


This instrument prepared under the direction of: 
Elizabeth S. Quintana Esq.
District Four Assistant General Counsel
Legal description prepared by:
Jeffrey D. Smith, P.S.M. (06/16/2022)
Florida Department of Transportation
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

Parcel No.: 167(Part)
Item/Segment No.: 231557-1
Section No.: 86095-2405
Federal Project. No.: 5957-300-I
Managing District: Four
S.R. No.: 865(I-595)
County: Broward
Excess Parcel No.: 7186

QUITCLAIM DEED

THIS INDENTURE, made this _____ day of _____, 20____, by and between the STATE OF FLORIDA, by and through the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, Grantor, whose address is: 3400 West Commercial Boulevard, Fort Lauderdale, Florida 33309, and **City of Fort Lauderdale**, a political subdivision of the State of Florida, Grantee, whose address is: 100 North Andrews Avenue, Fort Lauderdale, FL 33309.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Grantor, by action of the District Four Secretary, Florida Department of Transportation on February 1, 2022, pursuant to the provisions of Section 337.25(4), Florida Statutes, has agreed to quitclaim the land hereinafter described to the Grantee without consideration, to be used solely for public purposes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Grantor does hereby remise, release and quitclaim unto the Grantee, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25(4), Florida Statutes, all that certain land situate in Broward County, Florida, viz:

See Exhibit "A",
attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Grantee, subject, however, to the following conditions:

THAT existing utilities remain in place and/or are relocated at the expense of the Grantee.

THIS CONVEYANCE IS subject to any unpaid taxes, assessments, liens, or encumbrances.

REVERTER - The property herein described is to be used for restoration and ongoing maintenance of Osceola Creek by the Grantee. If the property ceases to be used for the above-described purpose all property rights shall revert back to the said Grantor.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Four Secretary, and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed, and delivered in the presence
of:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

**STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION**

BY: _____
Name: **GERRY O'REILLY, P.E.**
District Four Secretary

ATTEST: _____
Name: **ALIA E. CHANEL**
Executive Secretary

STATE OF FLORIDA

COUNTY OF BROWARD

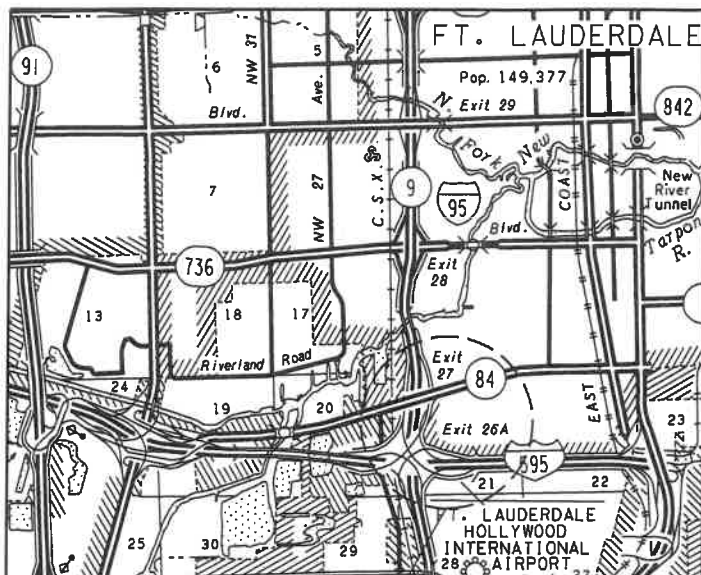
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by **GERRY O'REILLY, P.E.**, District Four Secretary and **ALIA E. CHANEL**, Executive Secretary of the State of Florida Department of Transportation, who is personally known by me or who has produced _____ as identification

(SEAL)

Notary Public

Printed or stamped name of Notary Public

My Commission Expires: _____



LOCATION MAP

RGE. 42 E.

