

**MEMORANDUM**

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

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

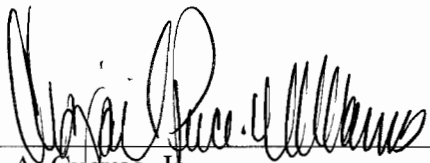
**DATE:** July 7, 2011

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

**SUBJECT:** Resolution accepting conveyances of  
various properties 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.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/cp

# Memorandum



**Date:** July 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

## **Recommendation**

The attached instruments are being forwarded in one resolution for Board of County Commission acceptance.

## **Scope**

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

## **Fiscal Impact/Funding Source**

The fiscal impact of these conveyances for various properties being accepted would be approximately \$400 annually as a result of associated maintenance costs with their inclusion in the Public Works Department inventory. These costs will be funded through the Public Works Department's General Fund allocation under index code PW338475.

## **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.
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 9)	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

	<b>GRANTOR</b>	<b>INSTRUMENT</b>	<b>LOCATION</b>	<b>REMARKS</b>
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 about a dedicated right-of-way.
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 142 Avenue west for 288 feet. (District 9)	Obtained in order to acquire the right-of-way needed for a road project.

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

	<b>GRANTOR</b>	<b>INSTRUMENT</b>	<b>LOCATION</b>	<b>REMARKS</b>
10.	Richard A. Swentek	WD*	A portion of SW 264 Street approximately 104 feet from SW 142 Avenue west for 288 feet. (District 9)	Obtained in order to acquire the right-of-way needed for a road project.
11.	BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT	RWD*	A portion of NW 17 Street from NW 137 Avenue east for 1,919 feet and a 25 foot radius return thereof. (District 12)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
12.	PUBLIX SUPER MARKETS, INC.	RWD*	A portion of SW 37 Avenue from Ponce de Leon north for approximately 323 feet. (District 7)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

Attachments



Assistant County Manager

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

**QC\*** Quit Claim Deed  
**WD\*** Warranty Deed

4



# MEMORANDUM

(Revised)

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

**DATE:** July 7, 2010

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

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

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)(E)  
7-7-11

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, a single man**
10. **Richard A. Swetek**
11. **BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT**
12. **PUBLIX SUPER MARKETS, INC.**

**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:

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

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



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)

[Signature]  
Witness

Luiz Azan  
Printed Name

[Signature]  
Witness

Edmee Hernandez  
Printed Name

[Signature]  
Witness

Jessica Dekker  
Printed Name

[Signature]  
Witness

Andrea Schleider  
Printed Name

Habitat for Humanity of Greater Miami, Inc.

[Signature]  
Name of Corporation

[Signature] (Sign)  
By:

Mario Artecona, CEO  
Printed Name

Address if different

[Signature] (Sign)  
Attest:

Kia Hernandez  
Printed Name

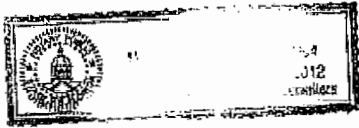
Address if different

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.

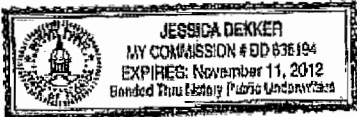
WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



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

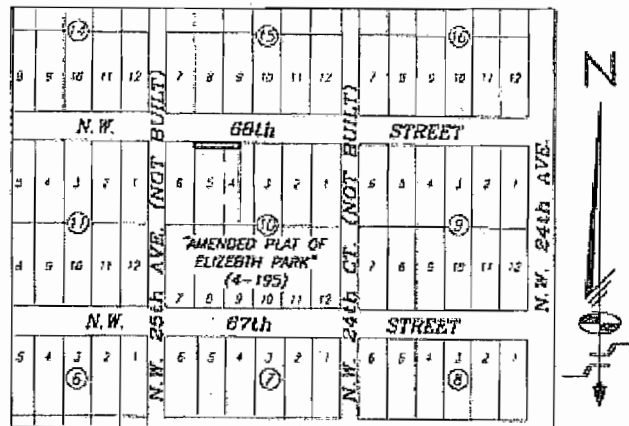
ATTEST: BARVEY RUVIN,  
Clerk of said Board

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.

