a Property Agreement dated August 14, 2013 and recorded in the Official Land Records of Miami-Dade County at Book 28776, Page 2467 on August 16, 2013 (“Property Agreement”); and

WHEREAS, the State of Florida Department of Transportation (“FDOT”) is constructing an interchange to the Florida Turnpike, including all necessary tolling equipment, appurtenances, certain local road connections, ramps, bridge, and bridge ramps at or around N.W. 170 Street in a manner and scope as proposed in FDOT Financial Project Number 435542-1-52-01, specifically FDOT Phase IV Plans dated December 13, 2018 (“Turnpike Interchange Project”);

WHEREAS, as a result of the construction of the Turnpike Interchange Project and as required by the terms of the Property Agreement, the City has agreed to relocate certain water and electrical facilities serving the water well sites that conflict (“Utilities in Conflict”) with the Turnpike Interchange Project to a new location on property to be donated by the Graham Companies; and

WHEREAS, in particular, the Graham Companies have agreed to donate property sufficient in area to accommodate the relocation of the Utilities in Conflict on the northern limit of the real property identified as Parcel 72A in the sketch attached as Exhibit 2; and

WHEREAS, in addition to relocation of the Utilities in Conflict, the State of Florida has requested the City donate the portion of the City Property lying within the Turnpike Interchange Project limits; and

WHEREAS, the portion of City Property sought by the State for the construction of the Turnpike Interchange Project is more specifically described and depicted in Exhibit B (“Parcel 101A and Parcel 101B”) to be dedicated by execution of the form quit claim deed attached as Exhibit 1; and

WHEREAS, donation by the City of Parcel 101A and Parcel 101B to the State is subject to an interlocal agreement, the terms of which shall be negotiated and mutually agreed to between the City and the State providing, among other things, conditions to relocation of the Utilities in Conflict, reciprocal access rights during construction, and an agreement by the State

to convey Parcel 101A and Parcel 101B back to the City if the Turnpike Interchange Project is not completed by a date certain; and

WHEREAS, relocation of Utilities in Conflict and donation of Parcel 101A and Parcel 101B by the City is contingent upon the State's obligation to provide the City alternate and suitable uninterrupted temporary access to the City Property at all times prior to commencement of construction, during construction and until such time the City can secure permanent access to the City Property; and

WHEREAS, in addition to continued uninterrupted access to the City Property, relocation of Utilities in Conflict and donation of Parcel 101A and Parcel 101B is contingent upon the State securing all environmental, wetlands mitigation and governmental regulatory permits required to relocate the Utilities in Conflict to Parcel 72A, including but not limited to any permits that may be required by the U.S. Army Corps of Engineers, the South Florida Water Management District, and Miami-Dade County Regulatory and Economic Resources Department; and

WHEREAS, in furtherance of construction of the Turnpike Interchange Project and as required by the Property Agreement, the Graham Companies have agreed to grant utility and access easements to the City on certain real property, specifically portions of Lots 20, 21, 22, 23, 24 and 8 of Chambers Land Company Subdivision pursuant to the Plat recorded in the Official Land Records of Miami-Dade County at Plat Book 2, Page 68 and depicted in the Proposed Right-of-Way Takings Homestead Extension of the Florida Turnpike at N.W. 170 Street parcel number sketch prepared by Schwebke-Shiskin & Associates under file No. ML-1119 dated February 15, 2019 attached hereto as Exhibit C ("Easement Property"); subject to mutually agreed to terms and conditions; and

WHEREAS, in furtherance of construction of the Turnpike Interchange Project, the Graham Companies have agreed to grant permanent access to the City Property over existing and proposed future canal maintenance easements in favor of Miami-Dade County Regulatory and Economic Resources on the Easement Property and over all such other real property as may be necessary to secure access for the City, once the Turnpike Interchange Project is completed; and

WHEREAS, the City finds that construction of the Turnpike Interchange Project is in the best interest of the public because it will improve local access to area residents and stimulate commerce and industry in the area; and

WHEREAS, the City desires that the Turnpike Interchange Project be constructed provided that, at a minimum, the City can (i) maintain uninterrupted access to the City Property, including access to its facilities, upon donation; (ii) acquire land rights to certain real property from the Graham Companies for the purpose of relocating, accessing and maintaining all facilities in conflict with the Turnpike Interchange Project, without damage or interruption to the operations of its wells sites or reverse osmosis treatment plant; and (iii) acquire alternate, suitable and permanent access to City Property over the Easement Property once the Turnpike Interchange Project is completed.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1: The foregoing recitations are true and correct and are hereby incorporated by reference and are considered the fundamental basis for the actions ordained by the City Council.

Section 2: The City of Hialeah, Florida hereby approves the dedication of Parcel 101A consisting of approximately 3,343 square feet in area of land, more or less, and Parcel 101B consisting of approximately 1,194 feet in area of land, both lying directly north of N.W. 170 Street and east of State Road 821 Homestead Extension of the Florida Turnpike, to the State of Florida, Department of Transportation for right-of-way purposes and more particularly described in Exhibit B to this Ordinance.

Section 3: The City of Hialeah, Florida hereby approves the terms of the dedication in substantial conformity with the form Quit Claim Deed attached hereto and made a part hereof as Exhibit 1, subject to an interlocal agreement between the State of Florida and the City of Hialeah on terms as approved by the Mayor and the Director of Public Works.

Section 4: The City of Hialeah, Florida hereby authorizes the Mayor, the Director of Public Works and the City Attorney to negotiate all necessary deeds, permits, licenses, agreements and any other instrument or document deemed necessary by the City to acquire all rights in the City for the purposes set forth in this Ordinance.

Section 5: The City of Hialeah, Florida hereby authorizes the Mayor and the City Clerk, as attesting witness, to execute the Quit Claim Deed and all other necessary and customary documents to give effect to the purpose and intent of this Ordinance, including but not limited to the conveyance of Parcel 101A and Parcel 101B, on behalf of City of Hialeah.

Section 6: Repeal of Ordinances in Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: Severability Clause.

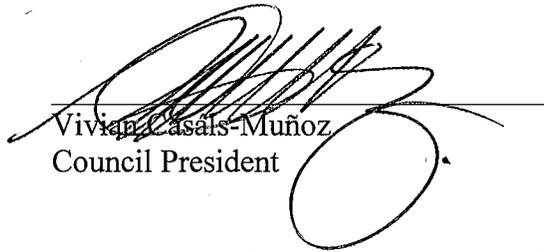
If any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance.

Section 8: Effective Date.

This ordinance shall become effective when passed by the City Council and signed by the Mayor or at the next regularly scheduled City Council meeting, if the Mayor's signature is withheld or if the City Council overrides the Mayor's veto.

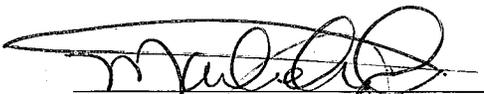
PASSED and ADOPTED this 26 day of March, 2019.

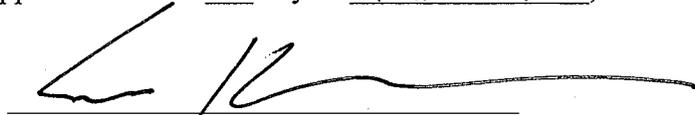
THE FOREGOING ORDINANCE
OF THE CITY OF HIALEAH WAS
PUBLISHED IN ACCORDANCE
WITH THE PROVISIONS OF
FLORIDA STATUTE 166.041
PRIOR TO FINAL READING.


