

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

DS EQ

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

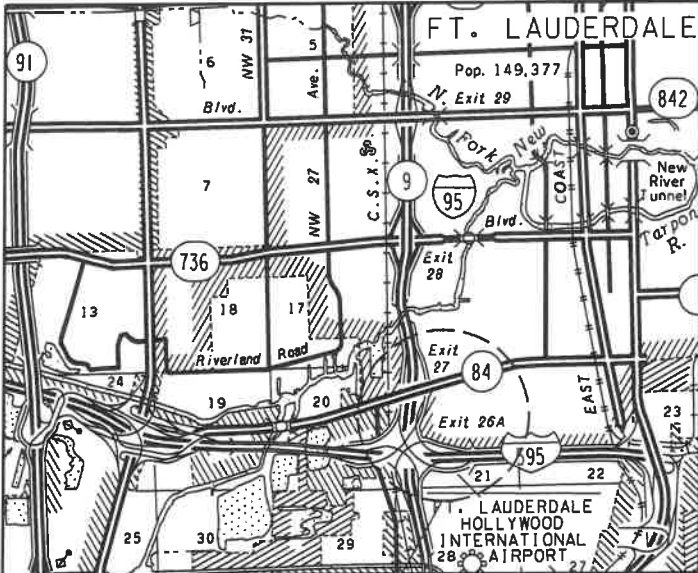
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by **GERRY O'REILLY, P.E.**, District Four Secretary and **ALIA E. CHANEL**, Executive Secretary of the State of Florida Department of Transportation, who is personally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

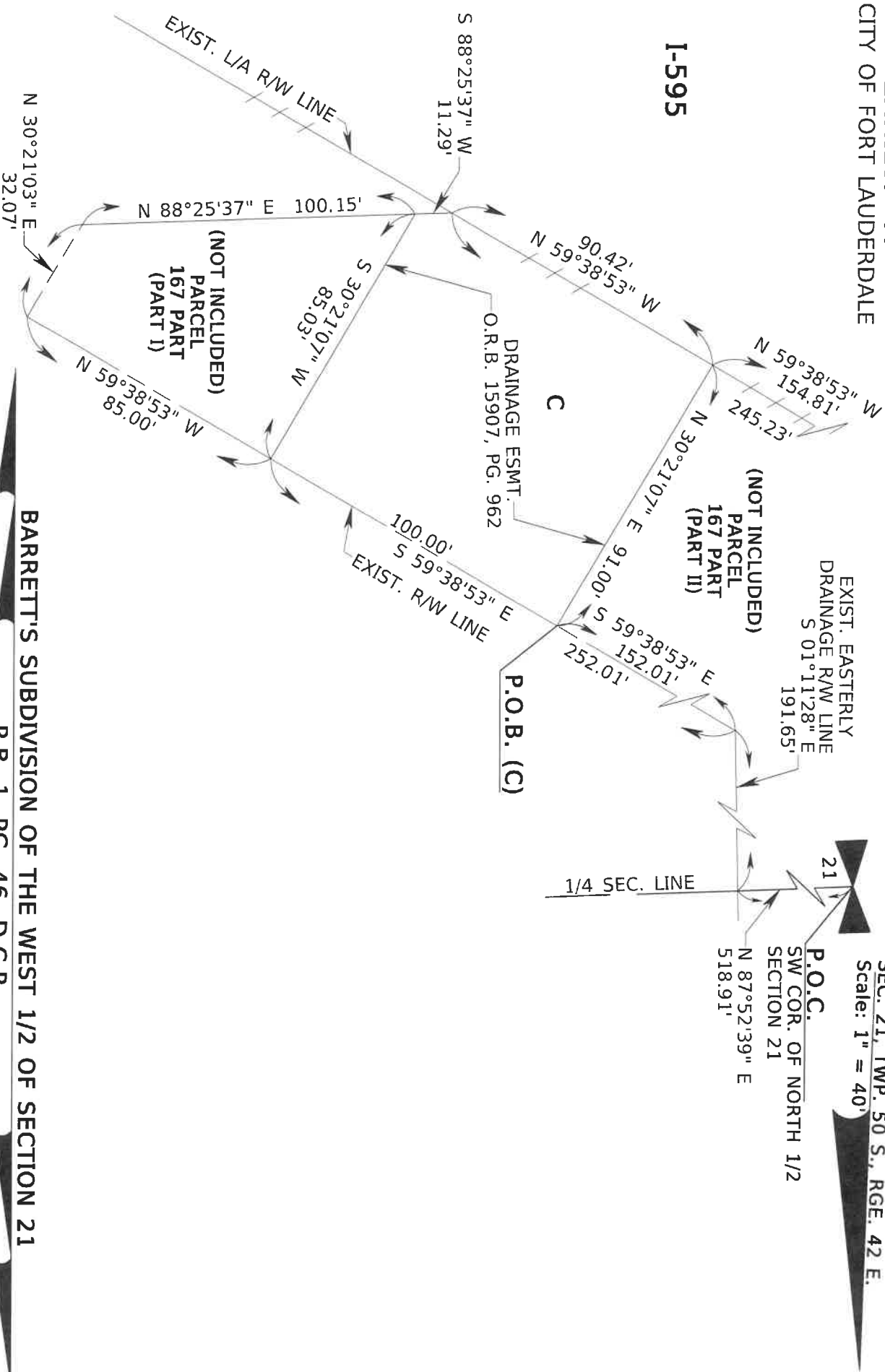
STATE ROAD NO. 862 / I-595

BROWARD COUNTY

REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23	PREPARED BY: FDOT DISTRICT 4	SCALE: N/A	FM No. 423305-6-32-01	
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:/rwmapping/R4233056/RWPS801PART.DGN

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

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

FLORIDA DEPARTMENT OF
TRANSPORTATION
PARCEL SKETCH
THIS IS NOT A SURVEY

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

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

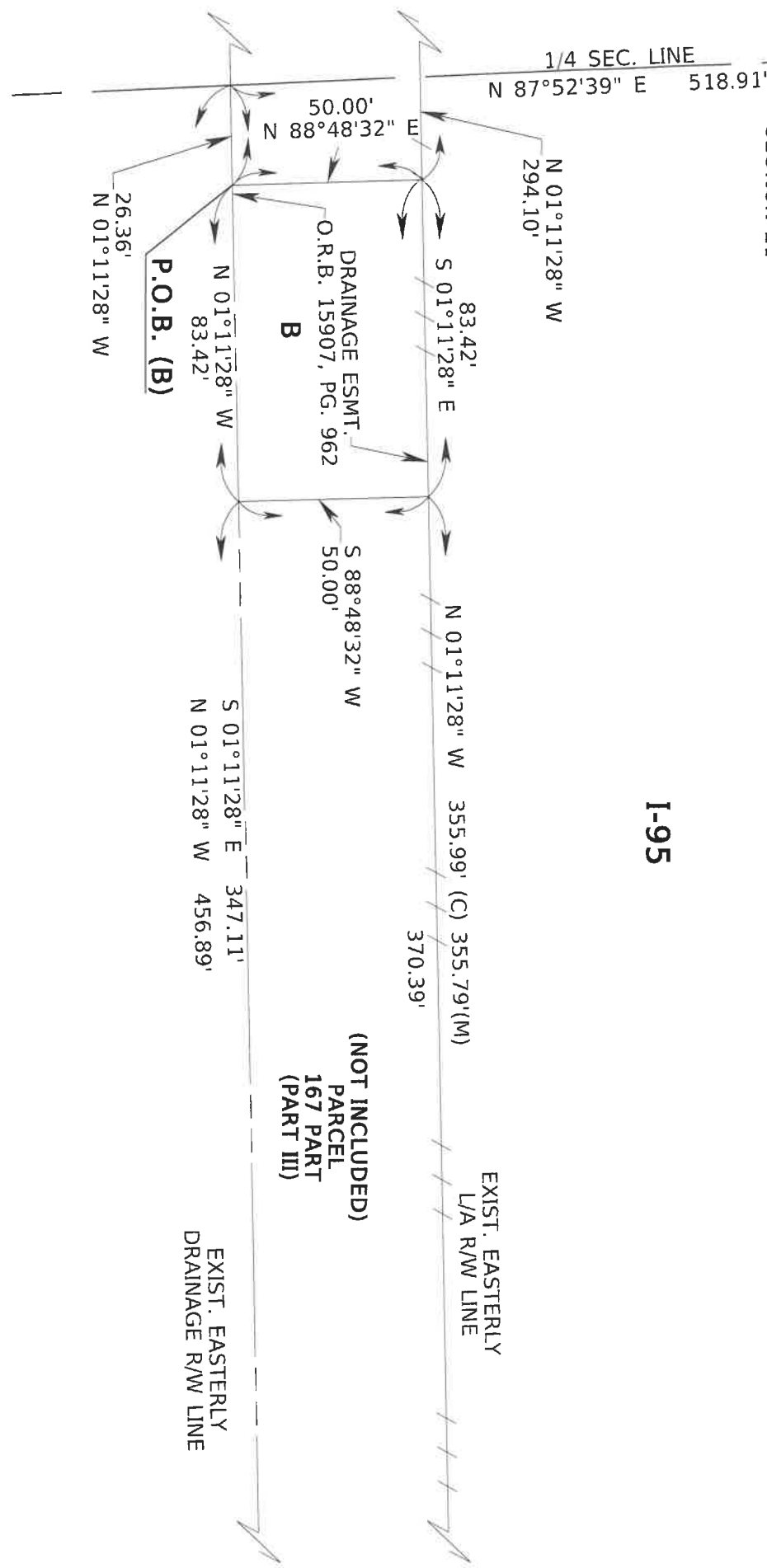
BROWARD COUNTY	
PREPARED BY:	F.P. NO. N/A
FDOT DISTRICT 4	SECTION 86095-2405
SCALE: 1" = 40'	SHEET 2 OF 7
FM No. 423305-6-32-01	

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.

VAULT:/rwmapping/R4233056/RWPS801PART.DGN

FLORIDA DEPARTMENT OF
 TRANSPORTATION
PARCEL SKETCH
THIS IS NOT A SURVEY

REVISION	PER CITY COMMENTS	BY	DATE
		BAIN	01/25/23

STATE ROAD NO. 862 / I-95	BY	DATE	CHECKED
	BAIN	01/04/23	RODRIGUEZ

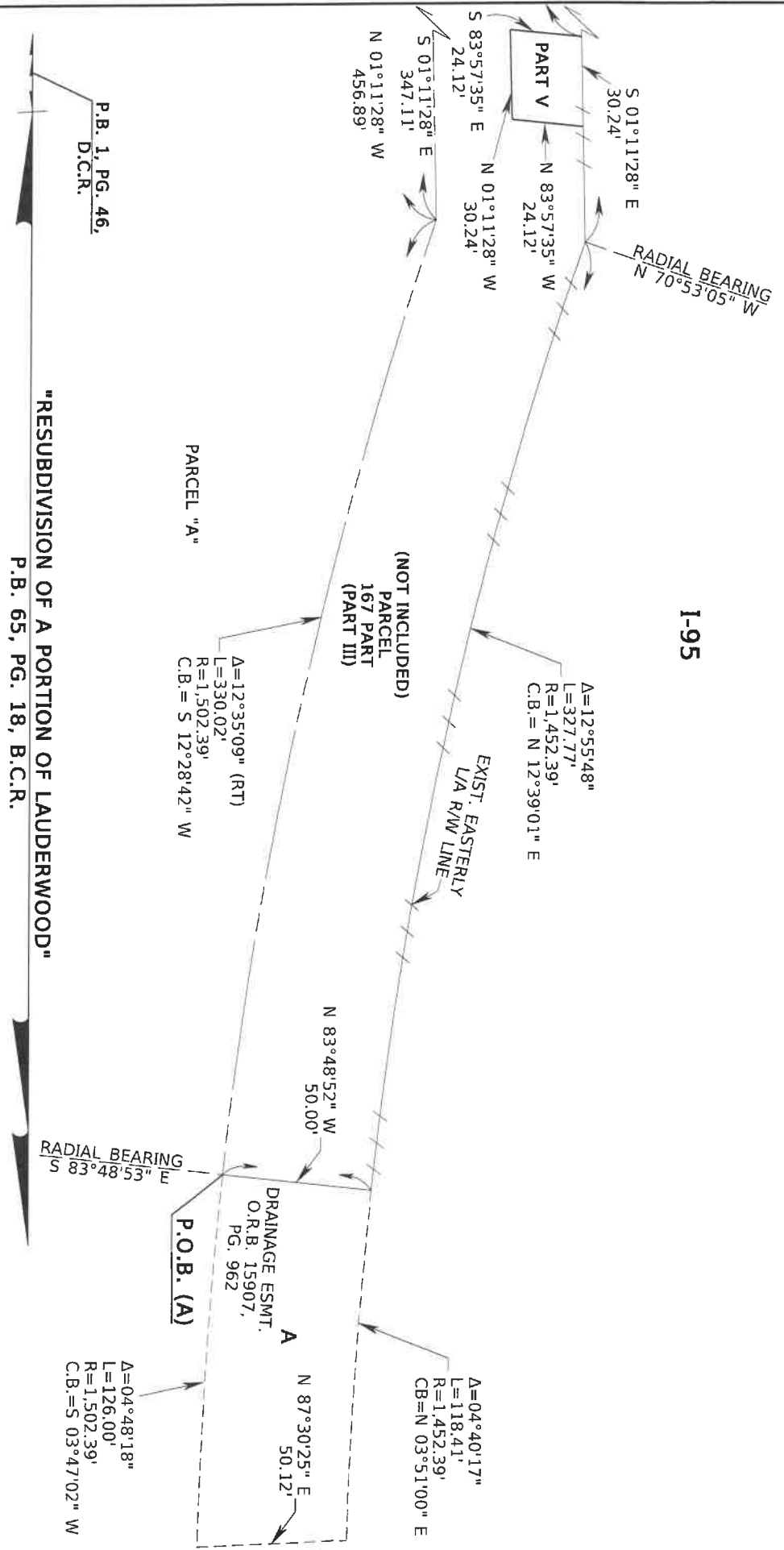
PREPARED BY:	SCALE:	F.M. NO.	SHEET
FDOT DISTRICT 4	1" = 40'	423305-6-32-01	3 OF 7

BROWARD COUNTY

EXHIBIT "A"
CITY OF FORT LAUDERDALE

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

1-95



VAULT: /rwmapping/R4233056/RWPS801.PART.DGN

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH
THIS IS NOT A SURVEY

REVISION	REVISION	BY	DATE	CHECKED	DATE	PREPARED BY:	SCALE:	SHEET
		BAIN	01/25/23	RODRIGUEZ	01/04/23	FDOT DISTRICT 4	1" = 50'	4 OF 7

STATE ROAD NO. 862 / I-95

BROWARD COUNTY

SECTION 86095-2405

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:	FM No. 423305-6-32-01	
REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23	FDOT DISTRICT 4	N/A		
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)

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		FM No. 423305-6-32-01
REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23	F.P. NO. N/A	SECTION 86095-2405	SHEET 6 OF 7	
REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23				

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.

Jeffrey D. Smith

Jeffrey D. Smith

Date

1/4/2023

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/RWPS801PART.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
REVIEW PER CITY CMT	BAIN	01/25/23	CHECKED		RODRIGUEZ	01/04/23	F.P. NO. N/A
REVISION	BY	DATE			SECTION 86095-2405	SHEET 7 OF 7	