

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2018-133**

A RESOLUTION AUTHORIZING THE GRANTING OF A PERPETUAL EASEMENT TO THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE EXECUTION OF TWO TEMPORARY LICENSE AGREEMENTS ON PARCELS LOCATED ALONG STATE ROAD 5/ US1/ SOUTH DIXIE HIGHWAY IN CONNECTION WITH ROADWAY IMPROVEMENTS FROM RIVIERA DRIVE TO CITY OF MIAMI LIMITS.

**WHEREAS**, the granting of a perpetual easement on Parcel 800 (legally described in Exhibit "A") to FDOT is required in order to accommodate certain improvements consisting of installation of sidewalks in the described easement adjacent to 200 Grand Avenue; and

**WHEREAS**, this request abides by Section 337.29 of the Florida Statutes and the Florida Department of Transportation (FDOT) Right-of-Way Procedures stipulates the process for acquiring right-of-way from local governmental agencies;

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

**SECTION 1.** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption thereof.

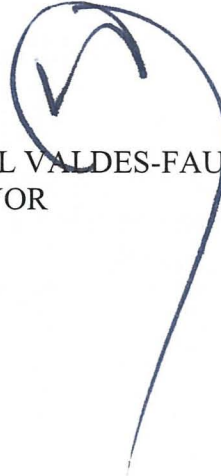
**SECTION 2.** That the City of Coral Gables is hereby authorized to grant an easement as described in the attached "Exhibit A" to Florida Department of Transportation (FDOT), its subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns, and for the purpose of constructing and maintaining the sidewalk adjacent to Parcel 800.

**SECTION 3.** That the City Commission does hereby direct the City Manager to execute the attached Easement and Temporary License Agreements, in substantially the same form, with the Florida Department of Transportation.

**SECTION 4.** That this Resolution shall become effective upon the date of its passage and adoption herein.

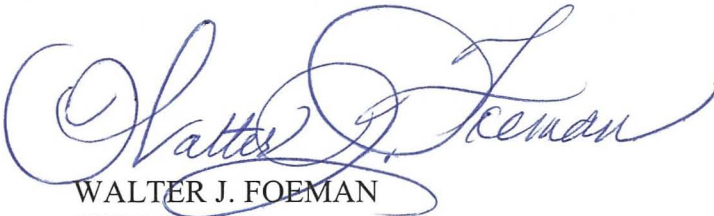
PASSED AND ADOPTED THIS EIGHTH DAY OF MAY A.D., 2018.  
(Moved: Quesada / Seconded: Lago)  
(Unanimous Voice Vote)  
(Agenda Item: D-4)

APPROVED:

A handwritten signature in blue ink, consisting of a large, stylized loop that starts with a checkmark-like shape and ends in a long, thin tail.

RAUL VALDES-FAULI  
MAYOR

ATTEST:

A handwritten signature in blue ink, written in a cursive style that reads "Walter J. Foeman".

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

A handwritten signature in black ink, consisting of stylized, overlapping letters that appear to read "MSR".

MIRIAM SOLER RAMOS  
CITY ATTORNEY



## PUBLIC MEETING NOTIFICATION

### FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT SIX

State Road (SR) 5/US 1/S. Dixie Highway  
From Riviera Drive to SW 27 Avenue  
Project Identification Number: 433455-3-52-01

The Florida Department of Transportation (FDOT) is developing the design for a roadway project along SR 5/US 1/S. Dixie Highway from Riviera Drive to SW 27 Avenue, in Miami-Dade County.

#### PROJECT DETAILS

- Repaving and restriping the roadway along SR 5/US 1/S. Dixie Highway
- Upgrading sidewalks and pavement markings
- Improving traffic and pedestrian signals, lighting and signage
- Adjusting manholes

#### MAINTENANCE OF TRAFFIC

Temporary lane closures will be during non-peak hours and will have minimize effects on traffic. Access to all properties will be maintained at all times.

#### PROJECT DATES

Work is expected to begin in November 2019 and last about 10 months. Please note that the construction duration is subject to change.

#### ESTIMATED PROJECT COST

\$3.4 million

#### MUNICIPALITIES IN PROJECT AREA

City of Miami  
City of Coral Gables

#### POSSIBLE EFFECTS DURING CONSTRUCTION

Work will be done in phases to reduce the effects of construction on the community.

**PUBLIC MEETING NOTICE:** In order to offer you the opportunity to review the project's design and answer your questions, we invite you to join us:

**TIME AND DATE:** 6 p.m. to 8 p.m., Wednesday, March 28, 2018  
**LOCATION:** Coral Gables Library  
3443 Segovia Street  
Coral Gables, FL 33134

The meeting will follow an informal format allowing the public to arrive at any time from 6 p.m. to 8 p.m. Graphic displays will be shown and FDOT representatives will be available to discuss the project and answer questions. Public participation at this meeting is solicited without regard to race, color, national origin, age, gender, religion, disability or family status. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this workshop/hearing is asked to advise the agency at least seven days before the workshop/hearing by contacting: Hong Benitez at (305) 470-5219 or in writing: FDOT, 1000 N.W. 111 Avenue, Miami, FL 33172, email: [Hong.Benitez@dot.state.fl.us](mailto:Hong.Benitez@dot.state.fl.us). If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1 (800) 955-8771 (TDD) or 1 (800) 955-8770 (Voice).

#### FOR MORE INFORMATION

If you have any questions or comments, please contact FDOT Community Outreach Specialist Rodolfo Roman at (305) 470-5477 or by email at [Rodolfo.Roman@dot.state.fl.us](mailto:Rodolfo.Roman@dot.state.fl.us). Please let us know how you prefer to receive information about future projects. Your comments are important to us. Please visit our website: [www.fdotmiamidade.com](http://www.fdotmiamidade.com). Thank you for your participation.



Follow us on Twitter  
[twitter.com/MyFDOTMiami](https://twitter.com/MyFDOTMiami)



Like our Facebook Page  
[facebook.com/MyFDOTMiami](https://facebook.com/MyFDOTMiami)



Subscribe to our YouTube Page  
[youtube.com/user/MyFDOTMiami](https://youtube.com/user/MyFDOTMiami)

FLORIDA DEPARTMENT OF TRANSPORTATION  
**DISTRICT SIX DESIGN**

1000 NW 111 Avenue, Miami, FL 33172



*Florida Department of Transportation*

RICK SCOTT  
GOVERNOR

1000 NW 111<sup>th</sup> Avenue  
Miami, FL 33172

MICHAEL J. DEW  
SECRETARY

March 7, 2018

Eduardo Santamaria, Director, Department of Public Works  
City of Coral Gables  
2800 SW 72<sup>nd</sup> Avenue  
Miami, Florida 33155

**SUBJECT: FDOT REQUEST FOR PROPERTY DONATION**

**Item/Segment No.:** 433455-3  
**Managing District:** Six  
**F.A.P. No.:** N/A  
**State Road No.:** 5 (South Dixie Highway)  
**County:** Miami-Dade  
**Parcel Nos.:** 800, 902, 903

Dear Mr. Santamaria,

The Florida Department of Transportation (The Department) is planning a roadway project along SR 5 / US 1 / South Dixie Highway in Coral Gables. The project limits extend from Riviera Drive to SW 27<sup>th</sup> Avenue.