Vivian Casals-Muñoz
Council President

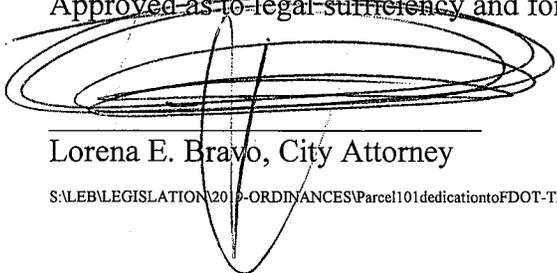
Attest:

Approved on this 25 day of March, 2019.


Marbelys Fatjo, City Clerk

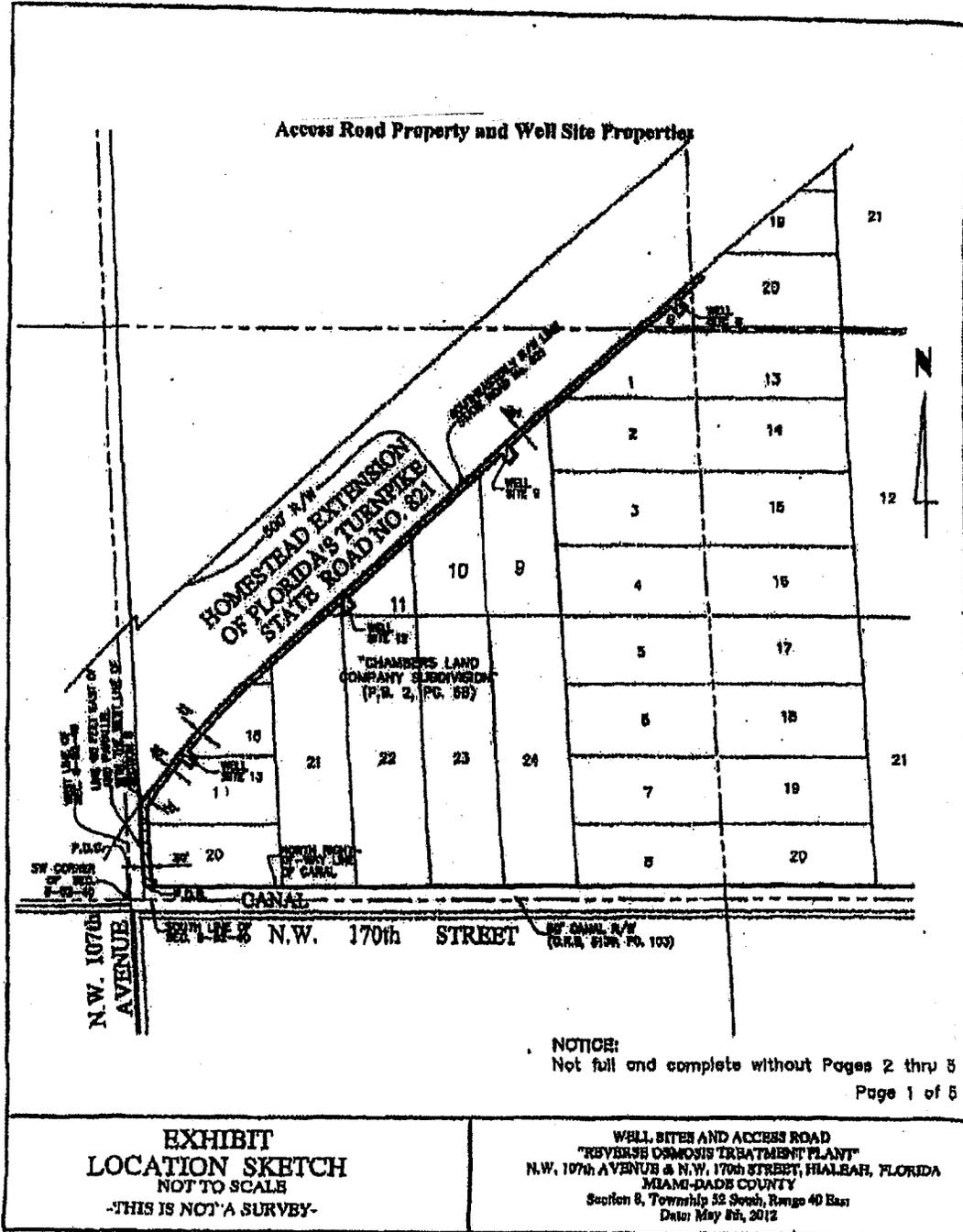

Mayor Carlos Hernandez

~~Approved as to legal sufficiency and form:~~


Lorena E. Bravo, City Attorney

Ordinance was adopted by a 7-0 vote with Councilmembers, Caragol, Zogby, Lozano, Casals-Munoz, Hernandez, Garcia-Martinez and Cue-Fuente voting "Yes".

EXHIBIT “A”



Access Road Property and Well Site Properties

HOMESTEAD EXTENSION
OF FLORIDA'S TURNPIKE
STATE ROAD NO. 821

CHAMBERS LAND
COMPANY SUBDIVISION
(P.B. 2, PG. 55)

N.W. 107th
AVENUE

CANAL

N.W. 170th STREET

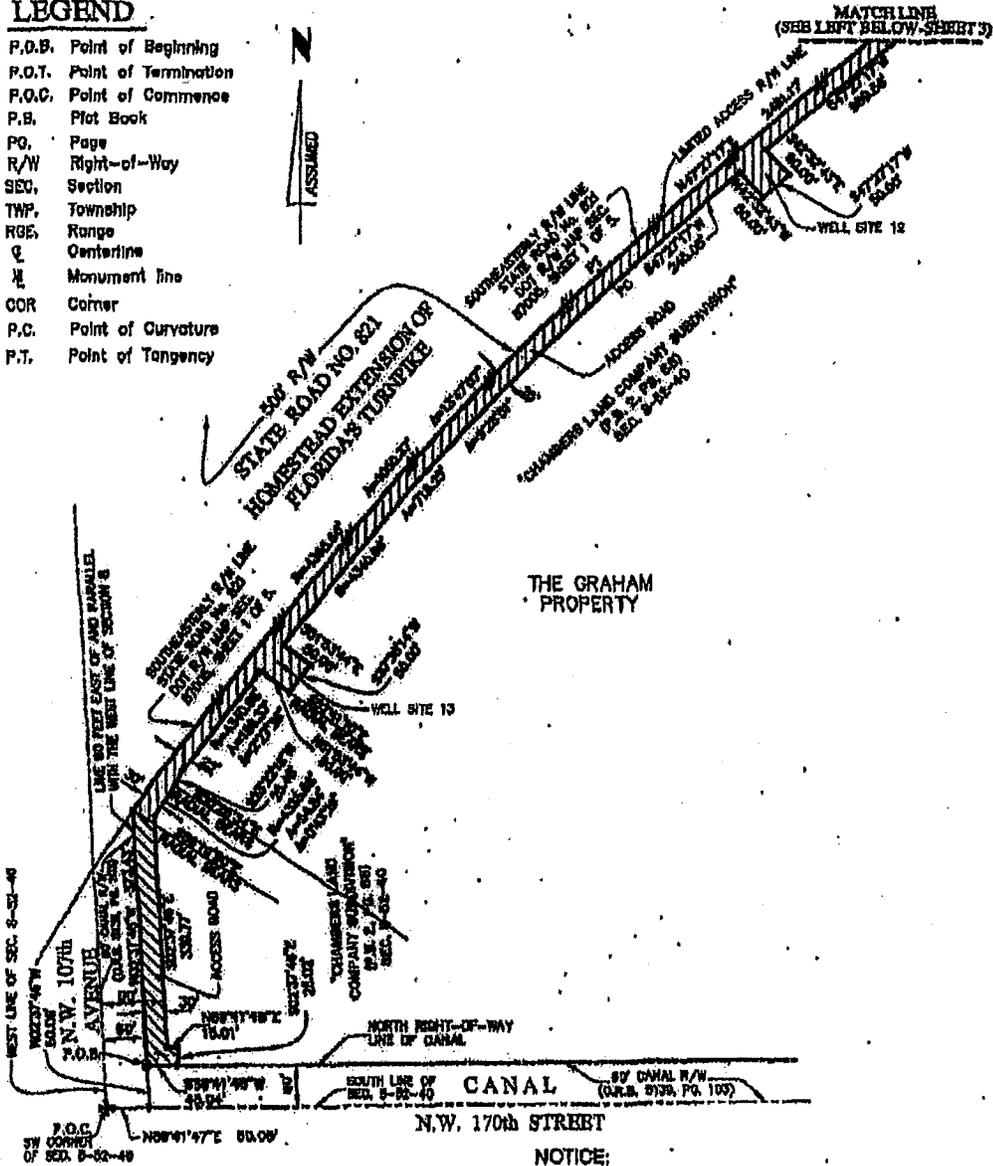
NOTICE:
Not full and complete without Pages 2 thru 5
Page 1 of 5