PARCEL LOCATION

NOT TO SCALE

PARCEL 167 PART TRANSFER

OWNER: STATE OF FLORIDA

PARCEL AREA = 1.477 Acres (64,319 SQUARE FEET)

REMAINING AREA = N/A

GENERAL NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT (NAD 83/90). A BEARING OF NORTH $01^{\circ}11'28''$ WEST, HAS BEEN ESTABLISHED BASED ON THE EXISTING EASTERLY L/A R/W LINE OF S.R. 862 / I-595, AS SHOWN F.D.O.T. R/W MAP FOR S.R. 862 / I-595, SECTION 86095-2405, SHEET 17, DATED APRIL 1983. AS ON FILE AT DISTRICT IV SURVEYING AND MAPPING IN FORT LAUDERDALE, FLORIDA.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE BASED ON THE AFORESAID F.D.O.T. R/W MAP FOR S.R. 862 / I-595, UNLESS OTHERWISE NOTED.

EXHIBIT "A"

LEGEND:

| | |
|--------|-----------------------------|
| Δ | = DELTA |
| B | = BASELINE OF SURVEY |
| B.C.R. | = BROWARD COUNTY RECORDS |
| (C) | = CALCULATED |
| C.B. | = CHORD BEARING |
| COR. | = CORNER |
| D.C.R. | = MIAMI-DADE COUNTY RECORDS |
| EXIST. | = EXISTING |
| F.P. | = FINANCIAL PROJECT |
| L | = LENGTH |
| L/A | = LIMITED ACCESS |
| LB | = LICENSE BUSINESS |
| (M) | = MAP |
| (P) | = PLAT |
| P.B. | = PLAT BOOK |
| PG. | = PAGE |
| P.O.B. | = POINT OF BEGINNING |
| R | = RADIUS |
| REF. | = REFERENCE |
| R/W | = RIGHT OF WAY |
| RGE. | = RANGE |
| RT | = RIGHT |
| SEC. | = SECTION |
| S.R. | = STATE ROAD |
| STA. | = STATION |
| T | = TANGENT |
| TWP. | = TOWNSHIP |

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT 4-SURVEYING AND MAPPING
3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FLORIDA 33309
(954) 777-4560

VAULT:/rwmapping/R4233056/RWPS167PART.DGN

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY

| STATE ROAD NO. 862 / I-595 | | | BROWARD COUNTY | | | |
|----------------------------|------|----------|----------------|------|--------------------|-----------------------|
| REVISE LABELS | BAIN | 12/14/22 | BY | DATE | PREPARED BY: | SCALE: |
| REV. SQ. FT. / ACRES | BAIN | 10/28/22 | | | FDOT DISTRICT 4 | N/A |
| ADD LESS OUTS | BAIN | 06/16/22 | DRAWN | MJR | 10/13/2021 | FM No. 423305-6-32-01 |
| REVISION | BY | DATE | CHECKED | EEW | 10/15/2021 | F.P. NO. N/A |
| | | | | | SECTION 86095-2405 | SHEET 1 OF 8 |