The project includes repaving and restriping the roadway along SR 5 / US 1 / South Dixie Highway, upgrading sidewalks and pavement markings, improving traffic and pedestrian signals, lighting and signage, as well as adjusting manholes.

Pursuant to *Section 337.29, of the Florida Statutes* and the Florida Department of Transportation Right of Way Procedures for acquiring rights of way from local governmental agencies. Attached you will find the following documents for your review and use as you carry this item forward through the Board of City Commissioners process for approval:

1. Project Information Sheet
2. Legal Descriptions, Parcel Sketches and Right of Way Plan Sheets showing location of the parcels;
3. The Deed & Instruments prepared by the Department

RECEIVED

MAR - 8 2018

PUBLIC WORKS DEPT.



Eduardo Santamaria, Director  
Department of Public Works  
March 7, 2018  
Page Two

We look forward to working together for the fulfillment of our Public Service mission. If you have a question, or need additional information please contact me at (305) 470-5193 or via e-mail at [tania.shagoury@dot.state.fl.us](mailto:tania.shagoury@dot.state.fl.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Tania E. Shagoury". The signature is fluid and cursive.

Tania E. Shagoury  
Senior Right of Way Agent

cc: Harold Desdunes, Director of Transportation Development, via email  
Alejandro Casals, District Right of Way Manager, via email  
Javier M. Bustamante, Assistant District Right of Way Manager, via email  
Kevin Warthen, Right of Way Acquisition Administrator, via email  
Adriana Manzanares, P.E. FDOT Project Manager, via email

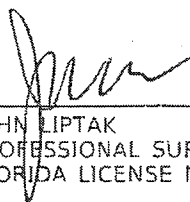
# EXHIBIT "A"

**LEGAL DESCRIPTION PARCEL 800:**

A portion of Lots 42, 43 and 44, Block 1, of GOLDEN GATE, as recorded in Plat Book 21 at Page 46 of the Public Records of Miami-Dade County, Florida, all lying in the Southeast one-quarter (SE 1/4) of Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast (NE) corner of the Southeast one-quarter (SE 1/4) of said Section 20; thence  $587^{\circ}17'28''$ W, along the North line of the Southeast one-quarter (SE 1/4) of said Section 20, for a distance of 2,135.67 feet; thence  $S02^{\circ}42'32''$ E, at a right angle to the last described course, for a distance of 30.00 feet to a point on the North line of aforesaid Lot 44 Block 1, also being the POINT OF BEGINNING of the hereinafter described parcel; Said point lying on a non-tangent curve concave to the Northwest having a radius of 9.15 feet, a chord bearing of  $S51^{\circ}49'38''$ W, and a chord distance of 10.87 feet; thence Southwesterly along the arc of said curve for a distance of 11.64 feet, through a central angle of  $72^{\circ}52'38''$ ; thence  $S86^{\circ}36'45''$ W for a distance of 28.19 feet to a point on a non-tangent curve concave to the Southeast having a radius of 18.59 feet, a chord bearing of  $S75^{\circ}14'44''$ W, and a chord distance of 10.52 feet; thence Southwesterly along the arc of said curve for a distance of 10.67 feet, through a central angle of  $32^{\circ}52'38''$  to a point of compound curvature with a curve concave to the Southeast having a radius of 183.32 feet, a chord bearing of  $S57^{\circ}02'37''$ W, and a chord distance of 11.28 feet; thence Southwesterly along the arc of said curve for a distance of 11.28 feet, through a central angle of  $03^{\circ}31'35''$  to a point of reverse curvature with a curve concave to the North having a radius of 7.46 feet, a chord bearing of  $N88^{\circ}53'24''$ W, and a chord distance of 8.74 feet; thence Westerly along the arc of said curve for a distance of 9.33 feet, through a central angle of  $71^{\circ}39'32''$  to a point on the Existing Easterly Right-of-Way line of State Road 5 (South Dixie Highway) per Florida Department of Transportation Right-of-Way Map, Section 87030-2109; said point lying on a non-tangent curve concave to the Northwest having a radius of 1,952.58 feet, a chord bearing of  $N55^{\circ}18'05''$ E, and a chord distance of 26.31 feet; thence Northeasterly along the arc of said curve for a distance of 26.31 feet, through a central angle of  $00^{\circ}46'19''$  to a point on the North line of aforesaid Lot 42, Block 1; thence  $N87^{\circ}17'28''$ E, along the North line of said Lots 42, 43 and 44, for a distance of 43.48 feet to the POINT OF BEGINNING.

Containing 387 square feet, more or less.

  
 JOHN LIPTAK  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 5664

12-08-17  
 DATE

This document consists of four (4) sheets and neither shall be considered full, valid, and complete without the other.

**THIS IS NOT A SURVEY**

<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b> <b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b>							
<b>STATE ROAD NO. 5</b>	<b>MIAMI-DADE COUNTY</b>						
REV. PARCEL NUMBER	CMP	12/07/2017		BY	DATE	PREPARED BY <small>MASEP ENGINEERING P.A.          8790 NW 64 STREET          MIAMI FL 33166 (LD#388)</small>	DATA SOURCE <small>SEE GENERAL NOTES ON SHEET 2 OF 4</small>
REV. PARCEL GEOMETRY	CMP	12/07/2017		DRAWN	CMP	08/28/2017	
REVISION	BY	DATE		CHECKED	JL	08/28/2017	F.P. NO. 433455-3      SECTION 87030      SHEET 1 OF 4

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SKETCH 3000.RT.D

## EXHIBIT "A"

**GENERAL NOTES:**

- Reproductions of this map are not valid without the signature and the original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- Lands shown hereon were not abstracted by this office for right of way, easement of record, ownership, abandonments, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate verification.
- Bearings are based on a bearing of N56°20'54"E along the Baseline of Survey for State Road 5 (South Dixie Highway / U.S. 1), as provided by F.D.O.T. on August 7, 2017, F.P. 433455-3 (ALGNRD01.dgn).
- Existing Right of Way line shown hereon were provided by F.D.O.T. on August 7, 2017 via email, F.P. 433455-3 (DSGNRD01.dgn, RWDTRD01.dgn).
- Dimensions and areas are calculated based on existing plats, right of way maps, deeds and digital files as provided by F.D.O.T.
- Station and offsets along boundary of Parcel 800 as shown hereon are based on Baseline of Survey of Grand Avenue.
- Lot lines shown were approximated and are for graphical reference only.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- Owners' name was obtained from Public Records from Miami-Dade County Property Appraiser's website.
- This Sketch to Accompany Legal Description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mappers, referenced in Rule 5J-17 Florida Administrative code pursuant to Section 472.027, Florida Statutes.

This document consists of four (4) sheets and neither shall be considered full, valid, and complete without the other.