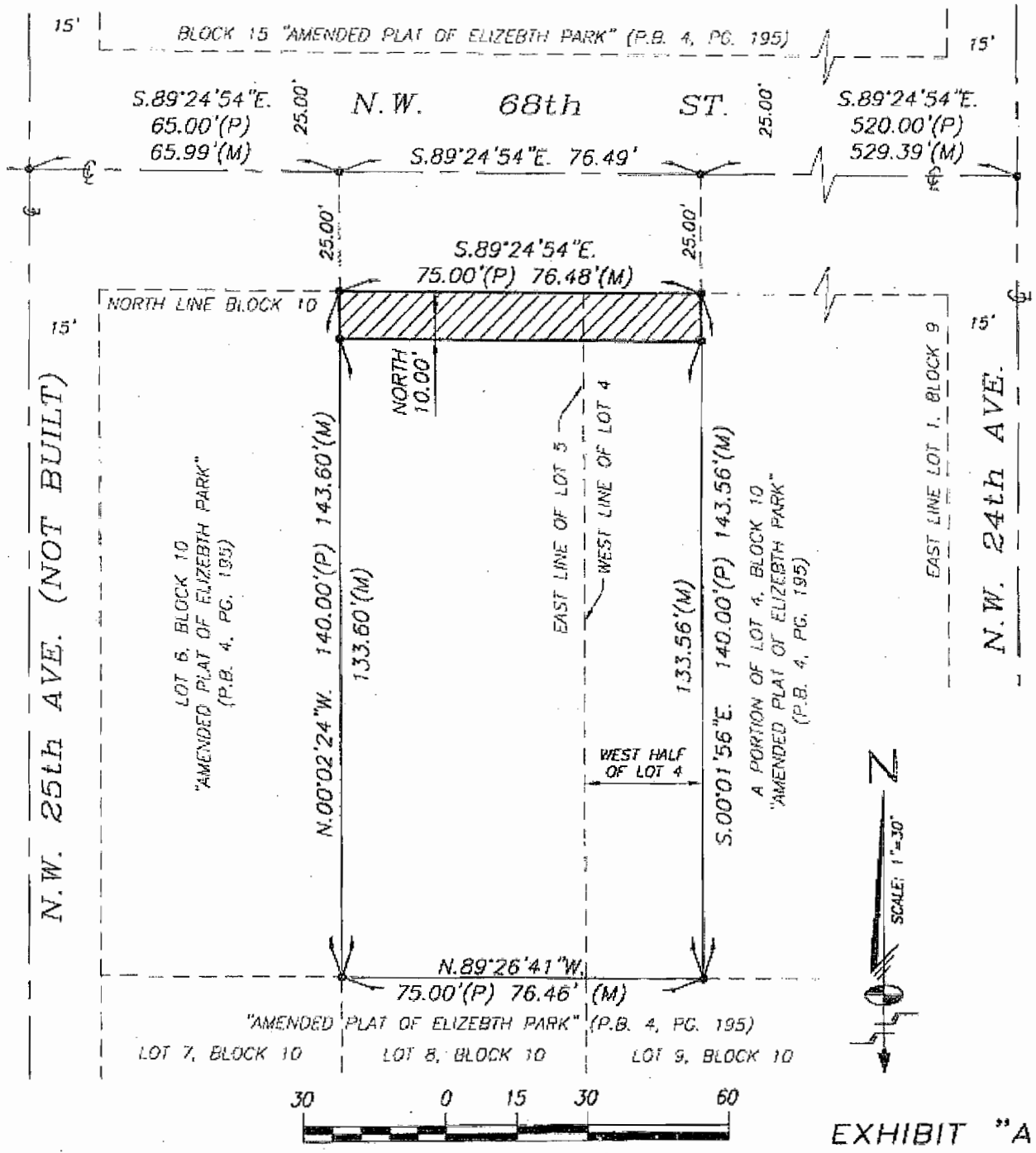
HABITAT PARCEL No. 215

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

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

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



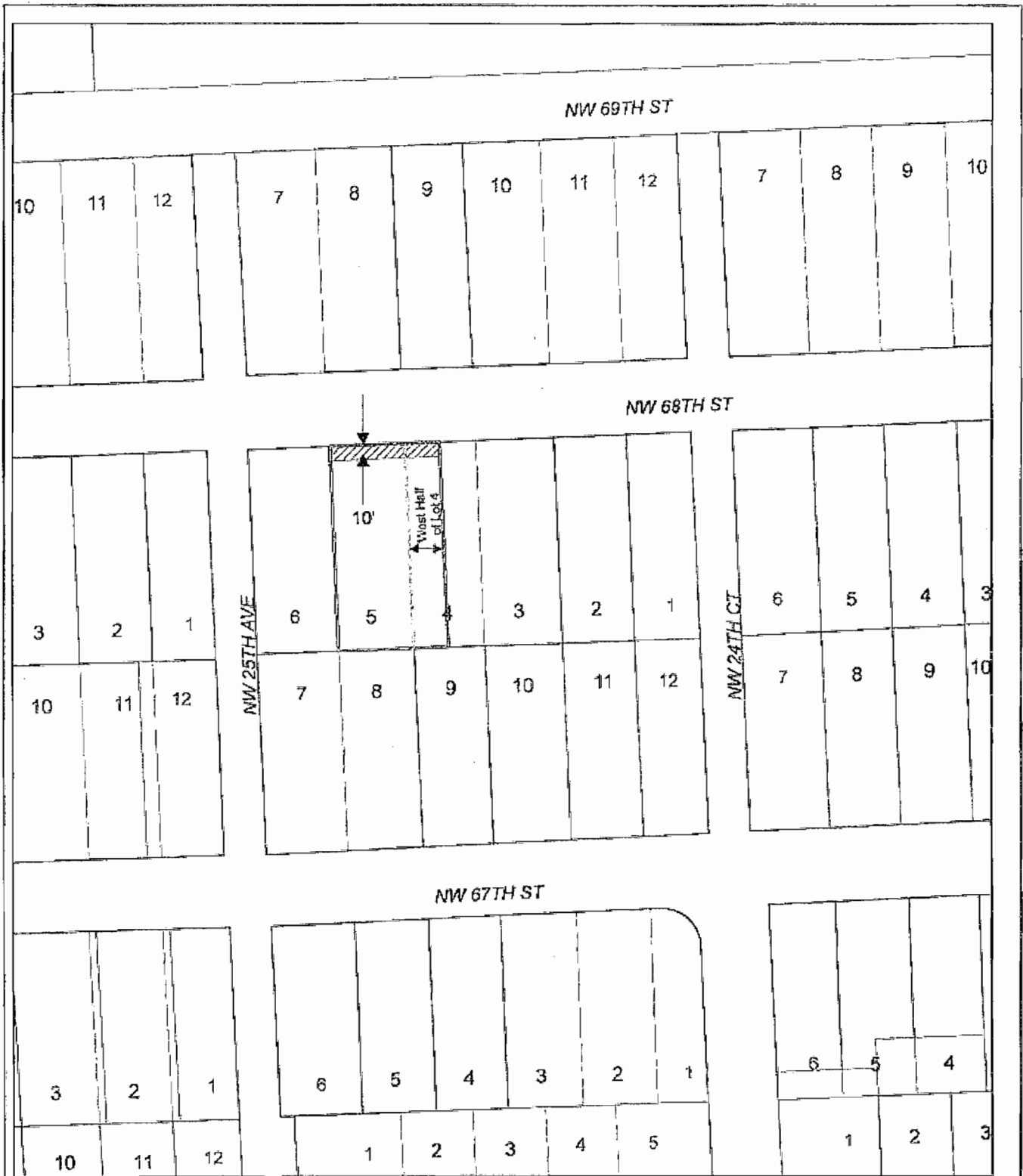
HABITAT PARCEL No. 215

1 INCH = 30 FEET


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

	<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	REVISIONS <hr/> <hr/> <hr/> <hr/>
	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