CAM 23-0265

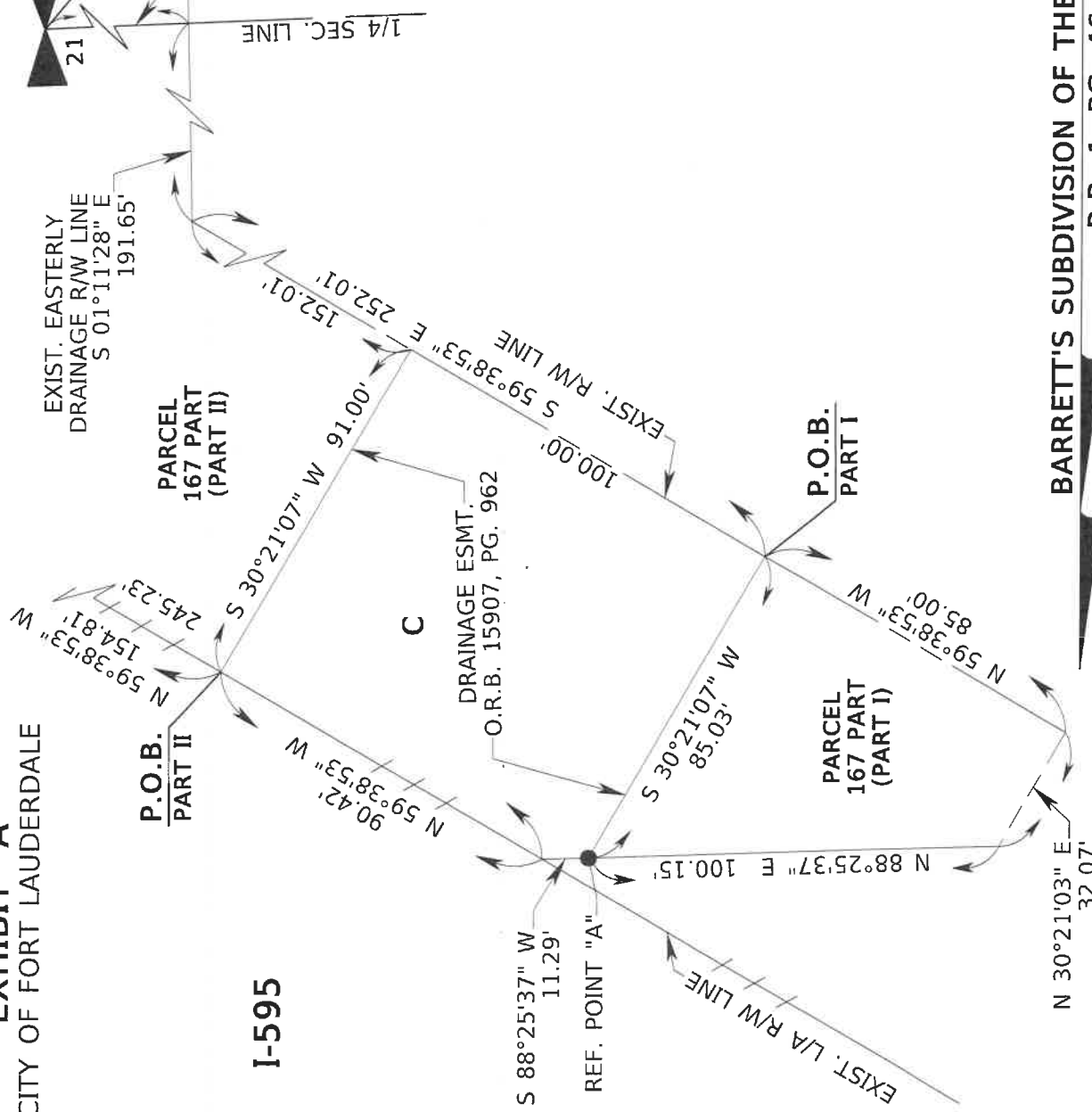
Exhibit 3

Page 4 of 12

EXHIBIT "A"
CITY OF FORT LAUDERDALE

SEC. 21, TWP. 50 S., RGE. 42 E.
Scale: 1" = 40'

P.O.C.
SW COR. OF NORTH 1/2
SECTION 21
N 87°52'39" E
518.91'