**THIS IS NOT A SURVEY**

**FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

STATE ROAD NO. 5

MIAMI-DADE COUNTY

REV. PARCEL NUMBER	CMP	12/07/2017	BY	DATE	PREPARED BY: MASER CONSULTING P.A. 8790 NW 64 STREET MIAMI, FL 33166 (LB7388)	DATA SOURCE: SEE GENERAL NOTES
REV. PARCEL GEOMETRY	CMP	12/07/2017	DRAWN	CMP	08/28/2017	
REVISION	BY	DATE	CHECKED	JL	08/28/2017	F.P. NO. 433455-3      SECTION 87030      SHEET 2 OF 4

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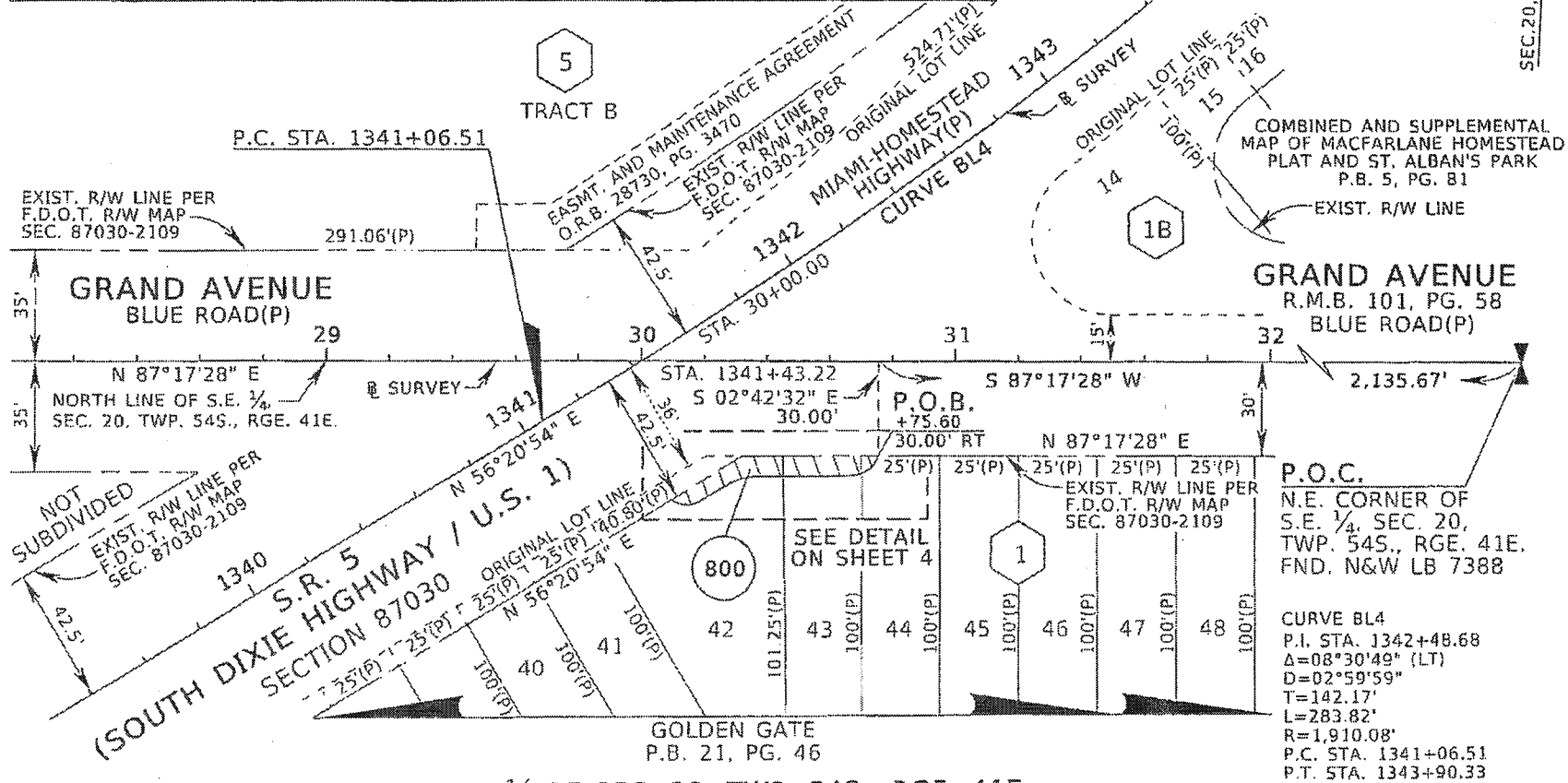
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PARCEL #	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
800	CITY OF CORAL GABLES	387 S.F.	UNKNOWN	

EXHIBIT "A"

SEC. 20, TWP. 54 S. RGE. 41 E

N.E. 1/4 OF SEC. 20, TWP. 54S., RGE. 41E.  
 REPLAT MACFARLANE HOMESTEAD  
 P.B. 44, PG. 22



S.E. 1/4 OF SEC. 20, TWP. 54S., RGE. 41E.

CITY OF CORAL GABLES  
 MIAMI-DADE COUNTY, FLORIDA  
 THIS IS NOT A SURVEY  
 Scale: 1" = 50'

This document consists of four (4) sheets and neither shall be considered full, valid, and complete without the other.

FLORIDA DEPARTMENT OF TRANSPORTATION				STATE ROAD NO. 5				MIAMI-DADE COUNTY			
SKETCH TO ACCOMPANY LEGAL DESCRIPTION				PREPARED BY: MASER CONSULTING P.A. 8290 NW 64 STREET MIAMI, FL 33165 (407) 3961				DATA SOURCE: SEE GENERAL NOTES ON SHEET 2 OF 4			
REV. PARCEL NUMBER	CMP	12/07/2017	DRAWN	CMP	08/28/2017	F.P. NO. 433455-3		SECTION 87030		SHEET 3 OF 4	
REV. PARCEL GEOMETRY	CMP	12/07/2017	CHECKED	JL	08/28/2017						
REVISION	BY	DATE									