K:\155341\AMENDED PLAT OF ELIZABETH PARK\BLOCK10\LEGALS\DWG\LOT 5 AND WEST HALF OF LOT 4 BLK 10 ROW DED.DWG



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: Yovaris Montano



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

**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 MANDUEN  
Witness Printed Name

[Signature]  
Witness

NESTOR RODRIGUEZ  
Witness Printed Name

[Signature]  
Witness

EMISCO RUBIO  
Witness Printed Name

\_\_\_\_\_  
Witness

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

[Signature] (Sign)

María 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 2nd day of FEBRUARY, 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MARIA T. SUID, 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.

[Signature]  
Notary Signature

Leticia Brenner  
Printed Notary Name



Notary Public, State of Florida

My commission expires: FEB 16, 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.

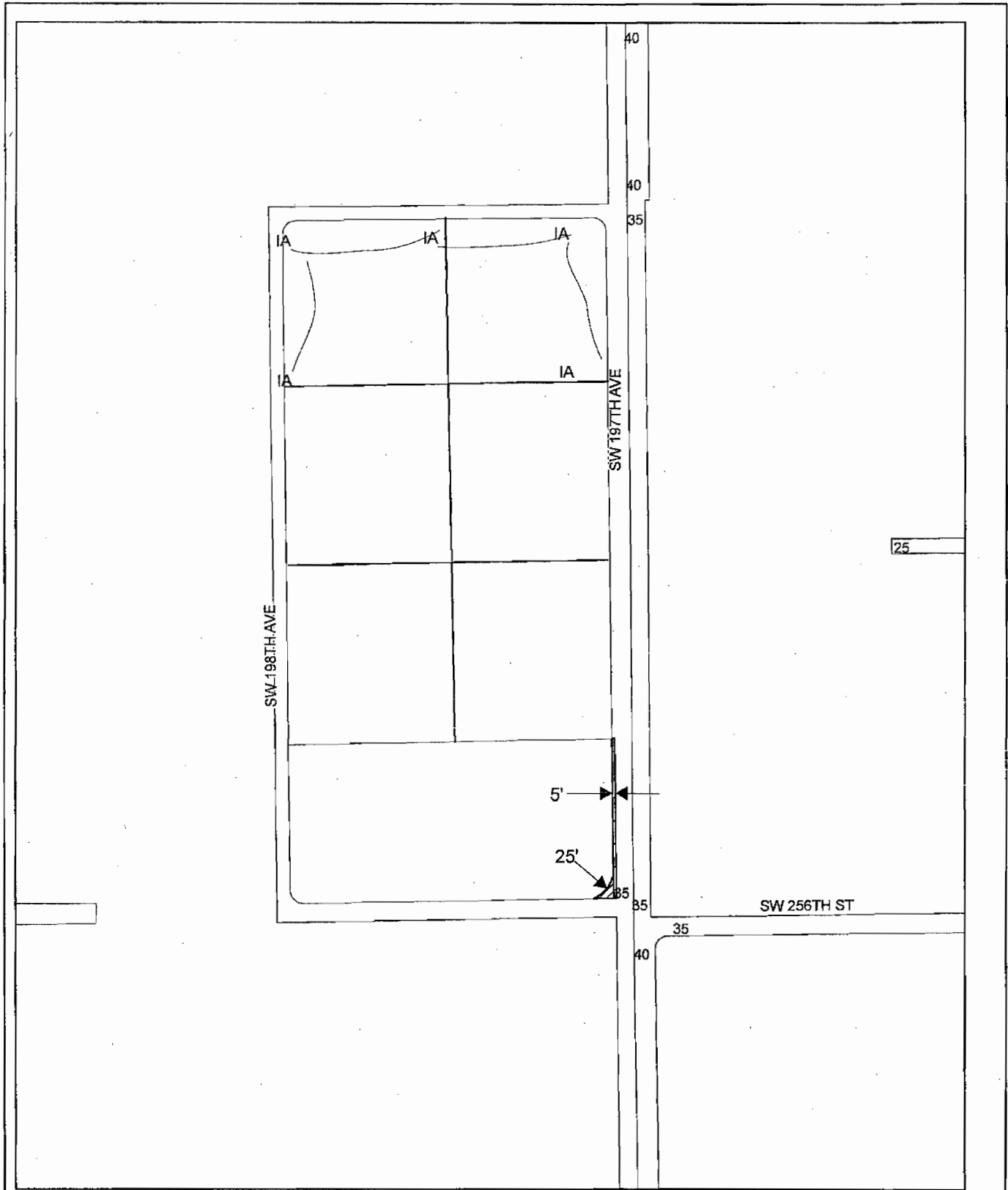
\_\_\_\_\_  
Assistant County Manager

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: Dennis C. Moss, 9

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

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).

Housing Opportunities Project for Excellence, Inc.  
Name of Corporation

[Signature]  
Witness

[Signature] (Sign)  
BY: George Roberts President & CEO  
Keenya Robertsc  
Printed Name

Rob Collins  
Printed Name

[Signature]  
Witness

Address if different

NORIS CABALLERO  
Printed Name

[Signature] (Sign)  
Attest: \_\_\_\_\_ Secretary

Witness

Victor Romano  
Printed Name

Printed Name

Address if different

Witness

CORP SEAL

Printed Name

STATE OF FLORIDA )

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.

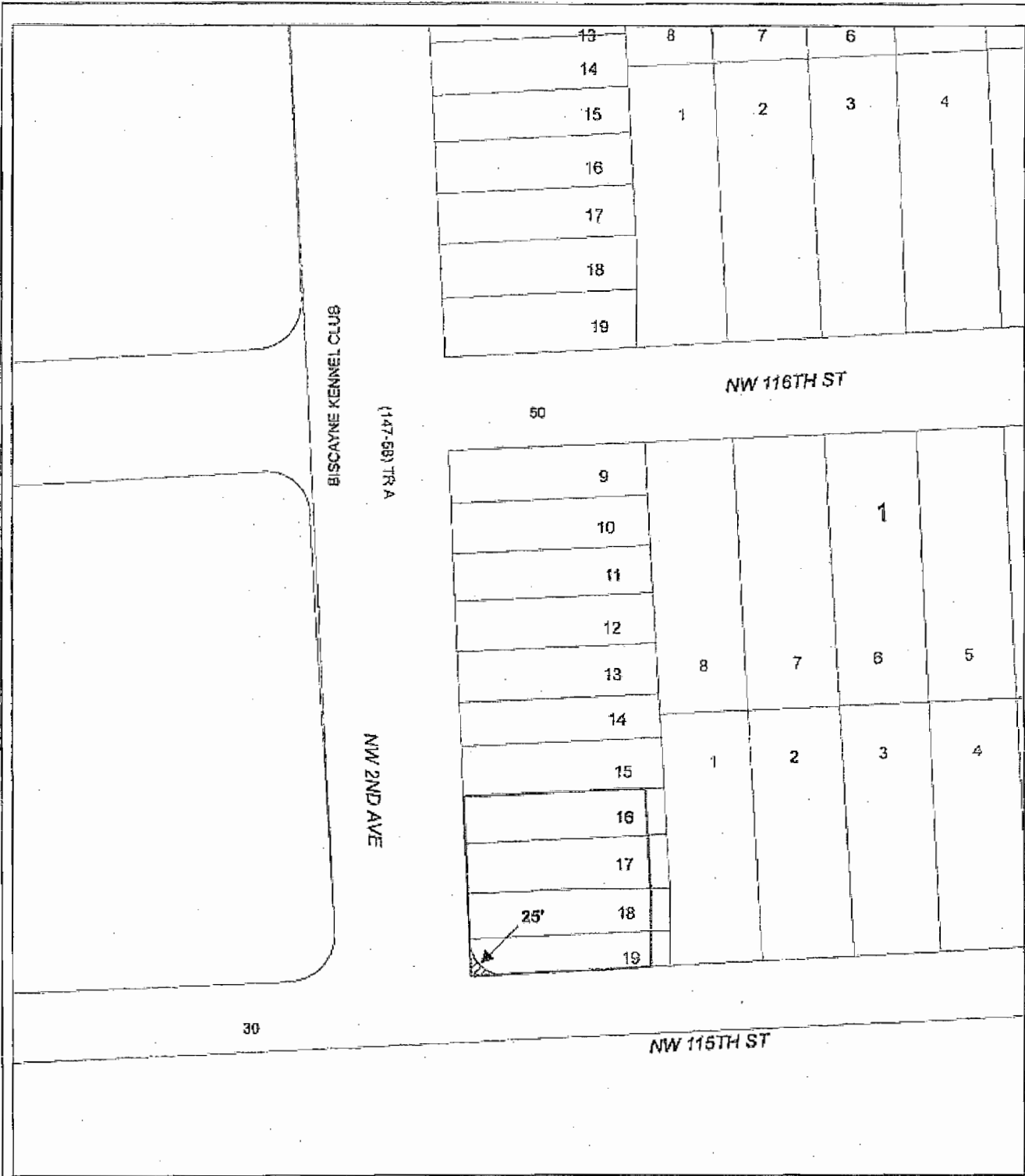
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

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

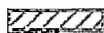
Assistant County Attorney

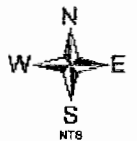


THIS IS NOT A SURVEY

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 33120  
PH (305) 375-2714 FAX (305) 375-2825

Date: April 7, 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. 30-3112-023-0772  
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.

And the said party of the first part will defend the title to said

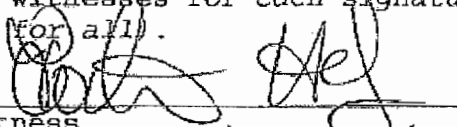
1/4


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:

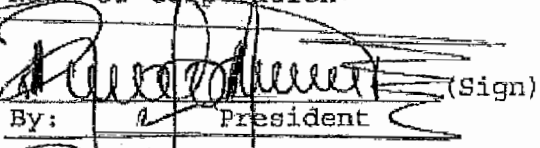
(2 witnesses for each signature or for all).

  
\_\_\_\_\_  
Witness  
Tatiana Hernandez  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Witness  
Roberto Alvarez  
\_\_\_\_\_  
Printed Name

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

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

Rami Development Inc  
\_\_\_\_\_  
Name of Corporation  
  
\_\_\_\_\_  
By: \_\_\_\_\_ (Sign)  
President  
Renata Arana  
\_\_\_\_\_  
Printed Name

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

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

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



CORP SEAL

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

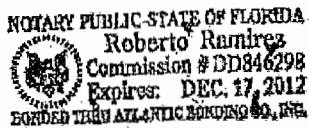
I HEREBY CERTIFY, that on this 30 day of NOVEMBER, A.D. 2010, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared PENALO AQUA and \_\_\_\_\_, personally known to me, or proven, by producing the following identification: FID to be the \_\_\_\_\_ President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

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"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.

A/A


26



THIS IS NOT A SURVEY

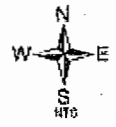
Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Jean Monestime, 2

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT  
RIGHT-OF-WAY  
111 NW 1st STREET, SUITE 1010, MIAMI FLORIDA 33128  
PH (305) 375-2714 FAX (305) 375-2825



Date: December 3, 2018  
Prepared By: Yajaira Mena

**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. 30-3116-000-0490

User Department: Public Works

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**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 January, 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 NW 22 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:

The area bounded by the north and east lines of: the west 40 feet of the east 65 feet of the north 85 feet of the south 195 feet of the North  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 16, Township 53 South, Range 41, Miami-Dade County, Florida; and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

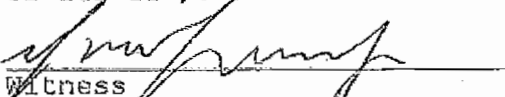
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when 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.

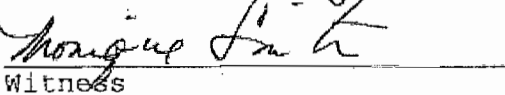
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

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

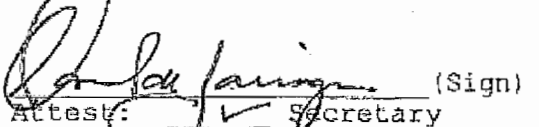
Edmee Hernandez  
Printed Name

Habitat for Humanity of Greater  
Miami, Inc.

 (Sign)  
By:  President

Michael Battle  
Printed Name

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

 (Sign)  
Attest:  Secretary

MANUEL DE 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 B. 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.

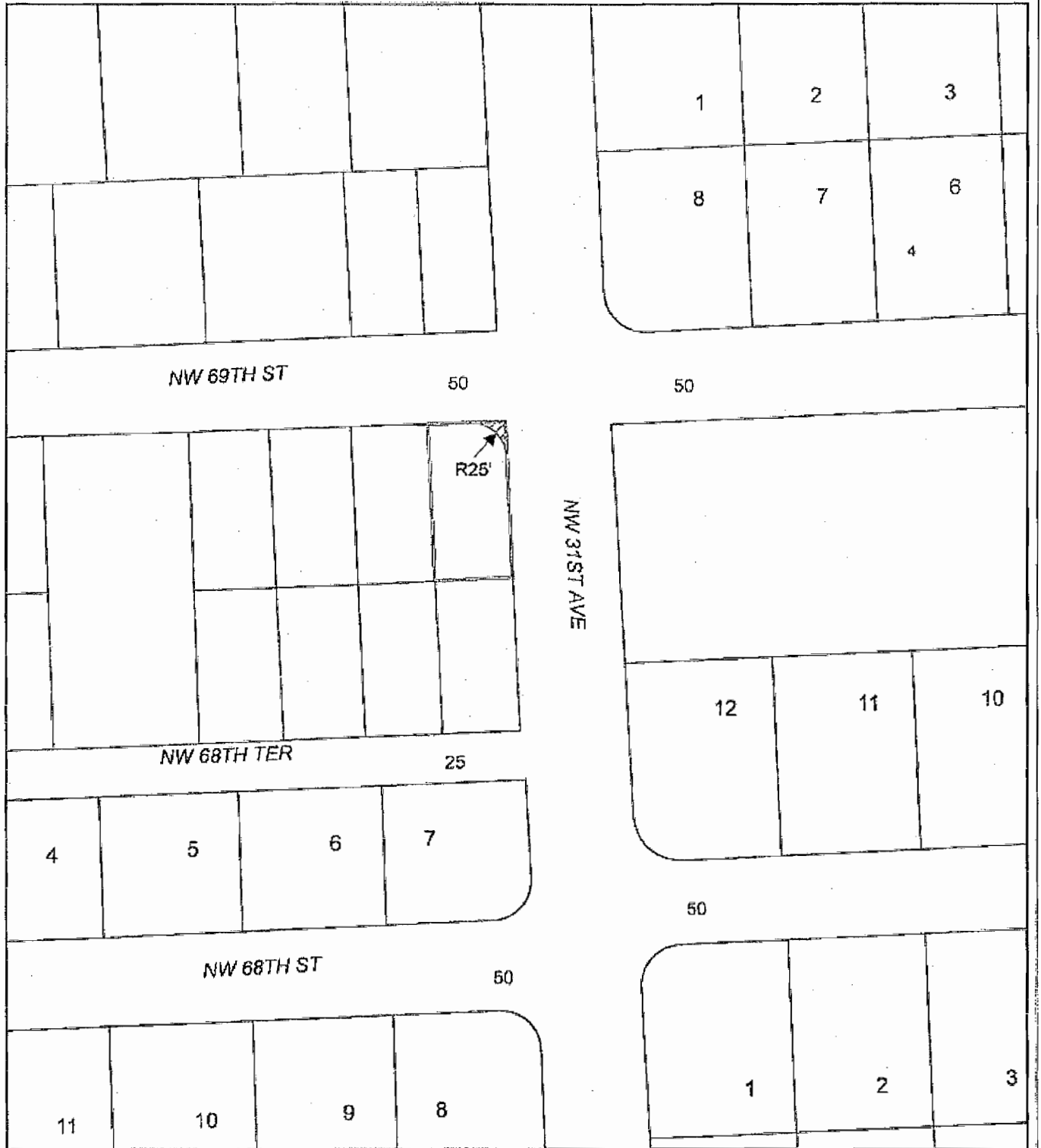
\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

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

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

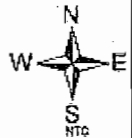


THIS IS NOT A SURVEY

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: Yuzon Morcu

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

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 ¼ of the NW ¼ of the NW ¼ 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

1597 W 77 ST HIALEAH  
Address (if different)

[Signature] (Sign)

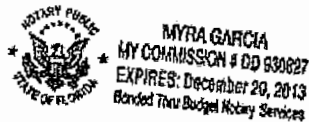
FRANK L MORA  
Printed Name

4655 N.W. 103 CT DORAL  
Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 9 day of FEB, 2013, 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. 2013, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

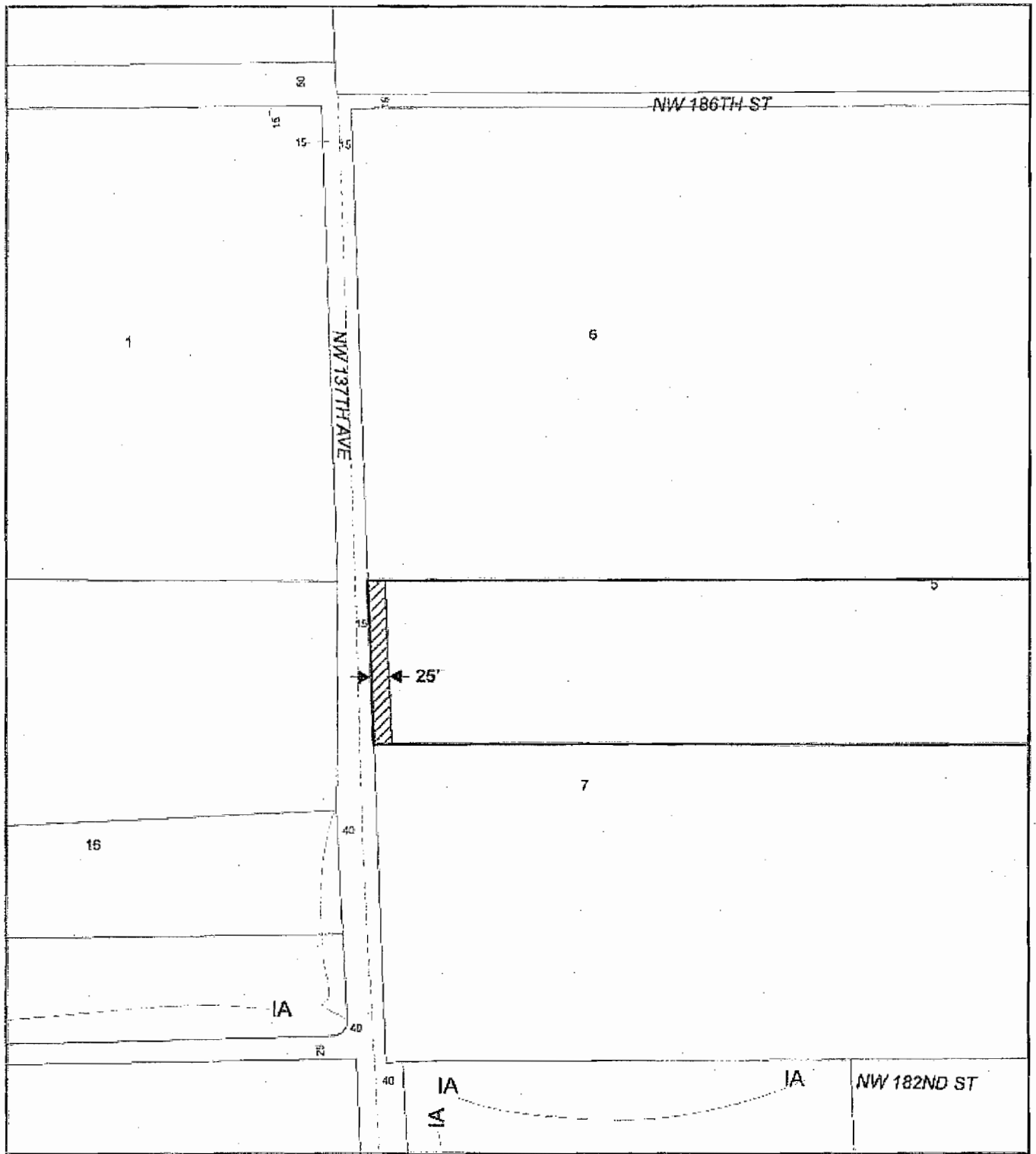
\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY ROVIN,  
Clerk of said Board

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

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

Approved as to form  
and legal sufficiency

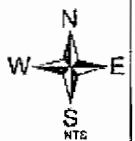


THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Jose "Papa" Diaz, 12

FOLIO NO. 30-2911-001-0252  
 EMMA O. MORA & FRANK L. MORA  
 SEC. 11-52-39

 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 33126  
 PH (305) 375-2714 FAX (305) 375-2825

Date February 14, 2011  
 Prepared By Yezmin-Morales

35

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

Patricia Cramer  
Signature

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

Patricia Cramer  
Print or Type Name

Sandra Wilde  
Signature

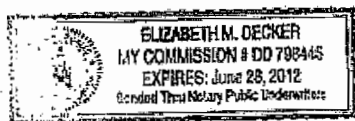
Attest: Elizabeth Decker  
Elizabeth Decker, Executive Secretary  
Florida Turnpike Enterprise

Sandra Wilde  
Print or Type Name

Legal Review: Kathy Lamb-Flynn  
Kathy Lamb-Flynn

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this Monday day 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:  
Elizabeth Decker

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:

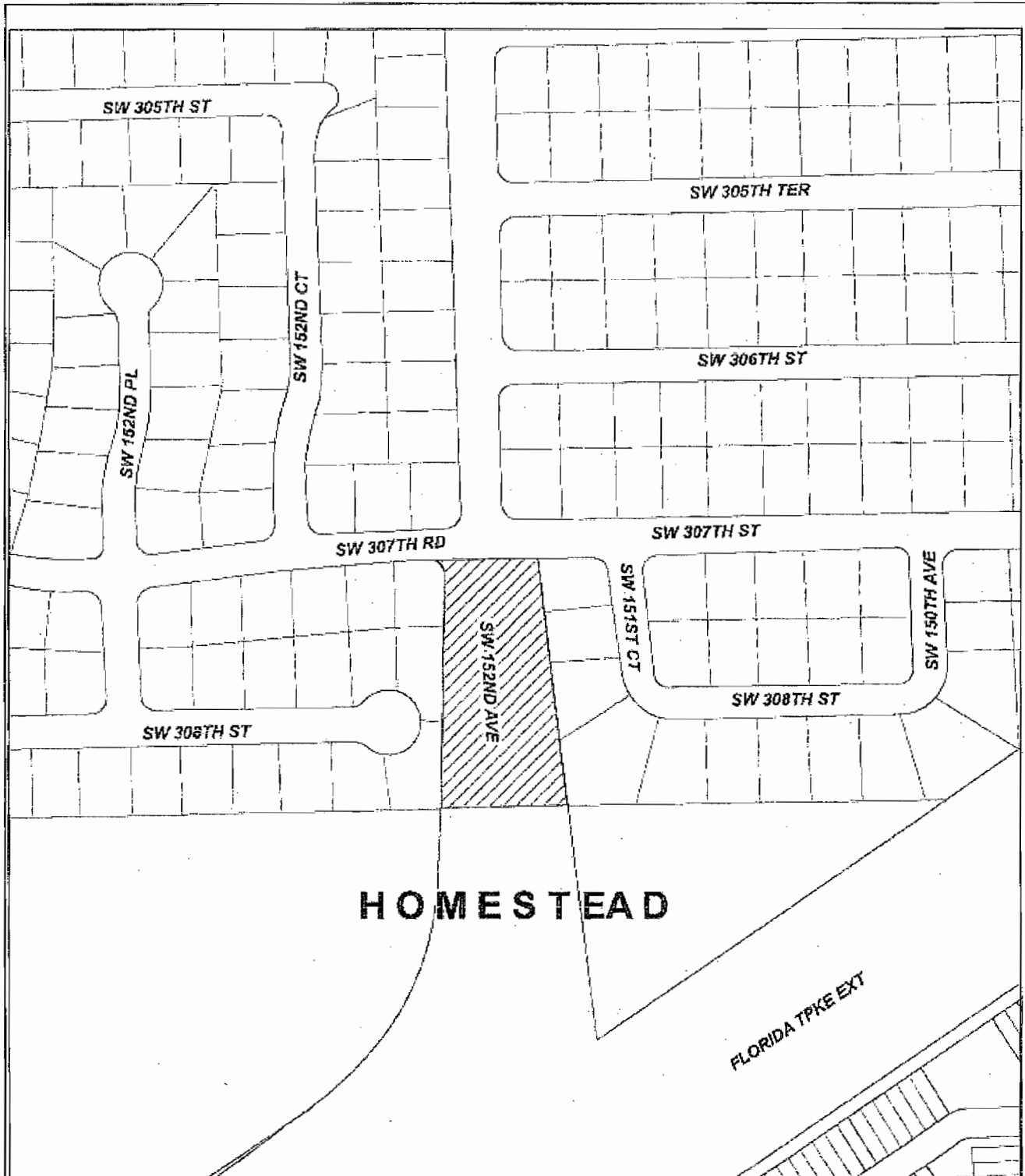
Commence at a 10 inch concrete monument marking the Northwest corner of the Southeast one-quarter of Section 9, Township 57 South, Range 39 East, run thence South  $01^{\circ} 51' 58''$  West (Bearings derived from the Florida State System of Plane Coordinates) along the Westerly boundary of said Southeast 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 Bull, II

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

 QUITCLAIM DEED



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: April 5, 2013  
Prepared by: Yazmin Martinez

Return to:  
Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1<sup>st</sup> Street  
Miami, Florida 33128-1970  
Instrument prepared by:  
Vincent E. Damian, Jr.  
Folio No. \_\_\_\_\_  
User Department: Public Works

---

RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
FOR PURPOSE OF CLOSING A PORTION OF N.W. 113<sup>th</sup> COURT

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

THIS INDENTURE, made this 2 day of March, A.D. 2011, by and between Polynesian at Islands at Doral Neighborhood Association, Inc., a Florida non-for-profit corporation, with an address at c/o Gables Professional Management, Inc., 300 Aragon Avenue, Suite 205, Coral Gables, Florida 33134, party of the first, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1<sup>st</sup> Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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 party, and its successors in interest, the land above described in



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.

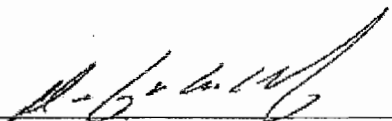
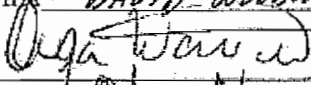
It is expressly provided that if access to N.W. 113<sup>th</sup> Court from N.W. 74<sup>th</sup> Street is not restricted within twenty-four (24) months of the date of this instrument or if such restricted access should ever cease, then the title to the said above described land shall immediately revert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

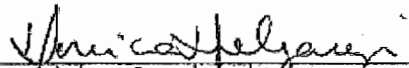
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

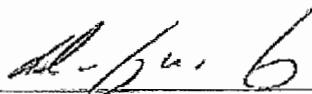
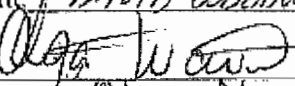
IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and  
Delivered in our presence:

POLYNESIAN AT ISLANDS OF DORAL  
NEIGHBORHOOD ASSOCIATION, INC.

