

RESOLUTION NO. 16-1384

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING A REQUEST IN ACCORDANCE WITH SUBSECTION 13-308(F)(3) OF THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE FOR A FINAL PLAT ENTITLED “DUNNWOODY LAKE” SUBMITTED FOR PROPERTY LOCATED NORTH OF NW 154TH STREET AND BETWEEN NW 87TH AVENUE AND I-75, MIAMI LAKES, FLORIDA, FOLIO NUMBER 32-2016-000-0020, IN THE RM-13 ZONING DISTRICT; PROVIDING FINDINGS; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR APPROVAL; PROVIDING FOR CONDITIONS; PROVIDING FOR VIOLATION OF CONDITIONS; PROVIDING FOR AUTHORIZATION; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Subsection 13-308(f)(3) of the Town of Miami Lakes’ (the “Town”) Land Development Code (the “LDC”), Lennar Homes, LLC (the “Applicant”) has applied to the Town for approval of a final plat, a copy of the Plat being attached hereto as Exhibit “A” and incorporated herein by reference (the “Final Plat”), for property generally located at the northwest corner of NW 87 Avenue and NW 154 Street, which is a portion of Miami-Dade Tax Folio No. 32-2016-000-0020 (“Property”), as legally described in Exhibit “B”, and containing approximately 142.67 acres of land, located north of NW 154th Street and between NW 87th Avenue and I-75; and

WHEREAS, Subsection 13-308(f)(3) of the Town LDC sets forth the authority of the Town Council to consider and act upon an application for a final plat; and

WHEREAS, the Town Council approved the associated preliminary plat April 5, 2016, and the proposed final plat is consistent with the approved preliminary plat; and

WHEREAS, in accordance with Section 13-309 of the Town LDC, proper notice was mailed to the appropriate property owners of record, the property was posted as required, the hearing was duly advertised in the newspaper, and courtesy mailed notice was provided to homeowners’ and/or condominium associations and/or neighborhood organizations which are located within a 1-mile radius of the property; the public hearing on the Final Plat was noticed

for Tuesday, June 7, 2016, at 6:30 P.M. at Town Hall, 6601 Main Street, Miami Lakes, Florida; and all interested parties have had the opportunity to address their comments to the Town Council; and

WHEREAS, Town staff has reviewed the application and recommends approval, subject to conditions, of the request for a Final Plat, as set forth in the Town's Staff Analysis and Recommendation, a copy of which is on file in the Town's Clerk's Office and incorporated into this Resolution by reference; and

WHEREAS, the Director of Planning, acting as the Administrative Official, has determined that the Applicant has met the conditions and prerequisites imposed in Section 13-308 of the LDC and in accordance with the approved preliminary plat; and

WHEREAS, the Town Council, in accordance with Section 13-308(f)(2)(c)(3) has considered the physical characteristics of the property, the availability of community services, traffic impact, economic impacts, appropriateness of the type and intensity of the proposed development, existing and future development, existing and future development patterns, compliance with land development regulations, relationship of the project to the capital improvements program; and other such factors as may relate to the Comprehensive Plan or elements thereof; and

WHEREAS, the Town Council has considered the written recommendations of staff, any other reviewing agencies, and presentations by the public.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Approval of Final Plat. Subject to the conditions set forth in Section 3 of this Resolution, the Final Plat for "DUNNWOODY LAKE," as attached hereto as Exhibit "A", is approved.

Section 3. Conditions of Approval. The Town Council approves the Final Plat in Section 2, above, subject to the following conditions:

1. The approval of the final plat shall be in accordance with the copy of the Final Plat of "DUNNWOODY LAKE" as submitted for approval to the Town Council and prepared by Ford, Armenteros & Fernandez, Inc., Omar Armenteros, Professional Surveyor and Mapper, consisting of 15 sheets and stamped as received on 6-7-2016.

2. The Applicant shall comply with all platting requirements of the Town LDC, including but not limited to posting any performance guarantees needed for required improvements, and Chapter 28 of the Miami-Dade County Code.
3. No building permit shall be issued until the final plat is recorded, except as may be allowed by the LDC.
4. Upon recordation of the final plat, the Applicant shall provide the Town with one original on 30 X 36 inch mylar and two paper copies.

Section 4. Violations of Conditions. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town LDC and persons found violating the conditions shall be subject to the penalties prescribed by the Town LDC, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town LDC before it may commence operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town LDC.

Section 5. Authorization. Subject to review by the Town Attorney, the Town Manager, the Town Clerk and the Town Surveyor are authorized to sign the face of the Final Plat and to execute any other required documents necessary for approval of the Final Plat consistent with and to implement the intent of the Town Council.

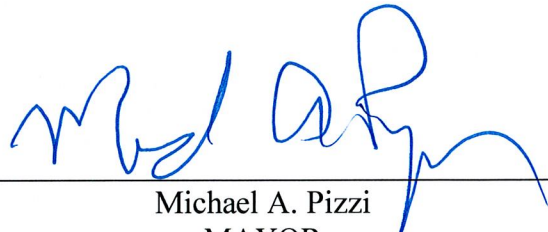
Section 6. Appeal. In accordance with Section 13-310 of the Town LDC, the Applicant or any affected party may seek review of development orders of the Town Council by the filing of an appeal or writ of certiorari in the appropriate court as prescribed in the Florida Rules of Appellate Procedure.

Section 7. Effective date. This Resolution shall become effective immediately upon adoption hereof.

Passed and adopted this 7TH day of June, 2016.


The foregoing resolution was moved for adoption by Mayor Pizzi. The motion was seconded by Councilmember Mestre and upon being put to a vote, the vote was as follows:

Mayor Michael Pizzi	<u>yes</u>
Vice Mayor Tim Daubert	<u>yes</u>
Councilmember Manny Cid	<u>yes</u>
Councilmember Tony Lama	<u>yes</u>
Councilmember Ceasar Mestre	<u>yes</u>
Councilmember Frank Mingo	<u>yes</u>
Councilmember Nelson Rodriguez	<u>yes</u>




Michael A. Pizzi
MAYOR

Attest:



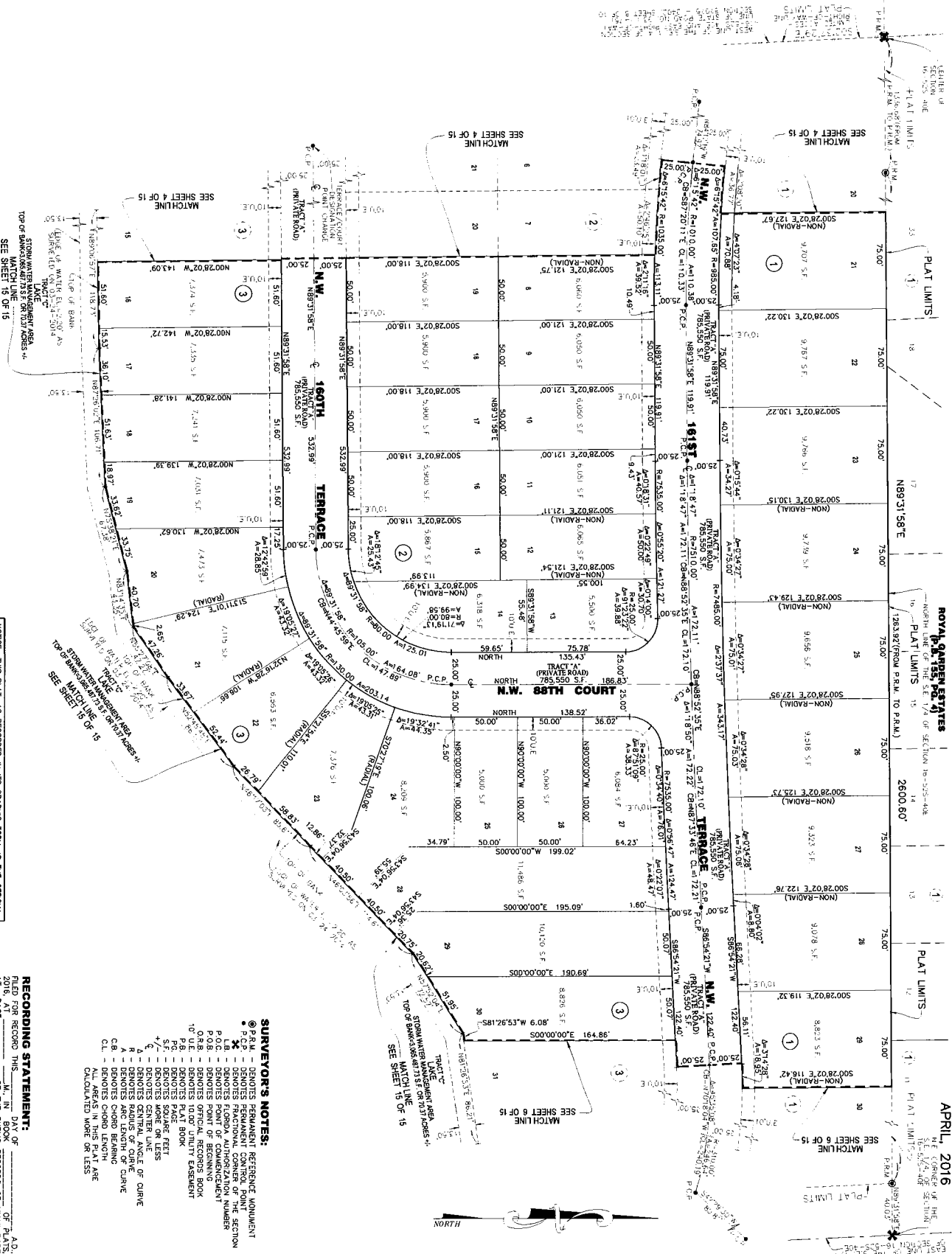
Gina Inguanzo
TOWN CLERK

Approved as to form and legal sufficiency:



Raul Gastesi, Jr.
Gastesi & Associates, P.A.
TOWN ATTORNEY

DUNNWOODY LAKES
A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.



BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S27°22'28" ALONG THE WEST LINE OF THE SE 1/4 OF SECTION 16, TOWNSHIP 32 SOUTH, RANGE 40 EAST.

NOTES: THIS PLAT AS RECORDED IN THE PUBLIC RECORDS OF THE OFFICE OF THE COUNTY CLERK OF MIAMI-DADE COUNTY, FLORIDA, IS THE OFFICIAL RECORD OF THE SUBDIVISION DESCRIBED HEREIN AND SHALL BE CONSIDERED THE AUTHORITY IN ANY DISPUTE. ANY OTHER REVISIONS OR AMENDMENTS TO THIS PLAT MUST BE FILED IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- C.P. - DENOTES CONTROL POINT
- L.B. - DENOTES LOCAL BOUNDARY
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- D.P. - DENOTES DEED POINT
- U.E. - DENOTES UTILITY EASEMENT
- P.B. - DENOTES PLAT BOOK
- S.F. - DENOTES SQUARE FEET
- +/- DENOTES MORE OR LESS
- C. - DENOTES CENTER LINE
- R. - DENOTES RADIUS OF CURVE
- A. - DENOTES ARC LENGTH OF CURVE
- C.B. - DENOTES CHORD BEARING
- C.L. - DENOTES CHORD LENGTH
- ALWAYS IN THIS PLAT ARE CALCULATED MORE OR LESS.

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D. 2016 AT _____ IN BOOK _____ OF PLATS _____ COUNTY OF MIAMI-DADE, FLORIDA. THIS PLAT COMPLETES THE LAYING OUT OF THE SUBDIVISION DESCRIBED IN THE FOREGOING AND THE COUNTY OF MIAMI-DADE AND MIAMI-DADE COUNTY, FLORIDA. HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK



FORD ARMENTEROS & FERNANDEZ, INC.
1960 N.W. 10TH AVENUE, 2ND FLOOR
MIAMI, FL 33136
TEL: (305) 477-4427
FAX: (305) 477-8585

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DENOTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WHICH NO CIRCUITS OR PARTS THEREOF SHALL BE VALID UNLESS THEY COMPLY WITH THE RESTRICTIONS HEREIN. ANY OTHER RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT SHALL BE VOID AND FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE FOR THE 2011 EPOCH. THE 2011 EPOCH IS THE SE 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST.

SEE SHEET 3 OF 15 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S NOTES:

- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- X - DENOTES FRACTIONAL CORNER OF THE SECTION
- L.B. - DENOTES FLORIDA AUTHORIZATION NUMBER
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- O.R.A. - DENOTES ORIGINAL RECORDS BOOK
- U.E. - DENOTES 100' UTILITY EASEMENT
- P.B. - DENOTES PLAT BOOK
- S.F. - DENOTES SQUARE FEET
- +/- - DENOTES MORE OR LESS
- C - DENOTES CENTER LINE OF CURVE
- R - DENOTES RADIUS OF CURVE
- A - DENOTES ARC LENGTH OF CURVE
- C.B. - DENOTES CHORD BEARING
- C.L. - DENOTES CHORD LENGTH
- ALL AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ A.D. _____ AT _____ O'CLOCK P.M. OF _____ A.M. _____ OF THE _____ COUNTY OF FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA. HAREVEY RIVIN, CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK



FORO, ARRIENOS & FERNANDEZ, INC.
 1800 N.W. 17th Avenue, 2nd Floor
 Doral, FL 33126
 PH: (305) 496-4411
 FAX: (305) 496-2888
 APRIL, 2016

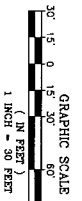


SURVEYOR'S NOTES:
 * P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
 * P.C.C. - DENOTES PERMANENT CONTROL POINT SECTION
 * L.B. - DENOTES FLORIDA AUTHORIZATION NUMBER
 * P.O.C. - DENOTES POINT OF COMMENCEMENT
 * P.O.B. - DENOTES POINT OF BEGINNING
 * P.O.A. - DENOTES POINT OF ADJACENCY
 * P.O.E. - DENOTES POINT OF ENCUMBRANCE
 * P.O.F. - DENOTES POINT OF FURTHER ENCUMBRANCE
 * P.O.G. - DENOTES POINT OF GRANT
 * P.O.H. - DENOTES POINT OF HATCH
 * P.O.I. - DENOTES POINT OF INTERSECTION
 * P.O.J. - DENOTES POINT OF JUNCTION
 * P.O.K. - DENOTES POINT OF KINK
 * P.O.L. - DENOTES POINT OF LIFT
 * P.O.M. - DENOTES POINT OF MOUNTAIN
 * P.O.N. - DENOTES POINT OF NAIL
 * P.O.O. - DENOTES POINT OF OBTUSE ANGLE
 * P.O.P. - DENOTES POINT OF PIVOT
 * P.O.Q. - DENOTES POINT OF QUARTER
 * P.O.R. - DENOTES POINT OF RESECTION
 * P.O.S. - DENOTES POINT OF SPLIT
 * P.O.T. - DENOTES POINT OF TANGENT
 * P.O.U. - DENOTES POINT OF UTILITY EASEMENT
 * P.O.V. - DENOTES POINT OF VERTICULAR ANGLE
 * P.O.W. - DENOTES POINT OF WIND
 * P.O.X. - DENOTES POINT OF X
 * P.O.Y. - DENOTES POINT OF Y
 * P.O.Z. - DENOTES POINT OF Z
 * P.O.A. - DENOTES POINT OF ANGLE
 * P.O.B. - DENOTES POINT OF BEARING
 * P.O.C. - DENOTES POINT OF CURVE
 * P.O.D. - DENOTES POINT OF DISTANCE
 * P.O.E. - DENOTES POINT OF EASEMENT
 * P.O.F. - DENOTES POINT OF FURTHER ENCUMBRANCE
 * P.O.G. - DENOTES POINT OF GRANT
 * P.O.H. - DENOTES POINT OF HATCH
 * P.O.I. - DENOTES POINT OF INTERSECTION
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 * P.O.X. - DENOTES POINT OF X
 * P.O.Y. - DENOTES POINT OF Y
 * P.O.Z. - DENOTES POINT OF Z

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S02°37'28"E ALONG THE WEST LINE OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST.
 SEE SHEET 2 OF 15 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBDIVISION.
 NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL GRAPHIC OF THE SUBDIVISION. ANY REPRODUCTION OF THIS PLAT IN ANY FORM OR BY ANY MEANS, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR, IS PROHIBITED.
 ALL AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS.

RECORDING STATEMENT:
 FILED FOR RECORD THIS _____ DAY OF _____ A.D. 2016 AT _____ COUNTY OF FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.
 HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

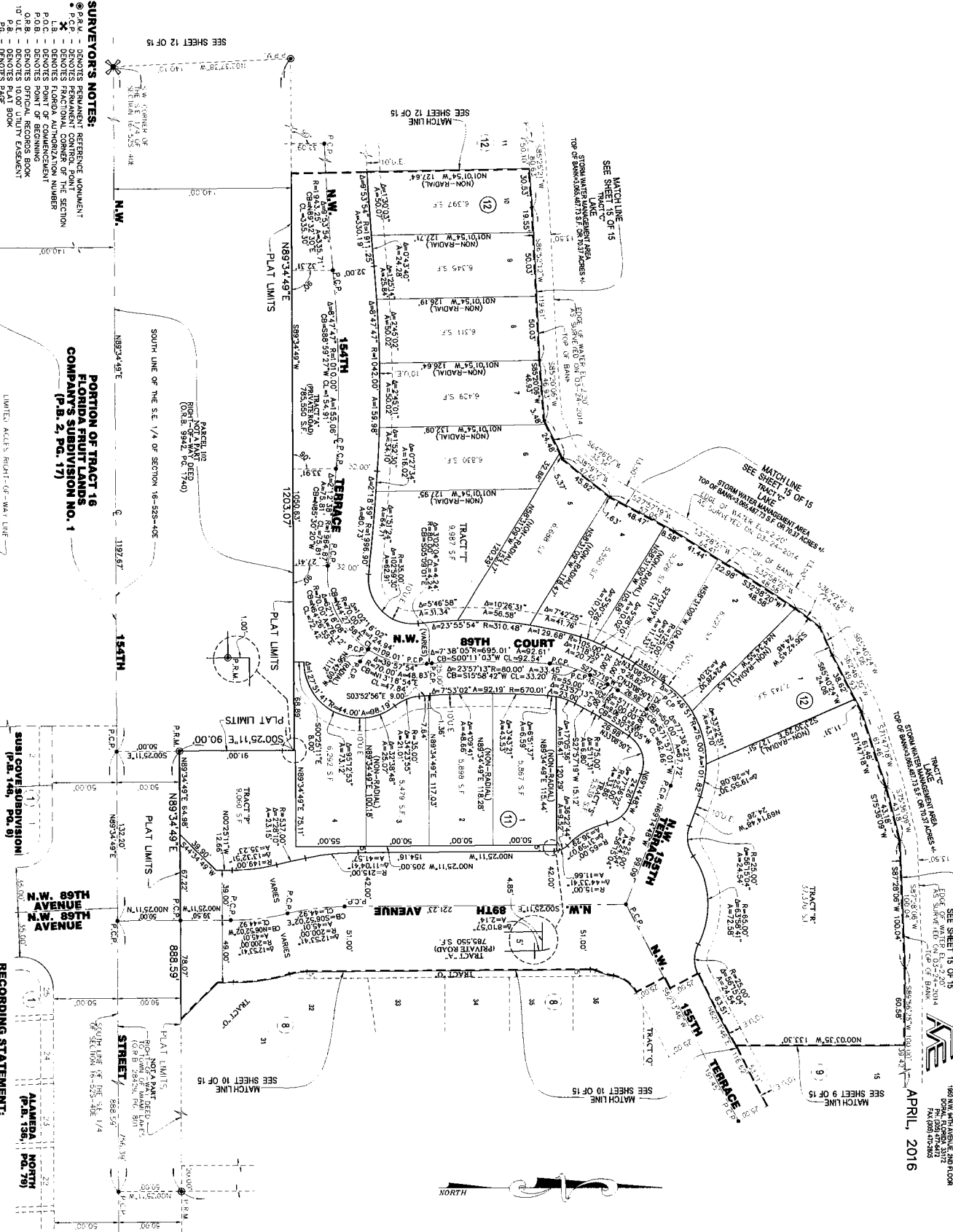
DEPUTY CLERK



A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

P.B. P.G. FORO, ARMENTEROS & FERNANDEZ, INC. SHEET 11 OF 15
 1800 N.W. 107th Avenue, 2nd Floor
 Miami, Florida 33187
 Tel: (305) 551-4411
 Fax: (305) 551-4415

APRIL, 2016



SURVEYOR'S NOTES:
 1. REFERENCE MONUMENT
 2. PERMANENT CONTROL POINT OF THE SECTION
 3. DENOTES FLORIDA AUTHORIZATION NUMBER
 4. DENOTES POINT OF BEGINNING
 5. DENOTES OFFICIAL RECORDS BOOK
 6. DENOTES 10.00' UTILITY EASEMENT
 7. DENOTES PAGE
 8. DENOTES SQUARE FEET
 9. DENOTES BEARING
 10. DENOTES CENTRAL ANGLE OF CURVE
 11. DENOTES RADIUS OF CURVE
 12. DENOTES ARC LENGTH OF CURVE
 13. DENOTES CHORD LENGTH
 14. ALL AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS

**PORTION OF TRACT 16
 FLORIDA FRUIT LANDS
 COMPANY'S SUBDIVISION NO. 1
 (P.B. 2, PG. 17)**

**SUSI COVE SUBDIVISION
 (P.B. 140, PG. 9)**

RECORDING STATEMENT:
 FILED FOR RECORD THIS _____ DAY OF _____ A.D. 2016, AT _____ IN THE _____ COUNTY OF FLORIDA. THIS PLAT COMES IN ACCORDANCE WITH THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA. HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

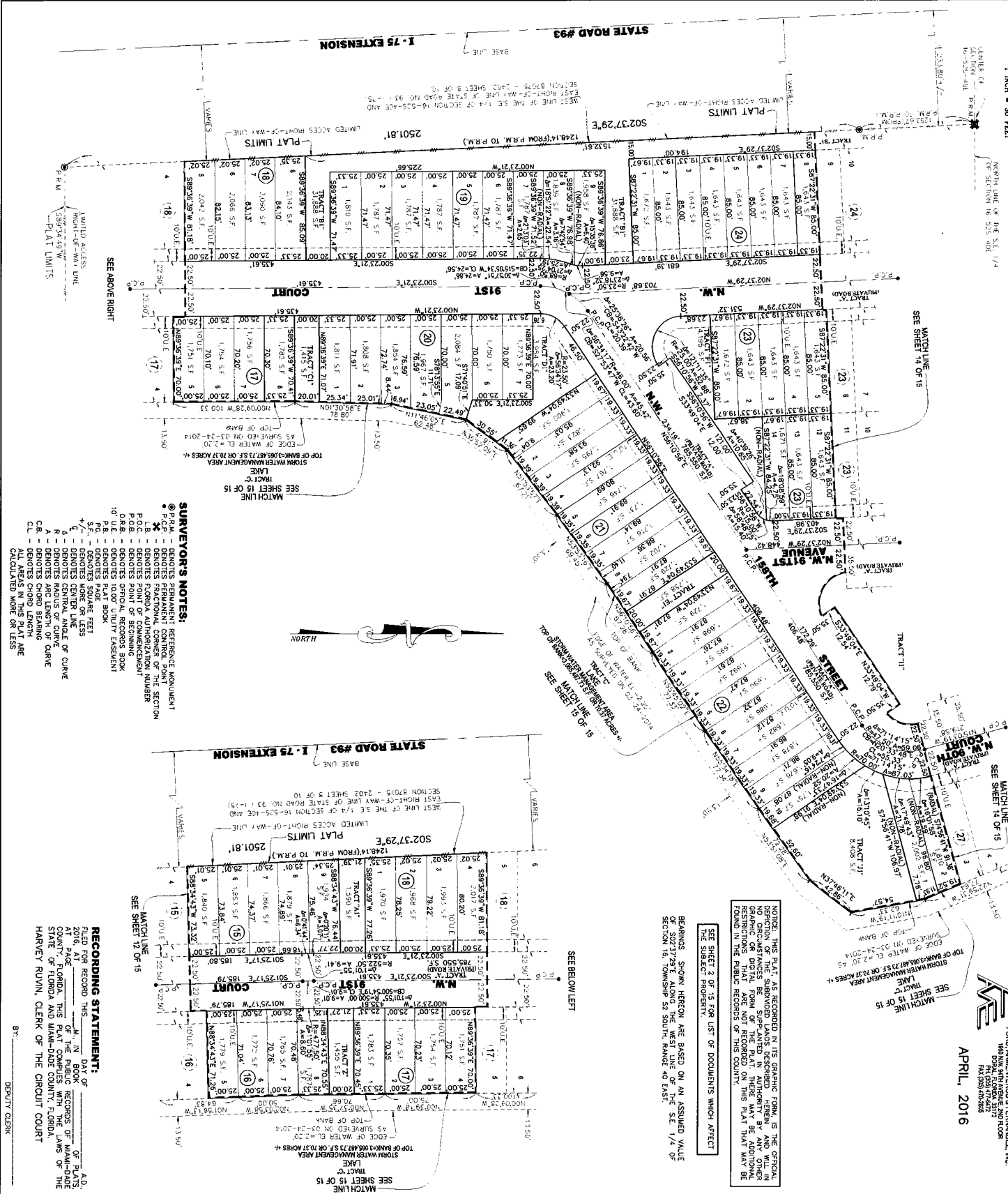
DEPUTY CLERK



GRAPHIC SCALE
1" = 30 FEET

A SUBDIVISION OF A PORTION OF THE SE 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

P.B. P.G.
SHEET 13 OF 15
FORD, AMENETIOS & FERNANDEZ, INC.
186 MIAMI AVENUE, 2ND FLOOR
MIAMI, FL 33136
TEL: (305) 477-4227
FAX: (305) 477-8585
APRIL, 2016



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SEE SHEET 7 OF 15 FOR LIST OF DOCUMENTS WHICH AFFECT THE SUBDIVISION PROPERTY.

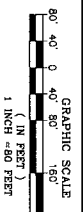
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED TRUE BEARING OF S0273729°E ALONG THE WEST LINE OF THE SE 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST.

SURVEYOR'S NOTES:

- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.O.C. - DENOTES PERMANENT CONTROL POINT SECTION
- P.O.C. - DENOTES FLORIDA AUTHORIZATION NUMBER
- P.O.B. - DENOTES POINT OF BEGINNING
- U.E. - DENOTES 100' UTILITY EASEMENT
- P.B. - DENOTES PLAT BOOK
- S.C. - DENOTES PAGE
- +/- - DENOTES MORE OR LESS
- A - DENOTES CENTER LINE
- C.B. - DENOTES CHORD BEARING
- C.L. - DENOTES CHORD LENGTH
- ALL ANGLES IN THIS PLAT ARE CALCULATED MORE OR LESS

RECORDING STATEMENT:

FILED FOR RECORD THIS DAY OF 2016, AT THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLETS WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA. HARVEY RUVIN, CLERK OF THE CIRCUIT COURT



A SUBDIVISION OF A PORTION OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE TOWN OF MIAMI LAKES, MIAMI-DADE COUNTY, FLORIDA.

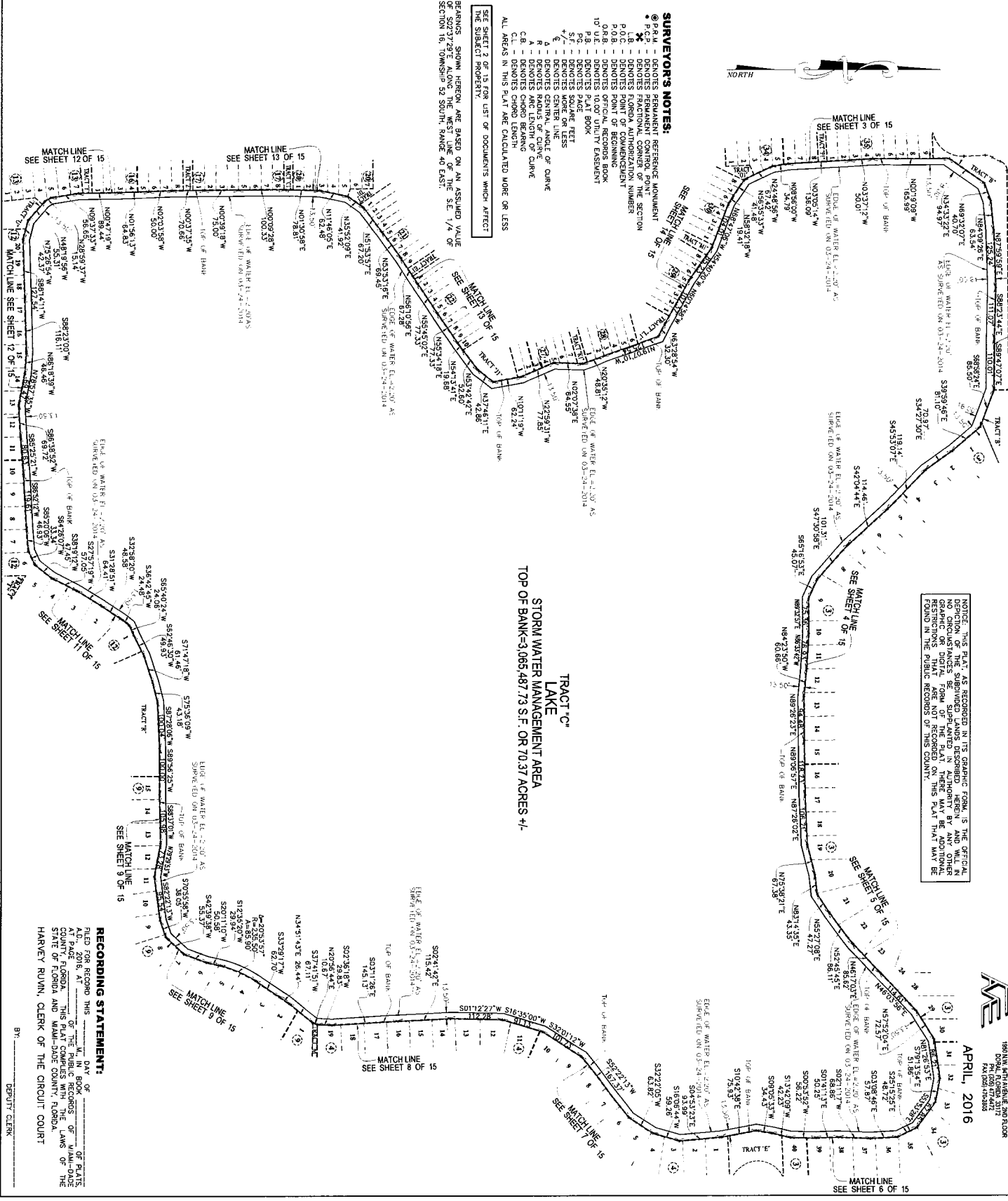
P.B. P.C. SHEET 15 OF 15
 APRIL, 2016
 FOND, ARMENTEROS & FERNANDEZ, INC.
 1905 DONALD F. ROBINSON BLVD
 MIAMI, FLORIDA 33177
 PHONE: (305) 446-6622
 FAX: (305) 446-6622



SURVEYOR'S NOTES:

- PERM - DENOTES PERMANENT REFERENCE MONUMENT
 - FLA - DENOTES FLORIDA AUTHORIZATION NUMBER
 - P.O.B. - DENOTES POINT OF BEGINNING
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - T.O.U.E. - DENOTES 10.00' UTILITY EASEMENT
 - P.B. - DENOTES PLAT BOOK
 - S.F. - DENOTES SQUARE FEET
 - A - DENOTES AREA MORE OR LESS
 - A - DENOTES CENTRAL ANGLE OF CURVE
 - R - DENOTES RADIUS OF CURVE
 - L - DENOTES ARC LENGTH OF CURVE
 - C.L. - DENOTES CHORD LENGTH
- ALL AREAS IN THIS PLAT ARE CALCULATED MORE OR LESS THE SUBSECT PROPERTY.

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NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL RECORD OF THE SUBDIVISION DESCRIBED HEREIN AND WILL BE CONSIDERED THE OFFICIAL RECORD OF THE PLAT. ANY AND ALL REVISIONS OR DIGITAL FORM OF THE PLAT THERE MAY BE ADDITIONAL RECORDS IN THE PUBLIC RECORDS OF THIS COUNTY.

TRACT C
 LAKES
 STORM WATER MANAGEMENT AREA
 TOP OF BANK=3,065.487.73 S.F. OR 70.37 ACRES +/-

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____ 2016, AT _____ IN BOOK _____ OF PLATS AND MAPS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT IS A PART OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND MIAMI-DADE COUNTY, FLORIDA. HARVEY RUINA, CLERK OF THE CIRCUIT COURT

BY _____ DEPUTY CLERK

Exhibit B

Legal Description

The Southeast 1/4 of Section 16, Township 52 South, Range 40 East, lying and being in Miami-Dade County, Florida, LESS AND EXCEPT that portion thereof lying within the lands designated as part of Parcel No. 102 and conveyed to the State of Florida Department of Transportation, pursuant to that Deed recorded in Official Records Book 9942, Page 1740, of the Public Records of Miami-Dade County, Florida.

FURTHER LESS AND EXCEPT that portion thereof acquired by Miami-Dade County, Florida pursuant to that Final Judgment recorded in Official Records Book 27731, Page 2513, of the Public Records of Miami-Dade County, Florida, as to the following described lands:

Parcel No. 1: The East 40.00 feet of the South 1275.00 feet of the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida;

and,

Parcel No. 1A; The East 40 feet of the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida, LESS the South 1275.00 feet thereof.

FURTHER LESS AND EXCEPT that portion thereof conveyed to the Town of Miami Lakes pursuant to that Right-of-Way Deed recorded in Official Records Book 28429, Page 801, of the Public Records of Miami-Dade County, Florida, as to the following described lands:

Parcel II: The South 50 feet of the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, lying East of Interstate 75 (State Road Number 93) Ramp Limited Access Right-of-Way line as shown on Florida Department of Transportation Right-of-Way Map for Section 87075-2401, Miami-Dade County, Florida.

FURTHER LESS AND EXCEPT that portion thereof conveyed to Miami-Dade County, Florida pursuant to that Quit-Claim Deed recorded in Official Records Book 28634, Page 307, of the Public Records of Miami-Dade County, Florida, as to the following described lands:

The external area formed by a 25-foot radius arc concave to the Northwest and tangent to the West line of the East 40 feet of said Section 16 and tangent to the North line of the South 50 feet of said Section 16, Miami-Dade County, Florida.

FURTHER LESS AND EXCEPT that portion thereof described as follows:

A portion of land lying and being in the Southeast 1/4 of Section 16, Township 52 South, Range 40 East, in Miami-Dade County, Florida; being more particularly described as follows:

Commencing at the Southeast corner of said Section 16; thence S 89° 34' 49" W along the South line of the Southeast 1/4 of said Section 16, for a distance of 67.90 feet to a point; thence N 00° 25' 11" E for 50.00 feet to the Point of Beginning; thence S 89° 34' 49" W along a line 50 feet North of and parallel with the South line of the Southeast 1/4 of said Section 16 a distance of 485.40 feet to a point; thence N 00° 25' 11" W for 564.21 feet to a point; thence N 29° 56' 58" E for 375.94 feet to a point; thence N 87° 24' 00" E for 87.27 feet to a point; thence N 02° 36' 00" W for 20.00 feet to a point; thence N 87° 24' 00" E for 200.00 feet; thence S 02° 36' 00" E along a line 40 feet West of and parallel with the East line of the Southeast 1/4 of Section 16 a distance of 894.18 feet to a point of curvature of a circular curve concave to the Northwest and having for its elements a central angle of 92° 10' 49", a radius of 25.00 feet, an arc distance of 40.22 feet and a chord distance of 36.02 feet to the Point of Beginning.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.