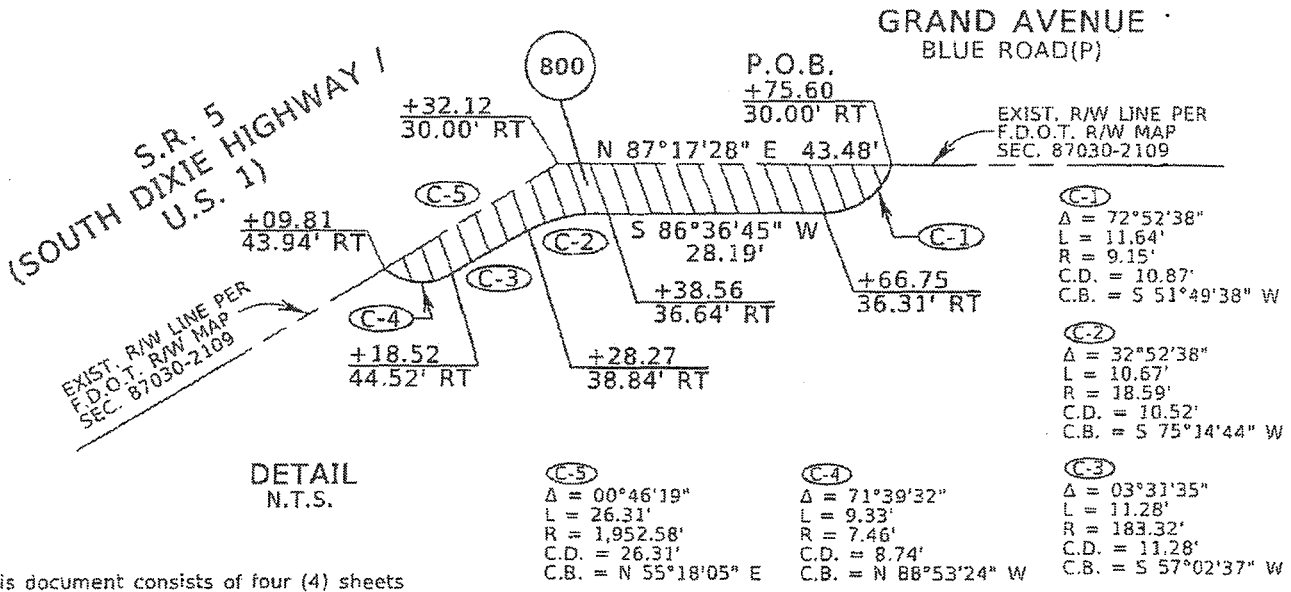


SKETCH 3000-82 01

# EXHIBIT "A"

## LEGEND:

- |          |  |        |                         |
|----------|--|--------|-------------------------|
| ⊙ 800    | - Parcel Identification Number         | P.B.   | - Plat Book             |
| ⊙ S      | - Block Number                         | P.C.   | - Point of Curvature    |
| ⊥        | - Baseline                             | PG.    | - Page                  |
| Δ        | - Curve Delta Angle                    | P.I.   | - Point of Intersection |
| C.D.     | - Chord Distance                       | P.O.B. | - Point of Beginning    |
| C.B.     | - Chord Bearing                        | P.O.C. | - Point of Commencement |
| D        | - Degree of Curvature                  | P.T.   | - Point of Tangency     |
| EXIST.   | - Existing                             | R      | - Radius                |
| EASMT.   | - Easement                             | REV.   | - Revised               |
| F.D.O.T. | - Florida Department of Transportation | RGE.   | - Range                 |
| FND.     | - Found                                | R.M.B. | - Road Map Book         |
| F.P.     | - Financial Project                    | RT     | - Right                 |
| L        | - Arc Length                           | R/W    | - Right-of-Way          |
| LB       | - Licensed Business                    | SEC.   | - Section               |
| LT       | - Left                                 | S.F.   | - Square Feet           |
| N&W      | - Nail and Washer                      | S.R.   | - State Road            |
| N.T.S.   | - Not to Scale                         | STA.   | - Station               |
| O.R.B.   | - Official Records Book                | T      | - Tangent               |
| (P)      | - Platted Information                  | TWP.   | - Township              |



This document consists of four (4) sheets and neither shall be considered full, valid, and complete without the other.

THIS IS NOT A SURVEY

## FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 5

MIAMI-DADE COUNTY

REV. PARCEL NUMBER	CMP	12/07/2017	BY	DATE	PREPARED BY: MASER CONSULTING P.A. 8250 NW 64 STREET MIAMI, FL 33186 (LB73831)	DATA SOURCE: SEE GENERAL NOTES ON SHEET 2 OF 4
REV. PARCEL GEOMETRY	CMP	12/07/2017	DRAWN	CMP	08/28/2017	F.P. NO. 433455-3
REVISION	BY	DATE	CHECKED	JL	08/28/2017	SECTION 87030
						SHEET 4 OF 4

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This instrument prepared by,  
or under the direction of,  
Alicia Trujillo, Esq.  
District Six Chief Counsel  
State of Florida  
Department of Transportation  
1000 N.W. 111<sup>th</sup> Avenue  
Miami, Florida 33172  
February 1, 2018 - MF

Parcel No. : 800.1  
Item/Segment No. : 433455-3  
Managing District : 6

**PERPETUAL EASEMENT**

THIS EASEMENT Made the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, by **THE CITY OF CORAL GABLES**, a municipality of the State of Florida, Grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, its successors and assigns, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, an exclusive perpetual easement for the purpose of providing additional sidewalk behind the existing signal and light pole for ADA compliance in, over, under, upon and through the following described land in Miami-Dade County, Florida, viz:

Parcel 800

F.P. NO. 433455-3

A portion of Lots 42, 43 and 44, Block 1, of **GOLDEN GATE**, as recorded in Plat Book 21 at Page 46 of the Public Records of Miami-Dade County, Florida, all lying in the Southeast one-quarter (SE 1/4) of Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast (NE) corner of the Southeast one-quarter (SE 1/4) of said Section 20; thence S87°17'28"W, along the North line of the Southeast one-quarter (SE 1/4) of said Section 20, for a distance of 2,135.67 feet; thence S02°42'32"E, at a right angle to the last described course, for a distance of 30.00 feet to a point on the North line of aforesaid Lot 44 Block 1, also being the POINT OF BEGINNING of the hereinafter described parcel: Said point lying on a non-tangent curve concave to the Northwest having a radius of 9.15 feet, a chord bearing of S51°49'38"W, and a chord distance of 10.87 feet; thence Southwesterly along the arc of said curve for a distance of 11.64 feet, through a central angle of 72°52'38"; thence S86°36'45"W for a distance of 28.19 feet to a point on a non-tangent curve concave to the Southeast having a radius of 18.59 feet, a chord bearing of S75°14'44"W, and a chord distance of 10.52 feet; thence Southwesterly along the arc of said curve for a distance of 10.67 feet, through a central angle of 32°52'38" to a point of compound curvature with a curve concave to the Southeast having a radius of 183.32 feet, a chord bearing of S57°02'37"W, and a chord distance of 11.28 feet; thence Southwesterly along the arc of said curve for a distance of 11.28 feet, through a central angle of 03°31'35" to a point of reverse curvature with a curve concave to the North having a radius of 7.46 feet, a chord bearing of N88°53'24"W, and a chord distance of 8.74 feet; thence Westerly along the arc of said curve for a distance of 9.33 feet, through a central angle of 71°39'32" to a point on the Existing Easterly Right-of-Way line of State Road 5 (South Dixie Highway) per Florida Department of Transportation Right-of-Way Map, Section 87030-2109; said point lying on a non-tangent curve concave to the Northwest having a radius of 1,952.58 feet, a chord bearing of N55°18'05"E, and a chord distance of 26.31 feet; thence Northeasterly along the arc of said curve for a distance of 26.31 feet, through a central angle of 00°46'19" to a point on the North line of aforesaid Lot 42, Block 1; thence N87°17'28"E, along the North line of said Lots 42, 43 and 44, for a distance of 43.48 feet to the POINT OF BEGINNING.

Containing 387 square feet, more or less.