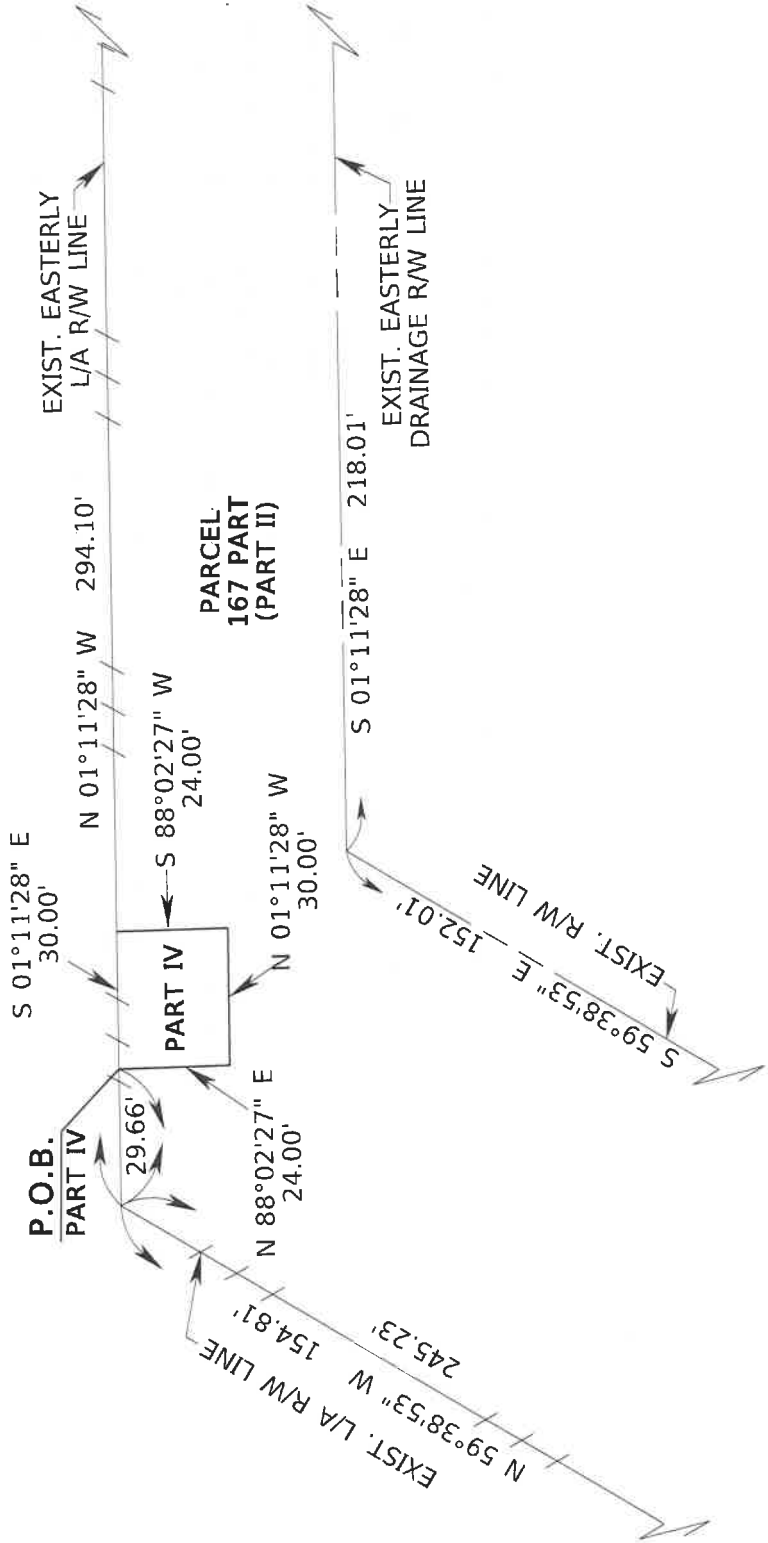
BARRETT'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21
P.B. 1, PG. 46, D.C.R.

| | | | | | | | | | | | | | | | |
|--|--|--|--|----------------------|--|------|----------------------------|----------|--|---------------------------------|--|--------------------|--|-----------------------|--|
| VAULT:/rwmapping/R4233056/RWPS167PART.DGN | | | | | | | | | | | | | | | |
| FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH THIS IS NOT A SURVEY | | | | | | | STATE ROAD NO. 862 / I-595 | | | BROWARD COUNTY | | | | | |
| | | | | REVISE LABELS | | BAIN | | 12/14/22 | | | | | | | |
| | | | | REV. SQ. FT. / ACRES | | BAIN | | 10/28/22 | | BY | | DATE | | | |
| | | | | ADD LESS OUTS | | BAIN | | 06/16/22 | | DRAWN | | M/JR | | | |
| | | | | REVISION | | BY | | DATE | | CHECKED | | EEW | | | |
| | | | | | | | | | | PREPARED BY: FDOT DISTRICT 4 | | SCALE: 1" = 40' | | FM No. 423305-6-32-01 | |
| | | | | | | | | | | F.P. NO. N/A | | SECTION 86095-2405 | | SHEET 2 OF 8 | |

EXHIBIT "A"
CITY OF FORT LAUDERDALE

SEC. 21, TWP. 50 S., RGE. 42 E.
Scale: 1" = 40'

I-95



I-595

BARRETT'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21
P.B. 1, PG. 46, D.C.R.

