

RESOLUTION NO. 23-

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 TRANSPORTION 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 EXPEDITURE 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 _____ day of _____, 2023.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

Dean J. Trantalis _____
John C. Herbst _____

APPROVED AS TO FORM AND CORRECTNESS:


Interim City Attorney
D'WAYNE SPENCE

Steven Glassman _____

Pamela Beasley-Pittman _____

Warren Sturman _____

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:

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

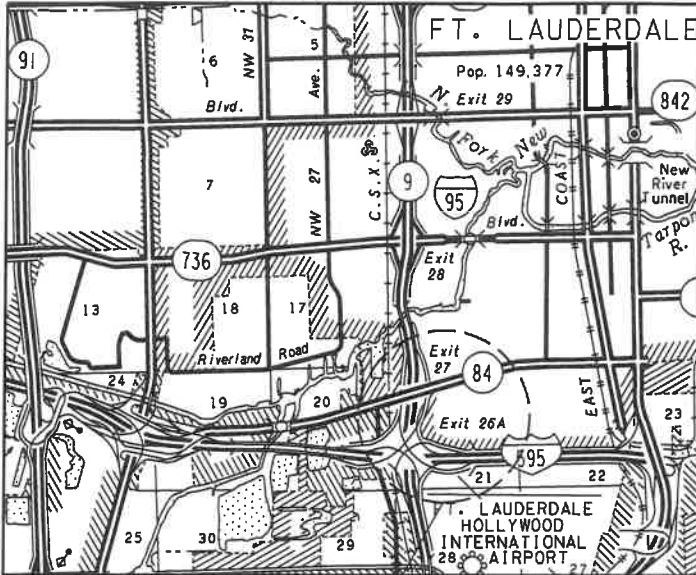
Printed or stamped name of Notary Public

My Commission Expires: _____

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
- 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



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	
REV. SQ. FT. / ACRES	BAIN	10/28/22	BY: DATE
ADD LESS OUTS	BAIN	06/16/22	MJR 10/13/2021
REVISION	BY	DATE	CHECKED: EEW 10/15/2021
			PREPARED BY: FDOT DISTRICT 4
			SCALE: N/A
			F.P. NO. N/A
			SECTION 86095-2405
			SHEET 1 OF 8