EXHIBIT
LOCATION SKETCH
NOT TO SCALE
-THIS IS NOT A SURVEY-

WELL SITES AND ACCESS ROAD
"REVERSE OSMOSIS TREATMENT PLANT"
N.W. 107th AVENUE & N.W. 170th STREET, HIALEAH, FLORIDA
MIAMI-DADE COUNTY
Section 8, Township 32 South, Range 40 East
Date: May 25, 2012

LEGEND

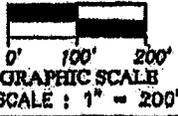
- P.O.B. Point of Beginning
- P.O.T. Point of Termination
- P.O.C. Point of Commence
- P.B. Plot Book
- PG. Page
- R/W Right-of-Way
- SEC. Section
- TWP. Township
- RGE. Range
- ☉ Centerline
- ≡ Monument line
- COR Corner
- P.C. Point of Curvature
- P.T. Point of Tangency



NOTICE:
Not full and complete without Pages 1, 3, 4 & 5
Page 2 of 5

EXHIBIT SKETCH

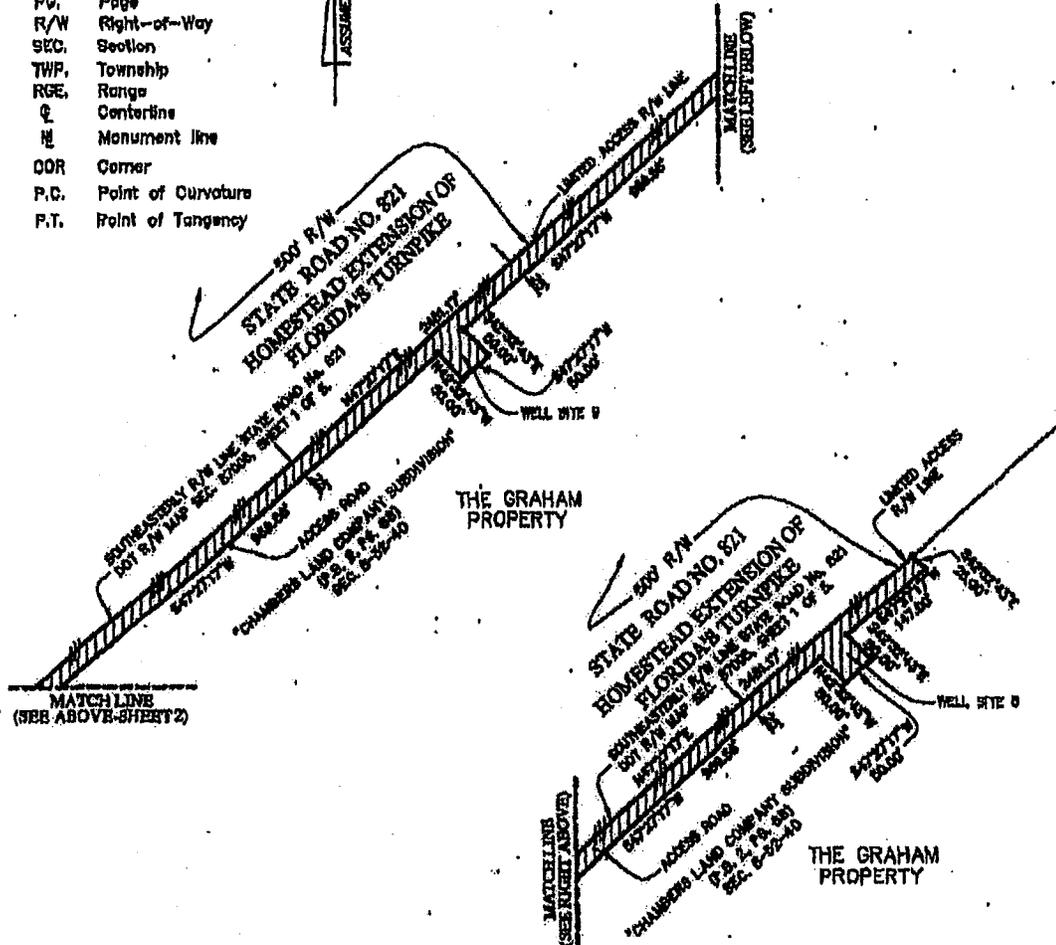
-THIS IS NOT A SURVEY-



WELL SITES AND ACCESS ROAD
"REVERSE OSMOSIS TREATMENT PLANT"
N.W. 107th AVENUE & N.W. 170th STREET, HIALEAH, FLORIDA
MIAMI-DADE COUNTY
Section 8, Township 52 South, Range 40 East
Date: May 8th, 2012

LEGEND

- P.O.B. Point of Beginning
- P.O.T. Point of Termination
- P.O.C. Point of Commence
- P.B. Plat Book
- PG. Page
- R/W Right-of-Way
- SEC. Section
- TWP. Township
- RGE. Range
- CL Centerline
- ML Monument line
- COR Corner
- P.C. Point of Curvature
- P.T. Point of Tangency



NOTICE:
Not full and complete without Pages 1, 2, 4 & 5
Page 3 of 5

EXHIBIT SKETCH

-THIS IS NOT A SURVEY-



WELL SITES AND ACCESS ROAD
"REVERSE OSMOSIS TREATMENT PLANT"
N.W. 107th AVENUE & N.W. 170th STREET, HIALABAR, FLORIDA
MIAMI-DADH COUNTY
Section 8, Township 52 South, Range 40 East
Date: May 8th, 2012

LEGAL DESCRIPTION OF WELL SITES AND ACCESS ROAD:

A strip of land for well sites and access road purposes, in that portion of Section 8, Township 52 South, Range 40 East, Miami-Dade County, Florida, lying 80 feet East of the West line of said Section 8 and Southeastery of the Southeastery Right of Way line of State Road No. 821, Homestead Extension of Florida's Turnpike, more particularly described as follows:

Commence at the Southwest corner of Section 8, Township 52 South, Range 40 East; thence N89°41'47"E, along the South line of said Section 8 for a distance of 80.05 feet; thence N02°37'48"W, for a distance of 80.08 feet to a point on the North line of 80 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, also being the Point of Beginning; thence continue N02°37'48"W, along a line 80 feet East of and parallel with the West line of said Section 8, for a distance of 373.43 feet to intersect with a non tangent circular curve concave southeasterly, also being the Southeastery right-of-way line of State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears S56°18'50"E; thence along said circular curve, having for its elements a radius of 1365.68 feet, a central angle of 13°47'07" and an arc distance of 1050.37 feet to a Point of Tangency; thence N47°27'17"E, along said Southeastery right-of-way line of the State Road No. 821 for a distance of 2481.17 feet; thence S42°32'43"E for a distance of 25.00 feet; thence S47°27'17"W, along a line 25 feet Southeastery of and parallel with the aforesaid Southeastery right-of-way line of the State Road No. 821, for a distance of 147.00 feet; thence S42°32'43"E for a distance of 50.00 feet; thence S47°27'17"W, for a distance of 50.00 feet; thence N42°32'43"W, for a distance of 50.00 feet; thence S47°27'17"W along a line 25 feet Southeastery of and parallel with the aforesaid Southeastery right-of-way line of the State Road No. 821, for a distance of 989.56 feet; thence S42°32'43"E, for a distance of 50.00 feet; thence S47°27'17"W, for a distance of 50.00 feet; thence N42°32'43"W, for a distance of 50.00 feet; thence S47°27'17"W, along a line 25 feet Southeastery of and parallel with the aforesaid Southeastery right-of-way line of the State Road No. 821, for a distance of 989.56 feet; thence S42°32'43"E, for a distance of 50.00 feet; thence S47°27'17"W, for a distance of 50.00 feet; thence N42°32'43"W, for a distance of 50.00 feet; thence S47°27'17"W, along a line 25 feet Southeastery of and parallel with the aforesaid Southeastery right-of-way line of the State Road No. 821, for a distance of 245.05 feet to a point of curvature of a circular curve concave southeasterly; thence along said circular curve 25 feet Southeastery of and parallel with the aforesaid Southeastery right-of-way line of the State Road No. 821, having for its elements a radius of 4340.88 feet, a central angle of 9°28'51" and an arc distance of 718.25 feet; thence S81°53'44"E, for a distance of 50.00 feet; thence S37°38'14"W, for a distance of 50.00 feet; thence N51°53'44"W, for a distance of 50.00 feet to a point of a non tangent circular curve concave southeasterly and 25 feet Southeastery of and parallel with the aforesaid Southeastery right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears S52°41'10"E; thence along said circular curve, having for its elements a radius of 4340.88 feet, a central angle of 2°27'36" and an arc distance of 188.37 feet; thence S23°22'18"W, for a distance of 25.48 feet to a point of a non tangent circular curve concave southeasterly and 30 feet Southeastery of and parallel with aforesaid Southeastery right-of-way line of the State Road No. 821, Homestead Extension of Florida's Turnpike, at which point the radial bears S55°25'34"E; thence along said circular curve, having for its elements a radius of 4335.88 feet, a central angle of 0°43'29" and an arc distance of 54.84 feet; thence S02°37'48"E, along a line 80 feet East of and parallel with the West line of Section 8, for a distance of 339.77 feet; thence N89°41'48"E, for a distance of 15.01 feet; thence S02°37'48"E, for a distance of 25.02 feet; thence S89°41'48"W, along the North line of 80 feet Canal right-of-way recorded in O.R.B. 5139, Page 103, for a distance of 45.04 feet to the Point of Beginning.

Containing 109,900 Square Feet or 2.52 Acres, more or less, by calculations.

NOTICE:

Not full and complete without Pages 1, 2, 3 & 5
Page 4 of 5

**EXHIBIT
LEGAL DESCRIPTION**

-THIS IS NOT A SURVEY-

**WELL SITES AND ACCESS ROAD
"REVERSE OSMOSIS TREATMENT PLANT"
N.W. 107th AVENUE & N.W. 170th STREET, HIALEAH, FLORIDA
MIAMI-DADE COUNTY
Section 8, Township 52 South, Range 40 East
Date: May 8th, 2012**

SOURCES OF DATA:

The Legal Description of the Subject Parcel of Land was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible manner. That is to say:

- Department of Transportation Right of Way Map Section 87005, Sheet 1 of 5.
- Survey by Schwabke-Shiskin & Associates, Inc. dated 11-21-83, File No. ML-583
- Specific Purpose Survey by J. Bonfill & Associates, Inc. dated 10-06-11, Job. No. 11-0141.
- North arrow and Bearings refer to an assumed value of N47°27'16.9"E along the Southeastery line of the State Road No. 821, Miami-Dade County, Florida.
- Section 8, Township 52 South, Range 40 East, of the Public Records of Miami-Dade County, Florida.

CLIENT INFORMATION:

This Sketch and Legal Description was prepared at the instance of:

CITY OF HIALEAH

LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records.

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

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Sketch to Accompany Legal Description", was prepared under my direction and is true and correct to the best of my knowledge and belief. Further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its Implementing Rule, Chapter 472.027 of the Florida Statutes.

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization Number LB3398
7100 Southwest 99th Avenue, Suite 104
Miami, Florida 33173 Phone: 305.598.8383

By: *J. Bonfill*

Juan J. Bonfill, P.L.S.

Professional Land Surveyor No. 8179
State of Florida
May 8th, 2012

Project: 11-0141 Job: 12-0121 Well Site & Access Road

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17 of the Florida Administrative Code.

NOTICE:

Not full and complete without Pages 1, 2, 3 & 4

Page 5 of 5

**EXHIBIT
SURVEYOR'S NOTES**

NOT TO SCALE

-THIS IS NOT A SURVEY-

WELL SITES AND ACCESS ROAD
"REVERSE OSMOSIS TREATMENT PLANT"
N.W. 107th AVENUE & N.W. 170th STREET, HIALBAH, FLORIDA
MIAMI-DADE COUNTY
Section 8, Township 52 South, Range 40 East
Date: May 8th, 2012

EXHIBIT “B”

FLORIDA FRUIT LANDS
COMPANY'S
SUBDIVISION NO. 1

CHAMBERS LAND CO. SUB.

P.B. 2, PG. 17

P.B. 2, PG. 68

D = 00°37'43"
L = 47.89'
R = 4365.66'
CH. = 47.89'
C.B. = N33°58'08"E

D = 05°44'20"
L = 90.71'
R = 905.68'
CH. = 90.68'
C.B. = S12°16'05"W

L.A. RIGHT OF WAY LINE

STATE ROAD 821
HOMESTEAD EXTENSION
FLORIDA'S TURNPIKE
(SECTION 87005-2313)

EXIST. ELY L.A. R/W LINE

W. LINE, SEC. 8

60' CANAL R/W
O.R.B. 5139, PG. 103

N02°37'33"W 373.44'
S01°46'32"E 280.39'

101
A 3343 SQ. FT.

D = 09°12'15"
L = 29.88'
R = 186.00'
CH. = 29.85'
C.B. = S78°17'50"E

L.A. RIGHT OF WAY LINE

S02°37'33"E
12.71'

EXIST. N'LY CANAL R/W LINE
N89°41'50"E 15.01'

25' CANAL
MAINTENANCE ESM'T
O.R.B. 5139, PG. 99

POINT OF
BEGINNING

S02°37'33"E 25.02'

S89°41'50"W
45.04'

60' CANAL R/W
O.R.B. 5139, PG. 103

N00°18'10"W
60.00'

S. LINE, SEC. 8

N.W. 170TH STREET

80' R/W PER O.R.B. 14160, PG. 4105

POINT OF
COMMENCEMENT
S.W. COR., SEC. 8

N89°41'50"E
57.62'

NOTE:

1. SEE SHEET 2 OF 3 FOR LEGEND, GENERAL NOTES.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

SEC. 8, T-52-S, R-40-E
SCALE: 1" = 100'

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH OF DESCRIPTION - NOT A SURVEY

STATE ROAD NO. 821 - HOMESTEAD EXTENSION - FLORIDA'S TURNPIKE MIAMI-DADE COUNTY

REV. PARCEL NUMBER	A.S.	3/05/19	BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR	DATE: DEC. 7, 2018
REV. DEED INFO.	A.S.	7/01/19	DRAWN	ASCHAEFER	11/17/18	F.P. NO. 435542-1
ADD SECTION INFO.	A.S.	01/10/19	CHECKED	LKNUTSEN	12/05/18	S.P.N. N/A
REVISION	BY	DATE				SHEET 1 OF 3

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON ALTA/ACSM LAND TITLE SURVEYS AND PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC., AND FILED OF RECORD AT THE FLORIDA TURNPIKE ENTERPRISE.
2. ALL RECORDED PLATS, OFFICIAL RECORDS BOOKS AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
3. ATTENTION IS DIRECTED TO THE FACT THIS SKETCH MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
4. ALL BEARINGS AND DISTANCES ARE CALCULATED FROM EXISTING R/W RECORDS UNLESS OTHERWISE NOTED.
5. THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS SKETCH. ALL BEARINGS AND ANGLES HAVE BEEN ROUNDED TO THE NEAREST SECOND WITH DISTANCES BEING ROUNDED TO THE NEAREST HUNDREDTH OF A FOOT.

