

**Date:** December 7, 2010

**To:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

Agenda Item No. 8(P)(1)(D)

**From:** George M. Burgess  
County Manager



**Subject:** Resolution Accepting Conveyances of Various Properties Interests for Road Purposes to Miami-Dade County, Florida

**Recommendation**

The attached instruments are being forwarded in one Resolution for Commission acceptance.

**Scope**

The properties being conveyed are located within various Commission Districts and are thereby listed individually below.

**Fiscal Impact/Funding Source**

There is no fiscal impact to the County associated with this item.

**Track Record/Monitor**

Not Applicable.

**Background**

These right-of-way dedications are being obtained to fulfill various zoning and land development requirements. Each individual site is listed below outlining the specific requirement for each site.

	<b><u>GRANTOR</u></b>	<b><u>INSTRUMENT</u></b>	<b><u>LOCATION</u></b>	<b><u>REMARKS</u></b>
1.	Victory Palm Development Corp.	RWD*	A portion of NW 17 Street, from NW 108 Avenue West for approximately 301 feet. (District 12)	Obtained in order to complete the dedication required for a record plat that is being submitted.

**RWD\*** Right-of-Way Deed  
**TSE\*** Traffic Signal Easement

**QC\*** Quit Claim Deed

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
2. Habitat for Humanity of Greater Miami	RWD*	A portion of NW 14 Avenue beginning approximately 704 feet North of NW 79 Street North for 125 feet and a portion of NW 13 Court from approximately 725 feet North of NW 79 Street North for 101 feet. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3. Inez Gilcrease & Rachel Gilcrease	RWD*	A 25 foot radius return, at NW 24 Avenue and NW 64 Street. (District 2)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius return of 25 feet.
4. The School Board of Miami-Dade County	RWD*	A portion of SW 47 Street from SW 157 Avenue West for approximately 1979 feet; SW 157 Avenue from SW 47 Street South for approximately 660 feet and the radius return thereof and SW 157 Avenue from SW 44 Terrace South for approximately 310 feet. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
5. Felix I. Rodriguez	RWD*	A portion of NW 122 Avenue from NW 154 Street North for approximately 660 feet. (District 12)	Obtained in order to be able to build the improvements for SW 122 Avenue.

  
 Assistant County Manager



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

**DATE:** December 7, 2010

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 8(P)(1)(D)

Please note any items checked.

- \_\_\_\_\_ **“3-Day Rule” for committees applicable if raised**
- \_\_\_\_\_ **6 weeks required between first reading and public hearing**
- \_\_\_\_\_ **4 weeks notification to municipal officials required prior to public hearing**
- \_\_\_\_\_ **Decreases revenues or increases expenditures without balancing budget**
- \_\_\_\_\_ **Budget required**
- \_\_\_\_\_ **Statement of fiscal impact required**
- \_\_\_\_\_ **Ordinance creating a new board requires detailed County Manager’s report for public hearing**
- \_\_\_\_\_ **No committee review**
- \_\_\_\_\_ **Applicable legislation requires more than a majority vote (i.e., 2/3’s \_\_\_\_\_, 3/5’s \_\_\_\_\_, unanimous \_\_\_\_\_) to approve**
- \_\_\_\_\_ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(P)(1)(D)  
12-7-10

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ACCEPTING CONVEYANCES OF  
VARIOUS PROPERTY INTERESTS FOR ROAD  
PURPOSES TO MIAMI-DADE COUNTY, FLORIDA

**WHEREAS**, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Manager's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

**Property Owners/Grantors**

1. **Victory Palm Development Corp.**
2. **Habitat for Humanity of Greater Miami**
3. **Inez Gilcrease & Rachel Gilcrease**
4. **School Board of Miami-Dade County**
5. **Felix I. Rodriguez**

**WHEREAS**, upon consideration of the recommendation of the Public Works Department, the County Commission finds and determines that the acceptance of such conveyances would be in the public's best interest,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way; and pursuant to Resolution No. R-974-09, (a) directs the County Mayor or County Mayor's designee to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County and to provide a recorded copy of each instrument to

the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of each of said instruments together with this resolution.

The foregoing was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

- |                      |                                 |
|----------------------|---------------------------------|
|                      | Dennis C. Moss, Chairman        |
|                      | Jose "Pepe" Diaz, Vice-Chairman |
| Bruno A. Barreiro    | Lynda Bell                      |
| Audrey M. Edmonson   | Carlos A. Gimenez               |
| Sally A. Heyman      | Barbara J. Jordan               |
| Joe A. Martinez      | Jean Monestime                  |
| Natacha Seijas       | Rebeca Sosa                     |
| Sen. Javier D. Souto |                                 |

The Chairman thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of December, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



David Stephen Hope



CFN 2010R0374865  
 OR Bk 27307 Pgs 3201 - 3204 (4pgs)  
 RECORDED 06/04/2010 11:08:31  
 DEED DOC TAX 0.60  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This document is being re-recorded to show Miami-Dade County's approval and acceptance.

**Return to:**  
 Right of Way Division  
 Miami-Dade County Public Works Dept.  
 111 N.W. 1st Street  
 Miami, FL 33128-1970  
**Instrument prepared by:**

Folio No. 30-3031-000-0271  
 User Department: Public Works

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
 CONVEYS THE TITLE FOR HIGHWAY PURPOSES  
 BY CORPORATION**

STATE OF FLORIDA        )  
                                   )SS  
 COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 23 day of April, A.D. 2010, by and between VICTORY PALM DEVELOPMENT CORP., a Florida Corporation under the laws of the State of Florida, and having its office and principal place of business at C/O Kurt Klaus 10720 Caribbean Blvd, Suite 225, Miami Florida 33189, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The South 35 feet of the East 331.09 feet of the S½ of the S½ of the SW¼ of the SE¼ of the NE¼ of Section 31, Township 53 South, Range 40 East, Miami-Dade County, Florida, less the East 30 feet thereof.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and delivered in our presence:  
(2 witnesses for each signature or for all).

[Signature]  
Witness

Mirthea Cebalosa  
Printed Name

[Signature]  
Witness

Kent Klaus  
Printed Name

[Signature]  
Witness

Kent Klaus  
Printed Name

[Signature]  
Witness

Mirthea Cebalosa  
Printed Name

Victory Palm Development Corp  
Name of Corporation

Barbara O'Donnell (Sign)  
By: [Signature] President

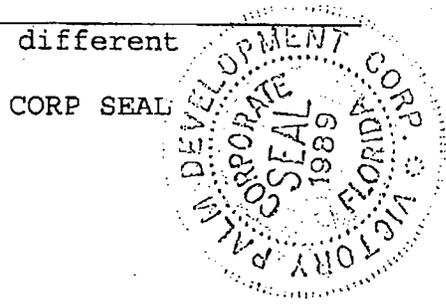
Barbara O'Donnell  
Printed Name

Address if different

Barbara O'Donnell (Sign)  
Attest: \_\_\_\_\_ Secretary

Barbara O'Donnell  
Printed Name

Address if different

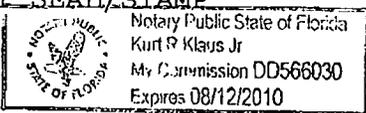


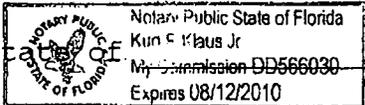
STATE OF Florida )  
COUNTY OF Miami-Dade )

I HEREBY CERTIFY, that on this 23 day of April,  
A.D. 2010, before me, an officer duly authorized to administer  
oaths and take acknowledgments personally appeared Barbara  
and Orlando, personally known to me, or proven,  
by producing the following identification:  
to be the X President and X Secretary of  
Florida, a corporation under the laws of  
the State of Florida, and in whose name the foregoing  
instrument is executed and that said officer(s) severally  
acknowledged before me that SNB executed said instrument  
acting under the authority duly vested by said corporation and its  
Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State  
aforesaid, the day and year last aforesaid.

