

AUCTION NOTICE - 26-02
MIAMI DADE COUNTY, FLORIDA
SALE OF COUNTY OWNED EASEMENT

Miami-Dade County through the Office of Real Estate and Development is selling the following utility easement via on-line auction at <https://www.govdeals.com>. The auction will open on Friday January 23, 2026, at 8:00 a.m. and will close on Monday February 9, 2026, at 8:00 a.m. Any questions relating to the sale of these properties must be e-mailed to Antonio Rodriguez., Real Estate Officer, at Antonio.rodriguez2@miamidade.gov with a copy to the Clerk of the Board at CLERKBCC@miamidade.gov.

Tax Folio Number	Location & Property Description	Size	Minimum Sales Price	Legal Description	Commission District
30-2133-001-0010	Portion of 3190 NW 119 STREET	Containing Approx. 3,212 Sq. Ft. (227' x 15')	\$222,000	MIAMI MASTER AIRPORT PB 42-20 PORT 119 ST DEDICATED TO DADE COUNTY	2

Property Description and Easement Rights: An easement on a portion of Folio No. 30-2133-001-0010 forever to be used for the construction, operation and maintenance of overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment, attachments and appurtenant equipment for communications purposes under, in, upon and across the following lands situated in Miami-Dade County, Florida legally described as:

BEING A PORTION OF "MIAMI MASTER AIRPORT" AS RECORDED IN PLAT BOOK 42, PAGE 20 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN SECTION 33, TOWNSHIP 52 SOUTH, RANGE 41 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER (N1/4) OF SAID SECTION 33, THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 33, NORTH 87°04'07" EAST, A DISTANCE OF 22.31 FEET; THENCE SOUTH 02°17'11" EAST, A DISTANCE OF 22.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A LINE 15 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF NW 32ND AVENUE, SOUTH 02°17'11" EAST, A DISTANCE OF 227.19 FEET; THENCE SOUTH 86°58'40" WEST, A DISTANCE OF 15.00 FEET TO THE EAST RIGHT OF WAY LINE OF NW 32ND AVENUE AS SHOWN IN PLAT BOOK 96, PAGE 6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORtherly ALONG SAID EAST RIGHT OF WAY LINE, NORTH 02°17'11" WEST, A DISTANCE OF 185.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 65.00 FEET; THENCE NORtheasterly ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°42'48", AN ARC DISTANCE OF 45.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY AND CONTAINING 3,212 SQUARE FEET (MORE OR LESS).

With the right and privilege from time to time to reconstruct, inspect, alter, repair, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate the utilities or any part of them, with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to cut and keep clear all trees and undergrowth and other obstructions within the easement area that may interfere with the proper construction, operation and maintenance of such Facilities or any part of them, the right to mark the location of any underground utilities by above ground and other suitable markers; and together with the

right of ingress and egress for personnel, vehicles and equipment for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder.

Sale Conditions: The easement is being sold **“AS-IS”**. Miami-Dade County does not provide an abstract of title or survey of the easement. Transfer of the easement shall be in the form of a recorded easement, as prescribed by law, to the highest bidder. Each bid must be accompanied by a deposit in the amount of ten percent (10%) of the bid amount. Deposits less than or equal to \$4,000 shall be paid online by credit card. Acceptable credit cards include Visa, MasterCard and Discover. Payments greater than \$4,000 shall be by wire transfer. Closing on the sale of the easement must be held within sixty (60) days of award or the deposit will be forfeited. The closing will be done by mail or in person at Miami-Dade County Office of Real Estate and Development, 111 NW 1 Street, Suite 2460, Miami, FL 33128-1994. The awarded bidder shall be responsible for all of the recording fees related to the preparation and recordation of the easement, including documentary stamps, as applicable. Documentary stamps are not applicable to the conveyance of a utility easement under Florida law. Additional terms and conditions can be found on the auction site.