LEGEND

- ALTA/ACSM = AMERICAN LAND TITLE ASSOCIATION/AMERICAN CONGRESS ON SURVEYING AND MAPPING
- COR. = CORNER
- (C) = BEARING/DISTANCE REFERENCED CALCULATED
- (D) = BEARING/DISTANCE REFERENCED FROM OFFICIAL RECORD DOCUMENTS
- F.P. = FINANCIAL PROJECT
- F.P.C. = FLORIDA POWER CORPORATION
- L.A. = LIMITED ACCESS
- LB. = LICENSED BUSINESS
- NO. = NUMBER
- N/A = NOT APPLICABLE
- N.T.S. = NOT TO SCALE
- P.K.D. = PARKER KAYLON NAIL WITH DISK
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- SEC. = SECTION
- T = TOWNSHIP

NOTE:

1. SEE SHEET 1 OF 2 FOR SKETCH.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

			FLORIDA DEPARTMENT OF TRANSPORTATION			
			SKETCH OF DESCRIPTION - NOT A SURVEY			
			STATE ROAD NO. 821 - HOMESTEAD EXTENSION - FLORIDA'S TURNPIKE MIAMI-DADE COUNTY			
			BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR DATE: DEC. 7, 2018	
			DRAWN	ASCHAEFER	11/17/18	F.P. NO. 435542-1 S.P.N. N/A
REVISION	BY	DATE	CHECKED	LKNUTSEN	12/05/18	

Exhibit A

PARCEL NO.: 101A
F.P.I.D. NO.: 435542
STATE ROAD NO.: 821
HOMESTEAD EXTENSION
COUNTY: MIAMI-DADE

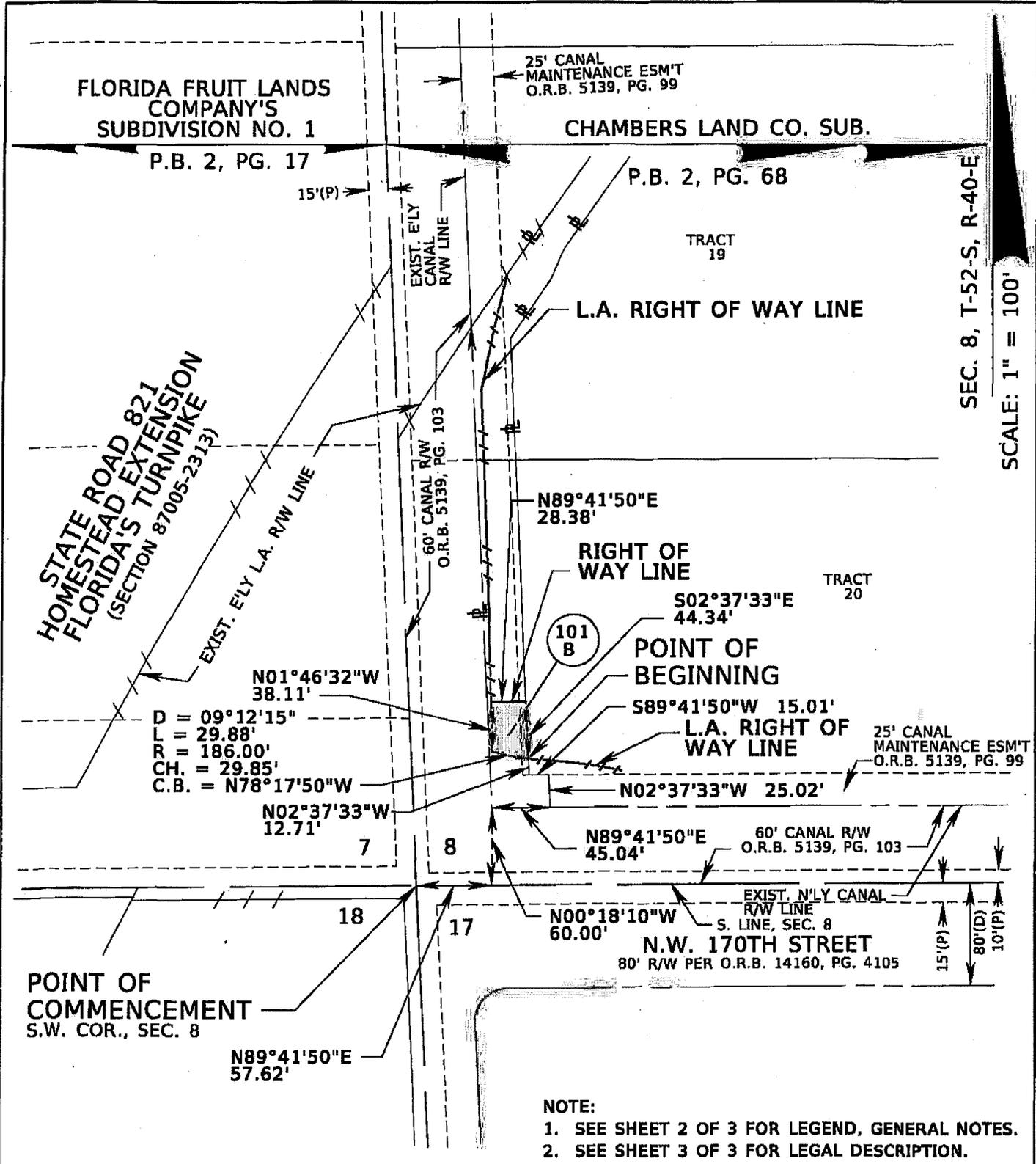
LIMITED ACCESS RIGHT OF WAY

A portion of Tracts 19 and 20, Chambers Land Company Subdivision, as recorded in Plat Book 2, Page 68 of the Public Records of Miami-Dade County, Florida, lying in the Southwest 1/4 of Section 8, Township 52 South, Range 40 East, of said County, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 8; thence North 89°41'50" East along the South line of said Section 8, a distance of 57.62 feet; thence departing said South section line, run North 00°18'10" West, a distance of 60.00 feet to a point that lies 60 feet North of when measured at right angles to the South line of said Section 8, and a point that lies 60 feet East of when measured at right angles to the West line of said Section 8 for a **POINT OF BEGINNING**; thence North 02°37'33" West along said line lying 60 feet East of when measured at right angles to said West line of Section 8, a distance of 373.44 feet to the existing Easterly Limited Access right of way line of State Road 821 – Homestead Extension – Florida's Turnpike, as shown on Right of Way Maps Section 87005 Contract 2313 sheet 2, and being a point on a curve to the right, concave Southeasterly, having a radius of 4,365.66 feet, a chord bearing of North 33° 58' 08" East and a chord distance of 47.89 feet; thence run Northeasterly along said existing Easterly Limited Access right of way line, and the arc of said curve, through a central angle of 00° 37' 43" for a distance of 47.89 feet to a point on said curve, being a point on a curve to the left, concave Southeasterly, having a radius of 905.68 feet, a chord bearing of South 12° 16' 05" West and a chord distance of 90.68 feet; thence departing said existing Easterly Limited Access right of way line, run Southwesterly along the arc of said curve, through a central angle of 05° 44' 20" for a distance of 90.71 feet to a point on said curve; thence South 01°46'32" East, a distance of 280.39 feet to a point on a curve to the left, concave Northeasterly, having a radius of 186.00 feet, a chord bearing of South 78° 17' 50" East and a chord distance of 29.85 feet; thence run Southeasterly along said curve, through a central angle of 09° 12' 15" for a distance of 29.88 feet to a point on said curve; thence South 02°37'33" East, a distance of 12.71 feet, thence North 89°41'50" East, a distance of 15.01 feet; thence South 02°37'33" East, a distance of 25.02 feet; thence South 89°41'50" West, a distance of 45.04 feet to the **POINT OF BEGINNING**;