[Signature]  
Notary Signature  
Kurt Klaus  
Printed Notary Name

NOTARY SEAL/STAMP  


Notary Public, State of   
My commission expires: 8-12-2010  
Commission/Serial No. DD566030

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2010, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

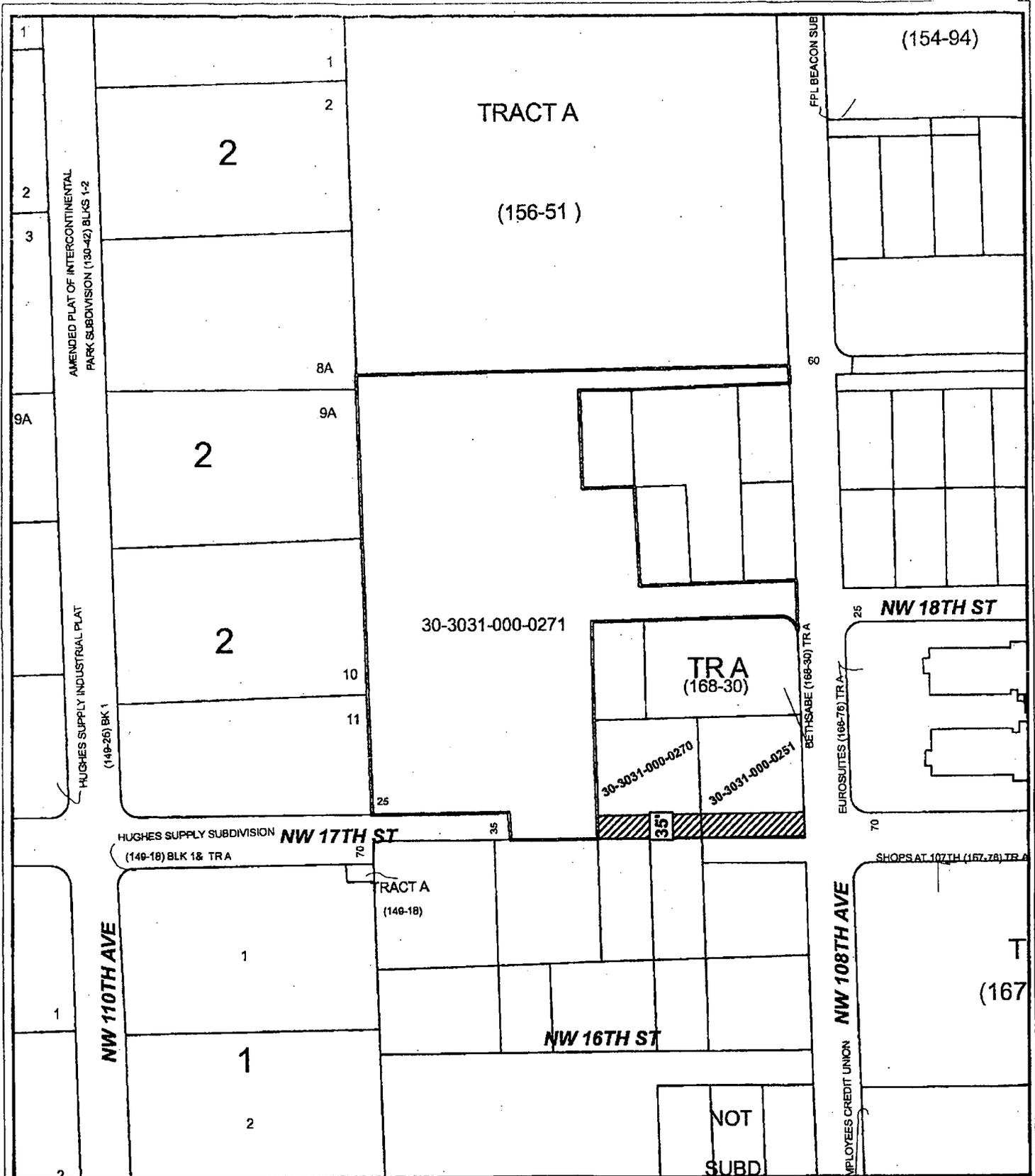
Approved as to form  
and legal sufficiency

By: \_\_\_\_\_  
Deputy Clerk

Assistant County Attorney

Legal Description of the 17<sup>th</sup> Street Right of Way

The South 35 feet of the East 331.09 feet of the S $\frac{1}{2}$  of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 31, Township 53 South, Range 40 East, Miami-Dade County, Florida, less the East 30 feet thereof.



THIS IS NOT A SURVEY

**FOLIO NO. 30-3031-000-0271**  
**VICTORY PALM DEVELOPMENT**  
**SEC. 31-53-40**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Jose "Pepe" Diaz, 12  
 Miami-Dade County Mayor Carlos Alvarez

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825

Date: June 18th, 2010  
 Prepared By: Yazmin Moreno

**Return to:**  
Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970  
**Instrument prepared by:**

Folio No. 30-3111-044-0192  
User Department: Public Works

---

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES  
BY CORPORATION**

STATE OF FLORIDA     )  
                                  )  
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 24<sup>th</sup> day of May, A.D. 2010, by and between Habitat for Humanity of Greater Miami, a corporation under the laws of the State of \_\_\_\_\_, and having its office and principal place of business at 3800 N. W. 22nd Avenue, Miami, Florida 33142, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

*SEE ATTACH EXHIBIT "A"*

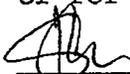
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

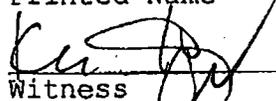
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

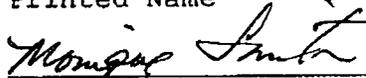
Signed, Sealed, Attested and delivered in our presence:  
(2 witnesses for each signature or for all).

  
Witness

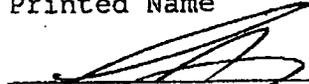
Kardalese Rose  
Printed Name

  
Witness

Kia Hernandez  
Printed Name

  
Witness

MONIQUE SMITH  
Printed Name

  
Witness

Luis Azan  
Printed Name

Habitat for Humanity of Greater Miami, Inc.