VAULT:/rwmapping/R4233056/RWPS167PART.DGN

FLORIDA DEPARTMENT OF
TRANSPORTATION
PARCEL SKETCH
THIS IS NOT A SURVEY

STATE ROAD NO. 862 / I-595

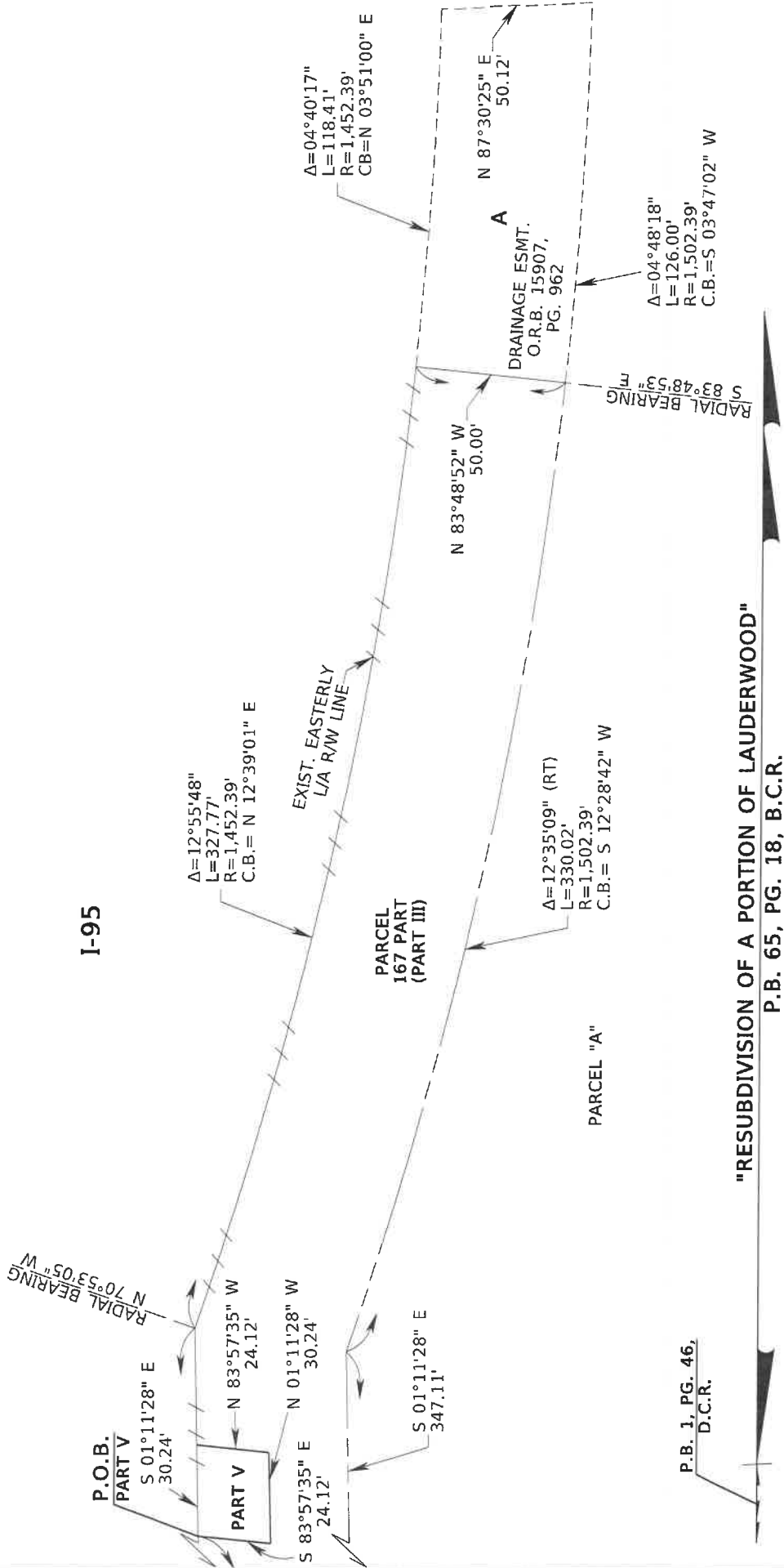
BROWARD COUNTY

| | | | | | | |
|----------------------|----------|------|------------|-----------------|----------|-----------------------|
| REVISION | DATE | BY | DATE | PREPARED BY: | SCALE: | FM No. 423305-6-32-01 |
| REV. SQ. FT. / ACRES | 12/14/22 | BAIN | 10/28/22 | FDOT DISTRICT 4 | 1" = 40' | |
| ADD LESS OUTS | 06/16/22 | BAIN | 10/13/2021 | | | |
| | | BY | | F.P. NO. N/A | | SECTION 86095-2405 |
| | | | | | | SHEET 3 OF 8 |