John Liptak, PSM #5664 State of Florida  
Maser Consulting P.A.  
Date: 08/28/2017  
Rev. by DD 12/07/2017

AS SHOWN ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST: \_\_\_\_\_  
Its City Clerk

The City of Coral Gables

By: \_\_\_\_\_

Its Mayor

\_\_\_\_\_

\_\_\_\_\_

Address

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Mayor, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Signature of person taking acknowledgment)

\_\_\_\_\_  
(Type, print or stamp name under signature)  
Title or rank and serial number, if any: \_\_\_\_\_

SKETCH 3000-02-01

### EXHIBIT "A"

#### LEGAL DESCRIPTION PARCEL 800:

A portion of Lots 42, 43 and 44, Block 1, of GOLDEN GATE, as recorded in Plat Book 21 at Page 46 of the Public Records of Miami-Dade County, Florida, all lying in the Southeast one-quarter (SE 1/4) of Section 20, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida, and being more particularly described as follows:

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Containing 387 square feet, more or less.

*[Signature]*  
DATE 12-08-17  
JOHN LIPTAK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 5664

This document consists of four (4) sheets and neither shall be considered full, valid, and complete without the other.

THIS IS NOT A SURVEY

#### FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

STATE ROAD NO. 5		MIAMI-DADE COUNTY	
REV. PARCEL NUMBER	CMF	12/07/2017	BY
REV. PARCEL GEOMETRY	CMF	12/07/2017	DATE
REVISION	BY	DATE	DATE
DRAWN		CMF	08/28/2017
CHECKED		JL	08/28/2017
PREPARED BY		F.P. NO. 433455-3	
MASHI (CONS), INC. P.A.		DATA SOURCE	
3700 N.W. 66 STREET		SEE GENERAL NOTES ON SHEET 7 OF 4	
MIAMI, FL 33166-667388		SECTION 87030 SHEET 1 OF 4	

PLAT BOOK 21 PAGE 46 SECTION 20 TOWNSHIP 54 SOUTH RANGE 41 EAST CITY OF CORAL GABLES MIAMI-DADE COUNTY FLORIDA

SKETCH, ROAD #2.D3

### EXHIBIT "A"

#### GENERAL NOTES:

- Reproductions of this map are not valid without the signature and the original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- Lands shown hereon were not abstracted by this office for right of way, easement of record, ownership, abandonments, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate verification.
- Bearings are based on a bearing of N56°20'54"E along the Baseline of Survey for State Road 5 (South Dixie Highway / U.S. 1), as provided by F.D.O.T. on August 7, 2017, F.P. 433455-3 (ALGNRD01.dgn).
- Existing Right of Way line shown hereon were provided by F.D.O.T. on August 7, 2017 via email, F.P. 433455-3 (DSGNRD01.dgn, RWDTRD01.dgn).
- Dimensions and areas are calculated based on existing plats, right of way maps, deeds and digital files as provided by F.D.O.T.
- Station and offsets along boundary of Parcel 800 as shown hereon are based on Baseline of Survey of Grand Avenue.
- Lot lines shown were approximated and are for graphical reference only.
- Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- Owners' name was obtained from Public Records from Miami-Dade County Property Appraiser's website.
- This Sketch to Accompany Legal Description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors and Mappers, referenced in Rule SJ-17 Florida Administrative code pursuant to Section 472.027, Florida Statutes.

ALGND01.D300, RW #5399915000-02, S15 Parcel 433455-3, Parcel 800, RW#5399915000-02.dgn

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**THIS IS NOT A SURVEY**

### FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

		STATE ROAD NO. 5		MIAMI-DADE COUNTY	
REV	PARCEL NUMBER	CMP	DATE	PREPARED BY	MAKER CONSULTING P.A. 2760 NW 61 STREET MIAMI, FL 33142-8238
REV	PARCEL GEOMETRY	CMP	DATE	DRAWN	DATE
REV	SIGN	BY	DATE	CHECKED	DATE
				F.P. NO. 433455-3	SECTION 87030
				SHEET 2 OF 4	

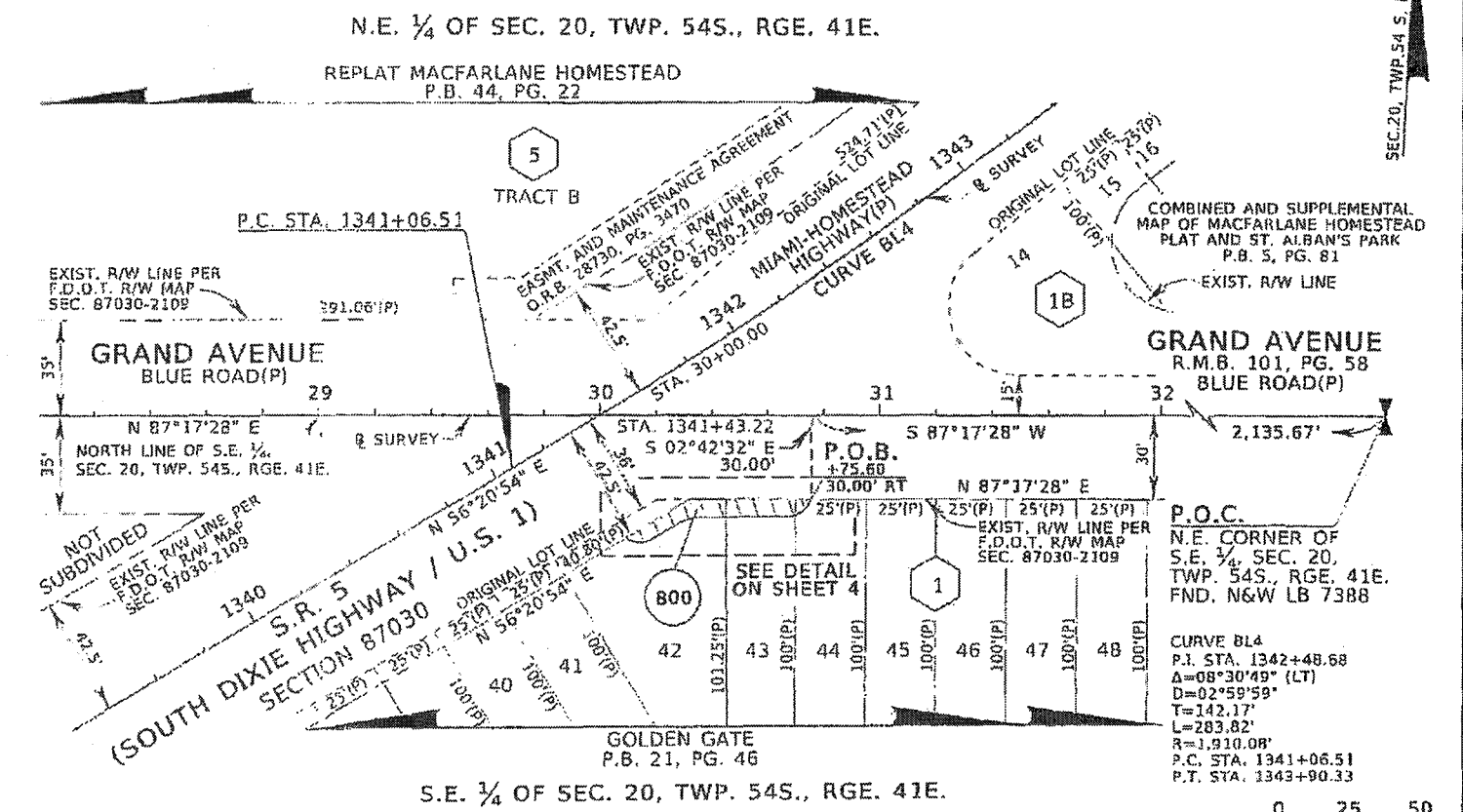
12/1/2017 2:11:40 PM

PARCEL #	OWNER'S NAME	PARCEL AREA	REMAINDER	COMMENTS
800	CITY OF CORAL GABLES	387 S.F.	UNKNOWN	

EXHIBIT "A"

