



**MEMORANDUM**

INLUC  
Agenda Item No. 3(C)

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**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** May 9, 2011

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

**SUBJECT:** Resolution accepting conveyances  
of various property interests for  
road purposes to Miami-Dade  
County, Florida

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The accompanying resolution was prepared by the Public Works Department and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson.



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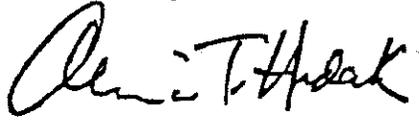
R. A. Cuevas, Jr.  
County Attorney

RAC/cp

Date: June 7, 2011

To: Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

From: Alina T. Hudak  
County Manager



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

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**Recommendation**

The attached instruments are being forwarded in one (1) 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**

The fiscal impact as a result of these conveyances for various properties being accepted would be approximately \$374 annually for maintenance costs associated with the subject rights-of-way being included to the Public Works Department inventory. These costs will be funded through the Department's General Fund allocation through Index Code PW337717.

**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. Habitat for Humanity of Greater Miami, Inc.	RWD*	A portion of NW 68 Street, beginning approximately 66 feet east of NW 25 Avenue, east for approximately 76 feet. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

**RWD\*** Right-of-Way Deed

**TSE\*** Traffic Signal Easement

**QC\*** Quit Claim Deed

**WD\*** Warranty Deed

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
2.	Maria T. Soto	RWD*	A portion of SW 197 Avenue from SW 256 Street North for 298 feet and the radius return thereof. (District 3)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3.	HOUSING OPPORTUNITIES PROJECT FOR EXCELLENCE, INC. (HOPE, INC.)	RWD*	A 25 foot radius return, at NW 115 Street and NW 2 Avenue. (District 3)	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.	Rami Development, Inc.	RWD*	A 25 foot radius return, at NW 82 Street and NW 2 Court. (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.
5.	Habitat for Humanity of Greater Miami, Inc.	RWD*	A 25 foot radius return at NW 69 Street and NW 31 Avenue. (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.
6.	Emma O. Mora & Frank L. Mora	RWD*	A portion of NW 137 Avenue, from approximately 1,320 feet south of NW 186 Street, south for approximately 440 feet. (District 12)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

RWD\* Right-of-Way Deed      QC\* Quit Claim Deed  
 TSE\* Traffic Signal Easement      WD\* Warranty Deed

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
7.	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	QCD*	A portion of SW 152 Avenue from SW 307 Road, south for approximately 374 feet. (District 8)	Obtained in order to own the entire right-of- way for the subject road.
8.	Polynesian at Islands at Doral Neighborhood Association, Inc.	RWD*	A portion of NW 74 Street at the intersection with NW 113 Court, approximately 109 long by 18 feet wide. (District 12)	Obtained in order to own the entire right-of- way for the subject road.
9.	MARVIN BARON AND ELEANOR BARON, his wife, ELAINE FRIEDMAN, a single woman and ROBERT DAVID FRIEDMAN, a single man.	QCD*	A portion of SW 264 Street approximately 104 feet from SW 124 Avenue, west for 288 feet. (District 9)	Obtained in order to acquire the right-of-way needed for a road project.
10.	Richard A. Swentek	WD*	A portion of SW 264 Street approximately 104 feet from SW 124 Avenue, west for 288 feet. (District 9)	Obtained in order to acquire the right-of-way needed for a road project.

  
 Assistant County Manager

**RWD\*** Right-of-Way Deed      **QC\*** Quit Claim Deed  
**TSE\*** Traffic Signal Easement      **WD\*** Warranty Deed

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# MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez      DATE: June 7, 2010  
and Members, Board of County Commissioners

FROM: R. A. Cuevas, Jr.      SUBJECT: Agenda Item No.  
County Attorney

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

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Approved \_\_\_\_\_ Mayor

Agenda Item No.

Veto \_\_\_\_\_

Override \_\_\_\_\_

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. **Habitat for Humanity of Greater Miami, Inc.**
2. **Maria T. Soto**
3. **HOUSING OPPORTUNITIES PROJECT FOR EXCELLENCE, INC. (HOPE, INC.)**
4. **Rami Development, Inc.**
5. **Habitat for Humanity of Greater Miami, Inc.**
6. **Emma O. Mora & Frank L. Mora**
7. **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**
8. **Polynesian at Islands at Doral Neighborhood Association, Inc.**
9. **MARVIN BARON AND ELEANOR BARON, his wife, ELAINE FRIEDMAN, a single woman and ROBERT FRIEDMAN, single man**
10. **Richard A. Swentek**

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

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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 resolution 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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of June, 2011. 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.



Debra Herman

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Return to:  
Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970  
Instrument prepared by:  
Schwebke-Shiskin & Associates, Inc.  
Folio No. 30-3115-043-0680  
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 21 day of March, A.D. 2011, by and between Habitat for Humanity of Greater Miami, Inc., a corporation under the laws of the State of Florida, 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:

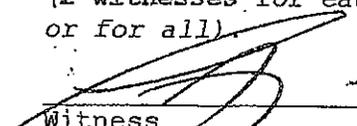
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

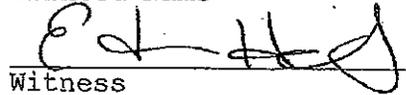
It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

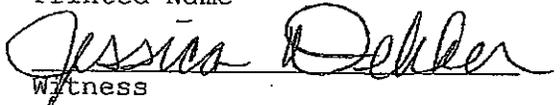
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

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)

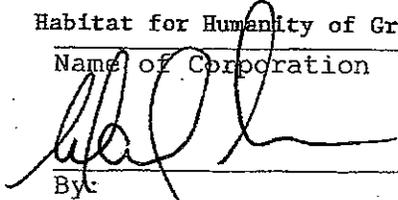
  
\_\_\_\_\_  
Witness  
Luis Azan  
\_\_\_\_\_  
Printed Name

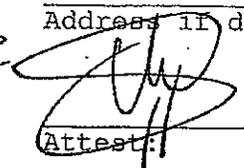
  
\_\_\_\_\_  
Witness  
Edmee Hernandez  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Witness  
Jessica Dekker  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Witness  
Andrea Schleider  
\_\_\_\_\_  
Printed Name

Habitat for Humanity of Greater Miami, Inc.  
\_\_\_\_\_  
Name of Corporation

  
\_\_\_\_\_  
By: (Sign)  
Mario Artecona, CEO  
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address if different  
  
\_\_\_\_\_  
Attest: (Sign)

Kia Hernandez  
\_\_\_\_\_  
Printed Name

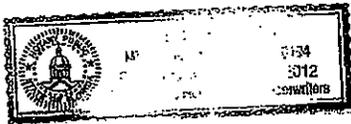
\_\_\_\_\_  
Address if different

CORP SEAL

STATE OF Florida )  
 )  
COUNTY OF Miami-Dade )

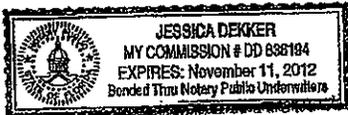
I HEREBY CERTIFY, that on this 21 day of March,  
A.D. 2011, before me, an officer duly authorized to administer  
oaths and take acknowledgments personally appeared Mario Artecona  
and Kia Hernandez, personally known to me, or proven,  
by producing the following identification: \_\_\_\_\_  
to be the \_\_\_\_\_ and \_\_\_\_\_ of  
Habitat for Humanity of Greater Miami, Inc. 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 they 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.



Jessica Dekker  
Notary Signature  
Jessica Dekker  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of FL  
My commission expires: \_\_\_\_\_  
Commission/Serial No. \_\_\_\_\_

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_,  
A.D. 2011, by Resolution No. \_\_\_\_\_ of  
the Board of County Commissioners of Miami-Dade County, Florida.