CAM 23-0265
Exhibit 3
Page 7 of 12

EXHIBIT "A"
CITY OF FORT LAUDERDALE

SEC. 21, TWP. 50 S., RGE. 42 E.
Scale: 1" = 50'



"RESUBDIVISION OF A PORTION OF LAUDERWOOD"
P.B. 65, PG. 18, B.C.R.

P.B. 1, PG. 46,
D.C.R.

VAULT:rwmapping/R4233056/RWPS167PART.DGN

FLORIDA DEPARTMENT OF
TRANSPORTATION
PARCEL SKETCH
THIS IS NOT A SURVEY

| REVISE LABELS | BAIN | 12/14/22 |
|----------------------|------|----------|
| REV. SQ. FT. / ACRES | BAIN | 10/28/22 |
| ADD LESS OUTS | BAIN | 06/16/22 |
| REVISION | BY | DATE |

| STATE ROAD NO. 862 / I-595 | | | |
|----------------------------|-----|------------|-----------------|
| DRAWN | BY | DATE | PREPARED BY: |
| CHECKED | MJR | 10/13/2021 | FDOT DISTRICT 4 |
| | EEW | 10/15/2021 | F.P. NO. N/A |

| BROWARD COUNTY | | |
|----------------|--|-----------------------|
| SCALE: | | FM No. 423305-6-32-01 |
| 1" = 50' | | |

SHEET 5 OF 8

EXHIBIT "A"**PART I**

Those portions of: Parcel A of the RESUBDIVISION OF A PORTION OF LAUDERWOOD, according to the Plat thereof, as recorded in Plat Book 65, Page 18, of the Public Records of Broward County, Florida AND Tracts 8 and 9 and the unnumbered Tract between said Tracts 8 and 9, BARRETT'S SUBDIVISION, of the West 1/2 of Section 21, Township 50 South, Range 42 East, as recorded in Plat Book 1, Page 46, of the Public Records of Miami-Dade County, Florida; being more particularly described as follows:

Commence at the Southwest corner of the North 1/2 of said Section 21; thence run along the South line of said North 1/2, North 87°52'39" East 518.91 feet; Thence South 01°11'28" East 191.65 feet; Thence South 59°38'53" East 252.01 feet to the POINT OF BEGINNING (Part I); Thence South 30°21'07" West 85.03 feet to a point herein after referred as Reference Point A; Thence North 88°25'37" East 100.15 feet; Thence North 30°21'03" East 32.07 feet; Thence North 59°38'53" West 85.00 feet to the POINT OF BEGINNING (Part I).

Containing 4,977 square feet, more or less.

TOGETHER WITH

PART II

COMMENCE at Reference Point A, thence South 88°25'37" West, a distance of 11.29 feet to a point on the Existing L/A R/W line of S.R. 862 / I-595 (as shown on F.D.O.T. R/W map for S.R. 862 / I-595, Section 86095-2405, Page 17, dated April 1983); Thence North 59°38'53" West along aforesaid Existing L/A R/W line, a distance of 90.42 feet to the POINT OF BEGINNING (Part II); Thence continue North 59°38'53" West along said Existing L/A R/W line, a distance of 154.81 feet to point on the Existing Easterly L/A R/W line of said S.R. 862 / I-595 (as shown on aforesaid F.D.O.T. R/W map for S.R. 862 / I-595, Section 86095-2405; Thence North 01°11'28" West along said Existing Easterly L/A R/W line, a distance of 294.10 feet to a point herein after referred as Reference Point B; Thence North 88°48'32" East, a distance of 50.00 feet to a point on the Existing Easterly Drainage R/W line; Thence South 01°11'28" East along said Existing Easterly Drainage R/W line, a distance of 218.01 feet; Thence continue South 59°38'53" East along aforesaid Existing R/W line, a distance of 152.01 feet; Thence South 30°21'07" West, a distance of 91.00 feet to the POINT OF BEGINNING (Part II).