SHEET 3 OF 4

5 OF 6

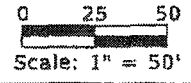


This document consists of four (4) sheets and neither shall be considered full, valid, and complete without the other.

S.E. 1/4 OF SEC. 20, TWP. 54S., RGE. 41E.

CITY OF CORAL GABLES  
MIAMI-DADE COUNTY, FLORIDA

THIS IS NOT A SURVEY



FLORIDA DEPARTMENT OF  
TRANSPORTATION  
SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

REV.	PARCEL NUMBER	CMP	DATE
			12/07/2017
			12/07/2017
REVISION	BY	DATE	

STATE ROAD NO. 5			
DRAWN	BY	DATE	PREPARED BY
CMP		08/28/2017	MIAMI CONSULTING P.A. 3100 NW 64 STREET MIAMI, FL 33142-1000
CHECKED	BY	DATE	F.P. NO.
JL		08/28/2017	433455-3

MIAMI-DADE COUNTY	
SECTION	SHEET
87030	3 OF 4

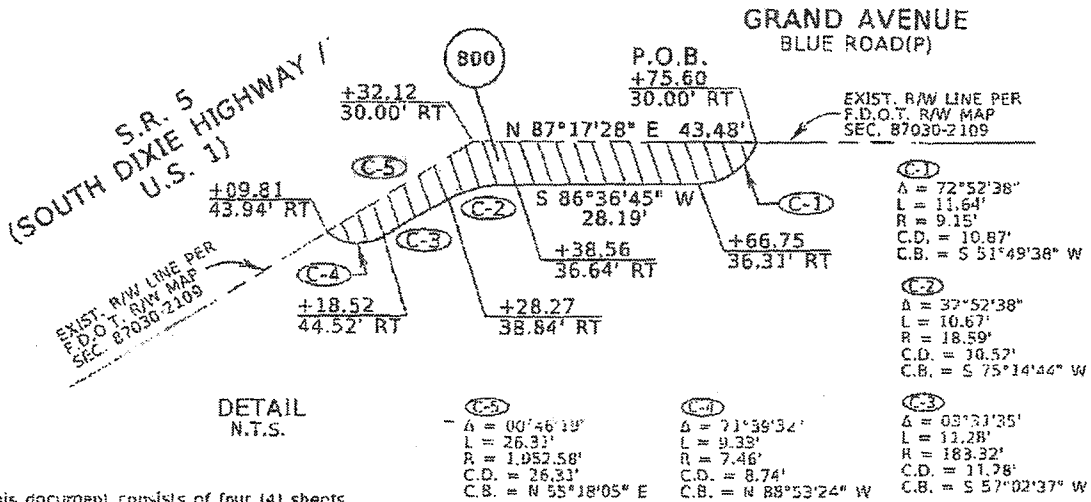
2/7/2017

SKETCH 3000-B2-01

## EXHIBIT "A"

**LEGEND:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">200</span> - Parcel Identification Number</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">S</span> - Block Number</li> <li><span style="border: 1px solid black; padding: 2px;">E</span> - Baseline</li> <li><math>\Delta</math> - Curve Delta Angle</li> <li>C.D. - Chord Distance</li> <li>C.B. - Chord Bearing</li> <li>D - Degree of Curvature</li> <li>EXIST. - Existing</li> <li>EASMT. - Easement</li> <li>F.D.O.T. - Florida Department of Transportation</li> <li>FND. - Found</li> <li>F.P. - Financial Project</li> <li>L - Arc Length</li> <li>LB - Licensed Business</li> <li>LT - Left</li> <li>N&amp;W - Nail and Washer</li> <li>N.T.S. - Not to Scale</li> <li>O.R.B. - Official Records Book</li> <li>(P) - Platted Information</li> </ul> | <ul style="list-style-type: none"> <li>P.B. - Plat Book</li> <li>P.C. - Point of Curvature</li> <li>PG. - Page</li> <li>P.I. - Point of Intersection</li> <li>P.O.B. - Point of Beginning</li> <li>P.O.C. - Point of Commencement</li> <li>P.T. - Point of Tangency</li> <li>R - Radius</li> <li>REV. - Revised</li> <li>RGE. - Range</li> <li>R.M.B. - Road Map Book</li> <li>RT - Right</li> <li>R/W - Right-of-Way</li> <li>SEC. - Section</li> <li>S.F. - Square Feet</li> <li>S.R. - State Road</li> <li>STA. - Station</li> <li>T - Tangent</li> <li>TWP. - Township</li> </ul> |
|--|---|



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**THIS IS NOT A SURVEY**

<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>							
<b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b>							
STATE ROAD NO. 5				MIAMI-DADE COUNTY			
REV. PARCEL NUMBER	CMP	170912017	BY	DATE	PREPARED BY:	MAKER CONSULTING, P.A. 1950 NW 24 STREET MIAMI, FL 33109 (305) 351-1111	DATA SOURCE
REV. PARCEL CHOMP/147	CMP	121077917	GRAYN	CMP	08/29/2017		SEE GENERAL NOTES ON SHEET 2 OF 4
REVISION:	BY	DATE	CHECKED	AL	08/28/2017	F.P. NO. 433455-3	SECTION 87030 SHEET 4 OF 4

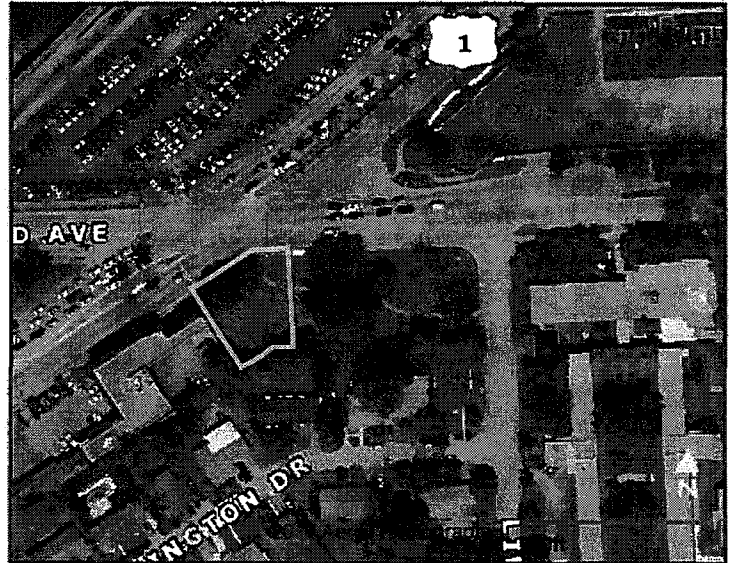


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/26/2018

Property Information	
Folio:	03-4120-025-0090
Property Address:	200 GRAND AVE Coral Gables, FL 33133-0000
Owner	CITY OF CORAL GABLES
Mailing Address	CITY HALL CORAL GABLES, FL 33134
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	8,440 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$700,520	\$633,000	\$633,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$700,520	\$633,000	\$633,000
Assessed Value	\$696,300	\$633,000	\$633,000

