

RESOLUTION NO. 23-57

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 ANY AND ALL OF ITS INTEREST IN THE CERTAIN PROPERTY AS ACQUIRED BY FDOT BY STIPULATED FINAL JUDGEMENT BEING IDENTIFIED IN THE SKETCHES & LEGAL DESCRIPTIONS ATTACHED TO THIS RESOLUTION LABELED AS EXHIBITS "A" & "B"; WHICH PROPERTY IS 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; REPEALING ANY AND ALL PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the FDOT acquires real properties, including easement rights appurtenant thereto, for transportation facilities for the citizens of the State of Florida; and

WHEREAS, the FDOT is permitted by law to convey real property, including easement rights appurtenant thereto, 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 and drainage easement rights over the real property described on the attached Exhibits "A" & "B" for the benefit of restoring and maintaining the waterway at 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 and drainage easement rights appurtenant thereto which were acquired with public funds; and

WHEREAS the CITY is requesting that FDOT convey to the CITY surplus real property and drainage easement rights appurtenant thereto over the real property and drainage easement rights appurtenant thereto described in the attached Exhibits "A" & "B"; and

WHEREAS, the surplus real property and drainage easement rights appurtenant thereto are 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

RESOLUTION NO. 23-57

PAGE 2

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:

SECTION 1. The foregoing recitals are true and correct and incorporated into this Resolution by reference.

SECTION 2. The CITY, by and through its City Manager, is hereby authorized to request FDOT to convey any and all surplus real property and drainage easement rights appurtenant thereto to the City pursuant to Section 337.25 (4) (b), Florida Statutes (2022), over the lands described in the attached Exhibits "A" & "B" without consideration, upon condition that said property rights must be utilized for public drainage purposes and that if said property ceases to be utilized for said public drainage purposes, any and all property interests in said property shall automatically revert back to FDOT.

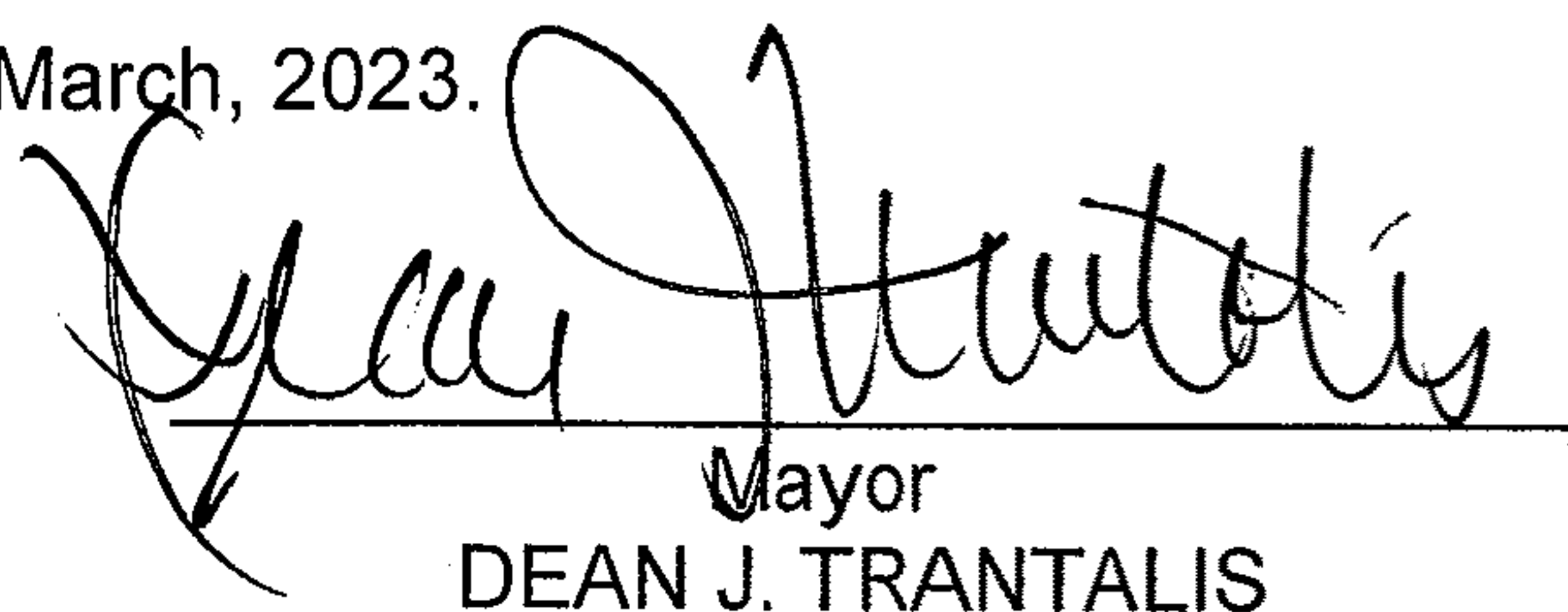
SECTION 3. The surplus real property and drainage easement rights appurtenant thereto to be conveyed by Quit Claim Deed to the CITY by FDOT will be used for the stormwater management which will be in the best interests of the general public for the CITY and will serve a valid municipal purpose.

SECTION 4. That all Resolutions or parts of Resolutions in conflict with this Resolution are hereby repealed.

SECTION 5. This Resolution shall be effective upon final adoption and execution by the proper public officials.

SECTION 6. Upon adoption of this Resolution, the City Clerk shall forward an executed copy of this Resolution to Carlos Martinez, Florida Department of Transportation, 3400 W. Commercial Blvd., Fort Lauderdale, FL 33309-3421, for further handling.


ADOPTED this 8th day of March, 2023.