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

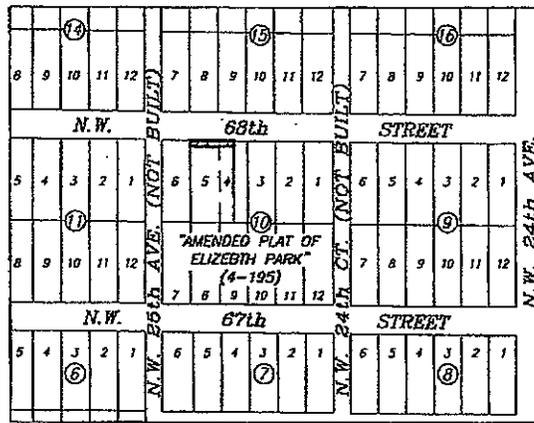
ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

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

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

# LEGAL AND LOCATION TO ACCOMPANY SKETCH OF A PORTION OF N.W. 68th STREET RIGHT-OF-WAY DEDICATION



LOCATION MAP  
SCALE 1" = 300'

### LEGAL DESCRIPTION OF RIGHT-OF-WAY

THE NORTH 10.00 FEET OF THE FOLLOWING DESCRIBED PARCEL: LOT 5, BLOCK 10 TOGETHER WITH: THE WEST HALF OF LOT 4, BLOCK 10, ACCORDING TO THE PLAT OF "AMENDED PLAT OF ELIZABETH PARK", AS RECORDED IN PLAT BOOK 4, AT PAGE 195, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

### NOTES:

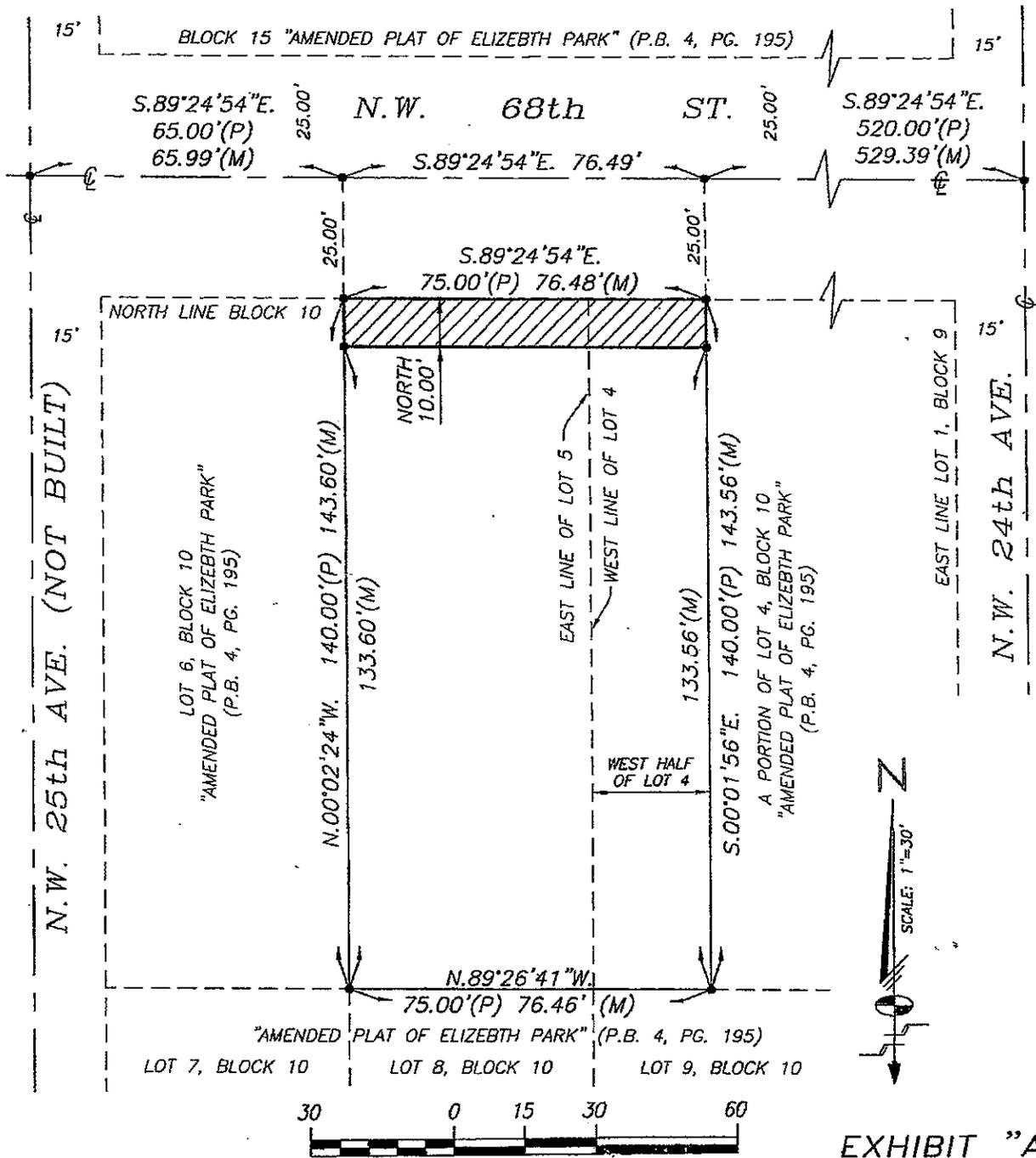
- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S.89°24'54"E. ALONG THE CENTER LINE OF N.W. 68th STREET BETWEEN N.W. 25th AVENUE AND N.W. 24th COURT.
- 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3) PROPERTY AS DESCRIBED HEREIN CONTAINS 765± Sq. ft.
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION WILL BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.

**EXHIBIT "A"**  
SHEET 1 OF 2 SHEETS

HABITAT PARCEL No. 215

	<b>SCHWEBKE-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	<b>REVISIONS</b> _____ _____ _____ _____ _____
	ORDER NO. <u>198577</u> DATE: <u>MARCH 04, 2011</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF A PORTION OF N.W. 68th STREET RIGHT-OF-WAY DEDICATION

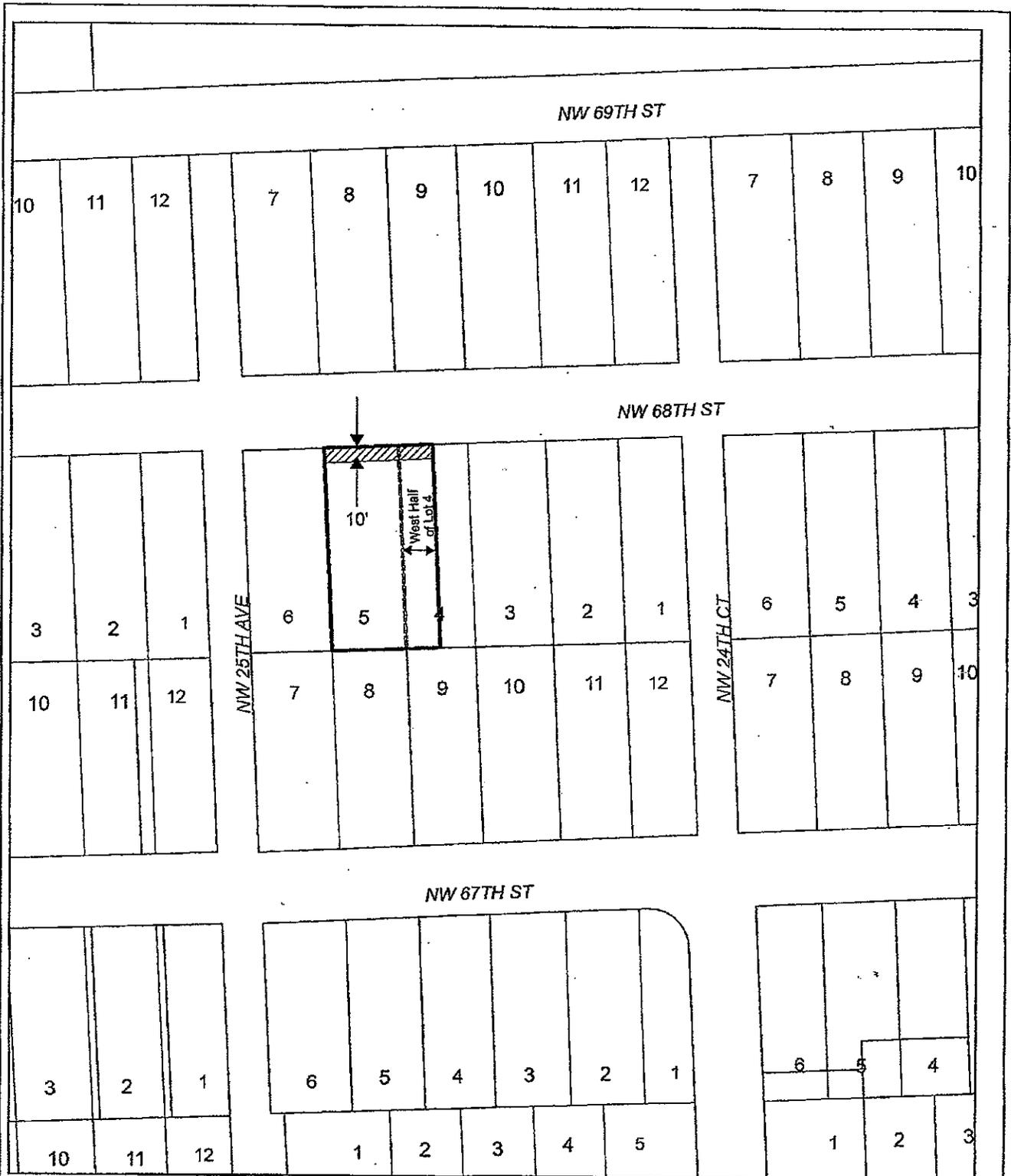


**EXHIBIT "A"**  
SHEET 2 OF 2 SHEETS

HABITAT PARCEL No. 215

1 INCH = 30 FEET

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b>	<b>REVISIONS</b>
	LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025	
	PHONE No. (954)435-7010 FAX No. (954)438-3288	
	ORDER NO. <u>198577</u>	PREPARED UNDER MY SUPERVISION:
	DATE: <u>MARCH 04, 2011</u>	<i>Ronald A. Fritz</i>
THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	RONALD A. FRITZ, ASSISTANT VICE PRESIDENT FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767	



THIS IS NOT A SURVEY

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Jean Monestime, 2

Folio No. 30-3115-043-0680  
HABITAT FOR HUMANITY OF GREATER MIAMI, INC  
SEC. 16-53-41

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: March 23, 2011  
Prepared by: Yizmin 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. 30-6827-000-0144  
User Department: Public Works

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**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 2nd day of FEBRUARY, A.D. 2011, by and between Maria T. Soto, whose address is 622 NW 18th St. Homestead, FL 33030, 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 her 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 Miami-Dade County, State of Florida, to-wit:

**The west 5 feet of the east 40 feet of the south ½ of the SE ¼ of the SE ¼ of the NE ¼ of Section 27, Township 56 South, Range 38 East, Miami-Dade County, Florida, less the south 35 feet thereof; and the area bounded by the north line of the south 35 feet and by the west line of the east 40 feet of the NE ¼ of said section 27, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.**

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, her heirs and 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 it.