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$4,220		
Municipal	Exemption	\$696,300	\$633,000	\$633,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
GOLDEN GATE PB 21-46 LOTS 41 THRU 43 BLK 1 LESS RW LOT SIZE 8440 SQ FT

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$696,300	\$633,000	\$633,000
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$700,520	\$633,000	\$633,000
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$696,300	\$633,000	\$633,000
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$696,300	\$633,000	\$633,000
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

PARCEL 800

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



09-LA.02-05/2000

This instrument prepared by, or under the direction of,  
Alicia Trujillo, Esq., District Six Chief Counsel  
State of Florida Department of Transportation  
1000 N.W. 111<sup>th</sup> Avenue, Miami, Florida 33172  
December 29, 2017 - MF

Parcel No. : 902R(1/9/2018)MF  
Item/Segment No. : 433455-3  
Managing District : 6

**LICENSE**

THIS AGREEMENT, Made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **THE CITY OF CORAL GABLES**, herein called licensor, and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, herein called licensee.

In consideration of the benefits accruing unto the licensor, the parties agree as follows:

Licensor hereby grants to licensee a license to occupy and use, subject to all of the terms and conditions hereof, the following described premises:

Parcel: 902

Fin. No. 433455-3

A portion of the West 4.00 feet of the property located at: 225 Florida Avenue. Coral Gables, FL 33133.  
Folio Numbers: 03-4120-006-1870.

The premises may be occupied and used by licensee solely for sloping, grading, tying in, harmonizing and reconnecting existing features of the licensor's property with the highway improvements which are to be constructed together with incidental purposes related thereto during the period beginning with the date first above written and continuing until completion of the transportation project, but not later than the last day of June 30, 2020.

The making, execution and delivery of this agreement by licensor has been induced by no representations, statements, warranties, or agreements other than those contained herein. This agreement embodies the entire understanding of the parties and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the licensor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

**THE CITY OF CORAL GABLES,**

By: \_\_\_\_\_

Print name

Its: \_\_\_\_\_

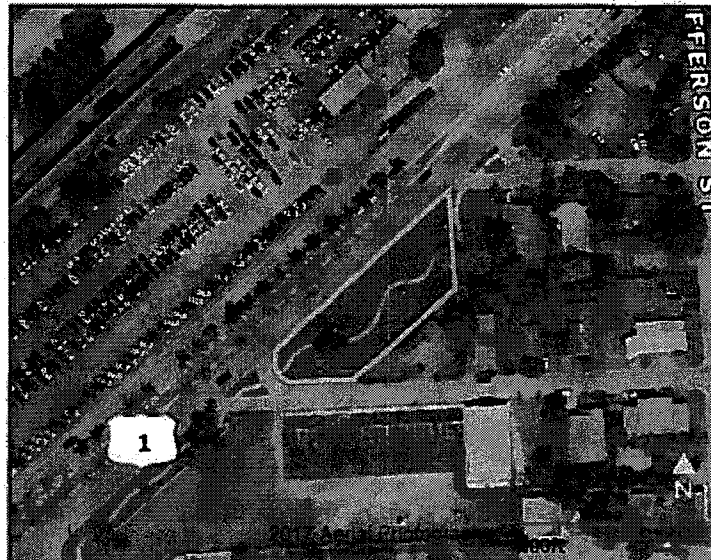


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/26/2018

Property Information	
Folio:	03-4120-006-1870
Property Address:	225 FLORIDA AVE Coral Gables, FL 33133-0000
Owner	THE CITY OF CORAL GABLES
Mailing Address	405 BILTMORE WAY CORAL GABLES, FL 33134-5717
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	19,904 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$1,990,400	\$1,990,400	\$1,990,400
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,990,400	\$1,990,400	\$1,990,400
Assessed Value	\$1,981,617	\$1,801,470	\$1,637,700

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$8,783	\$188,930	\$352,700
Municipal	Exemption	\$1,981,617	\$1,801,470	\$1,637,700

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
MAC FARLANE HOMESTEAD PB 5-81 LOT 9 THRU 16 BLK 2-B LOT SIZE 24605 SQ FT OR 15453-2310 0292 3

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$1,981,617	\$1,801,470	\$1,637,700
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$1,990,400	\$1,990,400	\$1,990,400
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$1,981,617	\$1,801,470	\$1,637,700
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$1,981,617	\$1,801,470	\$1,637,700
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1974	\$75,000	00000-00000	Sales which are qualified

PARCEL 902 R

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

09-LA.02-05/2000

This instrument prepared by, or under the direction of,  
Alicia Trujillo, Esq., District Six Chief Counsel  
State of Florida Department of Transportation  
1000 N.W. 111<sup>th</sup> Avenue, Miami, Florida 33172  
December 29, 2017 - MF

Parcel No. : 903R(1/9/2018)MF  
Item/Segment No. : 433455-3  
Managing District : 6

**LICENSE**

THIS AGREEMENT, Made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **THE CITY OF CORAL GABLES**, herein called licensor, and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, herein called licensee.

In consideration of the benefits accruing unto the licensor, the parties agree as follows:

Licensor hereby grants to licensee a license to occupy and use, subject to all of the terms and conditions hereof, the following described premises:

Parcel: 903

Fin. No. 433455-3

A portion of the North 4.00 feet of the property located at: 220 Frow Avenue. Coral Gables, FL 33133.  
Folio Numbers: 03-4120-006-1880.

The premises may be occupied and used by licensee solely for sloping, grading, tying in, harmonizing and reconnecting existing features of the licensor's property with the highway improvements which are to be constructed together with incidental purposes related thereto during the period beginning with the date first above written and continuing until completion of the transportation project, but not later than the last day of June 30, 2020.