Mayor
DEAN J. TRANTALIS

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ATTEST:



City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM:



Interim City Attorney
D'WAYNE SPENCE

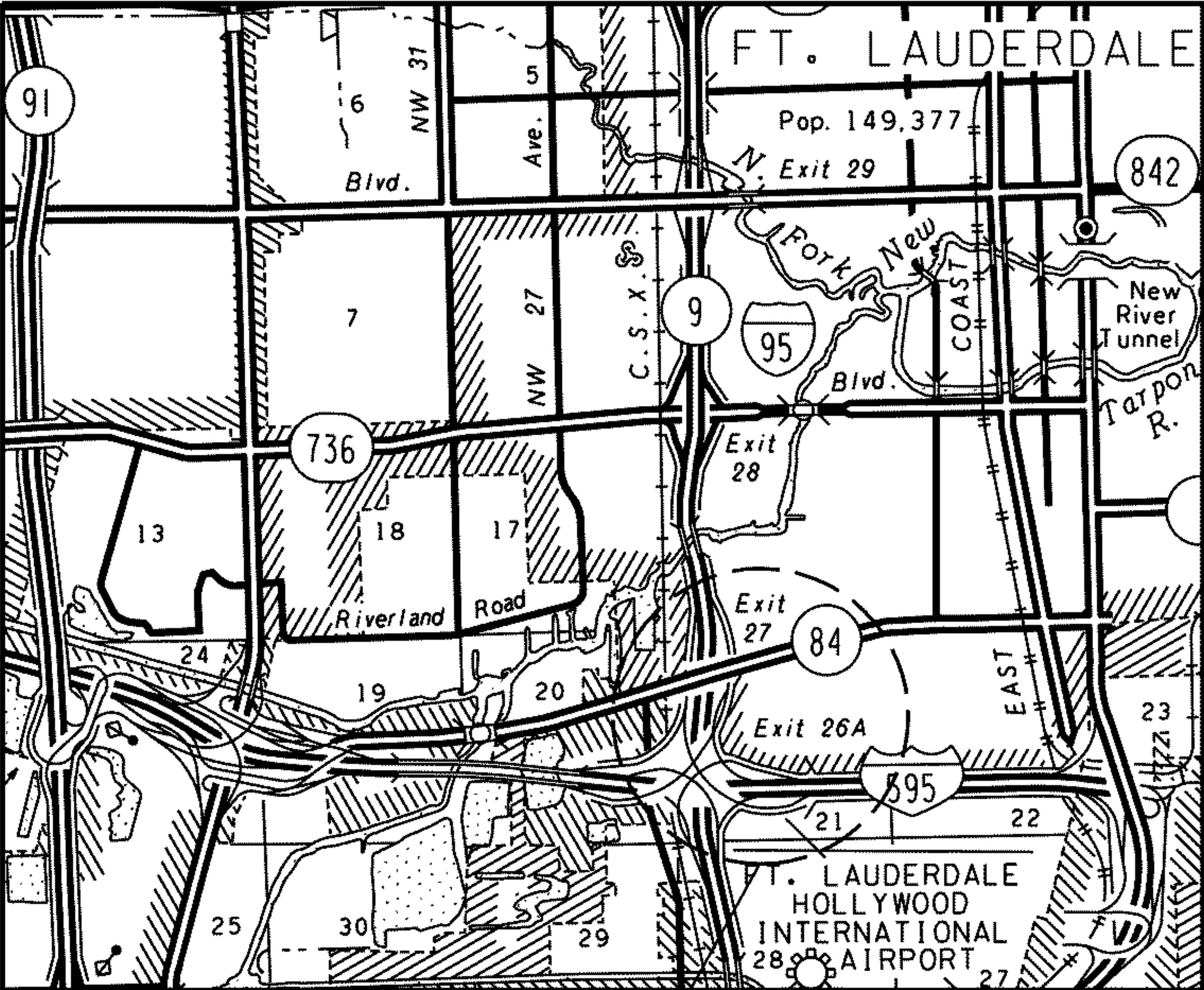
Dean J. Trantalis Yea

John C. Herbst Yea

Steven Glassman Yea

Pamela Beasley-Pittman Yea

Warren Sturman Yea



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

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

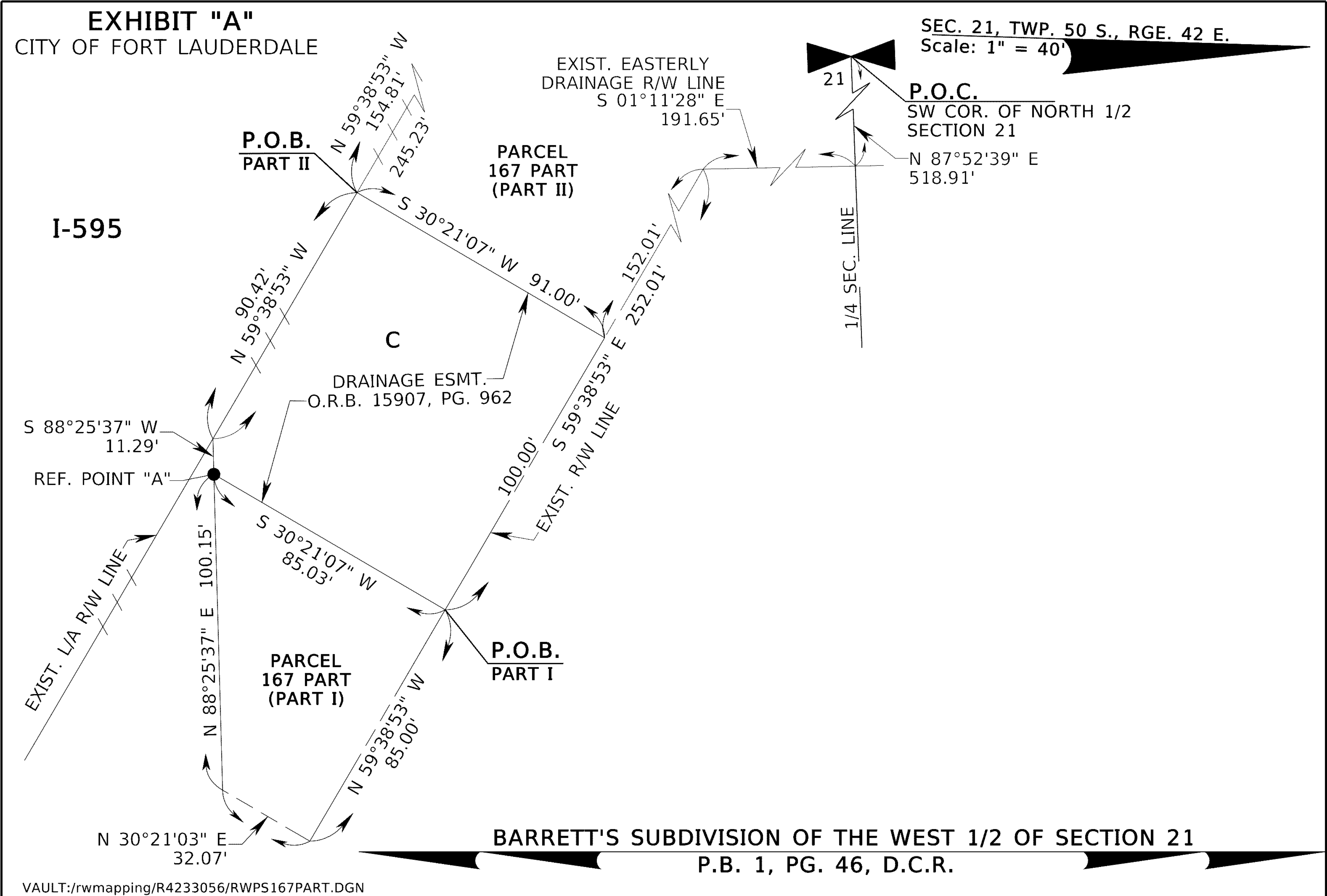
GENERAL NOTES:

- 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:	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 1 OF 8



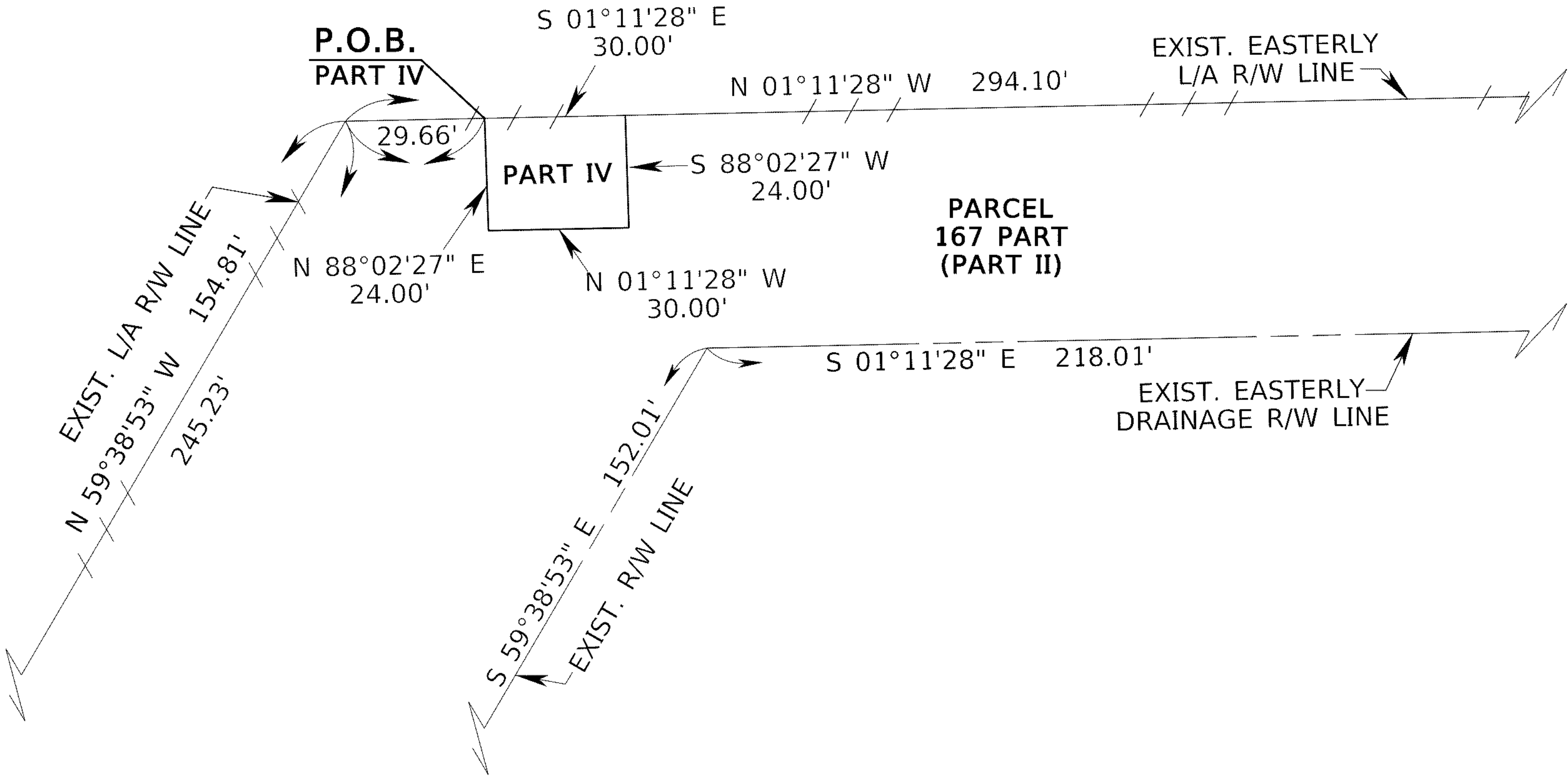
FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH THIS IS NOT A SURVEY				STATE ROAD NO. 862 / I-595				BROWARD COUNTY	
	REVISE LABELS	BAIN	12/14/22		BY	DATE	PREPARED BY: FDOT DISTRICT 4	SCALE: 1" = 40'	FM No. 423305-6-32-01
	REV. SQ. FT. / ACRES	BAIN	10/28/22	DRAWN	MJR	10/13/2021	F.P. NO. N/A		
	ADD LESS OUTS	BAIN	06/16/22	CHECKED	EEW	10/15/2021	SECTION 86095-2405	CAM 23-0249	SPLET 2 OF 8
		REVISION	BY	DATE					

EXHIBIT "A"
CITY OF FORT LAUDERDALE

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

I-95

I-595



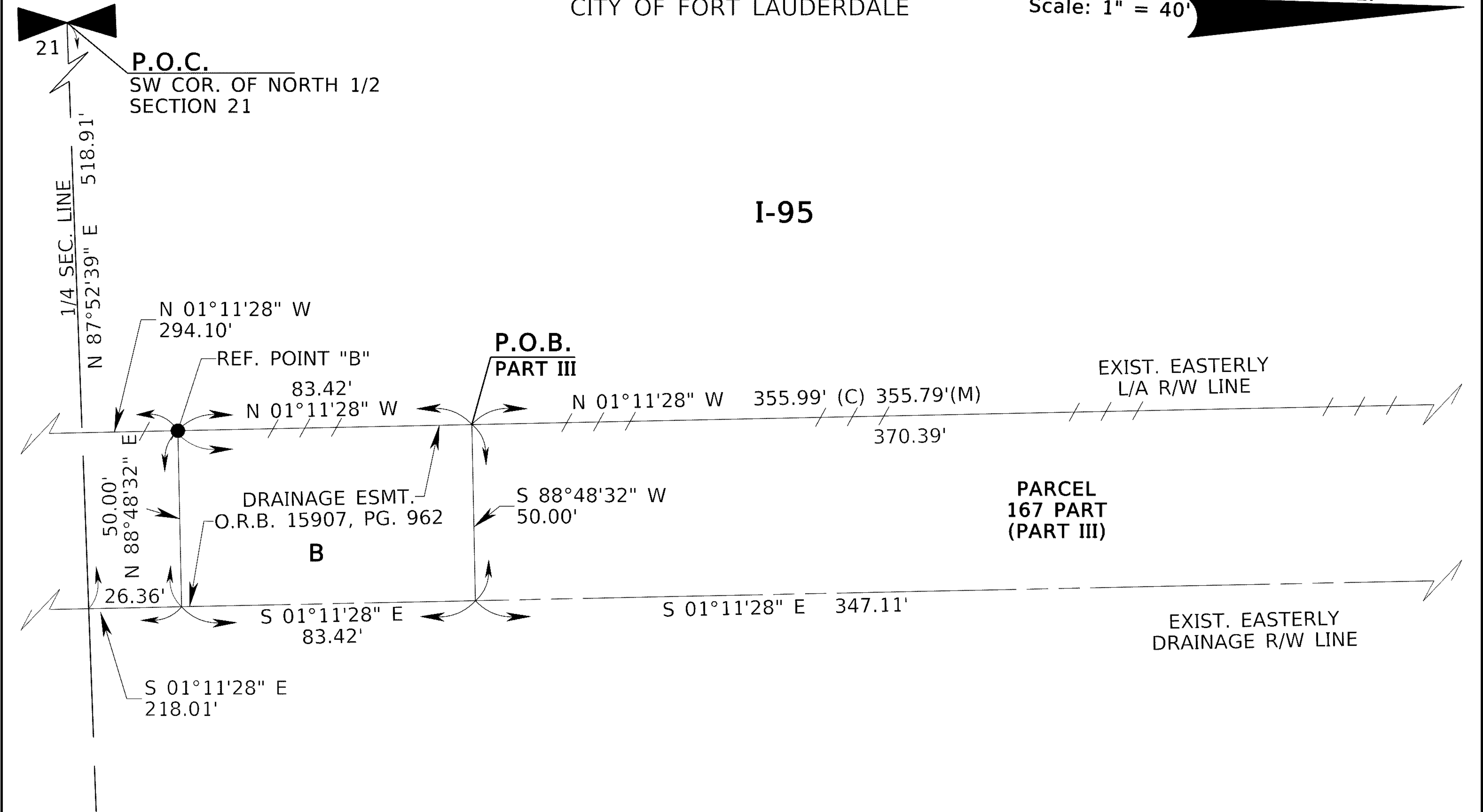
BARRETT'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21
P.B. 1, PG. 46, D.C.R.

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FLORIDA DEPARTMENT OF TRANSPORTATION 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: 1" = 40'	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	CAM 23-0249 SHEET 3 OF 8 Exhibit 3

EXHIBIT "A"
CITY OF FORT LAUDERDALE

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



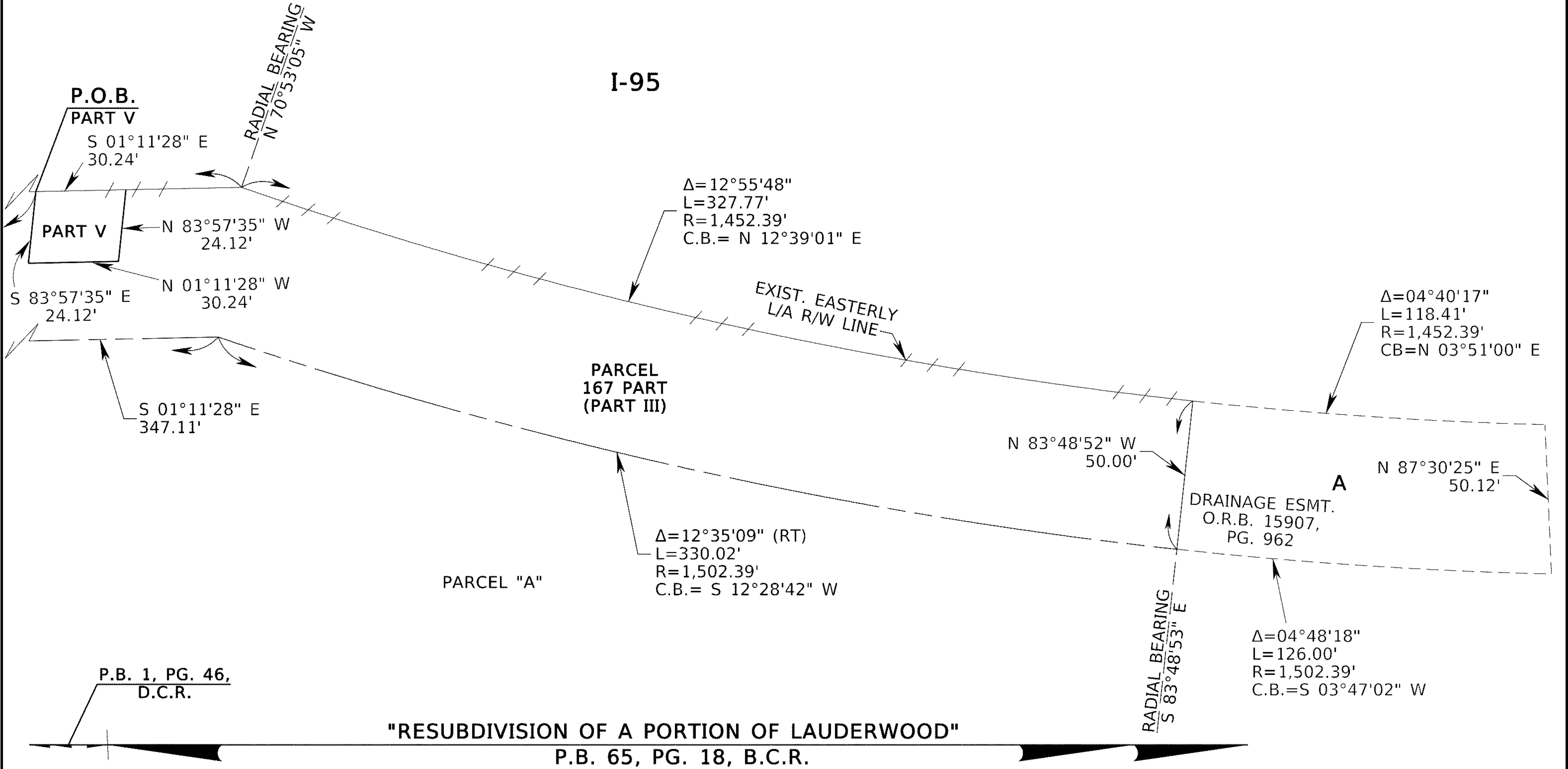
BARRETT'S SUBDIVISION OF THE WEST 1/2 OF SECTION 21
P.B. 1, PG. 46, D.C.R.

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		BY	DATE	PREPARED BY: FDOT DISTRICT 4	SCALE: 1" = 40'	FM No. 423305-6-32-01
	REV. SQ. FT. / ACRES	BAIN	10/28/22	DRAWN	MJR	10/13/2021	F.P. NO. N/A		
	ADD LESS OUTS	BAIN	06/16/22	CHECKED	EEW	10/15/2021	SECTION 86095-2405	CAM 23-0249	SPLET 4 OF 8
		REVISION	BY	DATE					

EXHIBIT "A"
CITY OF FORT LAUDERDALE

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



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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: 1" = 50'	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	SHEET 5 OF 8
	ADD LESS OUTS	BAIN	06/16/22	CHECKED	EEW	10/15/2021			
	REVISION	BY	DATE						

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: 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	CAM 23-00149 SHEET 6 OF 8 Exhibit 3
ADD LESS OUTS	BAIN	06/16/22	CHECKED	EEW	10/15/2021			
REVISION	BY	DATE						

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				F.P. NO. N/A	SECTION 86095-2405	CAM 23-0249-7 OF 8
REVISION	BY	DATE	CHECKED	EEW	10/15/2021			Exhibit 3

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

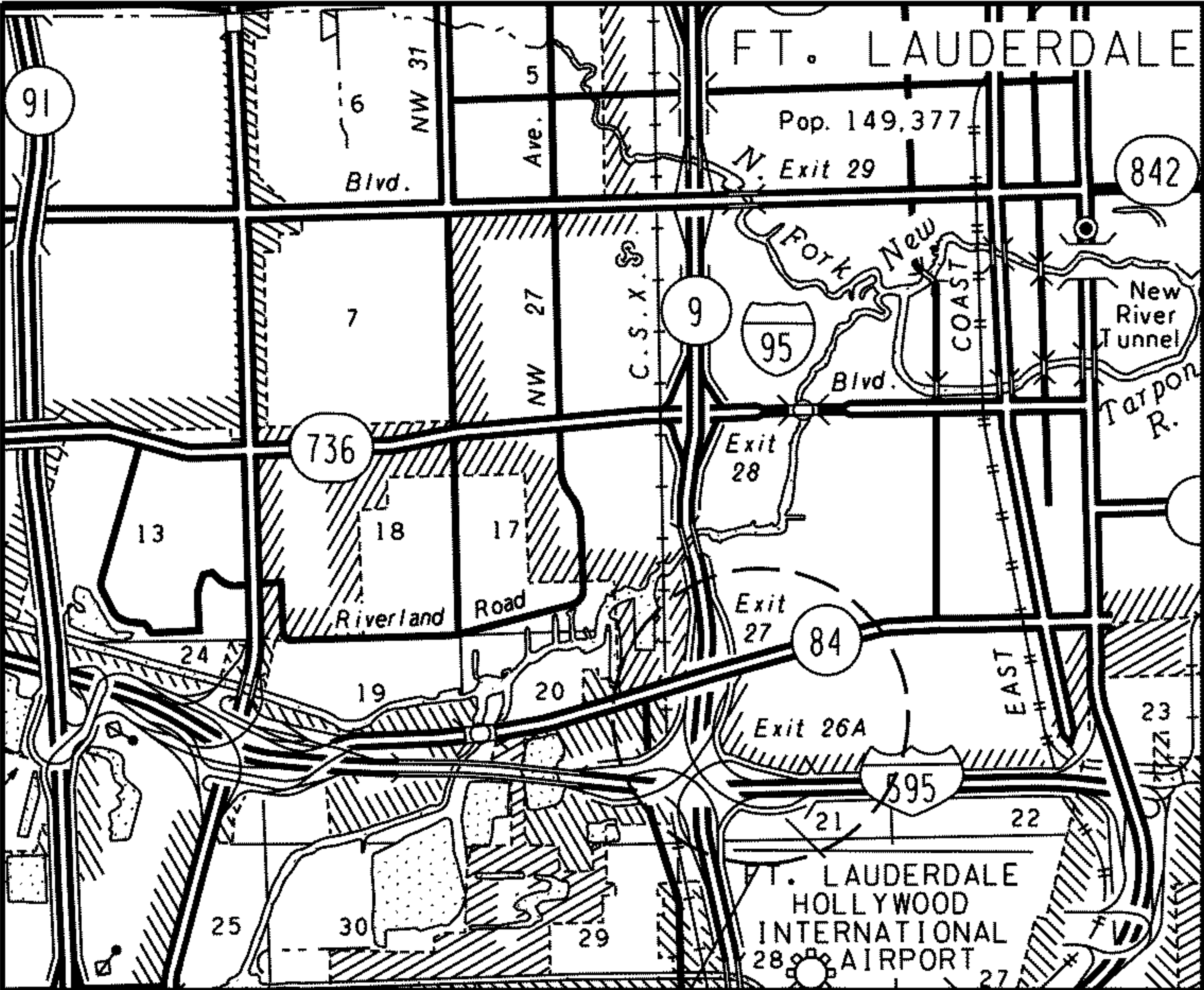
Florida Surveyor & Mapper No. 4805
 Florida Department of Transportation

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									
ADD LESS OUTS	BAIN	06/16/22	DRAWN	MJR	10/13/2021	F.P. NO. N/A		SECTION 86095-2405		SHEET 8 OF 8	
REVISION *	BY	DATE	CHECKED	EEW	10/15/2021						



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

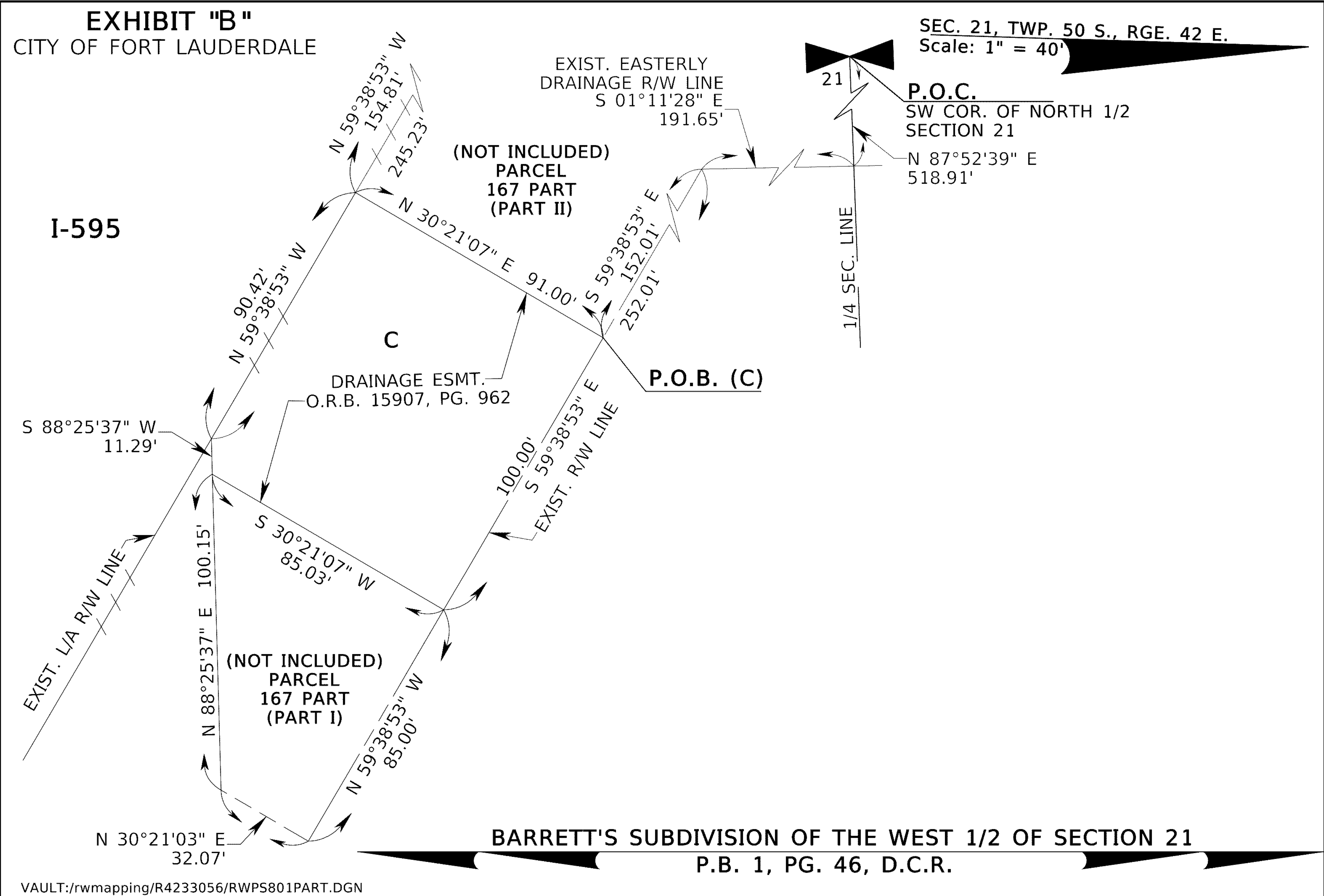
GENERAL NOTES:

- 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.