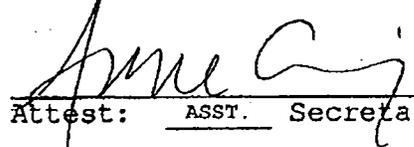
\_\_\_\_\_  
Name of Corporation

 (Sign)  
By: \_\_\_\_\_ President

Michael Battle

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address if different

 (Sign)  
Attest: ASST. Secretary

Anne E. Manning

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address if different

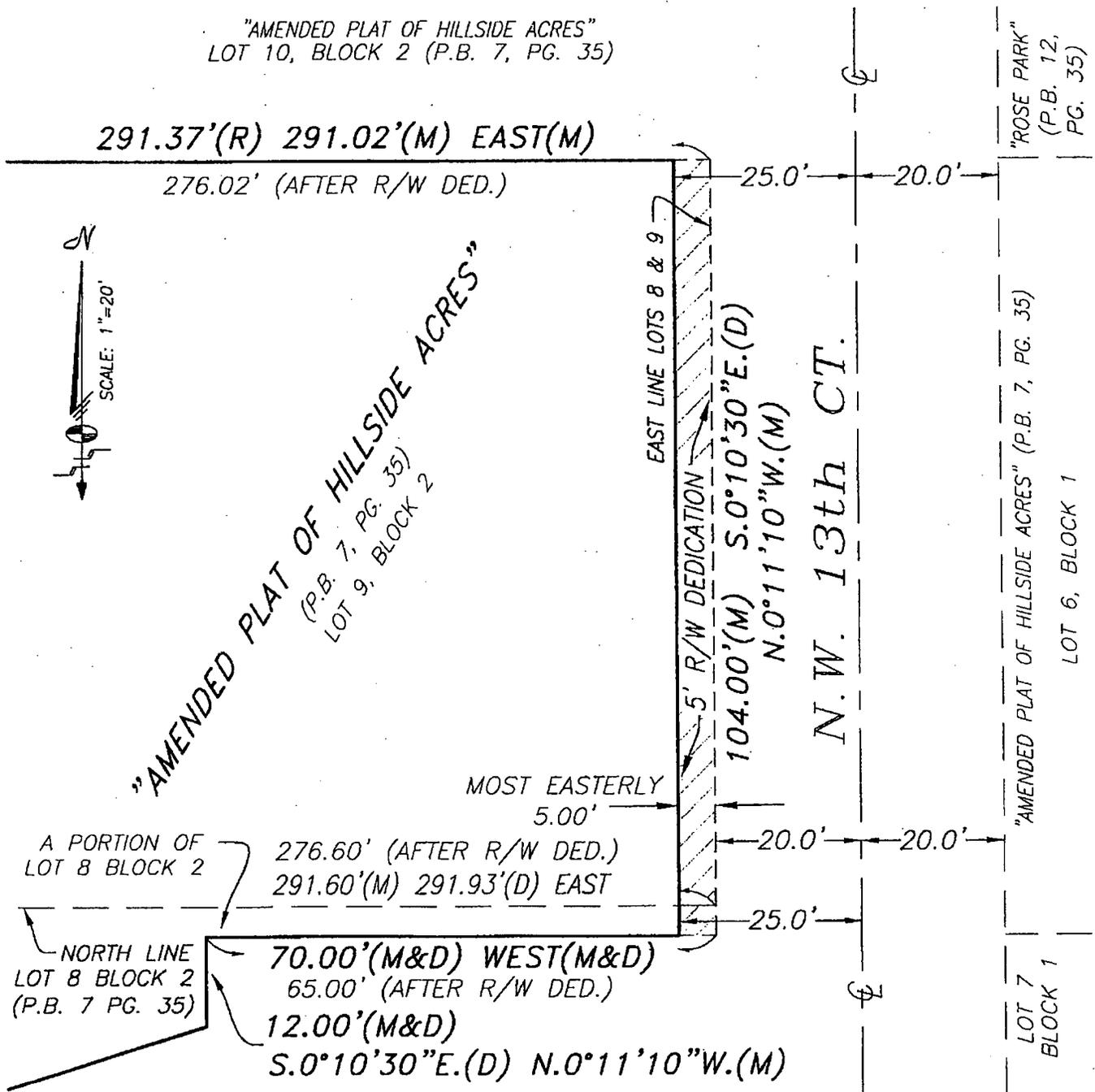
CORP SEAL





# SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF RIGHT-OF-WAY DEDICATIONS

"AMENDED PLAT OF HILLSIDE ACRES"  
LOT 10, BLOCK 2 (P.B. 7, PG. 35)



"AMENDED PLAT OF HILLSIDE ACRES"  
(P.B. 7, PG. 35)  
LOT 9, BLOCK 2

"AMENDED PLAT OF HILLSIDE ACRES"  
A PORTION OF LOT 8, BLOCK 2 (P.B. 7, PG. 35)

EXHIBIT "A"

SHEET 2 OF 4 SHEETS

	<p><b>Schwelbke-Shiskin &amp; Associates, Inc.</b>                  LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025                  PHONE No.(954)435-7010 FAX No. (954)438-3288</p>	REVISIONS <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
	<p>ORDER NO. 196815                  DATE: 07/30/2009                  THIS IS NOT A "BOUNDARY SURVEY"                  CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p>PREPARED UNDER MY SUPERVISION:                    RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT                  FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767</p>