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

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

Gala Manrique  
Witness

LIALA MANRIQUE  
Witness Printed Name

[Signature]  
Witness

NESTOR RODRIGUEZ  
Witness Printed Name

[Signature]  
Witness

ERISCO RUBIO  
Witness Printed Name

\_\_\_\_\_  
Witness

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

[Signature] (Sign)

Maria T. Soto  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
(Sign)

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

\_\_\_\_\_  
Address (if different)

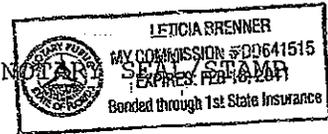
STATE OF FLORIDA     )  
                                  )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 2<sup>nd</sup> day of FEBRUARY, 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MARIA T. SORTO, and \_\_\_\_\_, 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.

*Leticia Brenner*  
Notary Signature

LETICIA BRENNER  
Printed Notary Name



Notary Public, State of FLORIDA

My commission expires: FEB 18, 2011

Commission/Serial No. DD641515

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

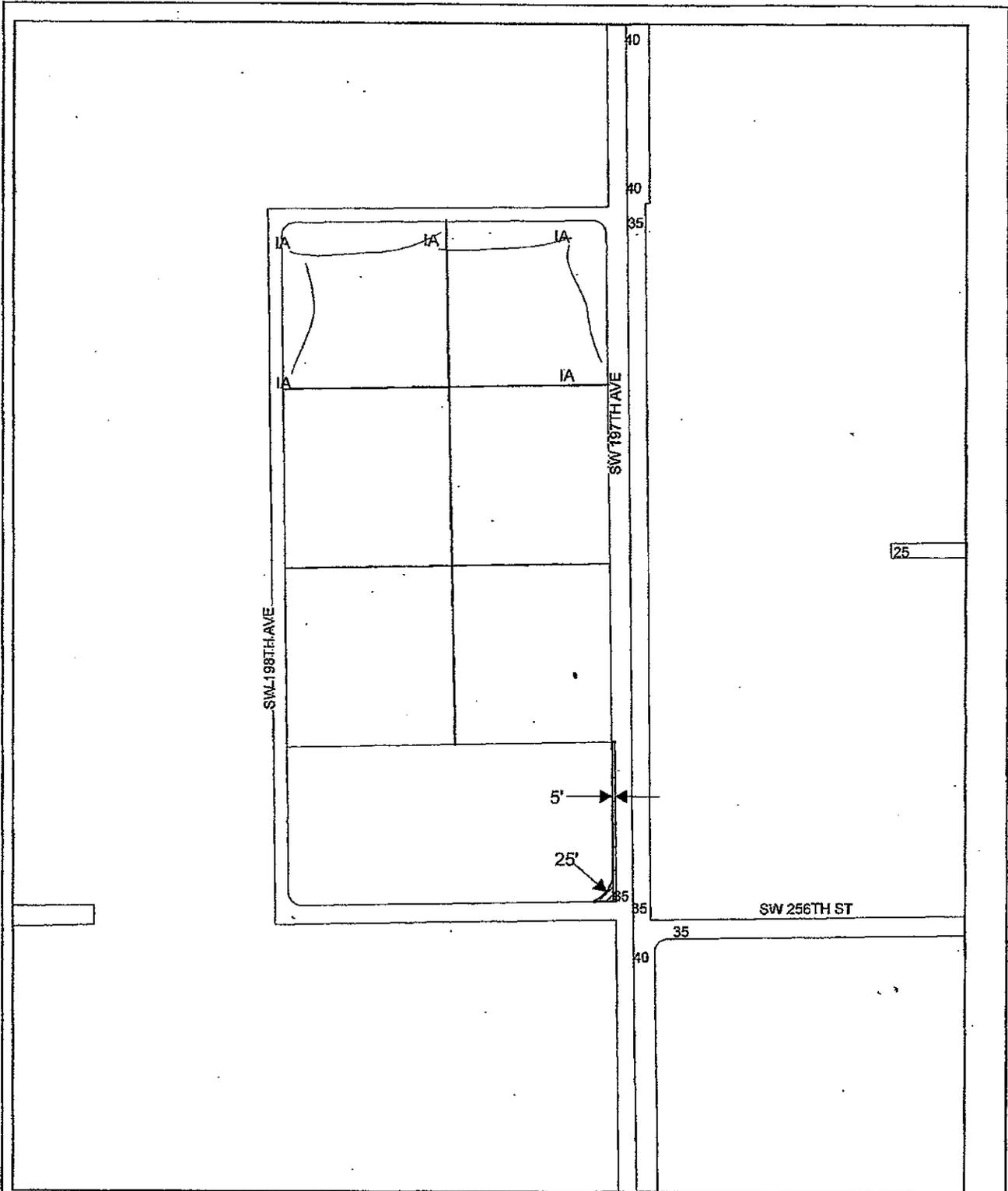
\_\_\_\_\_  
Assistant County Manager

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

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Audrey M. Edmonson, 3

Folio No. 30-6827-000-0144  
**MARIA T. SOTO**  
 SEC.27-56-38

 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: March 7, 2011  
 Prepared by: Yazmin Moreno



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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. 30-2136-026-0040  
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 16th day of February, A.D. 2011, by and between HOUSING OPPORTUNITIES PROJECT FOR EXCELLENCE, INC. (HOPE, INC.), a corporation under the laws of the State of Florida, and having its office and principal place of business at 11501 NW 2 Avenue, Miami, FL 33168, 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 area bounded by the west and south lines of Lot 19, Block 1, of "PROSPECT PARK", according to the plat thereof as recorded in Plat Book 12, Page 73, of the Public Records of Miami-Dade County, Florida; and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.**

It is the intention of the party of the first part, by this



STATE OF FLORIDA

) SS

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 16th day of February, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Keenya J. Robertson and Victor Romano, personally known to me, or proven, by producing the following identification: FDL to be the President and Secretary of Housing Opportunities Project for Excellence, Inc., 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 Keenya J. Robertson 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



NOTARY SEAL/STAMP

Yesmin Turner
Printed Notary Name

Notary Public, State of Florida

My commission expires: 7/6/2014

Commission/Serial No. EE001089

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

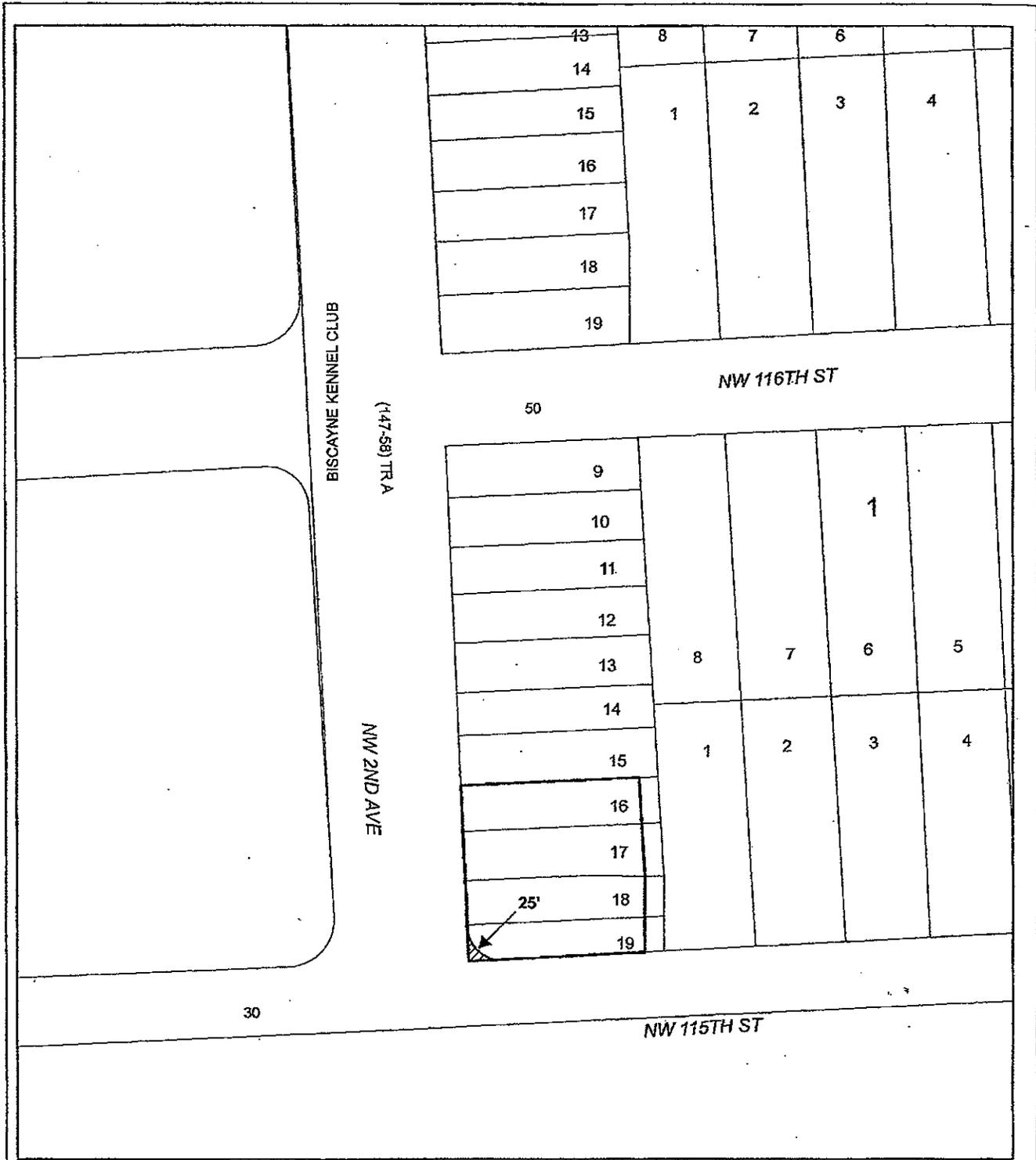
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

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

Assistant County Attorney



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Audrey M. Edmonson, 3

Folio No. 30-2136-026-0040  
HOUSING OPPORTUNITIES PROJECTS  
FOR EXCELLENCE, INC. (HOSE, INC.)  
SEC.36-52-41

 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) 375-2744 FAX (305) 375-2825

Date: April 7, 2011  
Prepared by: Yacelin Moreno

21

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. 30-3112-023-0772  
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 30<sup>TH</sup> day of November, A.D. 2010, by and between Rami Development, Inc, a corporation under the laws of the State of Florida, and having its office and principal place of business at 16304 SW 57 st, Miami FL 33193, 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 Attached "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.

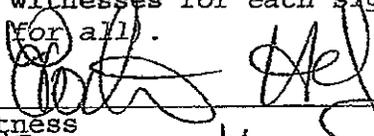
*1/4* And the said party of the first part will defend the title to said

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

Tatiana Hernandez  
Printed Name

  
Witness

Roberto Sanchez  
Printed Name

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Witness

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

Rami Development Inc  
Name of Corporation

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

Renato Arana  
Printed Name

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

\_\_\_\_\_  
Attest: \_\_\_\_\_ Secretary (Sign)

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

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

2/A

CORP SEAL

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

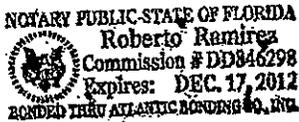
I HEREBY CERTIFY, that on this 30 day of NOVEMBER, A.D. 2010, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared PENALO ARIAS and \_\_\_\_\_, personally known to me, or proven, by producing the following identification: FID to be the President and \_\_\_\_\_ Secretary of PAMI DEVELOPMENT INC., 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 \_\_\_\_\_ 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

ROBERTO RAMIREZ  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of FLORIDA.

My commission expires: 12-17-12

Commission/Serial No. DD846298

The foregoing was accepted and approved on the 30 day of NOVEMBER, 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

3/4

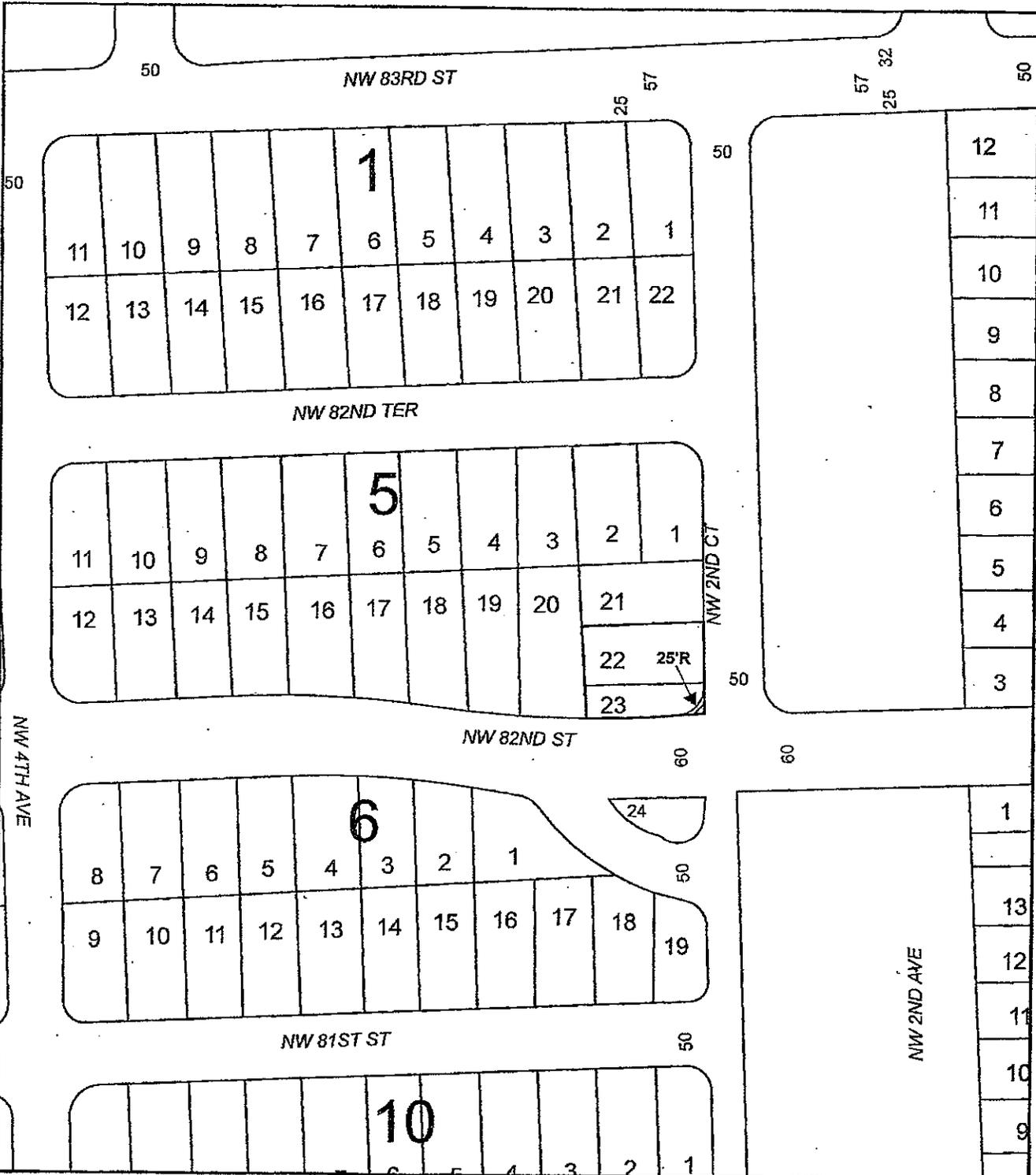
24

**"EXHIBIT A"**

That area bounded by the east line of Lot 23, in Block 5, of "BELLCAMP MANOR" as recorded in Plat Book 11, Page 33, of the Public Records of Miami-Dade County, Florida; bounded by the south line of the north 27.81 feet of said lot 23; and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.

4/4

25



THIS IS NOT A SURVEY

**FOLIO NO. 30-3112-023-0772**  
**Rami Development, Inc**  
**SEC. 12-53-41**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Jean Monestime, 2

 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: December 3, 2010  
 Prepared By: Yazmin Moreno

26



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

Meredith Worley  
Printed Name

Witness

MONIQUE SMITH  
Printed Name

Witness

Edmee Hernandez  
Printed Name

Witness

Ena Hernandez  
Printed Name

Habitat for Humanity of Greater Miami, Inc.

[Signature] (Sign)  
By:  President

Michael Battle  
Printed Name

3800 NW 22nd Ave, Miami, FL 33142  
Address if different

[Signature] (Sign)  
Attest:  Secretary

MANUEL DB BARRAGA  
Printed Name

3800 NW 22nd Ave Miami, FL 33142  
Address if different

CORP SEAL

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

I HEREBY CERTIFY, that on this 21 day of January, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Michael Battle and Manuel de Barraga, personally known to me, or proven, by producing the following identification: \_\_\_\_\_ ✓ to be the ✓ President and ✓ Secretary of Habitat for Humanity of Greater Miami, Inc., 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 him 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

Kendalese Rose  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: April 7, 2012

Commission/Serial No. DD776074

The foregoing was accepted and approved on the 21 day of January, A.D. 2011, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

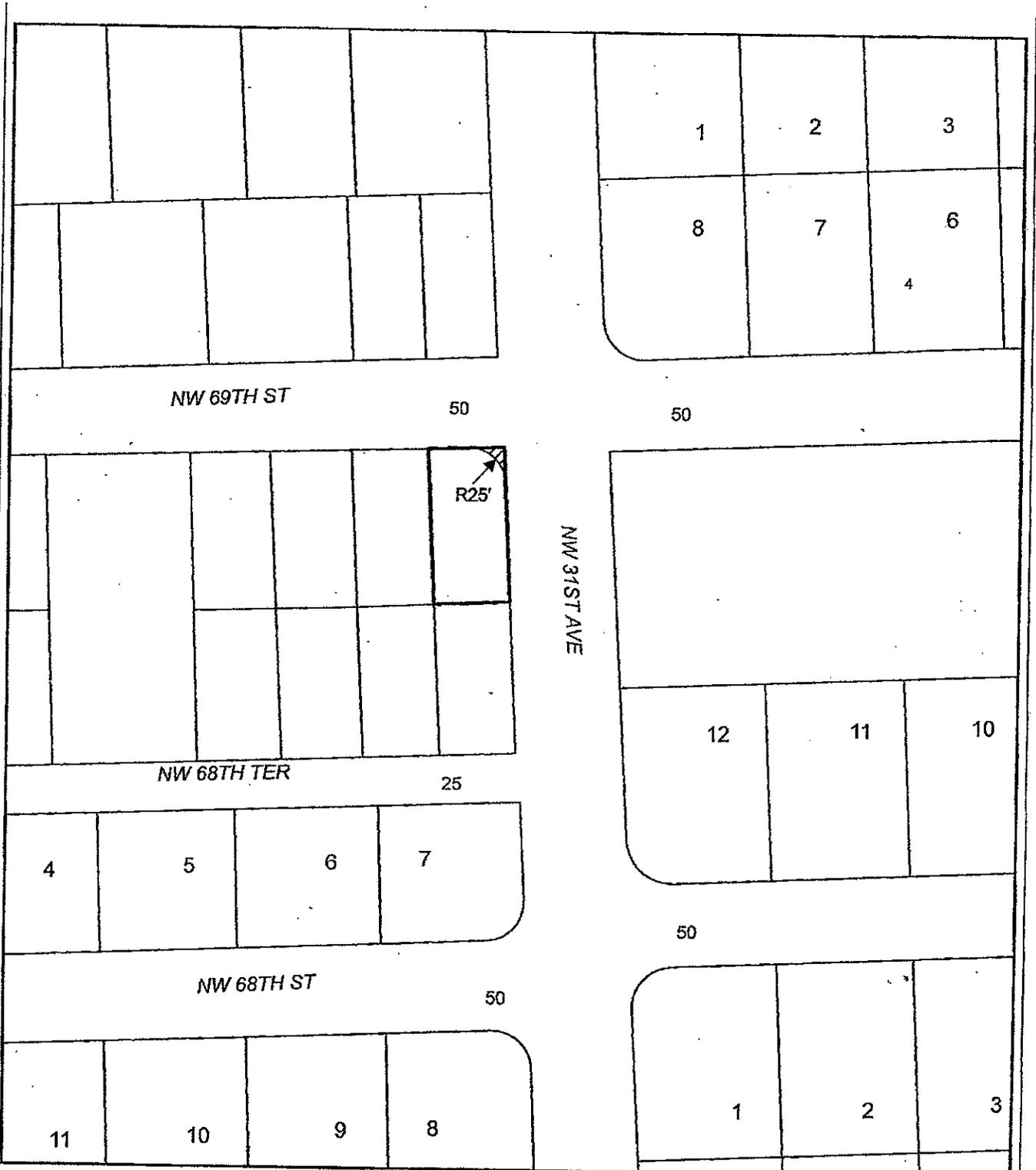
\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

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

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



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Jean Monestime, 2

FOLIO NO. 30-3116-000-0490  
HABITAT FOR HUMANITY OF GREATER MIAMI, INC.  
SEC. 16-53-41

 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: January 31, 2011  
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. 30-2911-001-0252  
User Department: Public Works

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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 9<sup>th</sup> day of February, A.D. 2011, by and between Emma O. Mora and Frank L. Mora, whose address is 7182 NW 77 Terrace, Medley, Florida, 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:

That portion of Tract 7, in Block 2, of Section 11, Township 52 South, Range 39 East, of "TATUM BRO'S REAL ESTATE & INVESTMENT CO'S SUBDIVISION", as recorded in Plat Book 1, Page 102, of the Public Records of Miami-Dade County, Florida, lying within the East 25 feet of the West 40 feet of the North 1/3 of the SW 1/4 of the NW 1/4 of the NW 1/4 of said Section 11.

It is the intention of the parties 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 parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said parties 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 parties of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

[Signature]  
Witness

FRANK A. MORA  
Witness Printed Name

[Signature]  
Witness

Ismael Gonzalez  
Witness Printed Name

[Signature]  
Witness

FRANK A. MORA  
Witness Printed Name

[Signature]  
Witness

ISMAEL GONZALEZ  
Witness Printed Name

[Signature] (sign)

ENMA O. MORA  
Printed Name

1592 W 77 ST HIALEAH  
Address (if different)

[Signature] (sign)

FRANK L MORA  
Printed Name

4655 MUL 103 CT Doral  
Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 9 day of FEB, 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared EMMA O. MORA, and FRANK L. MORA, personally known to me, or proven, by producing the following methods of identification: PERSONALLY KNOWN 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  
MYRA GARCIA  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA  
My commission expires: DEC. 20, 2013  
Commission/Serial No. DD930827

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

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

ATTEST: HARVEY ROVIN,  
Clerk of said Board

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

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

Approved as to form  
and legal sufficiency



This instrument prepared under the supervision  
of Kathy Lamb-Flynn, Assistant General Counsel  
Florida Department of Transportation  
Florida Turnpike Enterprise  
Milepost 263, Florida's Turnpike  
(Building 5315, Turkey Lake Service Plaza)  
P.O. Box 613069  
Ocoee, FL 34761

S.R No.: 821 – Homestead Extension Florida's Turnpike  
Project: 87005-2303  
Parcels: 116.1-R & 122.1-R  
County: Miami-Dade County

### QUITCLAIM DEED

*"This deed constitutes a conveyance from an executive agency of the State of Florida to an agency or instrumentality of the State of Florida and is not subject to documentary stamp tax. See Department of Revenue Rule 12B-4.014 (10), Florida Administrative Code."*

**THIS QUITCLAIM DEED**, made this 21<sup>st</sup> day of MARCH, 2011, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, an executive agency of the State of Florida, whose post office address is Turnpike Headquarters, P.O. Box 613069, Milepost 263, Florida's Turnpike, Building 5315, Ocoee, Florida 34761-3069, as Grantor, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, whose mailing address is 111 NW 1<sup>st</sup> Street, 16<sup>th</sup> Floor, Miami, Florida 33128, as Grantee. (Wherever used herein the terms Grantor and Grantee shall include the successors and assigns of Grantor and Grantee.)

### WITNESSETH

The Grantor, for and in consideration of the premises and the sum of One Dollar, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and forever quitclaim to the Grantee all of the right, title and interest of the State of Florida Department of Transportation, in and to the property described in **EXHIBIT "A"**, attached hereto and made a part hereof, subject to the following terms, conditions and reservations:

1. No commercial transmission or receiving devices which carry signals that could cause interference with the operations of the Grantor may be placed or constructed on the property; this restriction shall run with the land in perpetuity and be binding on all successors in title.
2. The Grantee accepts all responsibility for operation and maintenance of the roadway, including all curbs, culverts, and drainage structures within the right-of-way at the time of transfer.
3. All obligations of the Grantor under any maintenance or utility agreements or other such agreements existing at the time of this conveyance shall become the responsibility of the Grantee.
4. Pursuant to Section 337.25(4)(h), Florida Statutes, the property described in **EXHIBIT "A"** will be used by the Grantee for a public purpose.

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title and interest of the said Grantor, either in law or equity, to the said Grantee forever.

Subject to covenants, conditions, restrictions, and encumbrances of record, but the reference hereto does not serve to reimpose the same.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed by its duly authorized officer, its Interim Executive Director of the Florida Turnpike Enterprise, and its seal hereunto affixed, attested by its Executive Secretary, in the date first above written.

Signed, sealed and delivered  
in our presence as witnesses:

STATE OF FLORIDA,  
DEPARTMENT OF TRANSPORTATION

Patti Cramer  
Signature

[Signature]  
By: Kevin J. Thibault, Interim Executive Director  
Florida Turnpike Enterprise

Patti Cramer  
Print or Type Name

Sandra Wilde  
Signature

Attest: [Signature]  
Elizabeth Decker, Executive Secretary  
Florida Turnpike Enterprise

Sandra Wilde  
Print or Type Name

Legal Review: [Signature]  
Kathy Lamb-Flynn

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this Monday of March, 2011, by Kevin J. Thibault, as Interim Executive Director of the State of Florida Department of Transportation, Florida Turnpike Enterprise, who is personally known to me, and who did acknowledge before me that he executed the foregoing instrument on behalf of the State of Florida Department of Transportation, for the purposes therein expressed.



Notary Public:  
[Signature]

Print, Stamp, or Type Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

State Road 821 - HEFT  
Section 87005-2303  
Parcels: 116.1-R & 122.1-R  
County: Miami-Dade

**EXHIBIT "A"**

A portion of that certain Parcel 116.1R as recorded in O.R. Book 7909, Page 11, and a portion of that certain Parcel 122.1R as recorded in O.R. Book 7668, Page 823, Public Records of Miami-Dade County; said portions as shown on the State of Florida Department of Transportation Right of Way Map for the Homestead Extension of Florida's Turnpike, Section 87005-2303, Page 7 of 12, with latest revisions dated January 26, 2010, being more particularly described as follows:

"THAT PART OF:

The West one-half of the Northeast one-quarter to the Southeast one-quarter and the Northwest one-quarter of the Southeast one-quarter of Section 9, Township 57 South, Range 39 East, lying and being in Dade County, Florida, lying within the following described boundaries, to wit:

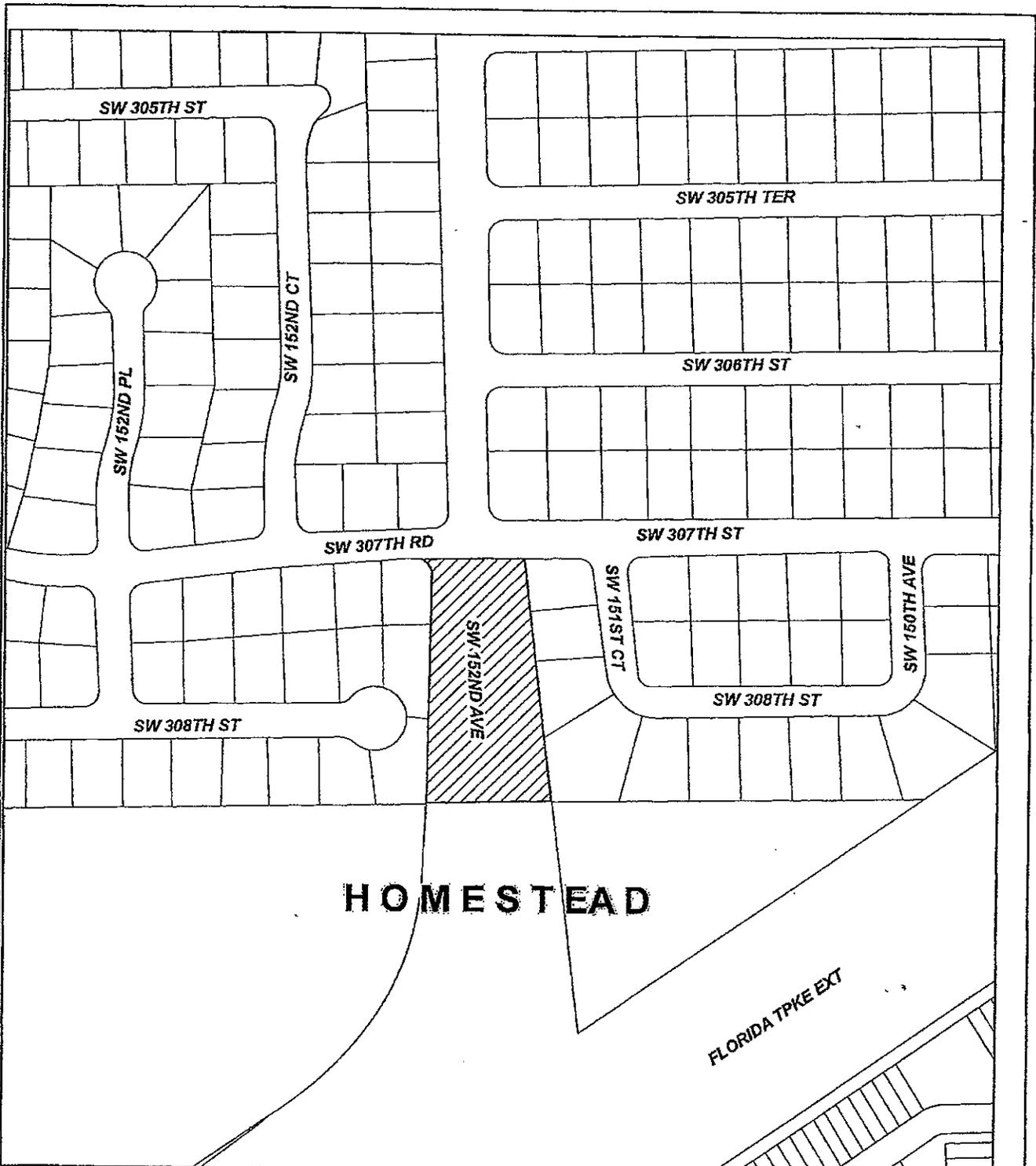
Commence at a 10 inch concrete monument marking the Northwest corner of the Southeast one-quarter of Section 9, Township 57 South, Range 39 East, run thence South  $01^{\circ} 51' 58''$  West (Bearings derived from the Florida State System of Plane Coordinates) along the Westerly boundary of said Southeast one-quarter, 951.90 feet to the POINT OF BEGINNING of the herein described parcel; thence North  $88^{\circ} 08' 02''$  East 85.00 feet to a point; thence South  $05^{\circ} 41' 42''$  East 375.93 feet to a point of intersection with the Southerly boundary of the Northwest one-quarter of the Southeast one-quarter of said Section 9; thence South  $88^{\circ} 40' 26''$  West along said Southerly boundary 110.11 feet to the Southwest corner of said Northwest one-quarter of the Southeast one-quarter; thence North  $01^{\circ} 51' 58''$  West along the Westerly boundary of said Northwest one-quarter 374.03 feet to the POINT OF BEGINNING."

TOGETHER WITH:

"THAT PART OF:

The North one-half of the Southwest one-quarter of Section 9, Township 57 South, Range 39 East, less one square acre in the Northeast corner, and less all right-of-ways of record, in Dade County, Florida, lying within the following described boundaries, to wit:

Commence at a concrete monument marking the Northeast corner of the Southwest one-quarter of Section 9, Township 57 South, Range 39 East; run thence South  $01^{\circ} 51' 58''$  East (Bearings derived from the Florida State System of Plane Coordinates), along the Easterly boundary of said Southwest one-quarter 951.90 feet to the POINT OF BEGINNING of the herein described parcel; continue thence South  $01^{\circ} 51' 58''$  East, along said Easterly boundary 374.03 feet to a point of intersection with the Southerly boundary of the North one-half of said Southwest one-quarter; thence South  $88^{\circ} 40' 26''$  West along said Southerly boundary 78.52 feet to a point; thence North  $00^{\circ} 58' 26''$  East 373.69 feet to a point; thence North  $88^{\circ} 08' 02''$  East 60.00 feet to a point of intersection with the Easterly boundary of said Southwest one-quarter and also the POINT OF BEGINNING."



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Lynda Bell, 8

STATE OF FLORIDA DEPARTMENT  
OF TRANSPORTATION  
SEC.09-57-39

 QUITCLAIN DEED



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: April 5, 2011  
Prepared by: Yazmin Moreno



order to close access to N.W. 113<sup>th</sup> Court at N.W. 74<sup>th</sup> Street and for all purposes incidental thereto.

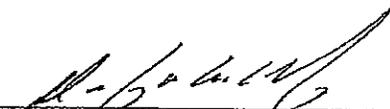
It is expressly provided that if access to N.W. 113<sup>th</sup> Court from N.W. 74<sup>th</sup> Street is not restricted within twenty-four (24) months of the date of this instrument or if such restricted access should ever cease, then the title to the said above described land shall immediately revert 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.

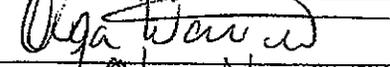
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

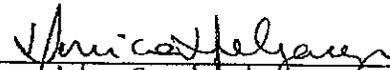
IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

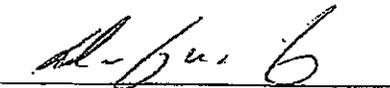
Signed, Sealed, Attested and  
Delivered in our presence:

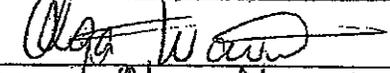
POLYNESIAN AT ISLANDS OF DORAL  
NEIGHBORHOOD ASSOCIATION, INC.

