

RESOLUTION NO. 23-118

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, ACCEPTING INSTRUMENTS OF CONVEYANCE BY WAY OF QUIT CLAIM DEEDS FROM THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR PARCEL 167 (FEE SIMPLE) AND PARCEL 801 (DRAINAGE EASEMENT RIGHTS) TO BE USED BY THE CITY OF FORT LAUDERDALE FOR THE PUBLIC PURPOSE OF RESTORING AND MAINTAINING THE WATERWAY OF OSCEOLA CREEK WITHIN THE EDGEWOOD NEIGHBORHOOD AND AUTHORIZING THE EXPENDITURE OF FUNDS RELATIVE TO THE CLOSING ON THIS TRANSACTION; REPEALING ALL RESOLUTIONS OR PARTS THEREOF IN CONFLICT WITH THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida Department of Transportation ("FDOT") is authorized pursuant to Florida Statute Sec. 337.25(4) to convey any land, other property, real or personal, that has been acquired by FDOT for transportation rights-of-way to a governmental entity, without consideration, if the property is to be used for a public purpose; and

WHEREAS, Parcel 167 (fee simple interest) and Parcel 801 (drainage easement rights), to be conveyed to the City of Fort Lauderdale, without consideration, by Quit Claim Deeds are derived from FDOT transportation rights-of-way; and

WHEREAS, Parcels 167 and 801 are to be used by the City of Fort Lauderdale for the public purpose of benefiting, restoring and maintaining the waterway of Osceola Creek, a tributary to the South Fork of New River located in the Edgewood Neighborhood; and

WHEREAS, the City Commission adopted Resolution No. 23-57 authorizing the City Manager to request of FDOT to convey all of its interest in Parcels 167 and 801 for the public purpose of restoring and maintaining the waterway of the Osceola Creek; and

WHEREAS, in response to the City's Resolution No 23-57 requesting conveyance of Parcels 167 and 801, FDOT has approved conveyance of Parcels 167 and 801 to the City of Fort Lauderdale without consideration; and

WHEREAS, it serves a valid municipal purpose and is in the bests interest of the citizens of the City of Fort Lauderdale to accept conveyance of Parcels 167 and 801 from FDOT to the City of Fort Lauderdale for the public purpose of restoring and maintaining the Osceola Waterway and serves a valid municipal purpose.

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

SECTION 1. That the City Commission hereby authorizes acceptance and recording of Quit Claim Deed conveyances of Parcel 167 (fee simple) and Parcel 801 (drainage easement) from the State of Florida Department of Transportation to the City of Fort Lauderdale, a copy of the unexecuted Quit Claim Deeds is attached hereto as **Exhibits "A" & "B."** The cost of recording the Quit Claim Deed shall be borne by the City.

SECTION 2. The City Commission hereby authorizes disbursement of the City's closing costs in the amount of \$7,462.00 associated with the closing of this transaction set forth in Section 1 hereof, including, but not limited to recording fees, title search, owner's title insurance policy, such closing costs being more particularly set forth in **Exhibit "C"** attached hereto.

SECTION 3. That upon adoption the City Clerk shall make a certified copy of this Resolution which such Certified Copy shall be delivered to the State of Florida Department of Transportation as a condition precedent to the State of Florida Department of Transportation delivering executed originals of the Quit Claim Deeds to City personnel.

SECTION 4. That if any clause, section or other provisions within this Resolution shall be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of this Resolution shall not be affected thereby but shall remain in full force and effect.

SECTION 5. That all Resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.


SECTION 6. That this Resolution shall be in full force and effect upon final adoption.

ADOPTED this 20th day of June, 2023.

A handwritten signature in dark ink, appearing to read "Dean J. Trantalis", is written over a horizontal line.

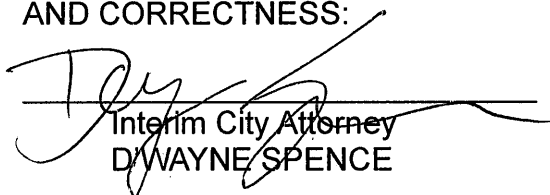
Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:



Interim City Attorney
DWAYNE SPENCE

Dean J. Trantalis Yea


John C. Herbst Yea

Steven Glassman Yea

Pamela Beasley-Pittman Yea

Warren Sturman Yea

Exhibit A

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

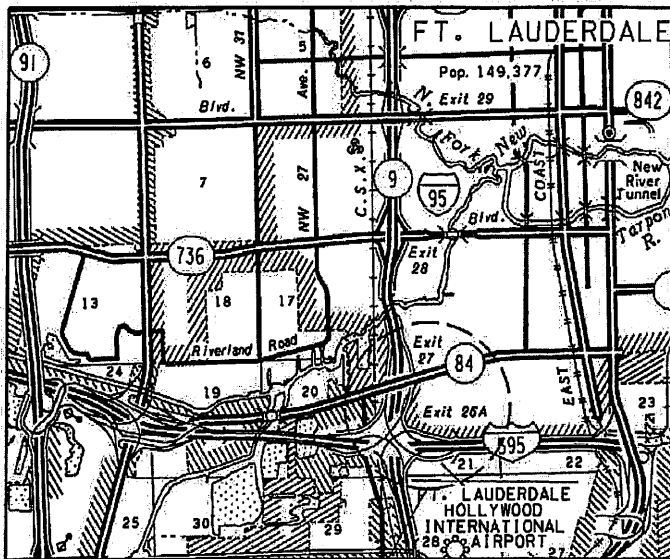
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by **GERRY O'REILLY, P.E.**, District Four Secretary and **ALIA E. CHANEL**, Executive Secretary of the State of Florida Department of Transportation, who is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