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF RIGHT-OF-WAY DEDICATIONS

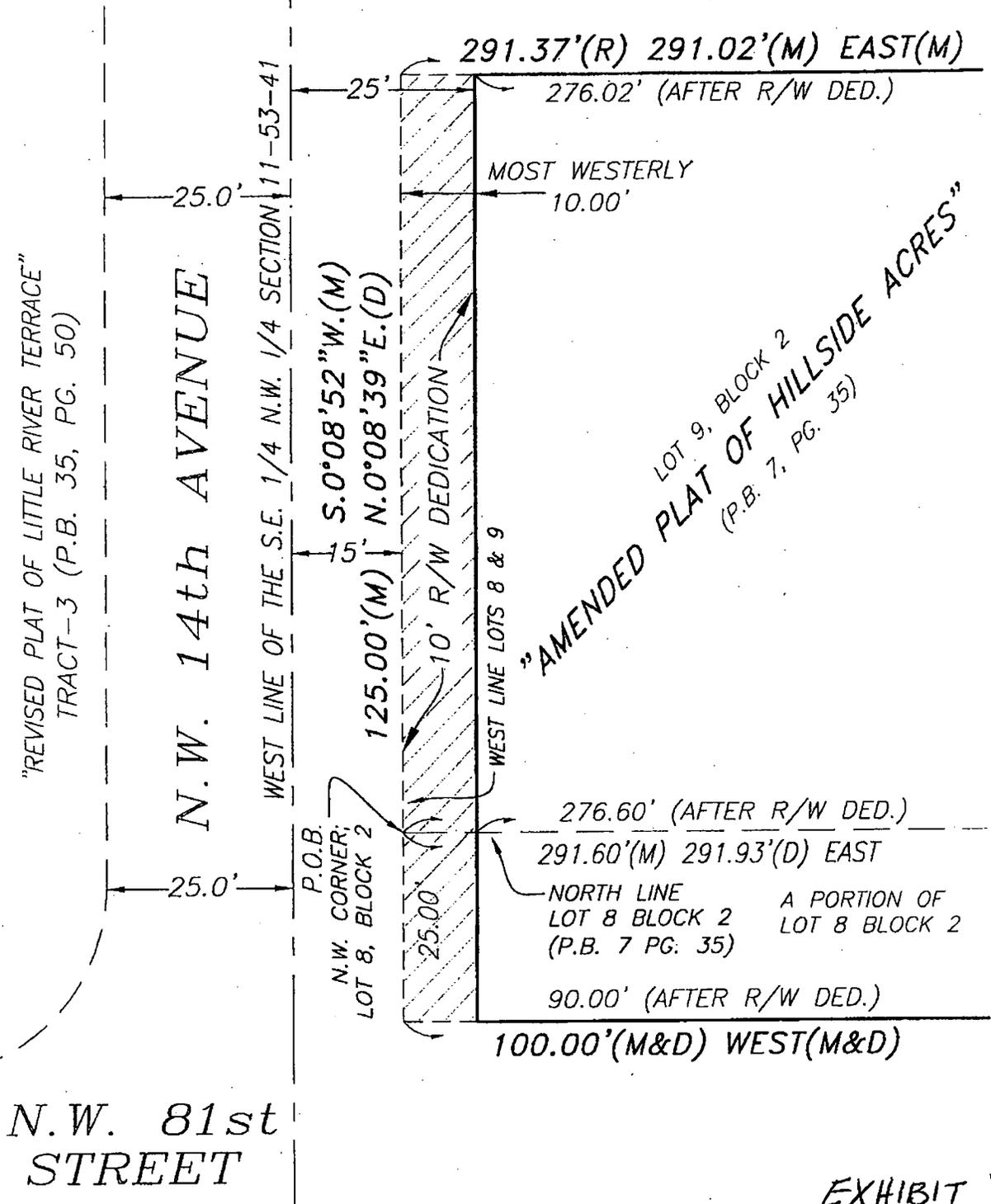


EXHIBIT "A"  
SHEET 3 OF 4 SHEETS

	<p><b>Schwabke-Shiskin &amp; Associates, Inc.</b>                  LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025                  PHONE No.(954)435-7010 FAX No.(954)438-3288</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; height: 40px;"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>				
<p>ORDER NO. <u>196815</u>                  DATE: <u>07/30/2009</u>                  THIS IS NOT A "BOUNDARY SURVEY"                  CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p>PREPARED UNDER MY SUPERVISION:                    RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT                  FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767</p>					

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH OF RIGHT-OF-WAY DEDICATIONS

**LEGAL DESCRIPTION:**

THE MOST EASTERLY 5.00 FEET AND THE MOST WESTERLY 10 FEET OF THE FOLLOWING DESCRIBED PARCEL FOR RIGHT-OF-WAY PURPOSES.

ALL OF LOT 9 AND THE FOLLOWING DESCRIBED PORTION OF LOT 8, BLOCK 2, HILLSIDE ACRES (PER DEED), AS RECORDED IN PLAT BOOK 7 AT PAGE 35, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, (ACTUAL NAME OF RECORDED PLAT IS "AMENDED PLAT OF HILLSIDE ACRES"). BEGIN AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE RUN EAST FOR A DISTANCE OF 291.93 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 8 TO THE WESTERLY RIGHT-OF-WAY OF NORTHWEST 13TH COURT; THENCE RUN SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 4.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY; THENCE RUN WEST FOR A DISTANCE OF 70.00 FEET; THENCE RUN SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 12.00 FEET; THENCE RUN SOUTH 72 DEGREES 58 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 88 DEGREES 20 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 74.05 FEET; THENCE RUN NORTH 3 DEGREES 32 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 3.50 FEET; THENCE RUN WEST FOR A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 0 DEGREES 08 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF EAST ALONG THE NORTH LINE OF LOT 9, BLOCK 2, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "AMENDED PLAT OF HILLSIDE ACRES".

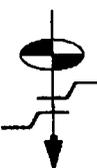
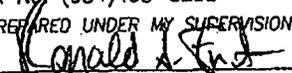
ORDERED BY: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

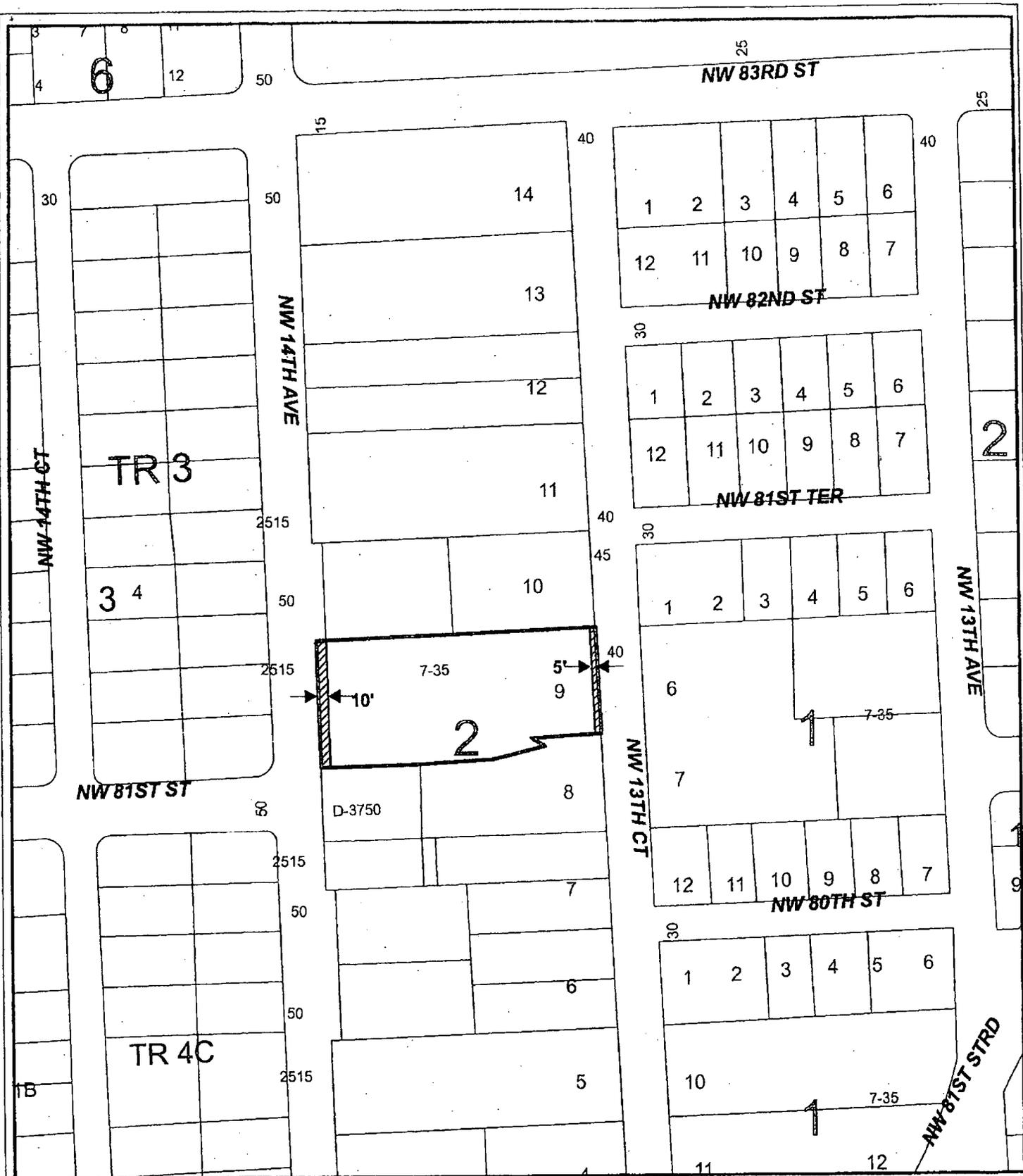
AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.