VAULT:/rwmapping/R4233056/RWPS167PART.DGN

| | | | | | | | | | |
|----------------------|------|----------|--------------------------------------|-----|------------|-----------------|--------------------|-----------------------|--|
| | | | FLORIDA DEPARTMENT OF TRANSPORTATION | | | | | | |
| | | | PARCEL SKETCH - THIS IS NOT A SURVEY | | | | | | |
| | | | STATE ROAD NO. 862 / I-595 | | | | | | |
| REVISE LABELS | BAIN | 12/14/22 | BROWARD COUNTY | | | | | | |
| REV. SQ. FT. / ACRES | BAIN | 10/28/22 | | BY | DATE | PREPARED BY: | SCALE: | FM No. 423305-6-32-01 | |
| ADD LESS OUTS | BAIN | 06/16/22 | DRAWN | MJR | 10/13/2021 | FDOT DISTRICT 4 | N/A | | |
| REVISION | BY | DATE | CHECKED | EEW | 10/15/2021 | F.P. NO. N/A | SECTION 86095-2405 | SHEET 6 OF 8 | |

CAM 23-0265

Exhibit 3

Page 9 of 12

EXHIBIT "A"

PART II CONTINUED

LESS PART IV

COMMENCE at Reference Point A, thence South 88°25'37" West, a distance of 11.29 feet to a point on the Existing L/A R/W line of S.R. 862 / I-595 (as shown on F.D.O.T. R/W map for S.R. 862 / I-595, Section 86095-2405, Page 17, dated April 1983); Thence North 59°38'53" West along aforesaid Existing L/A R/W line, a distance of 245.23 feet; Thence continue North 01°11'28" West along said Existing L/A R/W line, a distance of 29.66 feet to the POINT OF BEGINNING (Part IV); Thence North 88°02'27" East, a distance of 24.00 feet; Thence North 01°11'28" West, a distance of 30.00 feet; Thence South 88°02'27" West, a distance of 24.00 feet; thence South 01°11'28" East, a distance of 30.00 feet to the POINT OF BEGINNING (Part IV).

Containing 0.598 acres (26,044 square feet), more or less.

TOGETHER WITH

PART III

COMMENCE at Reference Point B, thence North 01°11'28" West along aforesaid Existing Easterly L/A R/W line, a distance of 83.42 feet to the POINT OF BEGINNING (Part III); Thence continue North 01°11'28" West along said Existing Easterly L/A R/W line, a distance of 355.99 feet to the beginning of a non-tangent curve concave Northwesterly, having a chord bearing of North 12°39'01" East; Thence Northeasterly along the said curve, having a radius of 1,452.39 feet, through a central angle of 12°55'48" and arc distance of 327.77 feet to the end of said curve; Thence South 83°48'52" East, a distance of 50.00 feet to a point on the aforesaid Existing Easterly Drainage R/W line, and a point on a non-tangent curve concave Northwesterly, having a chord bearing of South 12°28'42" West; Thence Southwesterly along the said curve and said Existing Easterly Drainage R/W line, having a radius of 1,502.39 feet, through a central angle of 12°35'09" and arc distance of 330.02 feet to the end of said curve; Thence continue South 01°11'28" East along said Existing Easterly Drainage R/W line, a distance of 347.11 feet; Thence South 88°48'32" West, a distance of 50.00 feet to POINT OF BEGINNING (Part III).

VAULT:/rwmapping/R4233056/RWPS167PART.DGN

**FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - THIS IS NOT A SURVEY**

| | | | | | | |
|----------------------------|------|----------|--------------------|------|---------------------------------|-----------------------|
| STATE ROAD NO. 862 / I-595 | | | BROWARD COUNTY | | | |
| REVISE LABELS | BAIN | 12/14/22 | BY | DATE | PREPARED BY: FDOT DISTRICT 4 | SCALE: N/A |
| REV. SQ. FT. / ACRES | BAIN | 10/28/22 | DRAWN | MJR | 10/13/2021 | FM No. 423305-6-32-01 |
| ADD LESS OUTS | BAIN | 06/16/22 | CHECKED | EEW | 10/15/2021 | F.P. NO. N/A |
| REVISION | BY | DATE | SECTION 86095-2405 | | SHEET 7 OF 8 | |