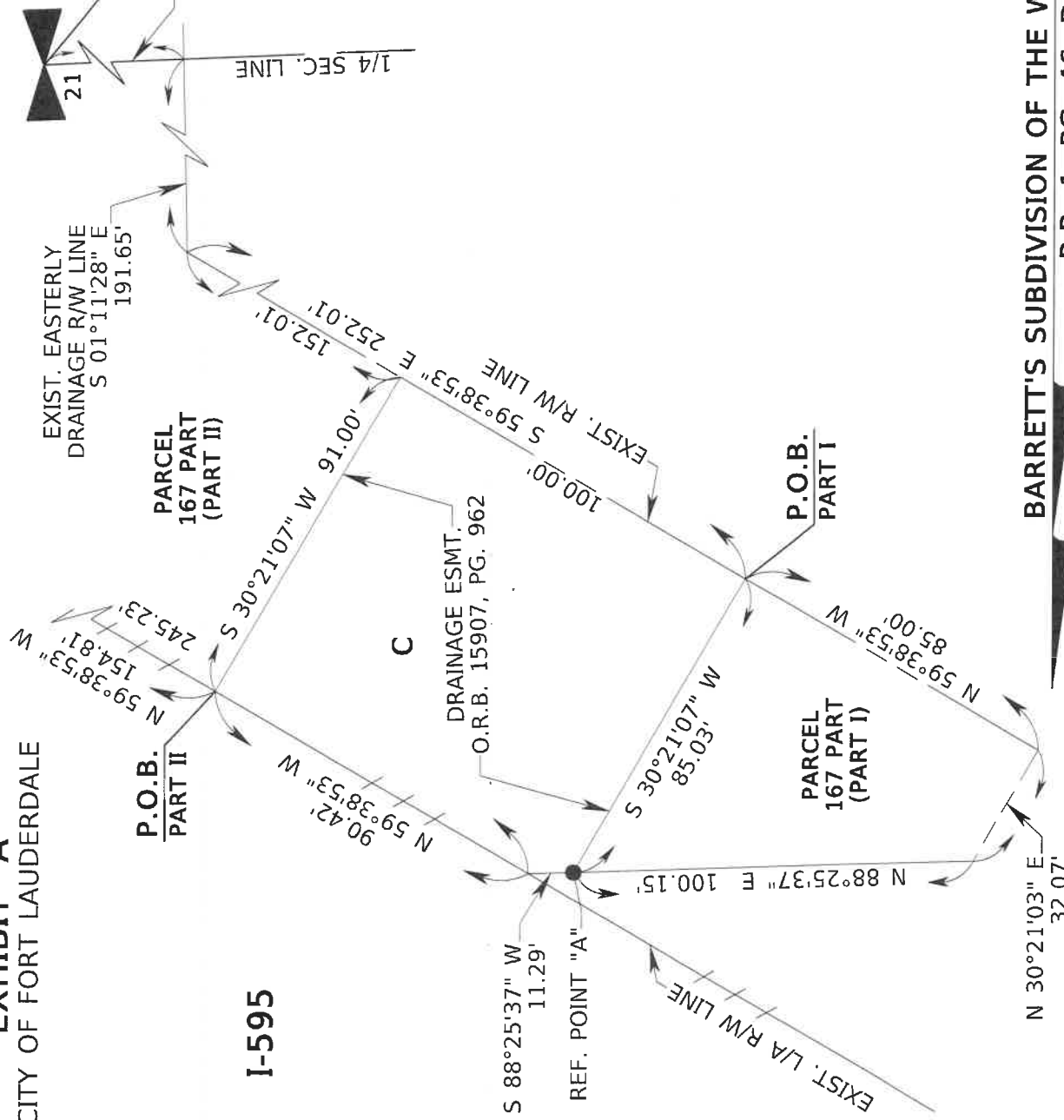
CAM 23-0265

EXHIBIT "A"
CITY OF FORT LAUDERDALE

I-595

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

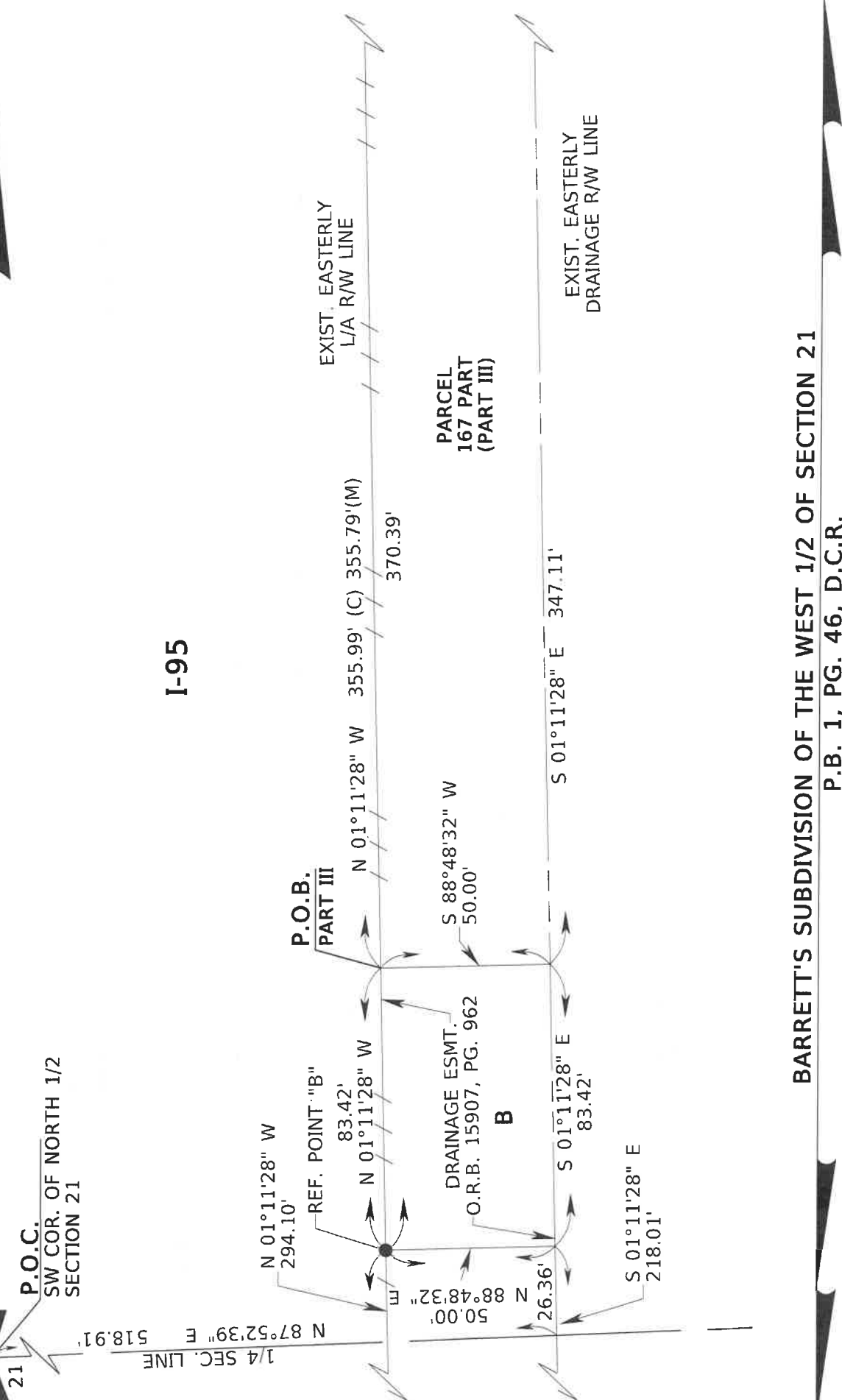
REVISE LABELS	BAIN	12/14/22	STATE ROAD NO. 862 / I-595	BROWARD COUNTY
REV. SQ. FT. / ACRES	BAIN	10/28/22	PREPARED BY: FDOT DISTRICT 4	SCALE: 1" = 40'
ADD LESS OUTS	BAIN	06/16/22	BY	FM No. 423305-6-32-01
REVISION	BY	DATE	DRAWN	SECTION 86095-2405
			CHECKED	F.P. NO. N/A
			EEW	10/15/2021
				SHEET 2 OF 8

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.