THE DEED INFORMATION REFERENCED ON THE SKETCH AND LEGAL DESCRIPTION IS BASED ON THE WARRANTY DEED RECORDED IN O.R.B. 10914, PG. 2103, MIAMI-DADE COUNTY RECORDS.

THE RIGHT-OF-WAY DEDICATIONS SHOWN HEREON CONTAIN 1,770 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"  
SHEET 4 OF 4 SHEETS

	<p><i>Schwebke-Shishin &amp; Associates, Inc.</i>                  LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025                  PHONE No. (954)435-7010      FAX No. (954)438-3288</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; height: 100%; border-collapse: collapse;"> <tr><td> </td></tr> </table>							
<p>ORDER NO. <u>196815</u>                  DATE: <u>07/30/2009</u>                  THIS IS NOT A "BOUNDARY SURVEY"                  CERTIFICATE OF AUTHORIZATION No. LB-87</p>	<p>PREPARED UNDER MY SUPERVISION:                    RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT                  FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767</p>								



THIS IS NOT A SURVEY

**FOLIO NO. 30-3111-044-0192**  
**HABITAT FOR HUMANITY OF GREATER MIAMI**  
**SEC. 11-53-41**

**EXHIBIT "A"**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Dorrin D. Rolfe, 2  
 Miami-Dade County Mayor Carlos Alvarez

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825

Date: June 23, 2010  
 Prepared By: Yazmin Moreno

Return to:  
Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970  
Instrument prepared by:  
Kendelese Rose  
Folio No. 30-3115-026-0330  
User Department: Public Works

---

RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES

STATE OF FLORIDA            )  
  ) SS  
COUNTY OF MIAMI-DADE )

THIS INDENTURE, Made this 8<sup>th</sup> day of April, A.D. 2010, by and between Inez Gilcrease and Rachel Gilcrease, whose address is 2398 NW 64 Street, Miami, FL 33147, parties of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, do hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The area bounded by the north and west lines of Lot 14, Block 2, ORANGE RIDGE PARK, as recorded in Plat Book 12, Page 18, of the Public Records of Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

It is the intention of the part\_\_ of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the part\_\_ of the first part, \_\_\_\_\_ heirs and assigns, and \_\_\_\_\_ shall ha\_\_ the right to immediately re-possess the same.

And the said part\_\_ of the first part do\_\_ hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said part\_\_ of the first part, ha\_\_ hereunto set \_\_\_\_\_ hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:  
(2 witnesses for each signature of for all)

Mikhailov  
Witness

Katia N. Rodrigues  
Witness Printed Name

B  
Witness

Kendrick Cox  
Witness Printed Name

Mikhailov  
Witness

Katia N. Rodrigues  
Witness Printed Name

DK  
Witness

Kendrick Cox  
Witness Printed Name

Inez Gilcrease (Sign)

Inez Gilcrease  
Printed Name

Address (if different)

Rachel Gilcrease (Sign)

Rachel Gilcrease  
Printed Name

Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this \_\_\_\_\_ day of \_\_\_\_\_, 2010, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Inez Gilcrease, and Rachel Gilcrease, personally known to me, or proven, by producing the following methods of identification: \_\_\_\_\_ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

[Signature]  
Notary Signature

Kendalese Rose  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: April 7, 2012

Commission/Serial No. DD 776074

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2010, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

\_\_\_\_\_  
Assistant County Attorney

By: \_\_\_\_\_  
Deputy Clerk

Approved as to form  
and legal sufficiency



THIS IS NOT A SURVEY

**FOLIO NO. 30-3115-026-0330**  
**INEZ GILCREASE AND**  
**SEC.15-53-41**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Dorrin D. Rolle, 2  
 Miami-Dade County Mayor Carlos Alvarez

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**  
**RIGHT-OF-WAY**  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 376-2714 FAX (305) 376-2825

Date: July 15, 2010  
 Prepared By: Yazmin Moreno

Return to: )  
Right of Way Division )  
Miami-Dade County Public Works Dept. )  
111 N.W. 1st Street )  
Miami, FL 33128-1970 )

Instrument prepared by: )  
Brenda M. Fernandez, Esq. )  
Greenberg Traurig P.A. )  
1221 Brickell Avenue )  
Miami, Florida 33131 )

Folio Nos. Portions of 30-4920-001-0170; )  
30-4920-001-0300; 30-4920-001-0310; and )  
30-4920-001-0320 )  
User Department: Public Works )

S.W. 157<sup>th</sup> Avenue and S.W. 47 Street  
Section 20 Township 54 South Range 39 East  
\$ S.W. 157 AVE. & SW. 44 Ter.

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES  
BY CORPORATION**

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

**THIS INDENTURE**, Made this 6 day of July, A.D. 2006, by and between THE SCHOOL BOARD OF MIAMI-DADE COUNTY, a body corporate and politic under the laws of the State of Florida, and having its office and principal place of business at 1450 N.E. 2<sup>nd</sup> Avenue, Miami, Florida 33132, party of the first part, and the **COUNTY OF MIAMI-DADE**, a body Corporate and a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in the Miami-County of Dade, State of Florida, to-wit:

and EXHIBIT "B"  
See Exhibit "A" attached hereto and by this reference made a part hereof.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

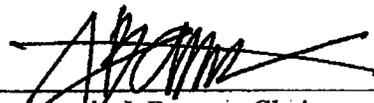
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

**IN WITNESS WHEREOF**, the said party of the first part, has caused these presents to be executed in its name, and its Corporate Seal to be hereunder affixed, by its proper officers thereunto duly authorized, the day and year first above written

Signed, Sealed and Delivered  
in our presence:  
(2 witnesses for each signature  
or for all)

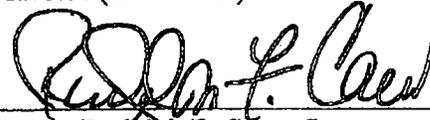
THE SCHOOL BOARD OF MIAMI-DADE  
COUNTY, a body corporate and politic under  
the laws of the State of Florida

Anne Betancourt  
Witness  
Anne Betancourt  
Witness Printed Name

 (SEAL)  
By: Agustin J. Barrera, Chair

1450 NE 2<sup>nd</sup> Avenue, Miami, FL 33132  
Address (if different)

Ivis Barba  
Witness  
IVIS BARBA  
Witness Printed Name

 (SEAL)  
Attest: Rudolph F. Crew, Secretary

CORP SEAL

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
BY SCHOOL BOARD ATTORNEY



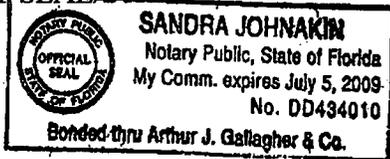
STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 6 day of July, A.D. 2006, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Justin J. Barrem, Chair and Rudolph F. Crew, Secretary of THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, a body corporate and politic under the laws of the State of Florida, who are personally known to me and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed as such officers and acting under the authority duly vested in them by said body corporate and politic and its Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Sandra Johnakin  
Notary Signature  
Sandra Johnakin  
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires July 5, 2009

Commission/Serial No. DD434010

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2006, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk

April 21, 2005  
April 26, 2005 (Revised)

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

That portion of the South 1/2 of Tract 17, of MIAMI EVERGLADES LAND CO. SUBDIVISION, in Section 20, Township 54 South, Range 39 East, Dade County, Florida, according to the plat thereof, as recorded in Plat Book 2 at Page 3 of the Public Records of Miami- Dade County, Florida, which lies within the East 40 feet of the Northeast 1/4 of said Section 20, less the North 20 feet thereof.