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: 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	F.P. NO. N/A	SECTION 86095-2405
ADD LESS OUTS	BAIN	06/16/22	CHECKED	EEW	10/15/2021		SHEET 1 OF 8
REVISION	BY	DATE					

EXHIBIT "A"

LEGEND:

Δ	= DELTA
BL	= 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

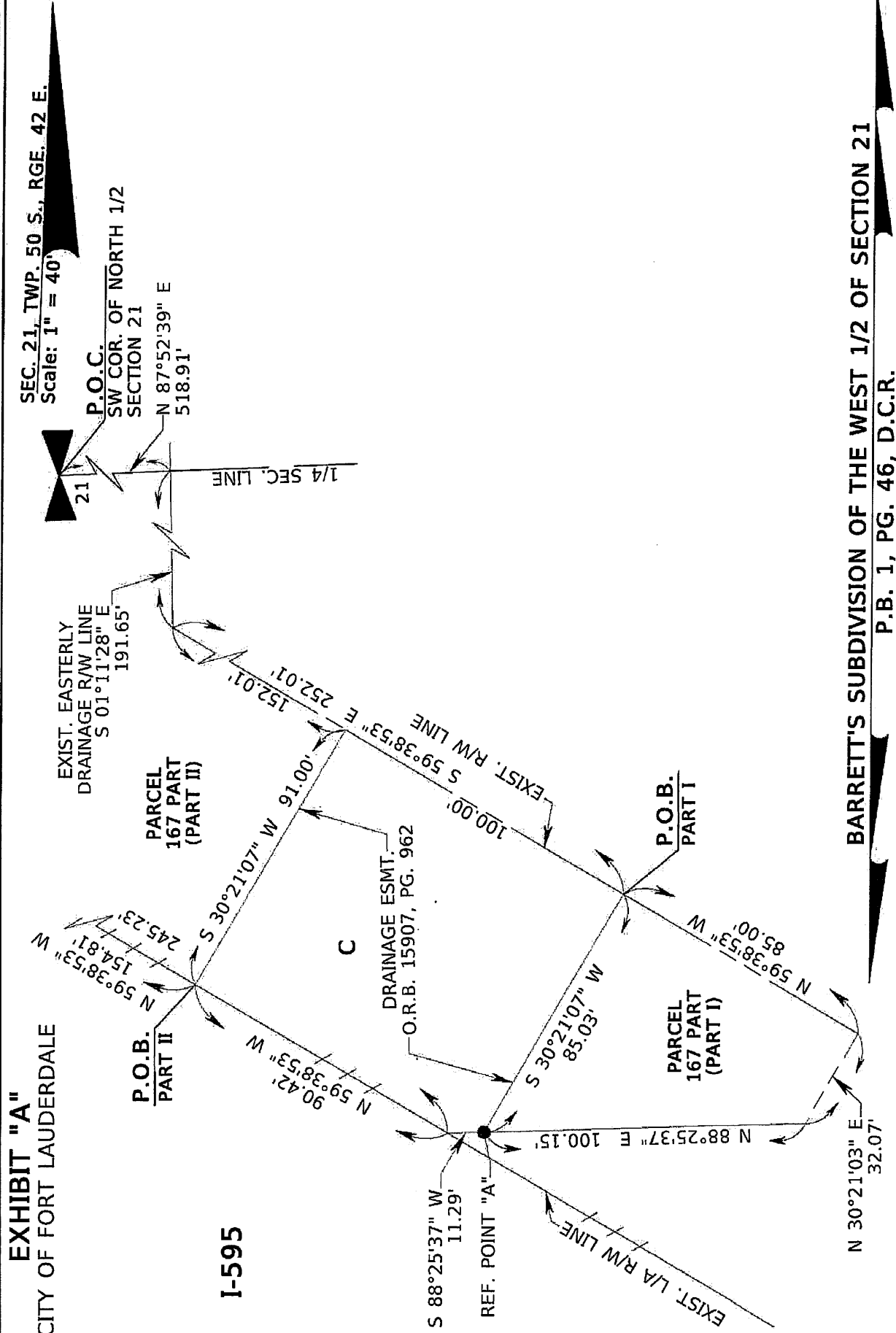
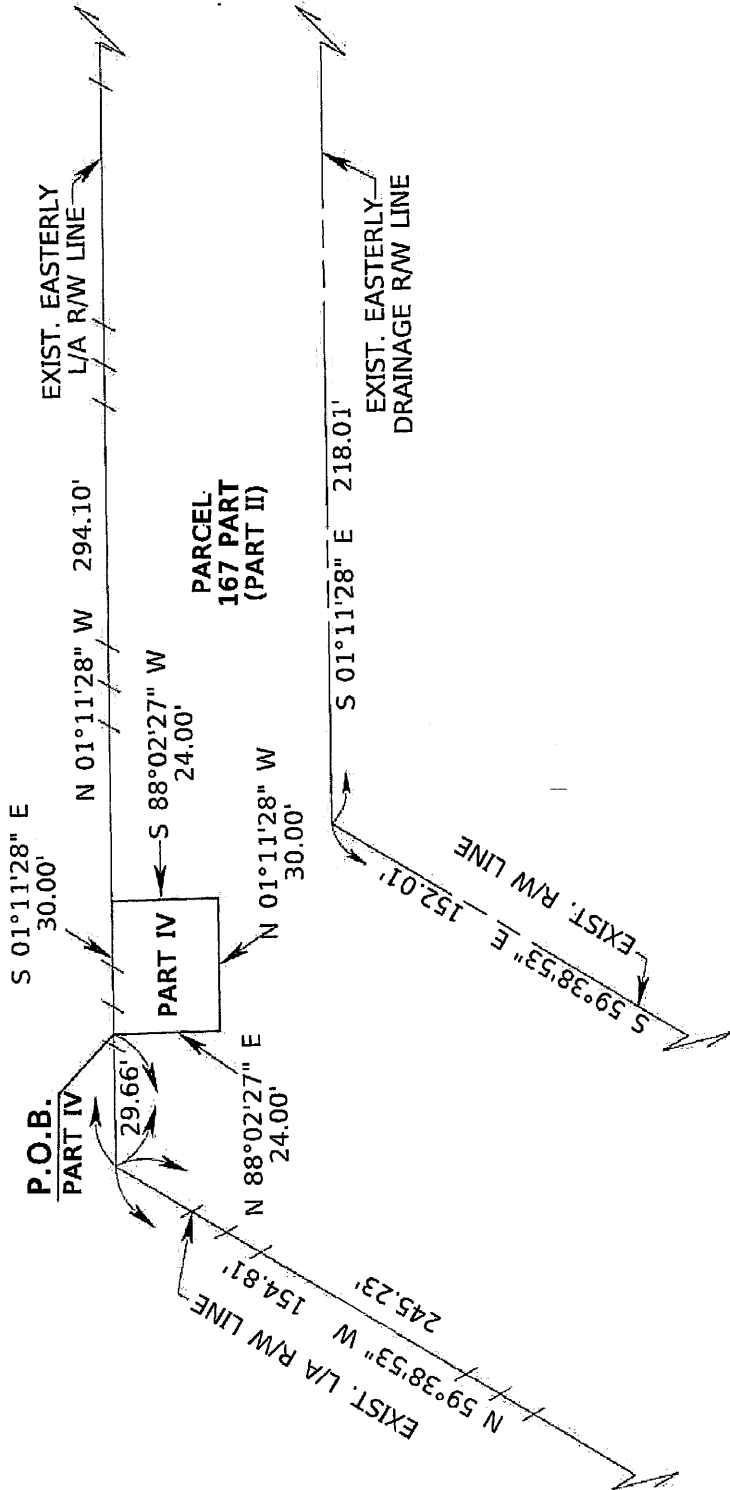