Containing 3,343 square feet, more or less.

Together with all rights of ingress, egress, light, air and view between grantors remaining property and any facility constructed on the above described property.



SEC. 8, T-52-S, R-40-E
SCALE: 1" = 100'

FLORIDA DEPARTMENT OF TRANSPORTATION					
SKETCH OF DESCRIPTION - NOT A SURVEY					
STATE ROAD NO. 821 - HOMESTEAD EXTENSION - FLORIDA'S TURNPIKE MIAMI-DADE COUNTY					
			BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR
			DRAWN ASCHAEFER	2/25/19	DATE: FEB. 26, 2019
REVISION	BY	DATE	CHECKED LKNUTSEN	2/25/19	F.P. NO. 435542-1
					S.P.N. N/A
					SHEET 1 OF 3

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON ALTA/ACSM LAND TITLE SURVEYS PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC., AND FILED OF RECORD AT THE FLORIDA TURNPIKE ENTERPRISE.
2. ALL RECORDED PLATS, OFFICIAL RECORDS BOOKS AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
3. ATTENTION IS DIRECTED TO THE FACT THIS SKETCH MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
4. ALL BEARINGS AND DISTANCES ARE CALCULATED FROM EXISTING R/W RECORDS UNLESS OTHERWISE NOTED.
5. THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS SKETCH. ALL BEARINGS AND ANGLES HAVE BEEN ROUNDED TO THE NEAREST SECOND WITH DISTANCES BEING ROUNDED TO THE NEAREST HUNDREDTH OF A FOOT.

LEGEND

- ALTA/ACSM = AMERICAN LAND TITLE ASSOCIATION/AMERICAN CONGRESS ON SURVEYING AND MAPPING
- COR. = CORNER
- (C) = BEARING/DISTANCE CALCULATED
- (D) = BEARING/DISTANCE REFERENCED FROM OFFICIAL RECORD DOCUMENTS
- F.P. = FINANCIAL PROJECT
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- L.A. = LIMITED ACCESS
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- R = RANGE
- SEC. = SECTION
- T = TOWNSHIP

NOTE:

1. SEE SHEET 1 OF 2 FOR SKETCH.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

			FLORIDA DEPARTMENT OF TRANSPORTATION			
			SKETCH OF DESCRIPTION - NOT A SURVEY			
			STATE ROAD NO. 821 - HOMESTEAD EXTENSION - FLORIDA'S TURNPIKE MIAMI-DADE COUNTY			
			BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR	DATE: FEB. 26, 2019
			DRAWN	ASCHAEFER	2/25/19	
REVISION	BY	DATE	CHECKED	LKNUTSEN	2/25/19	F.P. NO. 435542-1 S.P.N. N/A
						SHEET 2 OF 3