The making, execution and delivery of this agreement by licensor has been induced by no representations, statements, warranties, or agreements other than those contained herein. This agreement embodies the entire understanding of the parties and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the licensor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

**THE CITY OF CORAL GABLES,**

By: \_\_\_\_\_

Print name

Its: \_\_\_\_\_



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/26/2018

Property Information	
Folio:	03-4120-006-1880
Property Address:	220 FROWAVE Coral Gables, FL 33133-4834
Owner	THE CITY OF CORAL GABLES
Mailing Address	405 BILTMORE WAY CORAL GABLES, FL 33134-5717
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,750 Sq.Ft
Year Built	0



Assessment Information				
Year	2017	2016	2015	
Land Value	\$102,125	\$93,812	\$73,625	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$102,125	\$93,812	\$73,625	
Assessed Value	\$41,726	\$37,933	\$34,485	

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$60,399	\$55,879	\$39,140
Municipal	Exemption	\$41,726	\$37,933	\$34,485

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
MAC FARLANE HOMESTEAD PB5-81 PARCEL 26-4 LOT 17 BLK 2-B LOT SIZE 50.00 X 95.00 OR 13969-260 0189 3

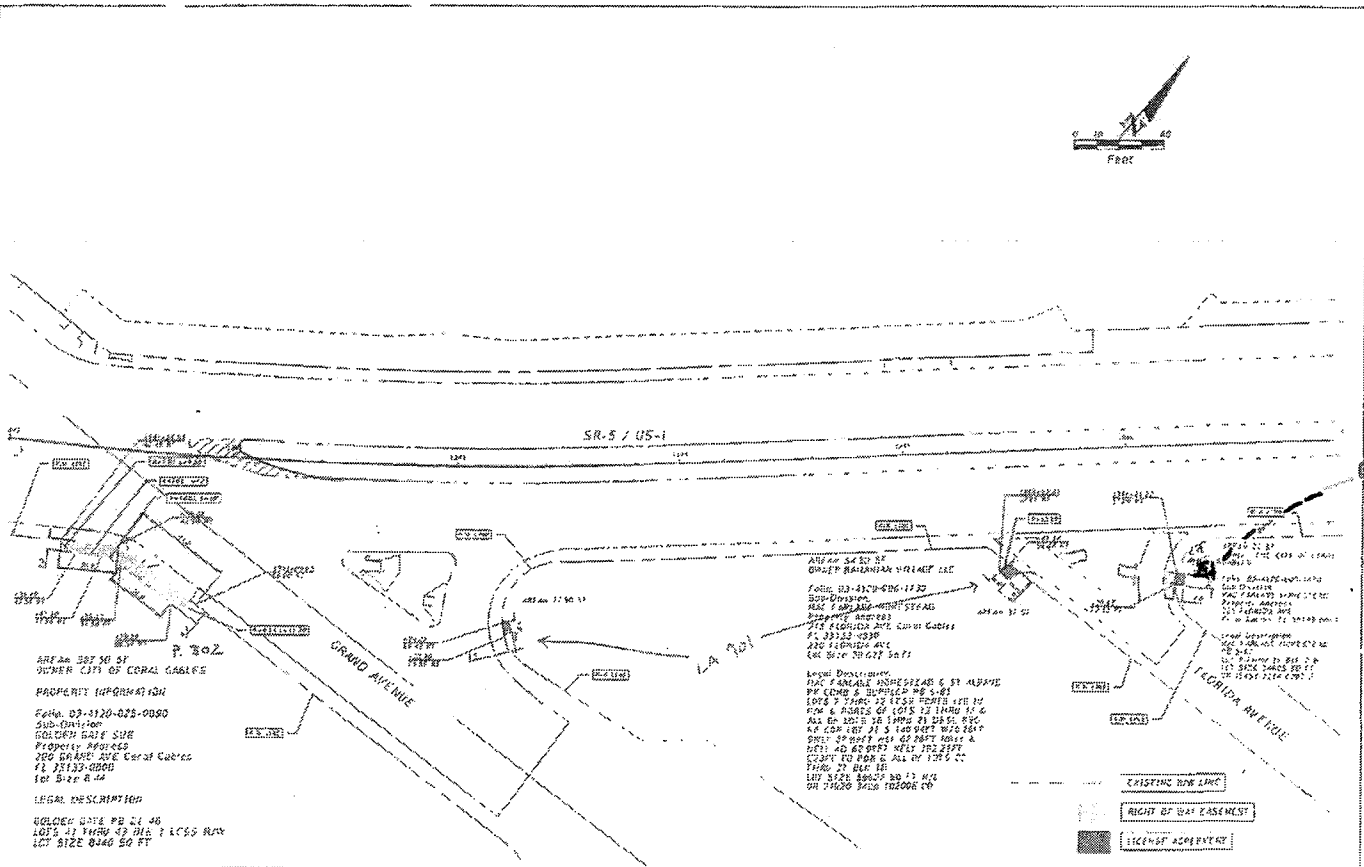
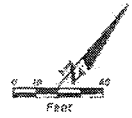
Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$41,726	\$37,933	\$34,485
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$102,125	\$93,812	\$73,625
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$41,726	\$37,933	\$34,485
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$41,726	\$37,933	\$34,485
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

PARCEL 903 R

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Version:



AREA 007 80 SF  
 OWNER C31 OF CORAL GABLES  
**PROPERTY INFORMATION**  
 Colln. 03-1120-025-0080  
 Sub-Division  
 COLONN DATA SUR  
 Property Address  
 200 GRAND AVE Cor of Curves  
 03 1120-0080  
 Lot Size 8.44  
**LEGAL DESCRIPTION**  
 ORDER DATE 08 21 06  
 LOTS 11 14 15 16 17 18 19 20  
 LOT SIZE 0346 50 FT

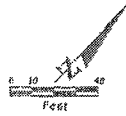
AREA 047 80 SF  
 OWNER HAWAIIAN VILLAGE LLC  
**PROPERTY INFORMATION**  
 Colln. 03-4320-006-1120  
 Sub-Division  
 HAWAIIAN VILLAGE LLC  
 Property Address  
 215 GRAND AVE Cor of Curves  
 03 4320-006  
 Lot Size 8.44  
**LEGAL DESCRIPTION**  
 ORDER DATE 08 21 06  
 LOTS 11 14 15 16 17 18 19 20  
 LOT SIZE 0346 50 FT

EXISTING ROW EASEMENT  
 RIGHT OF WAY EASEMENT  
 LICENSE AGREEMENT

DATE	DESCRIPTION	REVISION	DATE	DESCRIPTION

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	CONTRACT	ESTIMATED PROJECT NO.
		433465-3-52-01

<b>RIGHT OF WAY</b>
SHEET 5



PONCE DE LEON Blvd

SR-5 / US-1

AREA 4 w 22 SF  
 Owner, THE CITY OF CORAL  
 GABLES  
 Field# 03-4120 006-1880  
 500 Division  
 114C FURNISH HOME ST CAD  
 PROPERTY ADDRESS  
 220 1/2 RD NE, Coral Gables,  
 FL 33133-0224  
 18.21 000-11-00  
 114C FURNISH HOME ST CAD NO 1-01  
 PARCEL 26-2  
 LOT 17 BLK 7 A  
 LOT AREA 25 00 1 95 00  
 OR 1888-265 018 3

908

SPAIN AVENUE

INTERSECT

DAK APPEAL

EXISTING RW LINE

EXPANDED AGREEMENT

DATE	APPROVED	REVISION	DESCRIPTION

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	PROJECT NUMBER
		433455-8-32-01

RIGHT OF WAY

SHEET NO.
8