  
Print: DAVID WOODWARD

  
Print: Olga Navas  
(as to President)

By:   
Print: Monica Melgares  
Title: President

  
Print: DAVID WOODWARD

  
Print: Olga Navas  
(as to Secretary)

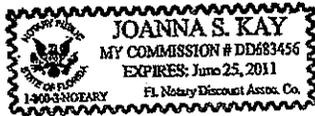
By:   
Print: Monica Sarmiento  
Title: Secretary

CORPORATE SEAL

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 2 day of March, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Monica Melgarejo and Monica Sarmiento, personally known to me, or proven, by producing the following identification: \_\_\_\_\_ to be the ✓ President and ✓ Secretary of Polynesian at Islands at Doral Neighborhood Association, Inc., a not-for-profit corporation, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that they executed said corporation and its Corporate Seal affixed thereto.

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



Joanna S Kay  
Notary Signature  
Joanna S Kay  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My Commission Expires: 6/25/11  
Commission/Serial No. DD683456

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2011, 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

EXHIBIT "A"

LEGAL DESCRIPTION

Being a portion of Tract "L", according to the Plot of DORAL ISLES NORTH SECTION ONE, as recorded in Plat Book 161, Page 57, and lying in the Southwest one-quarter (1/4) of Section 7, Township 53 South, Range 40 East, all in Miami-Dade County, Florida, and being more particularly described as follows:

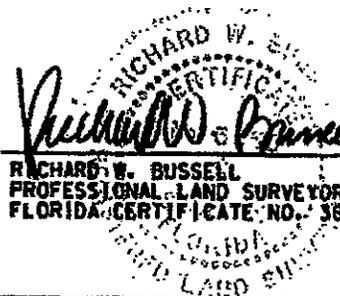
Commence at the point of Intersection of the Centerline of Northwest 114th Avenue and the South line of said Section 7, also being the Southwest corner of the Southeast one-quarter (1/4) of the Southwest one-quarter (1/4) of said Section 7, as shown on said Plot of DORAL ISLES NORTH SECTION ONE; thence N 01°44'31" W, along said Centerline of Northwest 114th Avenue and the West line of the East one-half (1/2) of the Southwest one-quarter (1/4) of said Section 7, a distance of 40.01 feet to the Intersection with the Westerly prolongation of the North Right-of-Way line of Northwest 74th Street; thence N 89°34'54" E, along lastly said line, a distance of 517.86 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 89°34'54" E, along said North Right-of-Way line of Northwest 74th Street, a distance of 108.95 feet; thence N 00°25'06" W a distance of 18.00 feet; thence S 89°34'54" W a distance of 108.95 feet; thence S 00°25'06" E a distance of 18.00 feet to the POINT OF BEGINNING.

Containing 1,961.1 square feet, more or less.

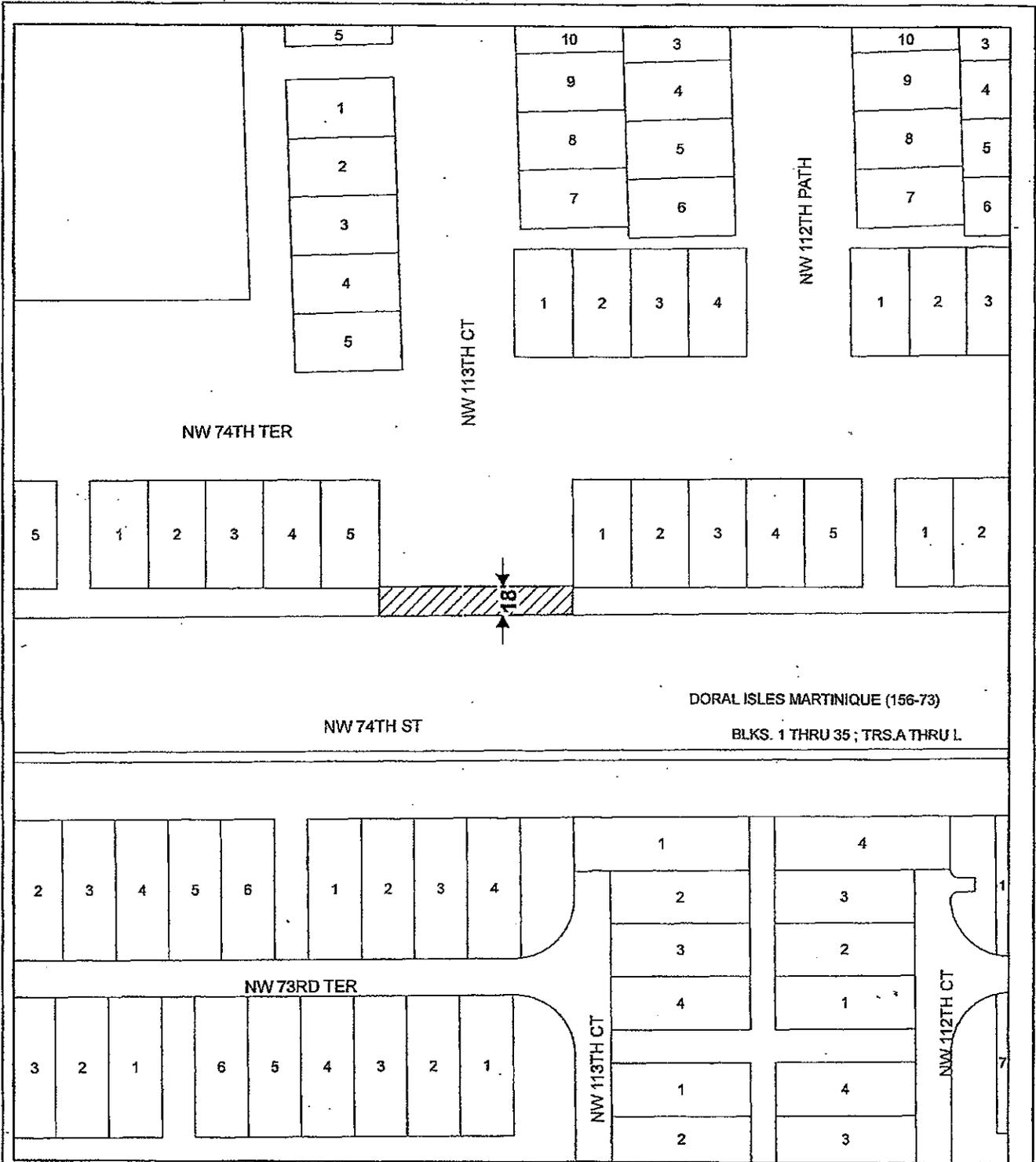
GENERAL NOTES:

- 1) Reproductions of this map are not valid without the signature and original raised seal of the Florida Licensed Surveyor and Mapper in responsible charge.
- 2) Lands shown hereon were not abstracted by this office for rights-of-way, easements of record, ownership, abandonments, deed restrictions, or Murphy Act Deeds. This information should be obtained through appropriate verification.
- 3) The Bearings shown hereon are referenced to the South line of the Southwest one-quarter (1/4) of Section 7, Township 53 South, Range 40 East, having a bearing of N 89°34'54" E, as shown on the Plot of DORAL ISLES NORTH SECTION ONE, as recorded in Plat Book 161, Page 57 of the public records of Miami-Dade County, Florida.
- 4) Additions and/or deletions to survey maps, sketches or reports by any party other than the signing party are prohibited without the written consent of the signing party.
- 5) This document consists of two (2) sheets and shall not be considered full, valid and complete unless each sheet is attached to the other.

  
 RICHARD W. BUSWELL  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 3858  
 DATE 01/31/10

FLORIDA DEPARTMENT OF TRANSPORTATION			
LEGAL DESCRIPTION			
STATE ROAD NO. 934		MIAMI-DADE COUNTY	
	BY	DATE	PREPARED BY: FOOT DISTRICT VI
	DRAWN	08/26/10	DATA SOURCE: SEE GENERAL NOTES
REVISION	BY	DATE	F.P. NO. 414731-3 SECTION N/A
	CHECKED	BUSSELL 08/26/10	SHEET 1 OF 2

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THIS IS NOT A SURVEY

Municipality: DORAL  
Commission District: Jose "Pepe" Diaz, 12

**FOLIO: 35-3007-0022-670**  
**POLYNESIAN AT ISLANDS AT DORAL**  
**NEIGHBORHOOD ASSOCIATION, INC.**  
**SEC.07-53-40**

 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: April 5, 2011  
Prepared by: Yezmin Moreno

This instrument was prepared by  
Charles W. Battisti, Esquire  
250 Catalonia Avenue, Suite 304  
Coral Gables, Florida 33134

QUIT CLAIM DEED  
RAMCO FORM 8

FOLIO NO. # 30-6927-000-0371

This Quit Claim Deed, executed this 29<sup>th</sup> day of March A.D., 2011 by

MARVIN BARON and ELEANOR BARON, his wife, BLAINE FRIEDMAN, a single woman and ROBERT DAVID FRIEDMAN, a single man

whose address is 10176 S.W. 126<sup>th</sup> Street, Miami, Florida 33176

first party, to

MIAMI DADE COUNTY, a political subdivision of the State of Florida

whose address is 111 N.W. 1<sup>st</sup> Street, Miami, Florida 33122-1970  
second party:

(Whoever used herein the terms "first party" and "second party" shall include a legal and plural, heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars, and other good and valuable consideration to said first party, in hand paid by the said second party, the receipt of whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the said second party forever, all right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Miami-Dade State of Florida, FOR PUBLIC ROAD RIGHT OF WAY AND PUBLIC UTILITIES to wit:

The South 25.00 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, bounded on the West by the Northeasterly line of AMENDED PLAT OF AMENDED PLAT OF NARANJA MANOR, according to the Plat thereof, as recorded in Plat Book 33, at Page 34, of the Public Records of Miami-Dade County, Florida, and bounded on the East by the Southwesterly line of Lot 13, in Block 2, of NARANJA TERRACE, according to the Plat thereof, as recorded in Plat Book 21, at Page 13, of the Public Records of Miami-Dade County, Florida.