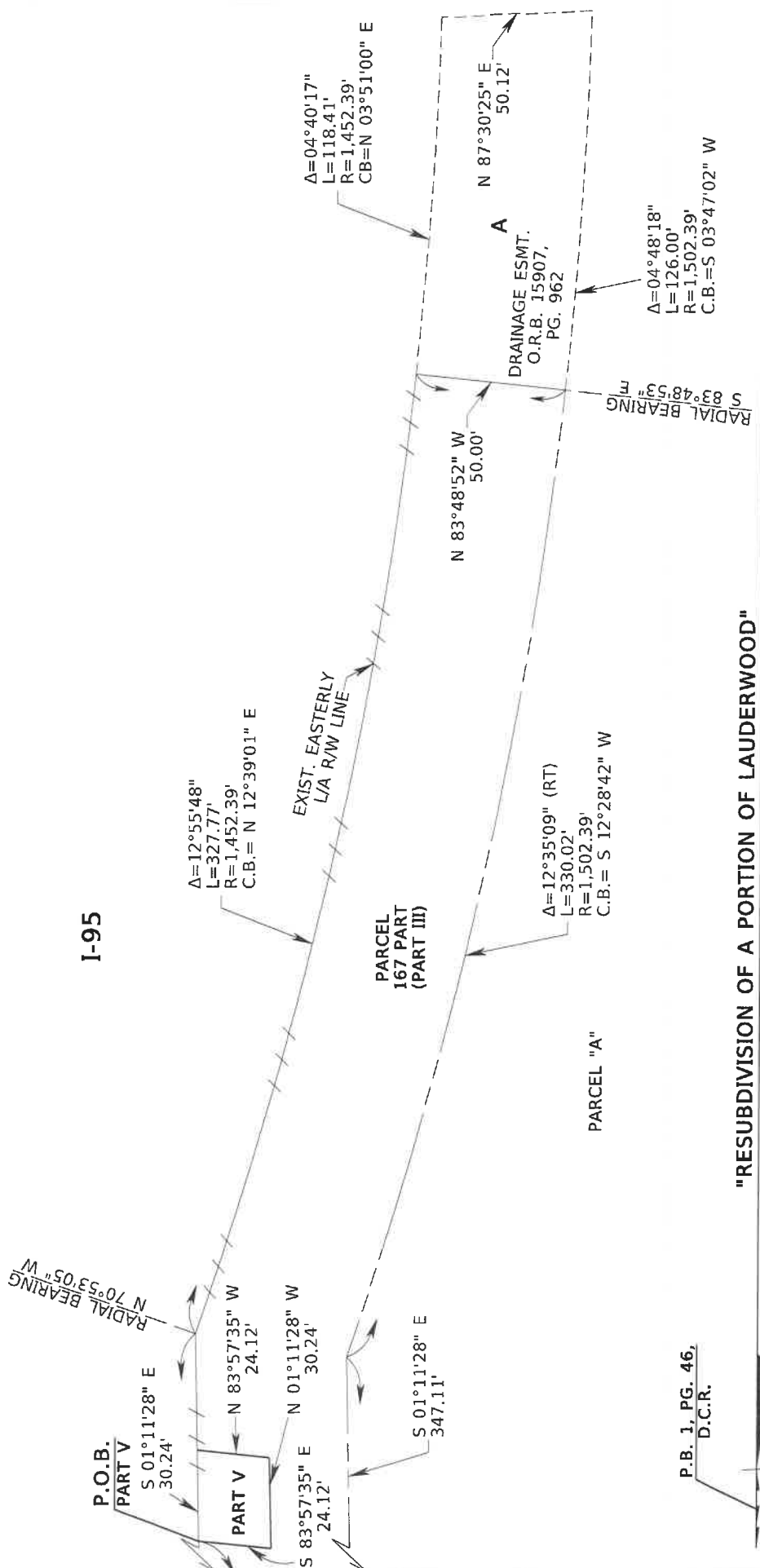
VAULT:/rwmapping/R4233056/RWPS167PART.DGN

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	SCALE: 1" = 40'
REV. SQ. FT. / ACRES	BAIN	10/28/22	PREPARED BY: FDOT DISTRICT 4
ADD LESS OUTS	BAIN	06/16/22	DATE
REVISION	BY	DATE	F.P. NO. N/A
	EWW	10/15/2021	SECTION 86095-2405
			SHEET 4 OF 8

EXHIBIT "A"
CITY OF FORT LAUDERDALE

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



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

AVAILT:/rvmapping/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	SCALE: 1" = 50'
REV. SQ. FT. / ACRES	BAIN	10/28/22	PREPARED BY: FDOT DISTRICT 4
ADD LESS OUTS	BAIN	06/16/22	DATE: 10/13/2021
REVISION	BY	DATE	F.P. NO. N/A
	EWW	10/15/2021	SECTION 86095-2405
			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		BROWARD COUNTY	
REVISE LABELS	BAIN	12/14/22	BY	DATE	PREPARED BY:
REV. SQ. FT. / ACRES	BAIN	10/28/22			FDOT DISTRICT 4
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		SCALE: N/A
			SECTION 86095-2405		FM No. 423305-6-32-01
					SHEET 6 OF 8

CAM 23-0265

Exhibit 6

Page 12 of 25

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	
REV. SQ. FT. / ACRES	BAIN	10/28/22	
ADD LESS OUTS	BAIN	06/16/22	
REVISION	BY	DATE	CHECKED

	BY	DATE	PREPARED BY: FDOT DISTRICT 4	SCALE: N/A	FM No. 423305-6-32-01
	DRAWN	MJR	10/13/2021	F.P. NO. N/A	SECTION 86095-2405
	CHECKED	EEW	10/15/2021		SHEET 7 OF 8

CAM 23-0265

Exhibit 6

Page 13 of 25

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.


6/16/22

 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:	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

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

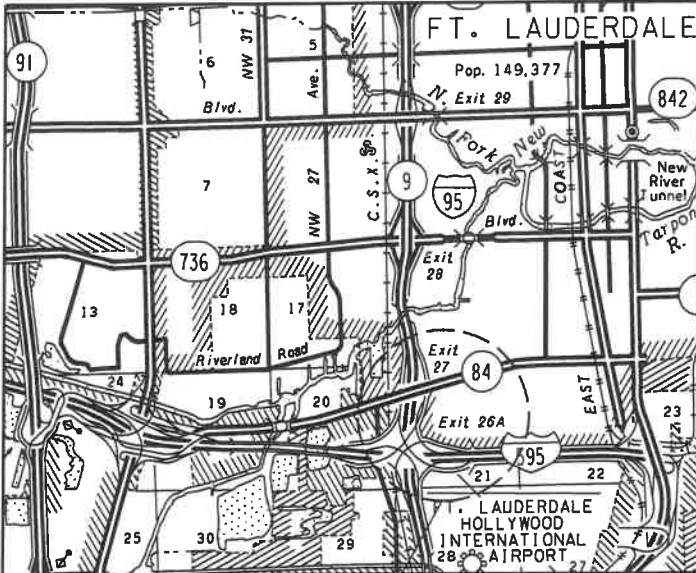
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by **GERRY O'REILLY, P.E.**, District Four Secretary and **ALIA E. CHANEL**, Executive Secretary of the State of Florida Department of Transportation, who is personally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

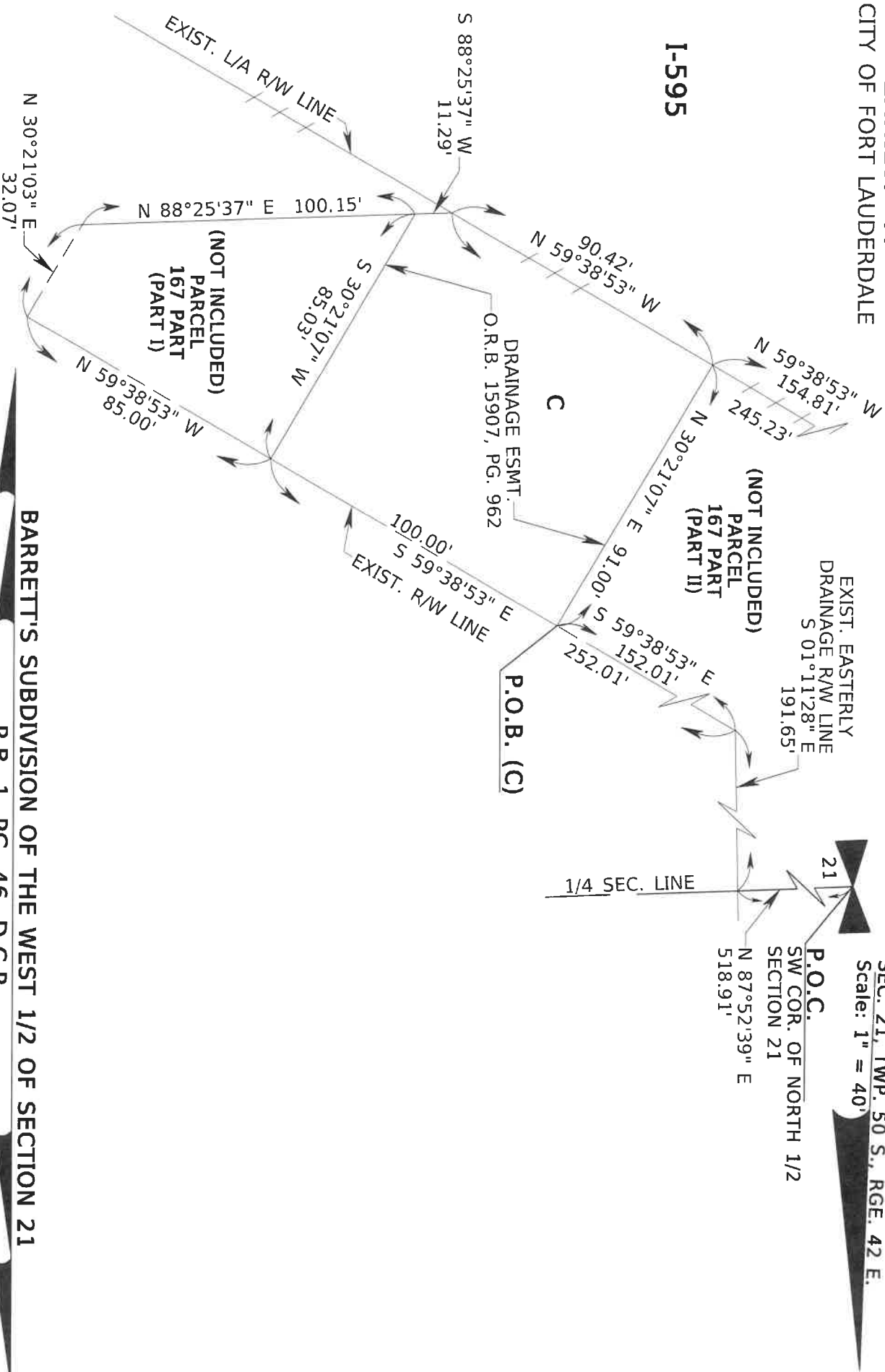
STATE ROAD NO. 862 / I-595

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

CHECKED	DATE	BY
RODRIGUEZ	01/04/23	BAIN

STATE ROAD NO. 862 / I-595	PREPARED BY: FDOT DISTRICT 4	SCALE: 1" = 40'	F.M. NO. 423305-6-32-01
	F.P. NO. N/A		
	SECTION 86095-2405		SHEET 2 OF 7