Exhibit A

PARCEL NO.: 101B
F.P.I.D. NO.: 435542
STATE ROAD NO.: 821
HOMESTEAD EXTENSION
COUNTY: MIAMI-DADE

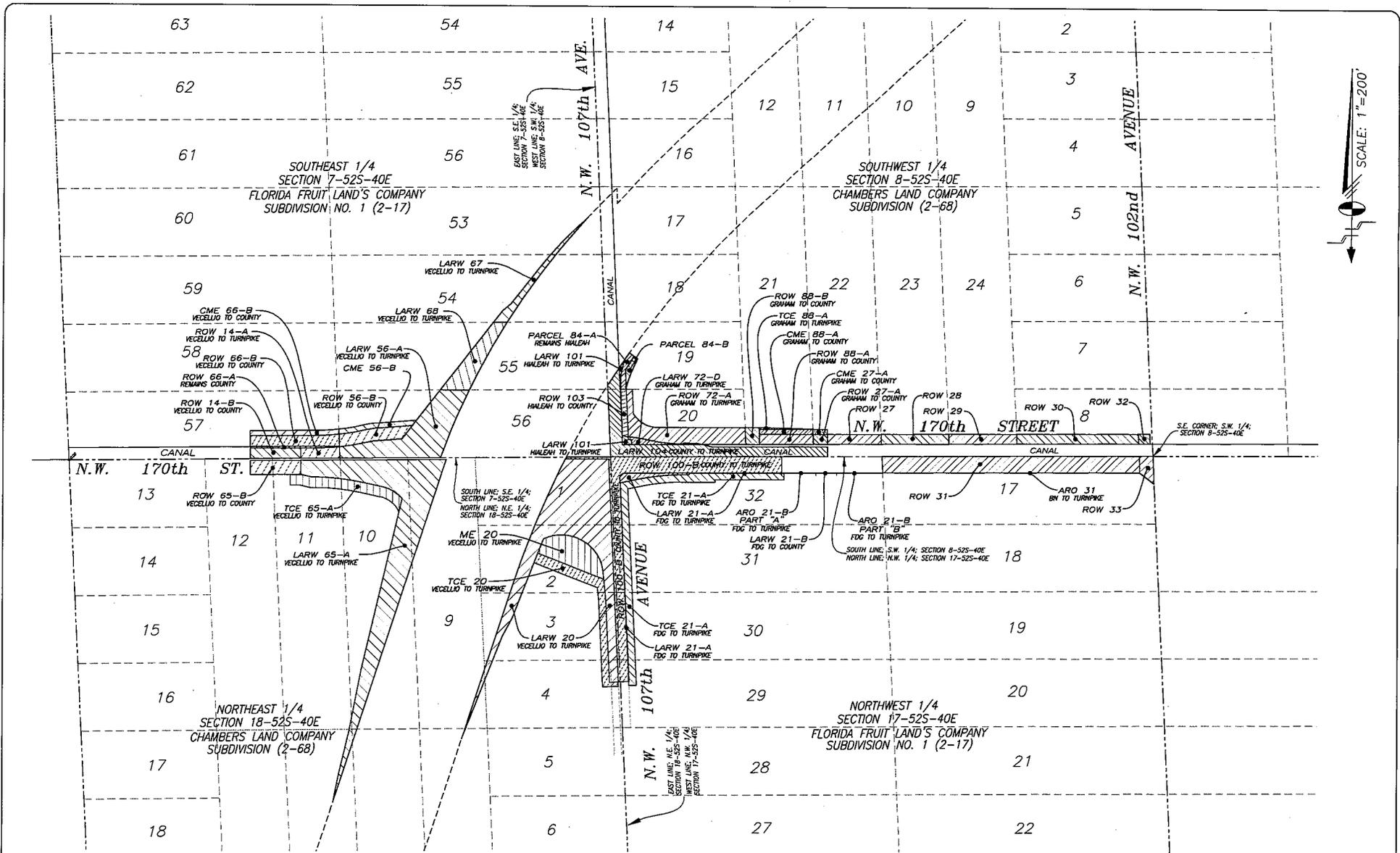
RIGHT OF WAY

A portion of Tract 20, Chambers Land Company Subdivision, as recorded in Plat Book 2, Page 68 of the Public Records of Miami-Dade County, Florida, lying in the Southwest 1/4 of Section 8, Township 52 South, Range 40 East, of said County, being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 8; thence North $89^{\circ}41'50''$ East along the South line of said Section 8, a distance of 57.62 feet; thence departing said South section line, run North $00^{\circ}18'10''$ West, a distance of 60.00 feet to a point that lies 60 feet North of when measured at right angles to the South line of said Section 8, and being on the existing Northerly canal right of way line, as recorded in Official Records Book 5139, Page 103 of said Public Records; thence North $89^{\circ}41'50''$ East, along said existing Northerly canal right of way line, a distance of 45.04 feet; thence departing said existing Northerly canal right of way line, run North $02^{\circ}37'33''$ West, a distance of 25.02 feet; thence South $89^{\circ}41'50''$ West, a distance of 15.01 feet; thence North $02^{\circ}37'33''$ West, a distance of 12.71 feet for a **POINT OF BEGINNING**; being a point on a curve to the right, concave Northeasterly, having a radius of 186.00 feet, a chord bearing of North $78^{\circ}17'50''$ West and a chord distance of 29.85 feet; thence run Northwesterly along said curve, through a central angle of $09^{\circ}12'15''$ for a distance of 29.88 feet to a point on said curve; thence North $01^{\circ}46'32''$ West, a distance of 38.11 feet; thence North $89^{\circ}41'50''$ East, a distance of 28.38 feet; thence South $02^{\circ}37'33''$ East, a distance of 44.34 feet to the **POINT OF BEGINNING**;

Containing 1,194 square feet, more or less.

EXHIBIT “C”



REVISIONS				
Date	Ord. No.	Remarks	By	
07/29/10	25970	ISSUED PARCEL NUMBER	R.A.P.	
02/14/10	25961	ADDED TURNPIKE APPROPRIATION	R.A.P.	
02/13/10	25970	ADDED TURNPIKE APPROPRIATION	R.A.P.	

PROFESSIONAL BUSINESS LICENSE No. LB-87
 NOTE: AUTHENTIC COPIES OF THIS DRAWING MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

**PROPOSED RIGHT-OF-WAY TAKINGS
 HOMESTEAD EXTENSION OF THE FLORIDA
 TURNPIKE AT N.W. 170th STREET**

K:\095240\PORTIONS OF SECTIONS 4, 8 AND 9-52-40\SURVEY\DWG\170TH ST & TURNPIKE PARCEL NUMBER SKETCH (02-01-2010).dwg

Schwabke-Shiskin & Associates, Inc.
 LAND PLANNERS ENGINEERS LAND SURVEYORS
 3240 CORPORATE WAY WESLAKAR, FLORIDA 32085 TEL: (954)432-7010 FAX: (954)438-3288

Drawn By: R.A.P. Date: 07-05-10 Checked By: J.C.T. Date: 06/02/10
 Order No. 200840 P.R. H/A Scale: As Shown
 By: Donald A. Pyrie, Assistant Vice President
 Professional Surveyor & Mapper No. 2787 State of Florida
 File No. ML-1119 Sheet No. 1 of 1 Sheets

K:\095240\170TH STREET ROW\DWG\095240\170TH ST & TURNPIKE PARCEL NUMBER SKETCH (02-01-2010).dwg

EXHIBIT “1”

Return to:
James Hetz, Senior Counsel
Florida Department of Transportation
Milepost 263, Florida's Turnpike
(Building 5315, Turkey Lake Service Plaza)
P.O. box 613069
Ocoee, FL 34761

Instrument prepared under the supervision
of James Hetz, Senior Counsel
Florida Department of Transportation
Milepost 263, Florida's Turnpike
(Building 5315, Turkey Lake Service Plaza)
P.O. box 613069
Ocoee, FL 34761

Parcels 101A and 101B
County: Miami-Dade

QUIT CLAIM DEED

THIS CITY DEED, Made this 27 day of March, 2019, by and between the **CITY OF HIALEAH**, a Florida municipal corporation, whose address is: 501 Palm Avenue, Hialeah, Florida 33010, hereinafter Grantor, and the **STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION**, an executive agency of the State of Florida, whose address is Turnpike Headquarters, P.O. Box 613069, Milepost 263, Florida's Turnpike, Building 5315, Ocoee, Florida 34761, hereinafter, Grantee,

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to it in hand paid by the **Grantee**, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the **Grantee**, its successors and assigns forever, the following described land, situate, lying and being in Miami-Dade County, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This grant conveys only the interest of the **Grantor** in the property herein described, including the transfer of all rights, attendant liability, and jurisdiction, with respect to the subject property; and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF, the said **Grantor** has signed and sealed these presents the day and year first above written.

The City of Hialeah, Florida

By: [Signature]
Carlos Hernandez, Mayor

Approved as to form and legal sufficiency
For the sole use and reliance of the City of Hialeah
[Signature]

Lorena E. Bravo
City Attorney

ATTEST: [Signature]
Marbelys Fatjo
City Clerk

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of March, 2019, by Carlos Hernandez, as Mayor of the City of Hialeah, Florida, who is personally known to me or who has produced _____ as identification.

Luz L. Fernandez
PRINT/TYPER NAME: Luz Fernandez
Notary Public in and for the County and State last aforesaid.
My Commission Expires: 11/06/2022
Serial No., if any: _____



EXHIBIT "A"

FLORIDA FRUIT LANDS
COMPANY'S
SUBDIVISION NO. 1

P.B. 2, PG. 17

CHAMBERS LAND CO. SUB.

P.B. 2, PG. 68

D = 00°37'43"
L = 47.89'
R = 4365.66'
CH. = 47.89'
C.B. = N33°58'08"E

15'(P)

60'

25' CANAL
MAINTENANCE ESM'T
O.R.B. 5139, PG. 99

TRACT
19

D = 05°44'20"
L = 90.71'
R = 905.68'
CH. = 90.68'
C.B. = S12°16'05"W

L.A. RIGHT OF WAY LINE

HOMESTEAD ROAD 821
FLORIDA'S TURNPIKE
(SECTION 87005-2313)

EXIST. E'LY L.A. R/W LINE

W. LINE, SEC. 8

60' CANAL R/W
O.R.B. 5139, PG. 103

N02°37'33"W 373.44'

S01°46'32"E 280.39'

101
A

3343 SQ. FT.

TRACT
20

D = 09°12'15"
L = 29.88'
R = 186.00'
CH. = 29.85'
C.B. = S78°17'50"E

L.A. RIGHT OF WAY LINE

EXIST. N'LY CANAL R/W LINE

25' CANAL
MAINTENANCE ESM'T
O.R.B. 5139, PG. 99

S02°37'33"E
12.71'

N89°41'50"E 15.01'

S02°37'33"E 25.02'

POINT OF
BEGINNING

7

8

S89°41'50"W
45.04'

60' CANAL R/W
O.R.B. 5139, PG. 103

60'

18

17

N00°18'10"W
60.00'

S. LINE, SEC. 8

15'(P)

80'(D)

10'(P)

N.W. 170TH STREET

80' R/W PER O.R.B. 14160, PG. 4105

POINT OF
COMMENCEMENT
S.W. COR., S.W. 1/4,
SEC. 8-52-40

N89°41'50"E
57.62'

NOTE:

1. SEE SHEET 2 OF 3 FOR LEGEND, GENERAL NOTES.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

SEC. 8, T-52-S, R-40-E

SCALE: 1" = 100'