Being a part of the South 40.00 feet of said Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, bounded on the West by the said Northeasterly line of AMENDED PLAT OF AMENDED PLAT OF NARANJA MANOR and bounded on the East by the said Southwesterly line of Lot 13, in Block 2, of NARANJA TERRACE,

To Have and to Hold the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, including the lien of a first mortgage held by grantees as it applies to the above described property..

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses as to Marvin Baron, Eleanor Baron and Elaine Friedman

Print name: JULIA A. MAYAN

Print name: CHARLES W. BATTISTI

Witnesses as to Robert David Friedman

Print name: DAVID

Print name: DAVID BESSER

Marvin Baron  
MARVIN BARON

Eleanor Baron  
ELEANOR BARON

Elaine Friedman  
ELAINE FRIEDMAN

Robert David Friedman  
ROBERT DAVID FRIEDMAN

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MARVIN BARON AND ELEANOR BARON, his wife, who are personally known by me and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 29<sup>th</sup> day of March, 2011.

[Signature]  
Notary Public



JULIA A. MAYAN  
MY COMMISSION # DD 882385  
EXPIRES: November 5, 2011  
Beedee The Body N Notary Services

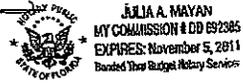
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ELAINE FRIEDMAN, who is personally known by me and who executed the foregoing instrument and she acknowledges before me that she executed the same.

Witness my hand and official seal in the County and State last aforesaid this 27 day of March, 2011.

*[Handwritten signature]*  
Notary Public



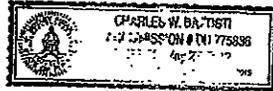
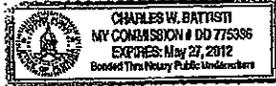
STATE OF FLORIDA

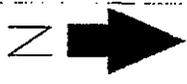
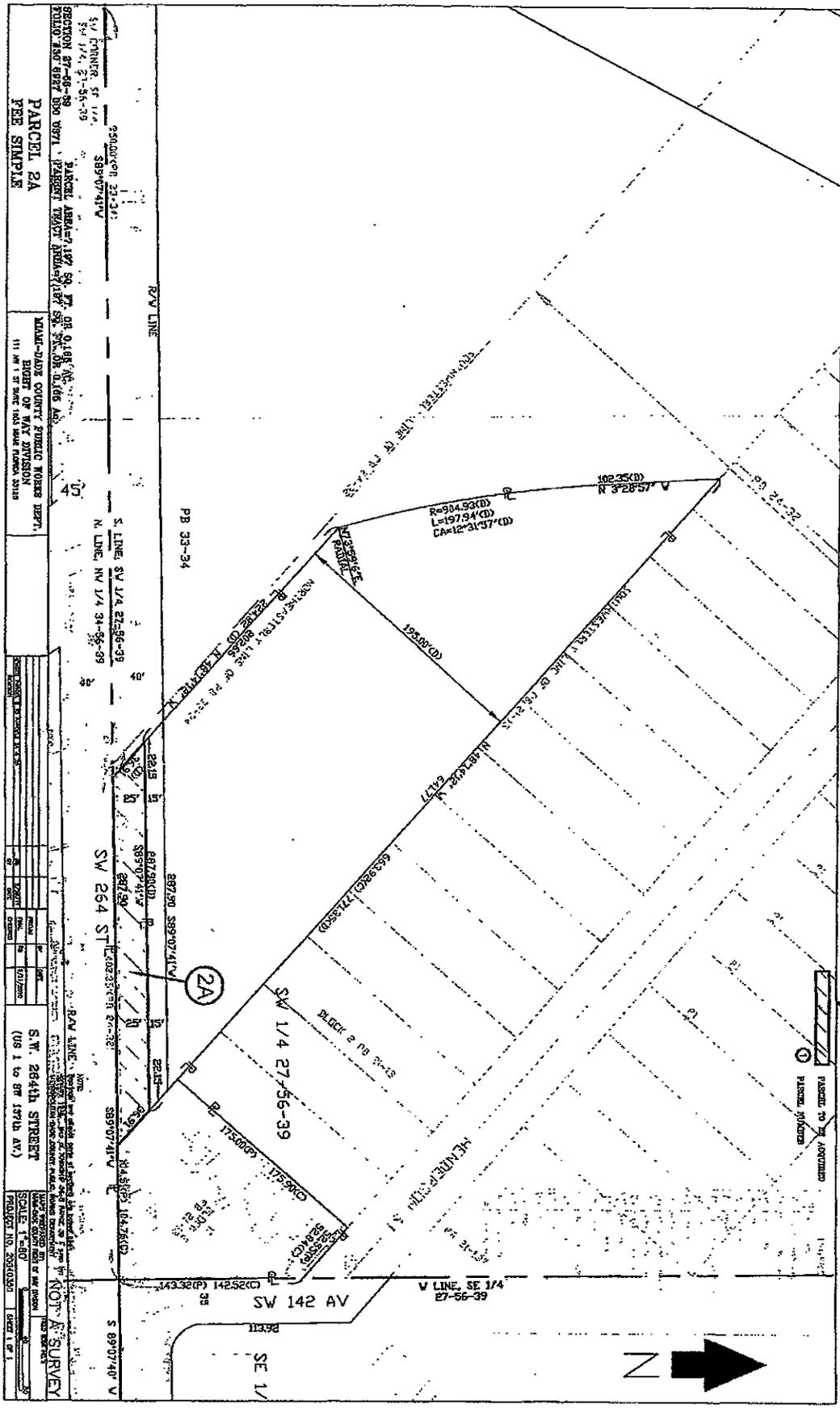
COUNTY OF MIAMI-DADE

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ROBERT DAVID FRIEDMAN, a single man, who is personally known by me and who executed the foregoing instrument and he acknowledges before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 27 day of March, 2011.

*[Handwritten signature]*  
Notary Public





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**WARRANTY DEED**

THIS INDENTURE, made this 29 day of March, 2011, between **Richard A. Swentek**, (Grantor) whose post office address is 15 Stillwright Way, Key Largo, Fl 33037, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, received from **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, (Grantee) whose post office address is 111 N.W. 1<sup>st</sup> Street, Miami, Florida 33128-1970, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantee, and Grantee's successors, and assigns forever, lying and being in Miami-Dade County, Florida, to-wit:

**See attached Exhibit "A"**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS CONVEYANCE includes, without limitation, all timber rights and water rights; all mineral rights and gas rights except those previously reserved, transferred or severed by third parties; all Grantor's right, title and interest in roads, streams, canals, banks, ditches and other water bodies located on the Premises or which may provide access to the Premises; all riparian rights; and all Grantor's right, title and interest in alleys, roads, streets and easements included within the Premises, or which may provide access to the Premises.

SUBJECT TO: Easements, dedications and restrictions of record, if any, but any such interests that may have been terminated are not hereby re-imposed and subject to applicable zoning ordinances, taxes and assessments for the year 2011 and subsequent years.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature

Richard D. Steele  
Print Name

[Signature]  
Witness Signature

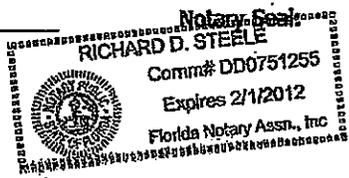
[Signature]  
Print Name

[Signature] MAR 29 2011  
Richard A. Swentek

I HEREBY CERTIFY, that personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **RICHARD A. SWENTEK** who provided \_\_\_\_\_ for identification or who is personally known to me to be the person described in and, who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 29 day of March, 2011.

[Signature]  
NOTARY PUBLIC, State of Florida



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The North 15.00 feet of the South 40.00 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, bounded on the West by the Northeasterly line of AMENDED PLAT OF AMENDED PLAT OF NARANJA MANOR according to the plat thereof as recorded in Plat Book 33, Page 34 of the Public Records of Miami-Dade County, Florida and bounded on the East by the Southwesterly line of Lot 13, Block 2 of NARANJA TERRACE according to the plat thereof as recorded in Plat Book 21, Page 13 of said Public Records of Miami-Dade County.

**BEING A PART OF**

The South 40.00 feet of said Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, bounded on the West by the said Northeasterly line of AMENDED PLAT OF AMENDED PLAT OF NARANJA MANOR and bounded on the East by the said Southwesterly line of Lot 13, Block 2 of NARANJA TERRACE.