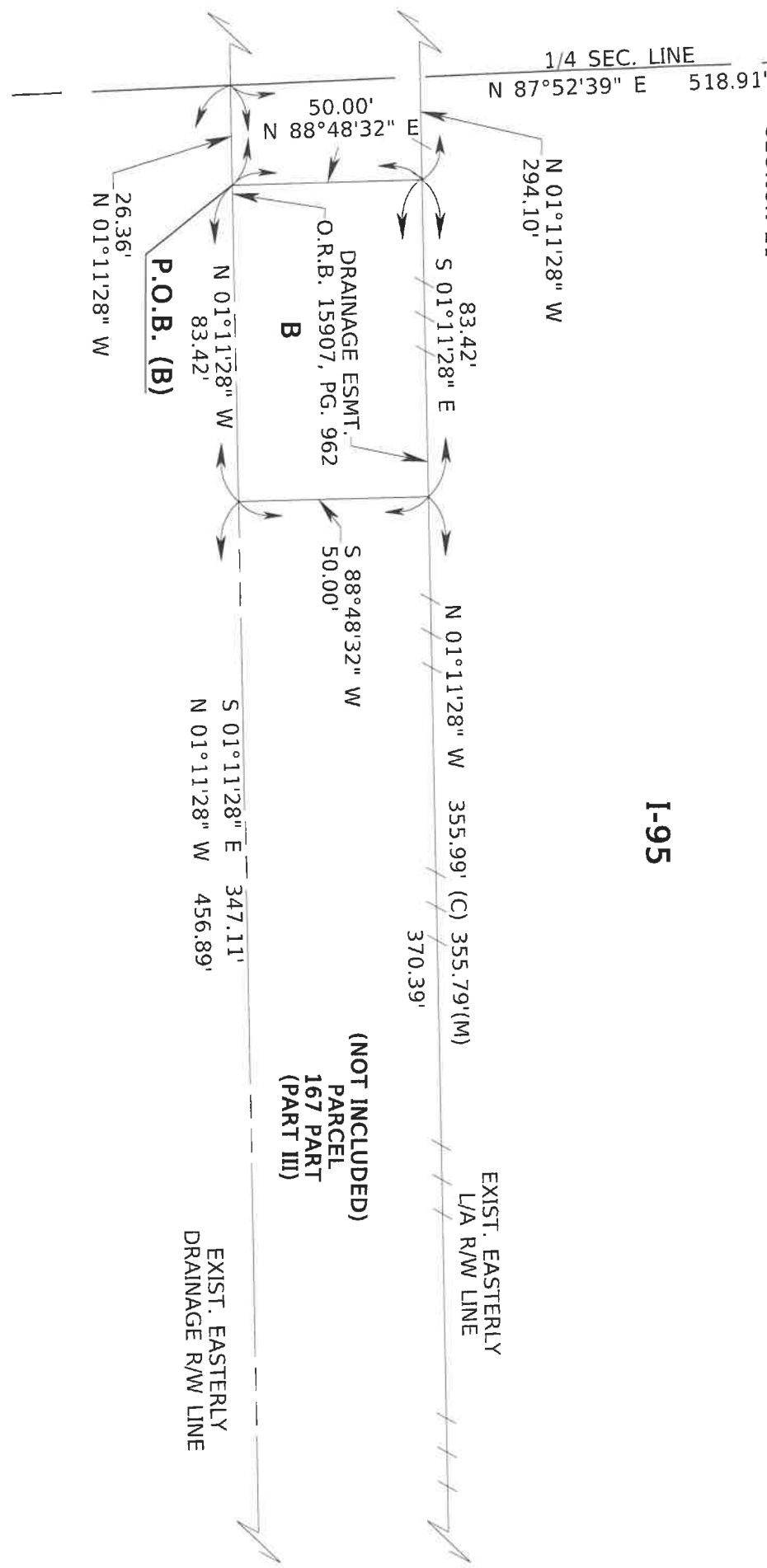
BROWARD COUNTY

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:/t/mapping/R4233056/RWPS801PART.DGN

FLORIDA DEPARTMENT OF
 TRANSPORTATION
PARCEL SKETCH
THIS IS NOT A SURVEY

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

CHECKED	BY	DATE
	BAIN	01/04/23
	RODRIGUEZ	01/04/23

STATE ROAD NO. 862 / I-95	PREPARED BY: HDOT DISTRICT 4	SCALE: 1" = 40'	F.M. NO. 423305-6-32-01
BROWARD COUNTY	F.P. NO. N/A	SECTION 86095-2405	SHEET 3 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		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 5 OF 7	
REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23				

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:	FM No.	
REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23	FDOT DISTRICT 4	N/A	423305-6-32-01	
REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23	F.P. NO. N/A	SECTION 86095-2405	SHEET 6 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

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