FLORIDA DEPARTMENT OF TRANSPORTATION
SKETCH OF DESCRIPTION - NOT A SURVEY

STATE ROAD NO. 821 - HOMESTEAD EXTENSION - FLORIDA'S TURNPIKE MIAMI-DADE COUNTY

ADD QUALIFIERS	A.S.	3/20/19
REV. PARCEL NUMBER	A.S.	3/05/19
REV. DEED INFO.	A.S.	2/01/19
ADD SECTION INFO.	A.S.	01/30/19
REVISION	BY	DATE

BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR	DATE: DEC. 7, 2018
DRAWN	ASCHAEFER	11/17/18	
CHECKED	LKNUTSEN	12/05/18	
F.P. NO. 435542-1		S.P.N. N/A	SHEET 1 OF 3

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON ALTA/ACSM LAND TITLE SURVEYS AND PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC., AND FILED OF RECORD AT THE FLORIDA TURNPIKE ENTERPRISE.
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NOTE:

1. SEE SHEET 1 OF 2 FOR SKETCH.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

				FLORIDA DEPARTMENT OF TRANSPORTATION	
				SKETCH OF DESCRIPTION - NOT A SURVEY	
				STATE ROAD NO. 821 - HOMESTEAD EXTENSION - FLORIDA'S TURNPIKE MIAMI-DADE COUNTY	
		BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR DATE: DEC. 7, 2018	
		DRAWN	ASCHAEFER	11/17/18	F.P. NO. 435542-1 S.P.N. N/A
REVISION	BY	DATE	CHECKED	LKNUTSEN	
				SHEET 2 OF 3	

Exhibit A

PARCEL NO.: 101A
F.P.I.D. NO.: 435542
STATE ROAD NO.: 821
HOMESTEAD EXTENSION
COUNTY: MIAMI-DADE

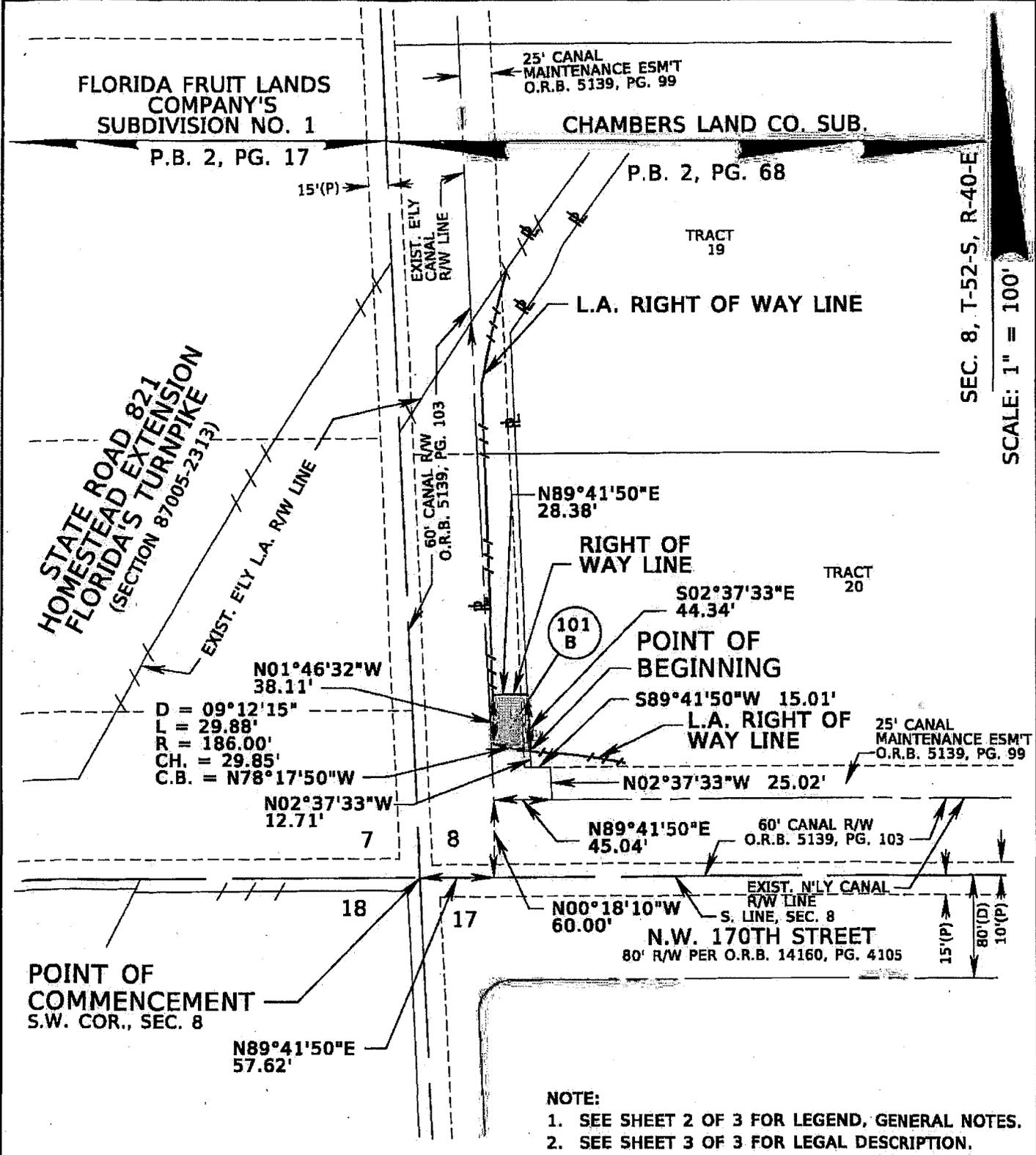
LIMITED ACCESS RIGHT OF WAY

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Together with all rights of ingress, egress, light, air and view between grantors remaining property and any facility constructed on the above described property.



SEC. 8, T-52-S, R-40-E
SCALE: 1" = 100'

NOTE:
1. SEE SHEET 2 OF 3 FOR LEGEND, GENERAL NOTES.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

FLORIDA DEPARTMENT OF TRANSPORTATION			
SKETCH OF DESCRIPTION - NOT A SURVEY			
STATE ROAD NO. 821 - HOMESTEAD EXTENSION - FLORIDA'S TURNPIKE MIAMI-DADE COUNTY			
	BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR
	ASCHAEFER	2/25/19	DATE: FEB. 26, 2019
REVISION	BY	DATE	CHECKED: LKNUTSEN 2/25/19
			F.P. NO. 435542-1
			S.P.N. N/A
			SHEET 1 OF 3

GENERAL NOTES:

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NOTE:

1. SEE SHEET 1 OF 2 FOR SKETCH.
2. SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

			FLORIDA DEPARTMENT OF TRANSPORTATION		
			SKETCH OF DESCRIPTION - NOT A SURVEY		
			STATE ROAD NO. 821 - HOMESTEAD EXTENSION - FLORIDA'S TURNPIKE MIAMI-DADE COUNTY		
			BY	DATE	APPROVED BY: GARY R. ROCHE, PSM, TURNPIKE SURVEYOR DATE: FEB. 26, 2019
			DRAWN	ASCHAEFER	2/25/19
REVISION	BY	DATE	CHECKED	LKNUTSEN	2/25/19
			F.P. NO. 435542-1 S.P.N. N/A		SHEET 2 OF 3

Exhibit A

PARCEL NO.: 101B
F.P.I.D. NO.: 435542
STATE ROAD NO.: 821
HOMESTEAD EXTENSION
COUNTY: MIAMI-DADE

RIGHT OF WAY

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Containing 1,194 square feet, more or less.

EXHIBIT “2”