CAM 23-0265

Exhibit 3

Page 10 of 12

EXHIBIT "A"

PART III CONTINUED

LESS PART V

COMMENCE at Reference Point B, thence North 01°11'28" West along aforesaid Existing Easterly L/A R/W line, a distance of 370.39 feet to the POINT OF BEGINNING (Part V); Thence South 83°57'35" East, a distance of 24.12 feet; thence North 01°11'28" West, a distance of 30.24 feet; Thence North 83°57'35" West, a distance of 24.12 feet; Thence South 01°11'28" East, a distance of 30.24 feet to POINT OF BEGINNING (Part V).

Containing 0.764 acres (33,298 square feet), more or less.

Said combined lands lying in the City of Fort Lauderdale, Broward County, Florida and containing a total of 1.477 acres (64,319 square feet), more or less.

I hereby certify that the sketch and legal description was prepared under my direction and that said sketch and legal description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, Pursuant to Section 472.027, Florida Statutes.


 Jeffrey D. Smith


 Date

Florida Surveyor & Mapper No. 4805
 Florida Department of Transportation

NOT VALID WITHOUT THE ORIGINAL SIGNATURE
 AND SEAL OF A FLORIDA LICENSED SURVEYOR
 AND MAPPER.

VAULT:/rwmapping/R4233056/RWPS167PART.DGN

**FLORIDA DEPARTMENT OF TRANSPORTATION
 PARCEL SKETCH - THIS IS NOT A SURVEY**

| | | | | | | | | | | | |
|----------------------|------|----------|----------------------------|-----|------------|--------------|------------|---------------------------------|---------------|-----------------------|--|
| | | | STATE ROAD NO. 862 / I-595 | | | | | | | BROWARD COUNTY | |
| REVISE LABELS | BAIN | 12/14/22 | | | | BY | DATE | PREPARED BY: FDOT DISTRICT 4 | SCALE: N/A | FM No. 423305-6-32-01 | |
| REV. SQ. FT. / ACRES | BAIN | 10/28/22 | DRAWN | | | MJR | 10/13/2021 | | | | |
| ADD LESS OUTS | BAIN | 06/16/22 | | | | | | | | | |
| REVISION | BY | DATE | CHECKED | EEW | 10/15/2021 | F.P. NO. N/A | | SECTION 86095-2405 | | SHEET 8 OF 8 | |

CAM 23-0265

Exhibit 3

Page 11 of 12

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, DELEGATING AUTHORITY TO THE CITY MANAGER TO REQUEST THE FLORIDA DEPARTMENT OF TRANSPORTATION ("FDOT") TO CONVEY A FEE SIMPLE INTEREST SURPLUS REAL PROPERTY TO THE CITY OF FORT LAUDERDALE ("CITY") TO BE UTILIZED FOR THE PUBLIC PURPOSE OF RESTORING AND MAINTAINING THE WATERWAY OF THE OSCEOLA CREEK, A TRIBUTARY TO THE SOUTH FORK OF THE NEW RIVER, SUCH REAL PROPERTY BEING IDENTIFIED IN THE SKETCH & LEGAL DESCRIPTION ATTACHED TO THIS RESOLUTION LABELED AS EXHIBIT "A"; REPEALING ANY AND ALL PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the FDOT acquires real properties for transportation facilities for the citizens of the State of Florida; and

WHEREAS, the FDOT is permitted by law to convey real property that FDOT no longer needs and determines to be surplus to other public entities to further the public needs of the State of Florida; and

WHEREAS, the CITY can utilize FDOT's surplus real property described on the attached Exhibit "A" for the benefit of restoring and maintaining the waterway at the Osceola Creek; and

WHEREAS, it is in the best interests of the citizens of the State of Florida to gain the most benefit from real properties acquired with public funds; and

WHEREAS the CITY is requesting that FDOT convey to the CITY surplus real property described in the attached Exhibit "A"; and

WHEREAS, the surplus real property is sought for the restoration and management of the Osceola Creek, a tributary of the South Fork of New River and is proposed to be conveyed to the CITY for the public purpose of providing stormwater management pursuant to the CITY's Osceola Creek Project and would serve a valid municipal purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA: