

1 SOUTH FLORIDA WATER MANAGEMENT DISTRICT

2
3 RESOLUTION NO. 2006- _____

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5 A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER
6 MANAGEMENT DISTRICT TO APPROVE THE PURCHASE OF LAND INTERESTS
7 CONTAINING 0.11 ACRES, MORE OR LESS, FOR THE C-4 FLOOD MITIGATION
8 PROJECT, SWEETWATER BERM, PHASE 4 (BELEN AREA), IN UNINCORPORATED
9 MIAMI-DADE COUNTY, IN THE AMOUNT OF \$89,050 AND ASSOCIATED COSTS, OF
10 WHICH DEDICATED (FEMA) FUNDS ARE BUDGETED; APPROVE DECLARING
11 SURPLUS, DISPOSAL OF, AND REMOVAL FROM THE ASSET RECORDS, ANY SUCH
12 STRUCTURES AND IMPROVEMENTS DEEMED UNNECESSARY FOR THE STATED
13 PURPOSE OF THE ORIGINAL LAND ACQUISITION; PROVIDING AN EFFECTIVE DATE.
14

15 WHEREAS, the South Florida Water Management District is currently acquiring land interests in
16 connection with implementation of the C-4 Flood Mitigation Project in Miami-Dade County;

17 WHEREAS, the C-4 Flood Mitigation Project's primary objective is overall flood control for the C-4
18 Basin, which includes the construction of a concrete gravity wall (berm) along the northern right of way for
19 the C-4 Canal to bring the top of embankment to elevation +8.0 ft. There are two remaining reaches where
20 the District has no or insufficient interest for the construction, operation and maintenance of the gravity wall.
21 The District will need to acquire easements from the landowners of these properties;

22 WHEREAS, the South Florida Water Management District desires to purchase land interests
23 containing a 0.11 acre, more or less, for the C-4 Flood Mitigation Project, Sweetwater Berm, Phase 4 (Belen
24 area), in unincorporated Miami-Dade County, as more particularly described on Exhibit "A", and as shown on
25 the location map Exhibit "AA", both of which are attached hereto and made a part hereof, in the amount of
26 \$89,050, and declare surplus, disposal of, and removal from the asset records, any such structures and
27 improvements deemed unnecessary for the stated purpose for the original land acquisition;

28 WHEREAS, the Federal Emergency Management Agency (FEMA) will reimburse the District for the
29 purchase and associated costs for the acquisition of land interests on a voluntary basis;

30 WHEREAS, the South Florida Water Management District is authorized to acquire land, or interests
31 or rights in land, pursuant to Section 373.139, Florida Statutes;

32 NOW THEREFORE, BE IT RESOLVED by the Governing Board of the South Florida Water
33 Management District:

34 **Section 1.** The Governing Board of the South Florida Water Management District hereby approves the
35 purchase of land interests containing 0.11 acre, more or less, for the C-4 Flood Mitigation Project,
36 Sweetwater Berm, Phase 4 (Belen Area), in unincorporated Miami-Dade County, in the amount of \$89,050,
37 together with associated costs, of which dedicated FEMA funds are budgeted, as follows:

38

Owners	Tract No.	Interest	Acre	Appraised Value	Purchase Price
Humberto J. Zuniga and Zobeida M. Zuniga	31 100-073	Easement	0.11	\$89,050	\$89,050*

39

40 *District will seek reimbursement of \$89,050, plus associated costs, from the Federal Emergency
41 Management Agency (FEMA).

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Fund	Fund Center	Commitment Item	Funded Program
407000	5611187000	580020	CA07PROJ

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Budget Approved

21 June 2006
Date

48 **Section 2.** The Governing Board of the South Florida Water Management District hereby further
49 approves declaring surplus, disposal of, and removal from the asset records, any such structures and
50 improvements deemed unnecessary for the stated purpose of the original land acquisition.

51 **Section 3.** The Governing Board of the South Florida Water Management District hereby authorizes the
52 Chairman to execute the Agreement for Sale and Purchase.

53 **Section 4.** This Resolution shall take effect immediately upon adoption.

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55 **PASSED and ADOPTED** this _____ day of _____, 2006.

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**SOUTH FLORIDA WATER MANAGEMENT DISTRICT, BY
ITS GOVERNING BOARD**

By: _____
Chairman

63 **ATTEST:**

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District Clerk/Secretary

Approved as to form:

By: Holly Walter 6-20-06
Office of Counsel

Exhibit "A"
Acquisition ID No. 31100-073
LEGAL DESCRIPTION

All that part of a parcel of land, as recorded in Official Records Book 15105, Page 2848, of the Public Records of Miami-Dade County, Florida, Section 2, Township 54 South, Range 39 East, Miami-Dade County, Florida, lying within the following described parcel of land:

A parcel of land being a portion of Lots 3 and 4, Block 29, and a portion of SW 130th Avenue, Sweetwater Estates, according to the Plat thereof Recorded in Plat Book 28, Page 36 of Public Records of Miami Dade County, Florida, said parcel of land being more particularly described as follows:

Commence at the Southwest corner of the Southwest one-quarter (SW ¼) of Section 1, Township 54 South, Range 39 East;

Thence N. 01°29'54" W., along the West line of the Southwest one-quarter (SW ¼) of said Section 1-54-39, a distance of 989.36 feet to a point on the center line of the C-4 Canal;

Thence S. 89°41'09" W., along said centerline of the C-4 Canal, a distance of 1,656.75 feet to a point on the Southerly extension of the East line of said Lot 3, Block 29;

Thence N. 01°23'57" W., along said Southerly extension, a distance of 21.73 feet to the POINT OF BEGINNING. Said point also being on the North Reservation Line of Tamiami Canal C-4;

Thence continue N. 01°23'57" W., along the East line of said Lot 3, Block 29, a distance of 30.58 feet;

Thence N. 89°53'39" W., a distance of 331.27 feet;

Thence S. 01°25'04" E., a distance of 32.60 feet;

Thence S. 89°45'25" E., a distance of 331.22 feet to the POINT OF BEGINNING;

Note: This description was taken from Sketch No. 05-6844-E, titled a portion of Lots 3 & 4, Block 29, Richardson Kellett Company, Plat Book 28, Page 36, D.C.R., and dated March 02, 2006, by Stoner & Associates, Inc.

Containing 0.11 acres (4,757 square feet), more or less.

ZOBEIDA M ZUNIGA & H HUMBERTO
Legals\C-4\100-073.lgl.doc
Folio: 30-4901-001-1240
January 23, 2006; Revised: March 13, 2006

LEGAL DESCRIPTION C.L.M. March 13, 2006



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

4341 S.W. 62nd Avenue
Davie, Florida 33314

RECORDING AREA

LEGAL DESCRIPTION OF:

C-4 SWEETWATER BERM PHASE 3

A PORTION OF LOTS 3 AND 4, BLOCK 29, SWEETWATER ESTATES
PLAT BOOK 28, PAGE 36, D.C.R.



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 3 AND 4, BLOCK 29, AND A PORTION OF SW 130th AVENUE, SWEETWATER ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 36 OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 1, TOWNSHIP 54 SOUTH, RANGE 39 EAST;

THENCE N.01°29'54"W., ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 1-54-39, A DISTANCE OF 989.36 FEET TO A POINT ON THE CENTERLINE OF THE C-4 CANAL;

THENCE S.89°41'09"W., ALONG SAID CENTERLINE OF THE C-4 CANAL, A DISTANCE OF 1,656.75 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 3, BLOCK 29;

THENCE N.01°23'57"W., ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 21.73 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING ON THE NORTH RESERVATION LINE OF TAMiami CANAL C-4;

THENCE CONTINUE N.01°23'57"W., ALONG THE EAST LINE OF SAID LOT 3, BLOCK 29, A DISTANCE OF 30.58 FEET;

THENCE N.89°53'39"W., A DISTANCE OF 331.27 FEET;

THENCE S.01°25'04"E., A DISTANCE OF 32.60 FEET TO A POINT ON SAID NORTH RESERVATION LINE;

THENCE N.89°45'25"E., ALONG SAID NORTH RESERVATION LINE, A DISTANCE OF 331.22 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE MIAMI-DADE COUNTY, FLORIDA, CONTAINING 0.24 ACRES (10,460 SQUARE FEET), ±.

NOTES:

1. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY STONER & ASSOCIATES, INC.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THE LOCATION OF THE NORTH RIGHT-OF-WAY LINE OF CANAL 4 AND THE RECORD BEARINGS AND DISTANCES (R) PERTAINING TO SECTION 4 ARE BASED UPON THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT SURVEY OF CANAL 4 TAMiami CANAL NORTH RIGHT OF WAY LINE, DRAWING NO. C-4-20, DATED 5-4-88.
4. THE LOT LINE, PLAT LINES SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. A BOUNDARY SURVEY OF THESE LINES WAS NOT PERFORMED.
5. THE BEARINGS SHOWN HEREON ARE BASED ON N04°36'18"E., ALONG THE WEST LINE OF SECTION 5, TOWNSHIP 54 SOUTH, RANGE 40 EAST.

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2004



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

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and Mapping Business No. 6633

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Tel. (954) 585-0997

Fax (954) 585-3927

RECORDING AREA

SKETCH OF DESCRIPTION:

C-4 SWEETWATER BERM PHASE 3

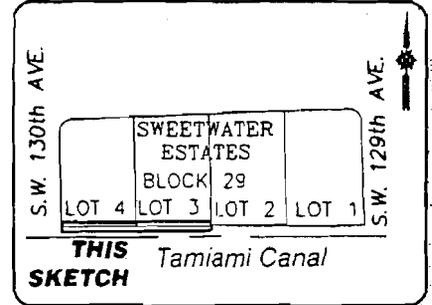
A PORTION OF LOTS 3 AND 4, BLOCK 29, SWEETWATER ESTATES
PLAT BOOK 28, PAGE 36, D.C.R.



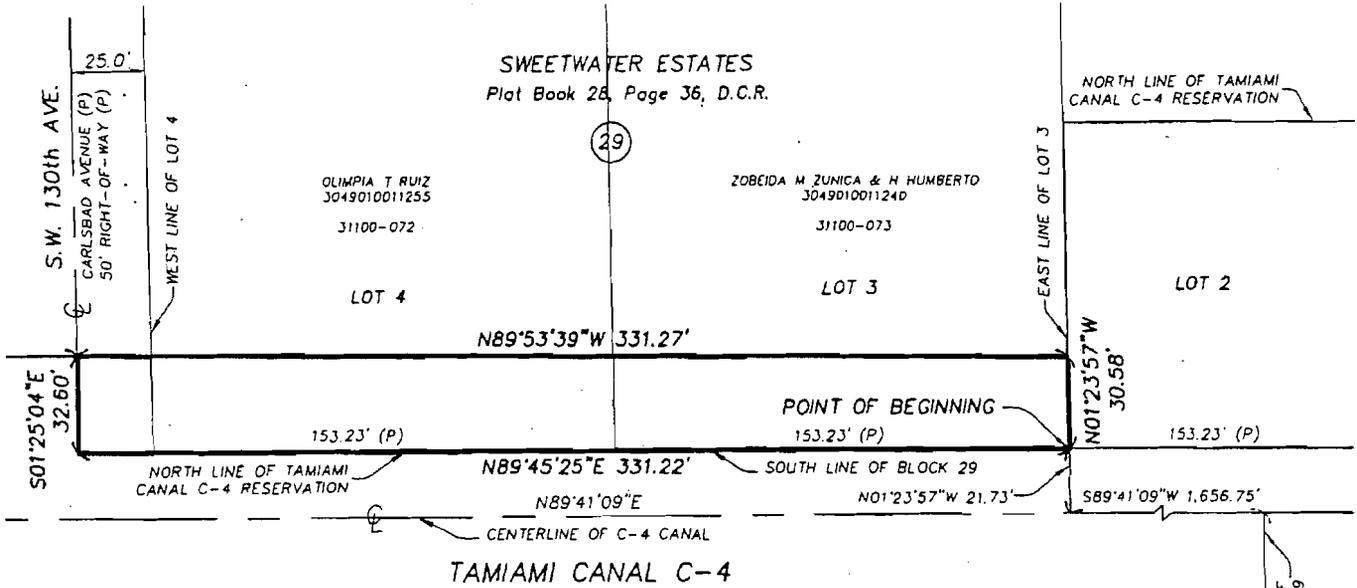
SCALE: 1"=60'



GRAPHIC SCALE



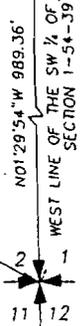
Location Map
NOT TO SCALE



LEGEND

- P.B. PLAT BOOK
- PG. PAGE
- D.C.R. DADE COUNTY RECORDS
- CL CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- (P) PER PLAT OF RECORD
- — — — — BREAK IN LINE SCALE

POINT OF COMMENCEMENT
SW CORNER OF THE SW
1/4 OF SECTION 1-54-39



CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

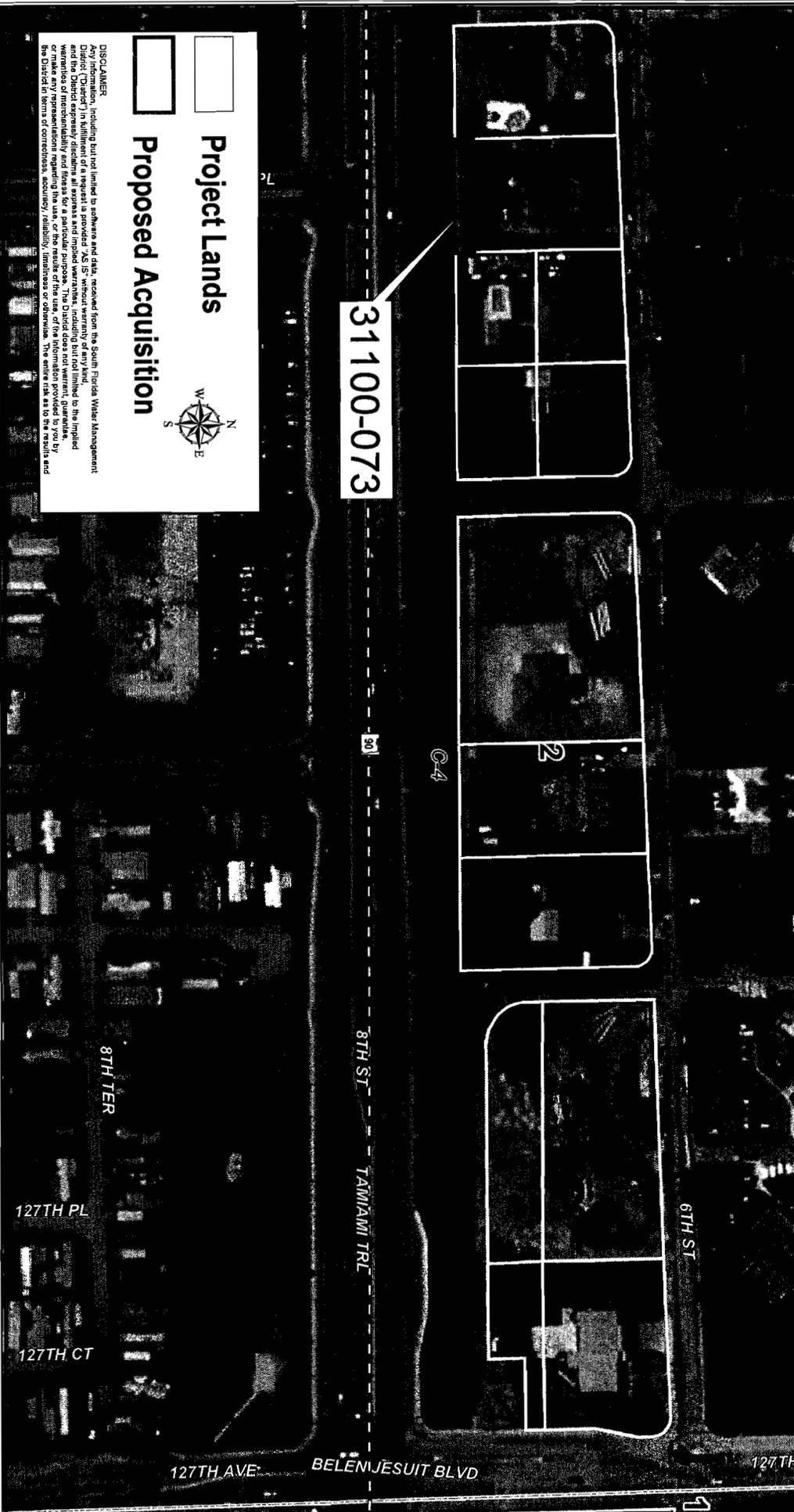
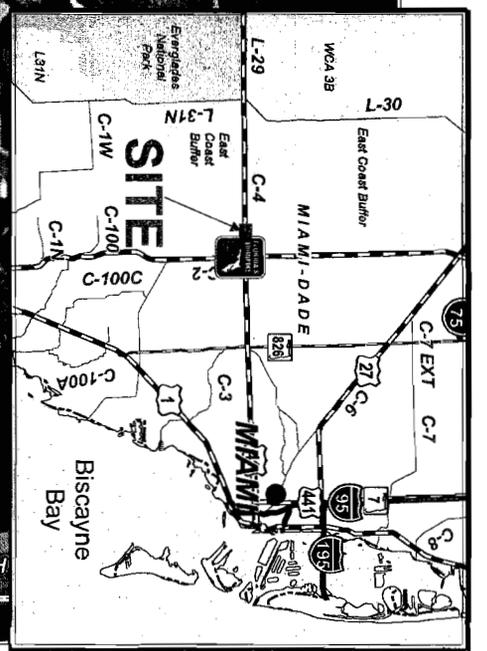
JAVIER DE LA ROCHA *Javier De La Rocha*
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 - STATE OF FLORIDA
 DATE OF SKETCH: 01/16/06 DRAWN BY: JDLR CHECKED BY: WDLR FIELD BOOK: N/A

SEAL
 NOT VALID UNLESS
 SEALED HERE WITH
 AN EMBOSSED
 SURVEYOR'S SEAL

05-6844-E
 SHEET 2 OF 2

C-4 TAMAMIAMI CANAL - ZUNIGA PROPERTY

Exhibit "AA"



Project Lands
 Proposed Acquisition

DISCLAIMER
 Any information, including but not limited to software and data, received from the South Florida Water Management District ("District") in fulfillment of a request is provided "AS IS" without warranty of any kind, either expressed or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The District does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the District in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and

Miami-Dade County: Sec 21Twp 54 SouthRange 39 East

For copies of this map (\\arc_data\maps\proj\Cham\GB_31100-073.mxd) which was produced on 8/15/2006 by C.McCOW, contact the GIS Section.