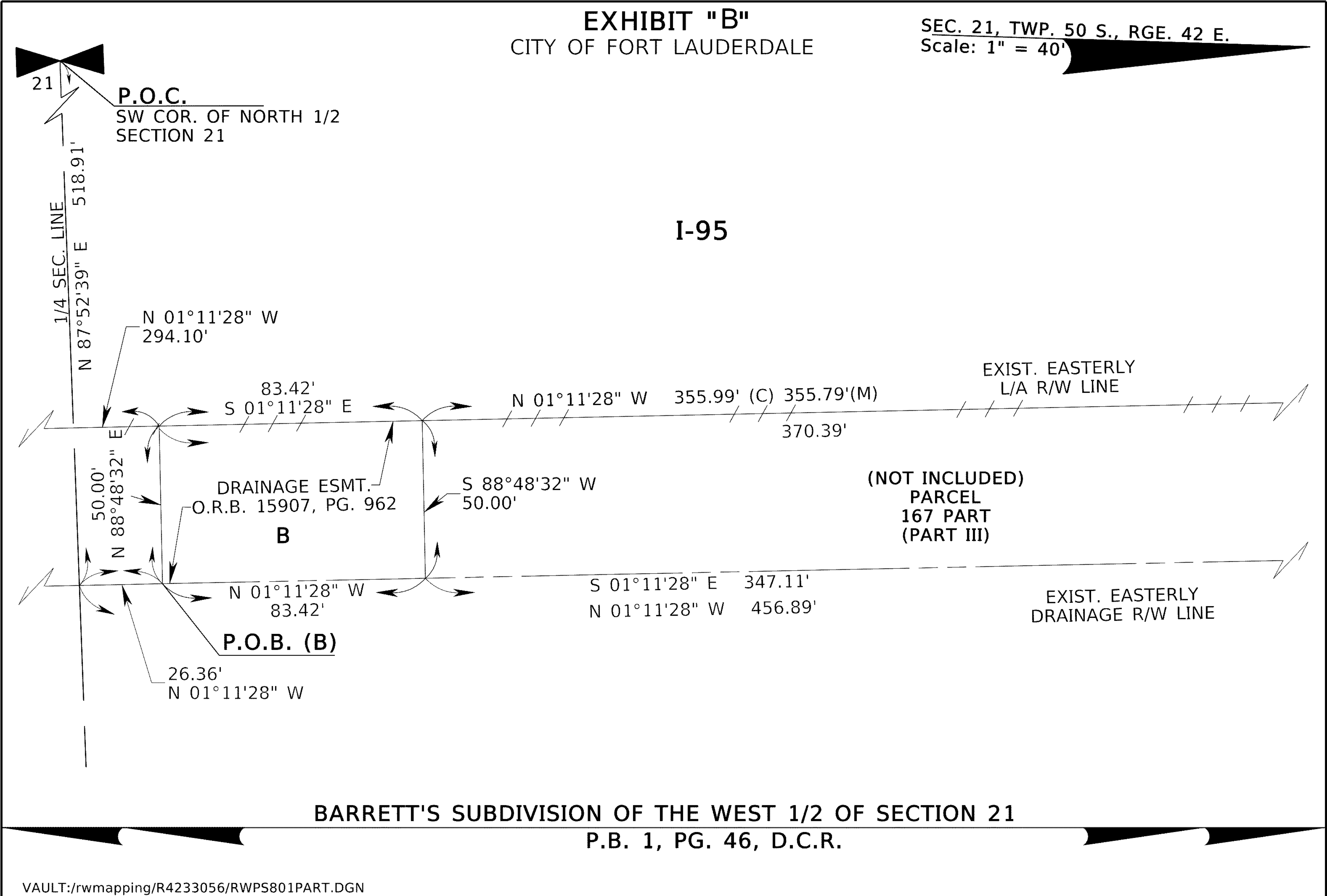
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT 4-SURVEYING AND MAPPING
3400 WEST COMMERCIAL BOULEVARD
FT. LAUDERDALE, FLORIDA 33309
(954) 777-4560

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:	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 SECTION 86095-2405 GAM 23-00249 SHEET 1 OF 7 Exhibit 3				
REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23					



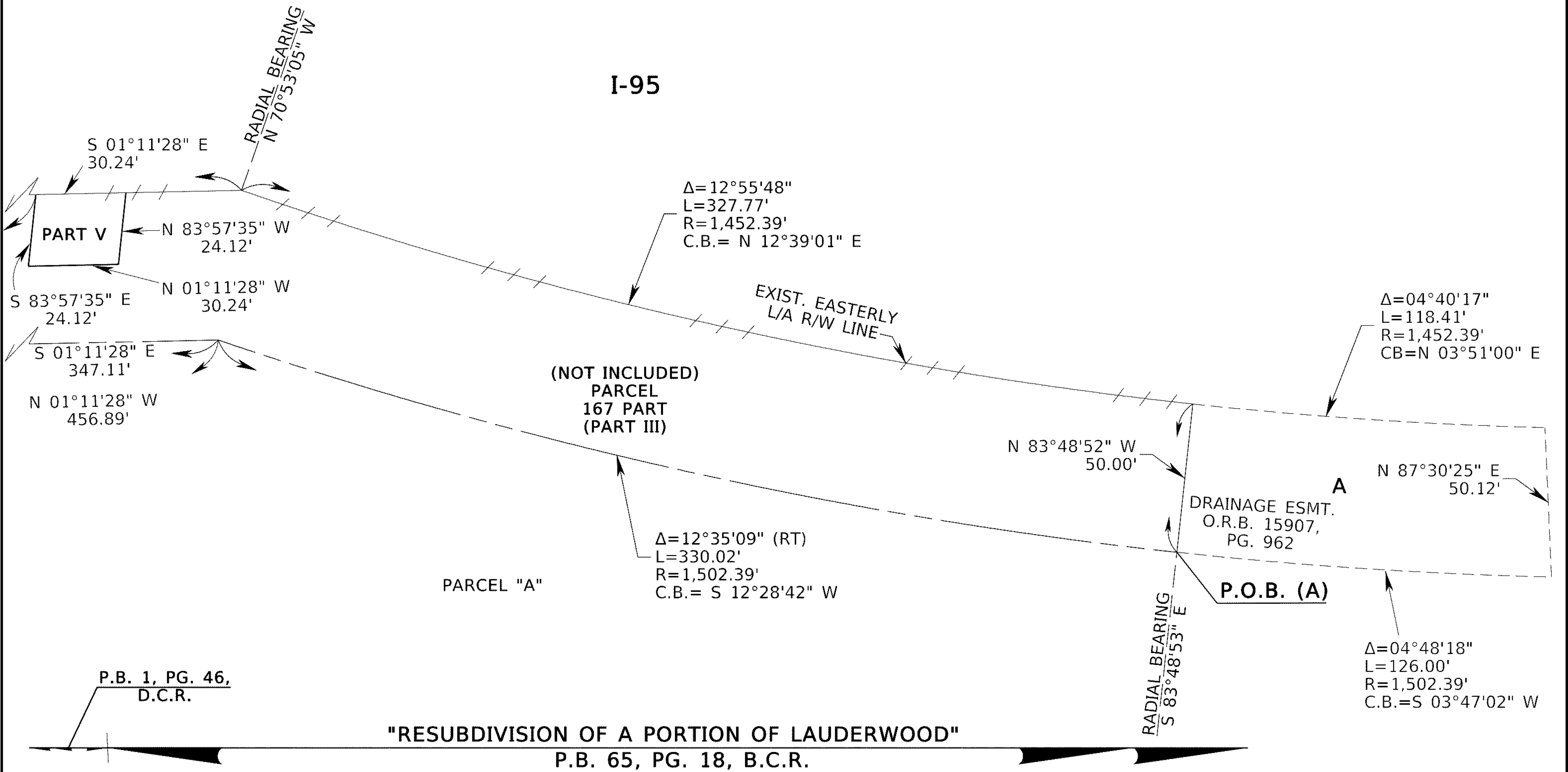
FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH THIS IS NOT A SURVEY				STATE ROAD NO. 862 / I-595				BROWARD COUNTY	
					BY	DATE	PREPARED BY:	SCALE:	FM No. 423305-6-32-01
	REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23	FDOT DISTRICT 4	1" = 40'	
	REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23	F.P. NO. N/A	SECTION 86095-2405	GAM 23-0049 SHEET 2 OF 7 Exhibit 3



FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH THIS IS NOT A SURVEY	VAULT:/rwmapping/R4233056/RWPS801PART.DGN			STATE ROAD NO. 862 / I-595				BROWARD COUNTY	
					BY	DATE	PREPARED BY:	SCALE:	FM No. 423305-6-32-01
							FDOT DISTRICT 4	1" = 40'	
	REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23	F.P. NO. N/A	SECTION 86095-2405	GAM 23-0249 SHEET 3 OF 7
	REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23			Exhibit 3

EXHIBIT "B"
CITY OF FORT LAUDERDALE

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



VAULT:/rwmapping/R4233056/RWPS801PART.DGN

FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH THIS IS 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	1" = 50'		
	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 4 OF 7	

EXHIBIT "B"

(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: FDOT DISTRICT 4	SCALE: 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
						CAM 23-0219 SHEET 5 OF 7 Exhibit 3	

EXHIBIT "B"

(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)

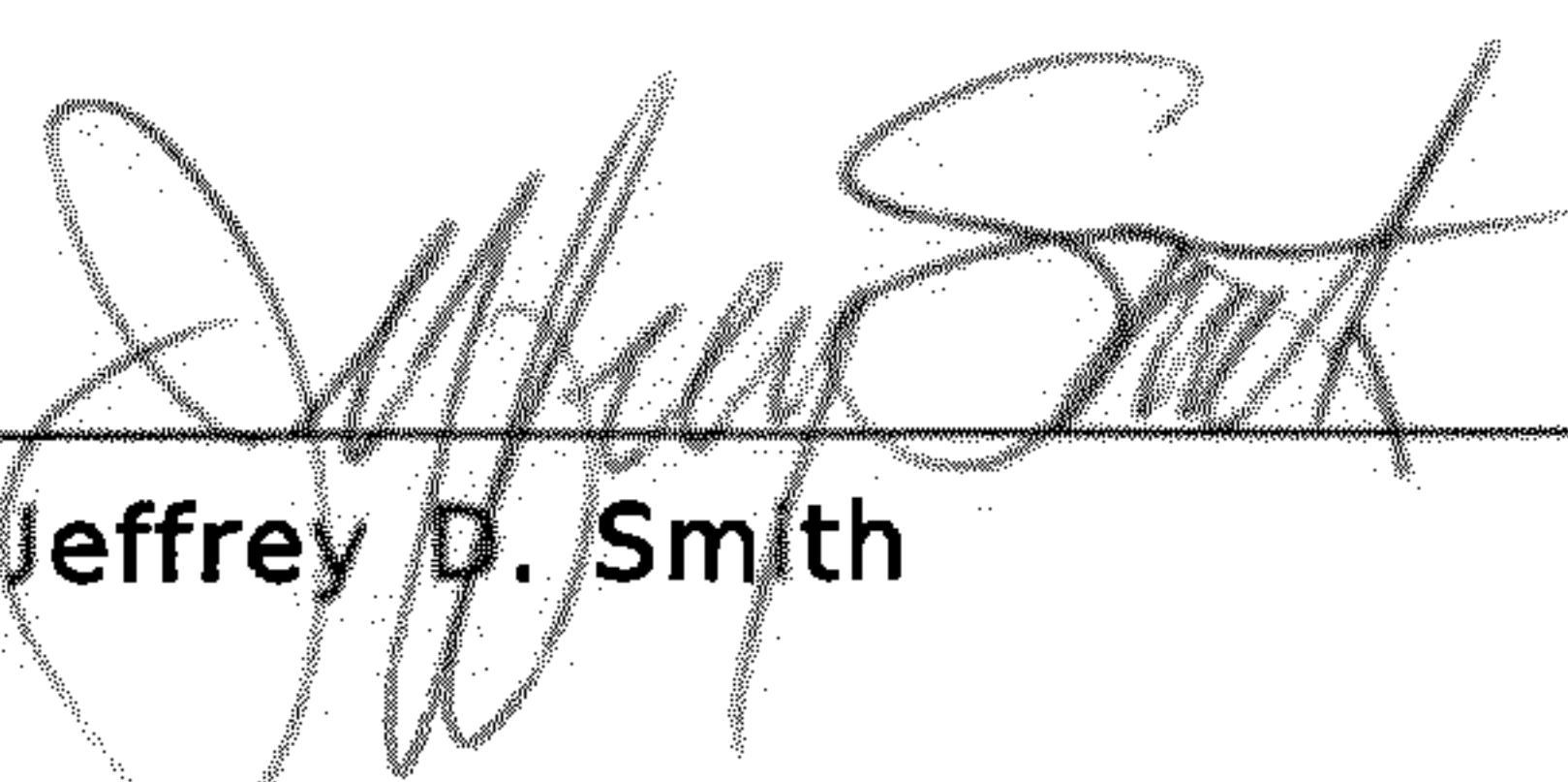
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			FLORIDA DEPARTMENT OF TRANSPORTATION				
			LEGAL DESCRIPTION - NOT A SURVEY				
			STATE ROAD NO. 862 / I-595				BROWARD COUNTY
				BY	DATE	PREPARED BY: FDOT DISTRICT 4	SCALE: N/A
REVIEW PER CITY CMTS	BAIN	01/25/23	DRAWN	BAIN	01/04/23	FM No. 423305-6-32-01	
REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/04/23	F.P. NO. N/A	SECTION 86095-2405
						CAM 23-0219 SHEET 6 OF 7 Exhibit 3	

EXHIBIT "B"

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/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
REVISION			BY	DATE	CHECKED	RODRIGUEZ	01/04/23
						F.P. NO. N/A	SECTION 86095-2405
						SHEET 7 OF 7	