**E.R. BROWNELL & ASSOCIATES, INC.**

This Description and the accompanying Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper. This Description and the accompanying Sketch are not valid one without the other.



PARK LAKES BY THE MEADOWS PHASE THREE  
(PB 155 PG 21)

SW 44th TERRACE

NORTH LINE SOUTH 1/2 TRACT 17

PORTION OF THE SOUTH 1/2 TRACT 17  
MIAMI EVERGLADES LAND COMPANY  
(PB 2 PG 3)

SW 45th STREET

BARIMA ESTATES (PB 139 PG 13)

EAST LINE NE 1/4 SECTION 20-54-39

SW 157th AVENUE

20'

40'

10'

PAGE 2 OF 2

THIS IS NOT A BOUNDARY SURVEY

PREPARED BY: *Thomas Brownell*

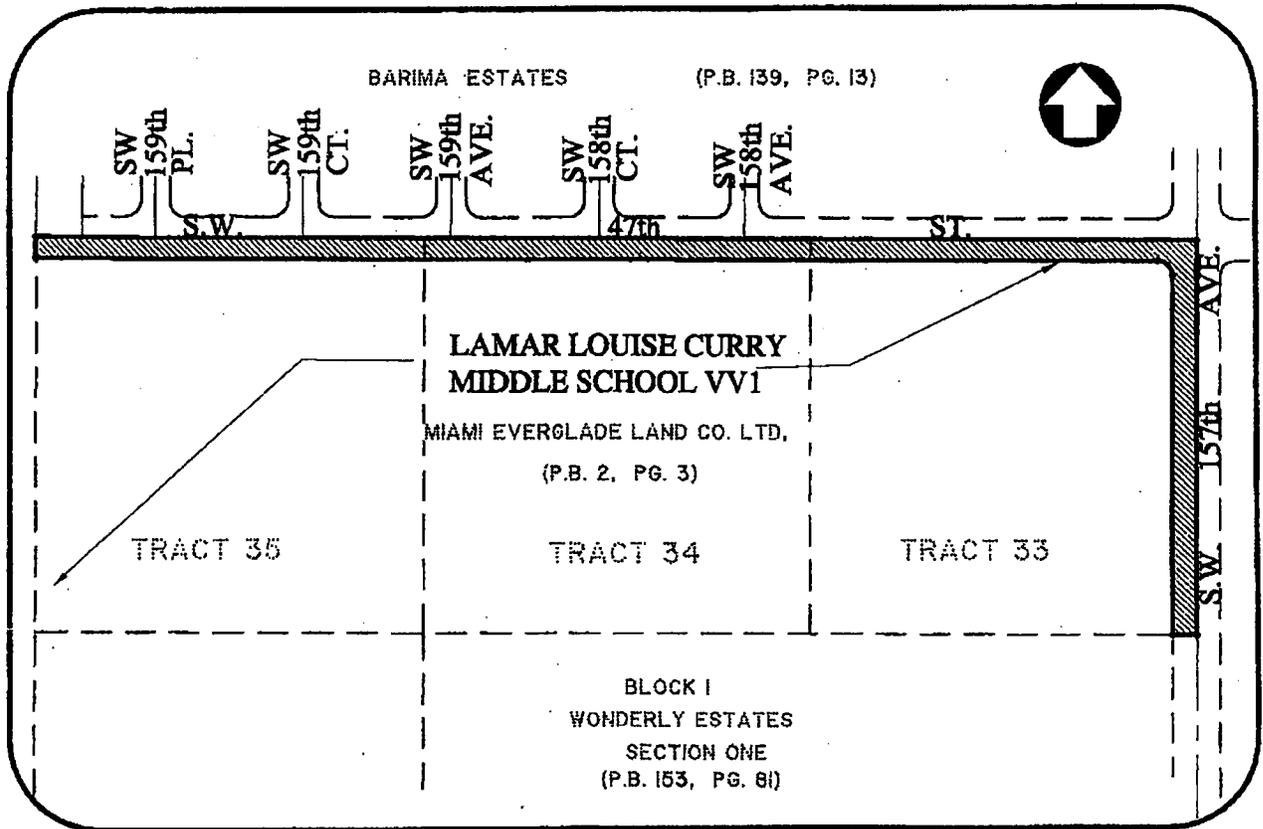
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

E. R. BROWNELL & ASSOCIATES, INC.  
LAND SURVEYORS - CONSULTING ENGINEERS  
3152 CORAL WAY MIAMI, FL 33145 (305) 446-3511

DR. BY : TB DATE : 04-26-05

SK. # SM-1855

JOB # 55860-82 SCALE: 1"=100'



PORTION OF SE $\frac{1}{4}$  OF SECTION 20,  
TOWNSHIP 54 SOUTH, RANGE 39 EAST  
MIAMI-DADE COUNTY, FLORIDA

NOTICE:  
Not full and complete without Pages 2 through 4  
Page 1 of 4

**EXHIBIT "B"**  
**LOCATION SKETCH**  
NOT TO SCALE  
-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION  
"LAMAR LOUISE CURRY MIDDLE SCHOOL VV1",  
15750 S.W. 47th STREET, MIAMI, FLORIDA  
Folios # 30-4929-001-0300, 30-4929-001-0310 and 30-4929-001-0320  
MIAMI-DADE COUNTY  
Section 20, Township 54 South, Range 39 East  
Date: June 1, 2010

**LEGAL DESCRIPTION :**

Those portions of Tracts 33, 34 and 35, of MIAMI EVERGLADE LAND CO. LTD., in Section 20, Township 54 South, Range 39 East, Miami-Dade County, Florida, as recorded in Plat Book 2, at Page 3, of the Public Records of Miami-Dade County, Florida, which lie within the North 35 feet and within the East 40 feet of the SE ¼ of said Section 20;

And

The area bounded by the south line of the North 35 feet and the west line of the East 40 feet of the SE ¼ of said Section 20, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines;

Said land lying and being in Miami-Dade County, Florida and containing 94,451 Square Feet or 2.17 Acres more or less by calculations.

**NOTICE:**

Not full and complete without Pages 1, 3 and 4  
Page 2 of 4

**EXHIBIT "B"  
LEGAL DESCRIPTION**

-THIS IS NOT A SURVEY-

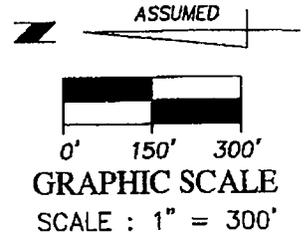
**RIGHT OF WAY DEDICATION**  
"LAMAR LOUISE CURRY MIDDLE SCHOOL VVT",  
15750 S.W. 47th STREET, MIAMI, FLORIDA  
Folios # 30-4929-001-0300, 30-4929-001-0310 and 30-4929-001-0320  
MIAMI-DADE COUNTY  
Section 20, Township 54 South, Range 39 East  
Date: June 1, 2010

LAKES OF THE MEADOW  
SECTION FIVE  
(P.B. 125, PG. 23)

LAKES OF THE MEADOW  
SECTION FOUR  
(P.B. 118, PG. 78)

S.W. 157th AVE.

EAST LINE OF  
SECTION 20-54-39



NE CORNER OF THE  
SE 1/4 OF SECTION 20-54-39

NORTH LINE OF SE 1/4  
OF SECTION 20-54-39

STREET

BARIMA ESTATES  
(P.B. 139, PG. 13)

S.W.  
158th  
AVE.

S.W.  
158th  
CT.

S.W.  
159th  
AVE.

PARK LAKES BY THE MEADOW  
PHASE SIX  
(P.B. 158, PG. 58)

S.W.  
159th  
CT.

S.W.  
159th  
PL.

MIAMI EVERGLADE LAND CO. LTD.  
(P.B. 2, PG. 3)

TRACT 33

TRACT 34

TRACT 35

TRACT 36

BLOCK I  
WONDERLY ESTATES  
SECTION ONE  
(P.B. 153, PG. 81)

(BASIS OF BEARINGS)  
N02°15'34"W 680.61'

S02°15'34"E 800.61'

A=39.27'  
R=25.00'  
Δ=90°00'09"

40°40'

40°40'

N87°44'26"E

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

35'

S02°15'11"E  
35.00'

WEST LINE OF  
TRACT 35  
P.B. 2, PG. 3

NOTICE:

Not full and complete without Pages 1, 2 and 4  
Page 3 of 4

EXHIBIT "B"  
SKETCH

-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION  
"LAMAR LOUISE CURRY MIDDLE SCHOOL VVI",  
15750 S.W. 47th STREET, MIAMI, FLORIDA  
Folios # 30-4929-001-0300, 30-4929-001-0310 and 30-4929-001-0320  
MIAMI-DADE COUNTY  
Section 20, Township 54 South, Range 39 East  
Date: June 1, 2010

**SOURCES OF DATA:**

The Legal Description of the Subject Parcel of Land was generated from information provided by the client. In addition, the following sources of data were used to the extent required to complete this document in a defensible manner. That is to say:

- North arrow and Bearings refer to an assumed value of N02°15'34"W, along the East line of the SE ¼ of Section 20-54-39, Miami-Dade County, Florida.
- "Wonderly Estates Section One", Plat Book 153, at Page 81, of the Public Records of Miami-Dade County, Florida.
- "Barima Estates", Plat Book 139, at Page 13, of the Public Records of Miami-Dade County, Florida.
- "Park Lakes by Meadow Phase Six", Plat Book 158, at Page 58, of the Public Records of Miami-Dade County, Florida.
- "Lakes of the Meadow Section Four", Plat Book 118, at Page 78, of the Public Records of Miami-Dade County, Florida.
- "Lakes of the Meadow Section Five", Plat Book 125, at Page 23, of the Public Records of Miami-Dade County, Florida.

**CLIENT INFORMATION:**

This Sketch and Legal Description was prepared at the insistence of:

Miami-Dade County Public Schools

**LIMITATIONS:**

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch that may be found in the Public Records of Miami-Dade County, or any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records.

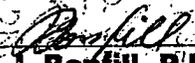
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

**SURVEYOR'S CERTIFICATE:**

I hereby certify: That this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief. Further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

**J. BONFILL & ASSOCIATES, INC.**

Florida Certificate of Authorization Number LB 3398  
9360 Southwest 72nd Street, Suite 265  
Miami, Florida 33173 Phone: 305.598.8383

By:  \_\_\_\_\_

**Juan J. Bonfill, P.L.S.**  
Professional Land Surveyor No. 3179  
State of Florida  
June 1, 2010  
Project: 03-0394 Job: 10-0189 Sketch & Legal

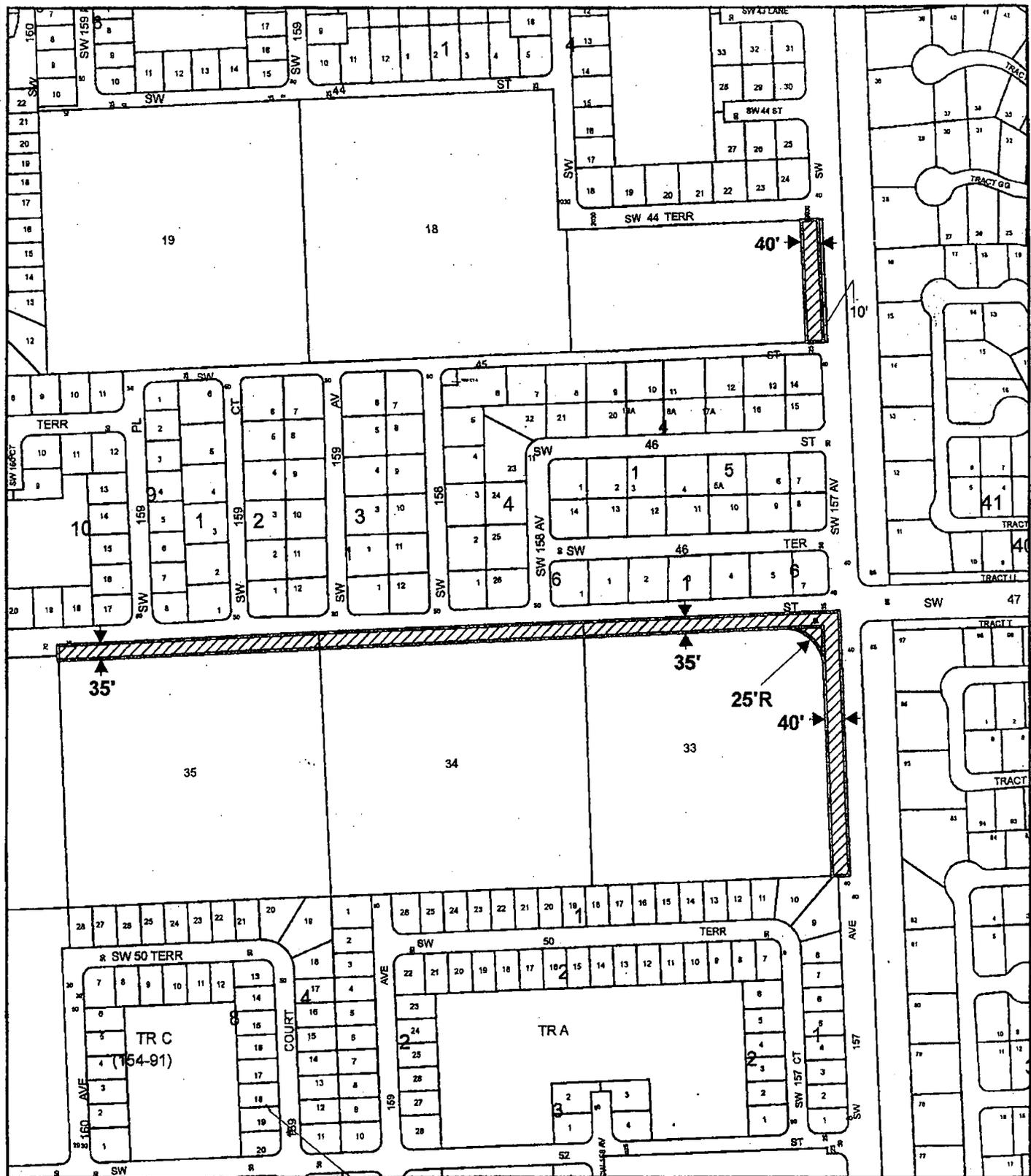
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17 of the Florida Administrative Code.