EXHIBIT "A"
CITY OF FORT LAUDERDALE

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.

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FLORIDA DEPARTMENT OF TRANSPORTATION				STATE ROAD NO. 862 / I-595				BROWARD COUNTY			
REVISE LABELS		BAIN	12/14/22	BY		DATE	10/13/2021	PREPARED BY:		SCALE:	1" = 40'
REV. SQ. FT. / ACRES		BAIN	10/28/22	DRAWN		MIR	10/13/2021	FDOT DISTRICT 4		FM No. 423305-6-32-01	
ADD LESS OUTS		BAIN	06/16/22	CHECKED		EEW	10/15/2021	F.P. NO. N/A		SECTION 86095-2405	
REVISION		BY	DATE							SHEET 3 OF 8	

THIS IS NOT A SURVEY

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).

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			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:	SCALE:	FM No. 423305-6-32-01
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			
REVISION	BY	DATE	CHECKED	EEW	10/15/2021	F.P. NO. N/A	SECTION 86095-2405	SHEET 6 OF 8

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).

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			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	CHECKED	EEW	10/15/2021	F.P. NO. N/A	SECTION 86095-2405	SHEET 7 OF 8
REVISION	BY	DATE						

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.

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			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
REV. SQ. FT. / ACRES	BAIN	10/28/22				SCALE: 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 8 OF 8

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:

Exhibit B

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. (01/04/2023)
Florida Department of Transportation
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

Parcel No.: 801(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.: 7378

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, a perpetual drainage easement was granted to STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) for drainage purposes, by Stipulated Judgment recorded in Official Records Book 15907, Page 962 on October 28, 1988, Public records of Broward County, Florida;

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 January 30, 2023, pursuant to the provisions of Section 337.25(4), Florida Statutes, has agreed to quitclaim the land hereinafter described to the Grantee without consideration, upon condition that it is to be used solely for the public purposes as described in the Reverter Clause herein.

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 solely for public purpose of restoration and ongoing maintenance of Osceola Creek by the Grantee. If the property ceases to be used for the above-described public 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:

**STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION**

Witness Signature

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

Print Witness Name

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

Witness Signature

Print Witness Name

STATE OF FLORIDA

COUNTY OF BROWARD

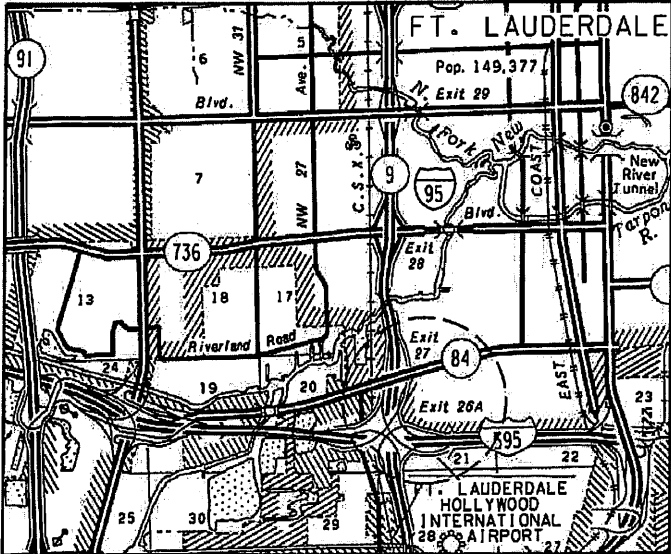
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by **GERRY O'REILLY, P.E.**, District Four Secretary and **ALIA E. CHANEL**, Executive Secretary of the State of Florida Department of Transportation, who is 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 801 PART TRANSFER

OWNER: STATE OF FLORIDA
PARCEL AREA = 0.444 ACRES (19,354 SQUARE FEET)
REMAINING AREA = N/A

EXHIBIT "A"

LEGEND:

- Δ = DELTA
- \overline{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
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- F.P. = FINANCIAL PROJECT
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- PG. = PAGE
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- P.O.C. = POINT OF COMMENCEMENT
- 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

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°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. THE LEGAL DESCRIPTION FOR PARCEL 801 (PERPETUAL DRAINAGE EASEMENT) IS BASED ON OFFICIAL RECORD BOOK 15907, PAGE 969, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. ALL DIMENSIONS ARE BASED ON THE AFORESAID F.D.O.T. R/W MAP FOR S.R. 862 / I-595, UNLESS OTHERWISE NOTED.

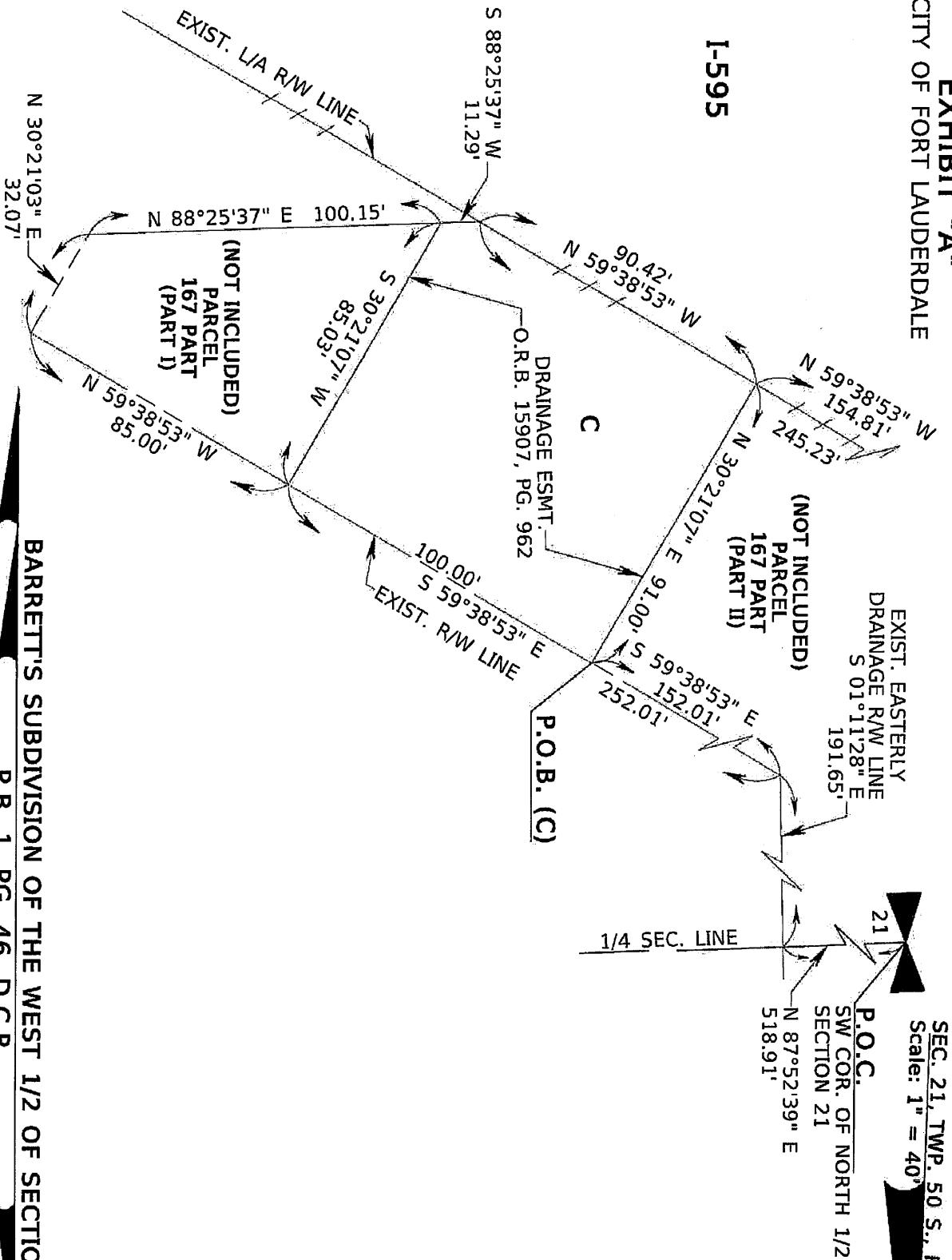
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT 4-SURVEYING AND MAPPING
3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FLORIDA 33309
(954) 777-4560

VAULT:/rwmapping/R4233056/RWPS801PART.DGN

			FLORIDA DEPARTMENT OF TRANSPORTATION					
			LEGAL DESCRIPTION - NOT A SURVEY					
			STATE ROAD NO. 862 / I-595				BROWARD COUNTY	
				BY	DATE	PREPARED BY: FDOT DISTRICT 4	SCALE: N/A	FM No. 423305-6-32-01
REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23			
REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23	F.P. NO. N/A	SECTION 86095-2405	SHEET 1 OF 7

EXHIBIT "A"
CITY OF FORT LAUDERDALE

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



VAULT:/w/mapping/R4233056/RWPS801PART.DGN			
FLORIDA DEPARTMENT OF TRANSPORTATION			
PARCEL SKETCH			
THIS IS NOT A SURVEY			
REVIEW PER CITY CMTS		BY	
REVISION		DATE	
BAIN		01/25/23	
CHECKED		RODRIGUEZ	
01/04/23		F.P. NO. N/A	
SECTION 86095-2405		SHEET 2 OF 7	
STATE ROAD NO. 862 / I-595			
BROWARD COUNTY			
BY		DATE	
BAIN		01/04/23	
PREPARED BY:		FDOT DISTRICT 4	
SCALE:		FM No. 423305-6-32-01	
1" = 40'			

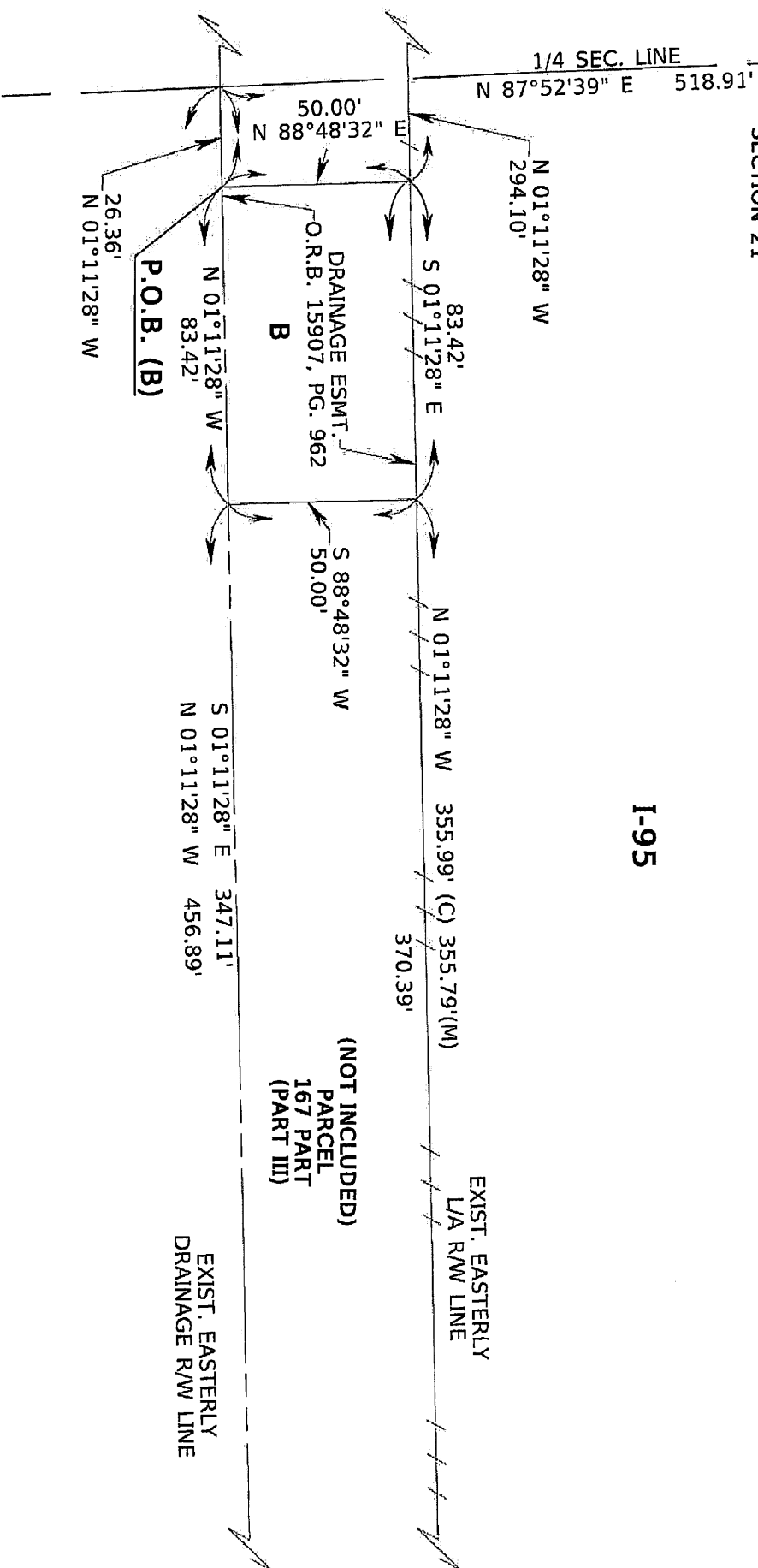
BARRETT'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21
P.B. 1, PG. 46, D.C.R.

21
P.O.C.
SW COR. OF NORTH 1/2
SECTION 21

EXHIBIT "A"
CITY OF FORT LAUDERDALE

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

I-95



BARRETT'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21

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

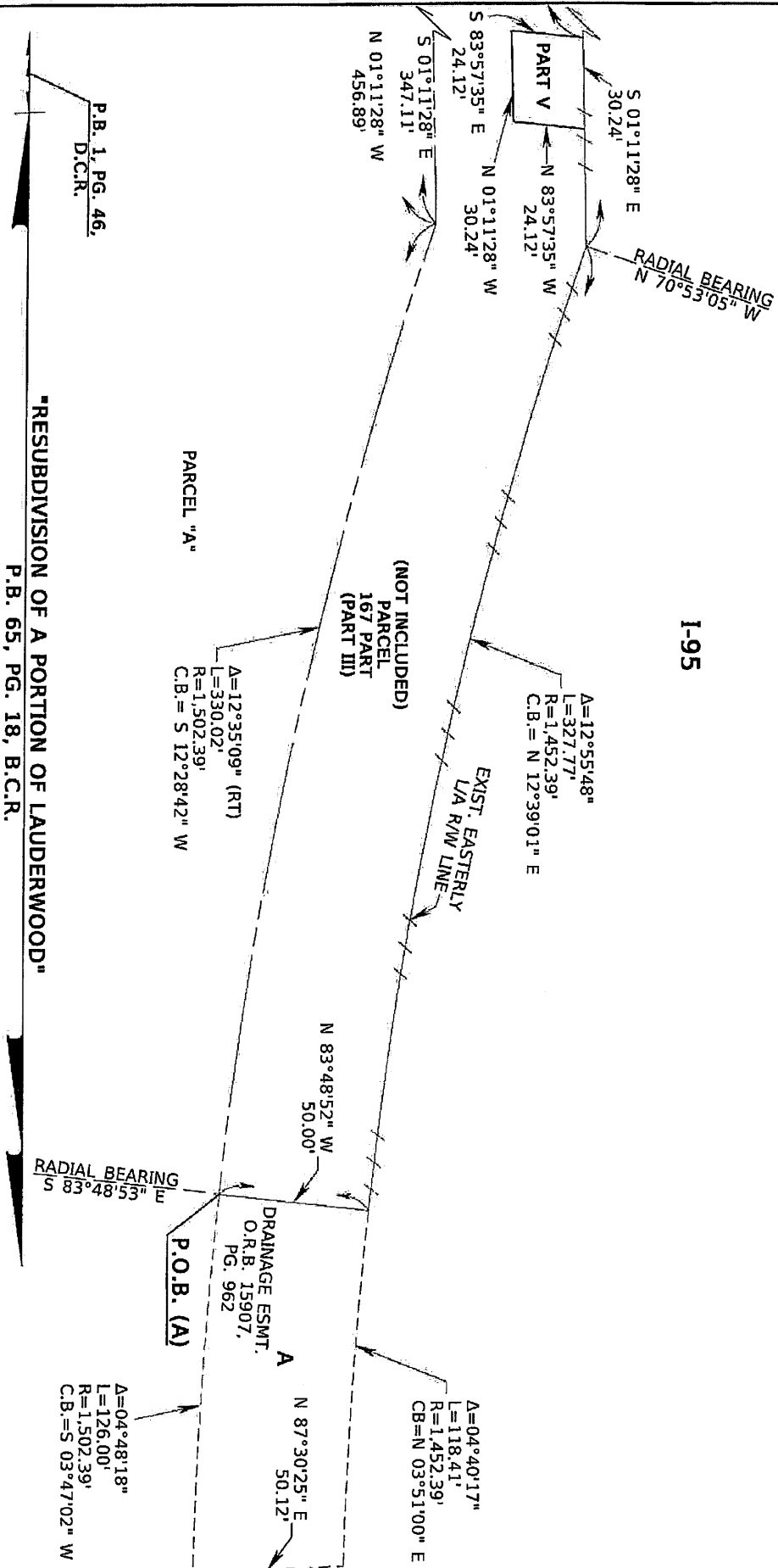
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FLORIDA DEPARTMENT OF TRANSPORTATION				STATE ROAD NO. 862 / I-95				BROWARD COUNTY			
PARCEL SKETCH				BY				DATE			
THIS IS NOT A SURVEY				REVIEW PER CITY CMTS				DRAWN			
				REVISION				CHECKED			
				BY				DATE			
				BAIN				01/25/23			
				BAIN				01/04/23			
				F.P. NO. N/A				SECTION 86095-2405			
				SHEET 3 OF 7							

EXHIBIT "A"
CITY OF FORT LAUDERDALE

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

I-95



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

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

FLORIDA DEPARTMENT OF
TRANSPORTATION
PARCEL SKETCH
THIS IS NOT A SURVEY

REVISION	BY	DATE
REVIEW PER CITY CMTS	BAIN	01/25/23

STATE ROAD NO. 862 / I-595	BY	DATE
DRAWN	BAIN	01/04/23

PREPARED BY:
FDOT DISTRICT 4
F.P. NO. N/A

BROWARD COUNTY
SCALE:
1" = 50'
FM No. 423305-6-32-01
SECTION 86095-2405
SHEET 4 OF 7

EXHIBIT "A"

(A) A portion of Parcel A of the Resubdivision of a portion of Lauderwood per plat 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 of F. A. Barrett's Subdivision of the West 1/2 of Section 21, Township 50 South, Range 42 East per plat recorded in Plat Book 1, page 46 of the Public Records of 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 of Section 21 North 87°52'39" East 518.91 feet; Thence North 01°11'28" West 456.89 feet along the Existing Easterly Drainage Right of Way line to the beginning of a non-tangent curve concave Northwesterly, having a chord bearing of South 12°28'42" West; Thence Northeasterly 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 and to the POINT OF BEGINNING; Thence North 83°48'52" West, 50.00 feet to the beginning of a curve concave Westerly, having a chord bearing of North 03°51'00" East; Thence Northeasterly along the said curve, having a radius of 1,452.39 feet through a central angle of 04°40'17" and arc distance of 118.41 feet to the end of said curve; Thence North 87°30'25" East, 50.12 feet to the beginning of a curve concave Westerly, having a chord bearing of South 03°47'02" West; Thence Southwesterly along the said curve, having a radius of 1502.39 feet through a central angle of 04°48'18" and arc distance of 126.00 feet to the end of said curve and to the POINT OF BEGINNING.

Containing 6,110 square feet, more or less.

TOGETHER WITH

(continued on page 3)

VAULT:/rwmapping/R4233056/RWPS801PART.DGN

			FLORIDA DEPARTMENT OF TRANSPORTATION			
			LEGAL DESCRIPTION - NOT A SURVEY			
			STATE ROAD NO. 862 / I-595			BROWARD COUNTY
			BY	DATE	PREPARED BY:	SCALE:
					FDOT DISTRICT 4	N/A
REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23	FM No. 423305-6-32-01
REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23	F.P. NO. N/A
					SECTION 86095-2405	SHEET 5 OF 7

EXHIBIT "A"

(B) A portion of Parcel A of the Resubdivision of a portion of Lauderwood per plat 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 of F. A. Barrett's Subdivision of the West 1/2 of Section 21, Township 50 South, Range 42 East per plat recorded in Plat Book 1, page 46 of the Public Records of 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 of Section 21 North 87°52'39" East 518.91 feet; Thence North 01°11'28" West 26.36 feet to the POINT OF BEGINNING; Thence continue North 01°11'28" West 83.42 feet; Thence South 88°48'32" West 50.00 feet; Thence South 01°11'28" East 83.42 feet; Thence North 88°48'32" East 50.00 feet to the POINT OF BEGINNING.

Containing 4,171 square feet, more or less.

(C) A portion of Parcel A of the Resubdivision of a portion of Lauderwood per plat 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 of F. A. Barrett's Subdivision of the West 1/2 of Section 21, Township 50 South, Range 42 East per plat recorded in Plat Book 1, page 46 of the Public Records of 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 of Section 21 North 87°52'39" East 518.91 feet; Thence South 01°11'28" East 191.65 feet; Thence South 59°38'53" East 152.01 feet to the POINT OF BEGINNING; Thence continue South 59°38'53" East 100.00 feet; Thence South 30°21'07" West 85.03 feet; Thence South 88°25'37" West 11.29 feet; Thence North 59°38'53" West 90.42 feet; Thence North 30°21'07" East 91.00 feet to the POINT OF BEGINNING.

Containing 9,073 square feet, more or less.

(continued on page 4)

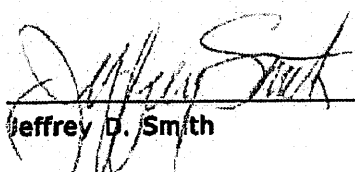
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			FLORIDA DEPARTMENT OF TRANSPORTATION					
			LEGAL DESCRIPTION - NOT A SURVEY					
			STATE ROAD NO. 862 / I-595				BROWARD COUNTY	
			BY	DATE	PREPARED BY:	SCALE:	FM No. 423305-6-32-01	
					FDOT DISTRICT 4	N/A		
REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23	F.P. NO. N/A		SHEET 6 OF 7
REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23	SECTION 86095-2405		

EXHIBIT "A"

Said combined lands lying in the City of Fort Lauderdale, Broward County, Florida and containing a total of 0.444 acres (19,354 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.

 1/4/2023
 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/RWP5801PART.DGN

			FLORIDA DEPARTMENT OF TRANSPORTATION LEGAL DESCRIPTION - NOT A SURVEY			
			STATE ROAD NO. 862 / I-595			
			BROWARD COUNTY			
			BY DATE		PREPARED BY:	SCALE:
			DRAWN BAIN 01/04/23		FDOT DISTRICT 4	N/A
			CHECKED RODRIGUEZ 01/04/23		F.P. NO. N/A	FM No. 423305-6-32-01
REVIEW PER CITY CMTS	BAIN	01/25/23				
REVISION	BY	DATE				

SECTION 86095-2405 SHEET 7 OF 7

Exhibit C

CAPSTONE TITLE PARTNERS, LLC

888 South Andrews Avenue
Suite 204
Fort Lauderdale, Florida 33316
Telephone: (954) 467-9899
Facsimile: (954) 467-9897

GRANTEE CLOSING STATEMENT

Property: Vacant Land	Escrow Officer: Thomas T. Coon, Jr., Esq.	Prepared: June 9, 2023
Fort Lauderdale, FL	Grantee: City of Fort Lauderdale	Closing: on or about June 27, 2023
File No. 23-385	Grantor: FL Dept of Transportation	

DEBITS

Government Recording and Transfer Charges:

Two (2) Deeds to Broward County Recording	\$198.50
E-Recording (x2) to Simplifile	\$9.50

Title Charges:

Title Abstract to Old Republic National Title Ins. Co.	\$400.00
Owner's Title Insurance to Old Republic National Title Ins. Co.	\$5,075.00
Municipal Lien Search to Proplogix	\$229.00

Escrow Charges:

Settlement Fee to Capstone Title Partners, LLC	\$1,500.00
Warehouse Fee to Capstone Title Partners, LLC	\$50.00

Subtotals:

Funds due from Grantee	<u>\$7,462.00</u>
------------------------	-------------------

Total Due from Grantee:	\$7,462.00
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Acknowledgment

I/We have carefully reviewed this Closing Statement and find it to be a true and accurate statement of all receipt and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Closing Statement.

I/We authorized Capstone Title Partners, LLC to cause the funds to be disbursed in accordance with this statement.

Grantee:

Settlement Agent:

By: _____
City of Fort Lauderdale

By: _____
Capstone Title Partners, LLC