

**CITY OF CORAL GABLES**

**RESOLUTION NO. 2022-**

RESOLUTION APPROVING RELEASE OF EASEMENT AS DEPICTED ON THE AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER RECORDED IN PLAT BOOK 25, PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR THE PROPERTY LOCATED AT 101 US-1, CORAL GABLES, FLORIDA 33133

**WHEREAS**, on July 14, 1926, the City of Coral Gables approved the Amended Plat of Coconut Grove Warehouse Center, as recorded in Plat Book 25, at Page 66, of the Public Records of Miami-Dade County, Florida, (the “Plat”) which depicted a 18-foot wide easement for use as a “spur railroad track” (the “Easement”); and

**WHEREAS**, the Easement encumbers the property located at 101 US-1 in Coral Gables, which is further legally described in the attached Exhibit “A”, (the “Property”), and the current property owner is seeking to release the encumbrance to redevelop the Property; and

**WHEREAS**, the City in reviewing the property owner’s request determined that the City does not have any interest in the Easement and the property owner has provided letters of non-objection to the release of the Easement by Miami-Dade County’s Department of Transportation and Public Works, and the relevant utility providers in the area; and

**WHEREAS**, but for the City’s approval of the Plat, there appears to be no instruments dedicating the easement nor any interested parties for this almost 100-year-old easement that has never been used; and

**WHEREAS**, the City Commission has previously released similar easements which had also never been used and were not contemplated for any future utility use; and

**WHEREAS**, the City is releasing any approvals or reservations for Easement provided any new required easements are granted to the respective utility companies as part of the redevelopment of the Property;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** That the foregoing “Whereas” clauses are hereby ratified and confirmed as being true and are hereby made a specific part of this Resolution upon adoption herein.

**SECTION 2.** That the City does hereby release its reservation and approval of the 18-foot easement contained in the Amended Plat of Coconut Grove Warehouse Center, as recorded in Plat Book 25, at Page 66, as to the subject Property only.

**SECTION 3.** That this Resolution shall become effective upon the dated of its passage and adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 2022.

APPROVED:

\_\_\_\_\_  
VINCE LAGO  
MAYOR

ATTEST:

\_\_\_\_\_  
BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

\_\_\_\_\_  
MIRIAM SOLER RAMOS  
CITY ATTORNEY

## Exhibit "A"

### LEGAL DESCRIPTION:

All that piece or parcel of land lying between Lot 1 of "AMENDED COCONUT GROVE WAREHOUSE CENTER", as shown by Plat Book 25, Page 66, and Block 13 of "CORAL GABLES WAREHOUSE SECTION", as shown by Plat Book 28 At Page 22, otherwise heretofore described as that unnamed street (commonly Known as Day Avenue) lying between the northerly boundary of Dixie Highway (now South Dixie Highway) and the Florida East Coast Railway Right-of-Way, according to the plat thereof, recorded in Plat Book 25, Page 66 of the Public Records of Dade County, Florida.

Lots 1 to 7 inclusive of " AMENDED COCONUT GROVE WAREHOUSE CENTER ", A subdivision of Dade County, Florida, according to the Plat thereof, as recorded In Plat Book 25, Page 66 of the Public Records of Dade County, Florida.

All of Block 13 of INDUSTRIAL SECTION OF CORAL GABLES, a subdivision of Dade County, Florida, according to the revised plat of said section recorded in Plat Book 28, at Page 22 of the Public Records of Dade County, Florida.

All less that portion which lies southeasterly from the northwesterly right-of-way line of State Road No. 5, said right-of-way line being more particularly described as follows: From the most southerly corner of said Lot 7, said "AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER", run northwesterly along the southwesterly line of said Lot 7 for a distance of 14.5 feet to the Point of Beginning of the Right-of-Way line hereinafter described; thence run northeasterly, parallel to and 14.5 feet northwesterly from the southeasterly line of Lots 3, 4, 5, 6, and 7, said amended plat of "COCONUT GROVE WAREHOUSE CENTER", for a distance of 115.87 feet to a point of curve; thence run northeasterly along the arc of a circular curve to the right, having a radius of 924.45 feet, for a distance of 265.42 feet, more or less, to a point on the easterly line of Block 13, said REVISED PLAT of CORAL GABLES INDUSTRIAL SECTION.