NOTICE:  
Not full and complete without Pages 1 through 3  
Page 4 of 4

**EXHIBIT "B"**  
**SURVEYOR'S NOTES**

-THIS IS NOT A SURVEY-

**RIGHT OF WAY DEDICATION**  
**"LAMAR LOUISE CURRY MIDDLE SCHOOL VVI"**  
15750 S.W. 47th STREET, MIAMI, FLORIDA  
Folios # 30-4929-001-0300, 30-4929-001-0310 and 30-4929-001-0320  
**MIAMI-DADE COUNTY**  
Section 20, Township 54 South, Range 39 East  
Date: June 1, 2010



THIS IS NOT A SURVEY

**FOLIO NO. 30-4920-001-0170; 30-4920-001-0300;  
 30-4920-001-0310; 30-4920-001-0320  
 THE SCHOOL BOARD OF MIAMI-DADE COUNTY  
 SEC. 20-54-39**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Joe A. Martinez, 11  
 Miami-Dade County Mayor Carlos Alvarez

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY.



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY  
 111 NW 1st STREET, SUITE 1810, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825

Date: August 3rd, 2010  
 Prepared By: Yazmin Moreno

Return to:  
Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970

Instrument prepared by:  
Jose Vidal  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970

Folio Nos. 30-2913-001-0531, 0532  
and 0560. .NW 122 Ave  
.Parcel No. 1 (Project# 20030040)  
User Department: Public Works Dept. .Section 13-52-39

---

RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES

STATE OF FLORIDA        )  
                                  )  
COUNTY OF MIAMI-DADE )

THIS INDENTURE, Made this 5<sup>th</sup> day of November, A.D. 2004, by and between Felix I. Rodriguez, whose address is 315 Atlantic Island, Miami Beach, Fl 33160, party of the first part, and the COUNTY OF MIAMI-DADE, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situated, lying and being in the County of Miami-Dade, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, his successors, heirs and or assigns, and they shall have the right to immediately re-possess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under him.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hands and seal, the day and year first above written.

Signed, Sealed and Delivered  
in our presence:  
(2 witnesses for each signature  
or for all)

Felix I. Rodriguez

Witness

Witness Printed Name

Witness

Witness Printed Name

(SEAL)

Printed Name

Address (if different)

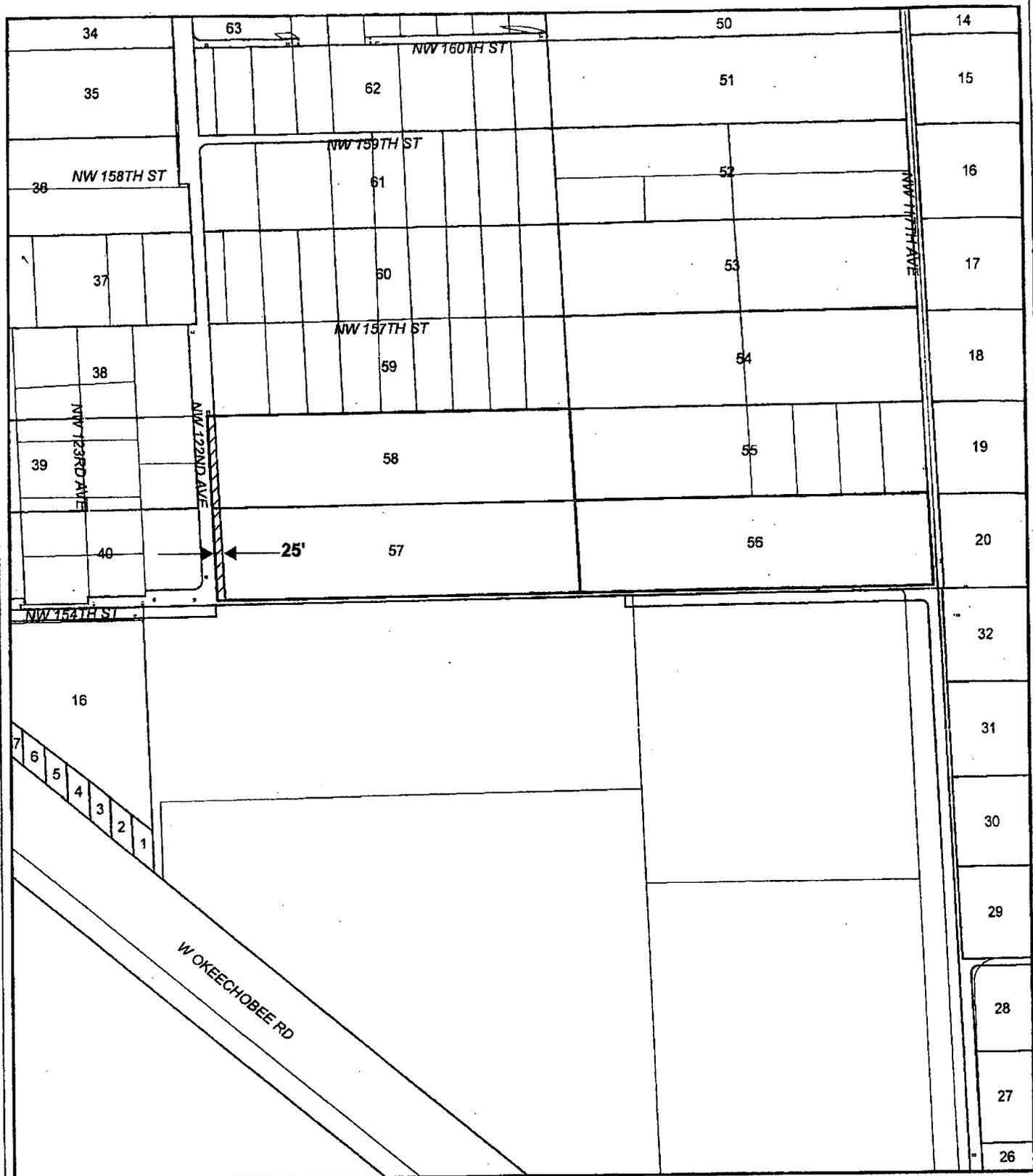
EXHIBIT "A"

That portion of Tracts 57 and 58 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 in Section 13, Township 52 South, Range 39 East, Miami-Dade County, Florida according to the plat thereof recorded in Plat Book 2 at Page 17 of the Public Records of Miami-Dade County, Florida, which lies within the West 35.00 feet of the SE 1/4 of said Section 13, AND LESS that portion thereof previously dedicated to the public.

Containing 12,928 square feet or 0.297 acres more or less.

CDS  
11/4/04

EXHIBIT "A"



THIS IS NOT A SURVEY

**FOLIO NO. 30-2913-001-0531**  
**30-2913-001-0532, 30-2913-001-0560**  
**SEC. 13-52-39**  
**FELIX I. RODRIGUEZ**

**EXHIBIT "A"**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Jose "Pepe" Diaz, 12  
 Miami-Dade County Mayor Carlos Alvarez

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
 RIGHT-OF-WAY  
 111 NW 1st STREET, SUITE 1810, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825

Date: September 23, 2010  
 Prepared By: Yairmin Moreno