  
Print: DAVID WOODWARD  
  
Print: Olga Navua  
(as to President)

By:   
Print: Monica Melgarejo  
Title: President

  
Print: DAVID WOODWARD  
  
Print: Olga Navua  
(as to Secretary)

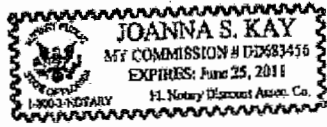
By:   
Print: Monica Sarmiento  
Title: Secretary

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 Sacramento, 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

F:\Polynesian at Island at Doral Assoc\697793\FIXOT Docs\NOW Deed for Tract L.doc

EXHIBIT "A"

LEGAL DESCRIPTION

Being a portion of Tract "L", according to the Plat 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 Plat 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.

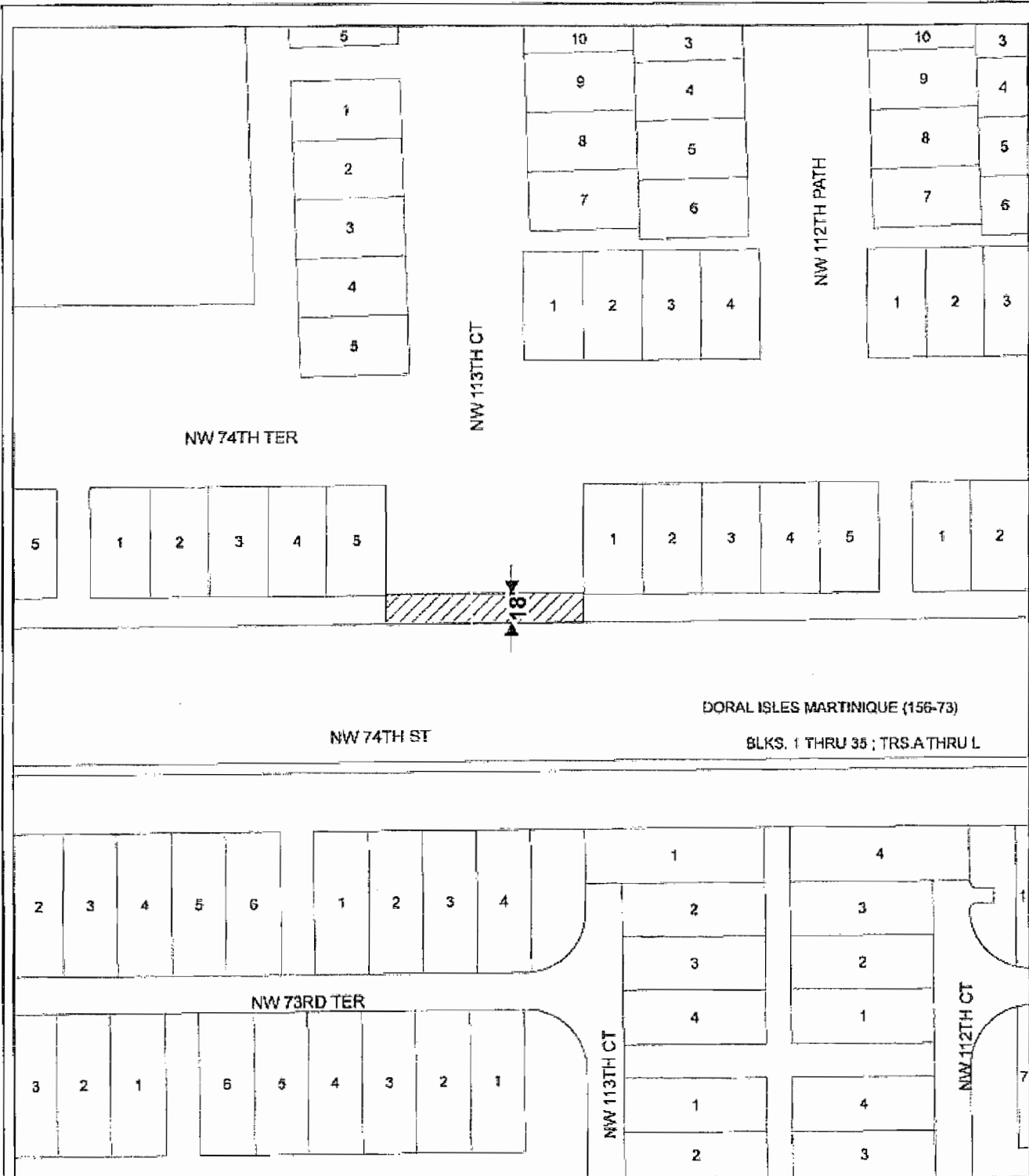
GENERAL NOTES:

- 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 Plat 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. Busell* 01/31/10  
 RICHARD W. BUSSELL DATE  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 3858

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

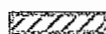
43



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) 375-2823

Date: April 5, 2011  
Prepared by: Yuzhen Mervin

44

This instrument was prepared by  
Charles W. Battisti, Esquire  
250 Catstonia 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 27<sup>th</sup> day of March A.D., 2011 by

MARVIN BARON and ELEANOR BARON, his wife, ELAINE 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 33120 1970  
second party:

I Witnessed and signed this instrument as a Notary Public in and for the State of Florida, 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:

**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 grantee 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 Beezin  
Print name: David Beezin

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 acknowledge, before me, that they executed the same.

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

Notary Public




JULIA A. MAYAN  
MY COMMISSION # 00-20206  
EXPIRES: November 5, 2011  
Notary Public - State of Florida

45

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.

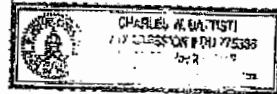
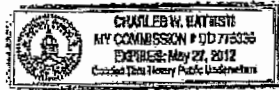
*[Handwritten Signature]*  
Notary Public  
 JULIA A. MAYAN  
MY COMMISSION # CD 69226  
EXPIRES: November 5, 2011  
Served The People With Service

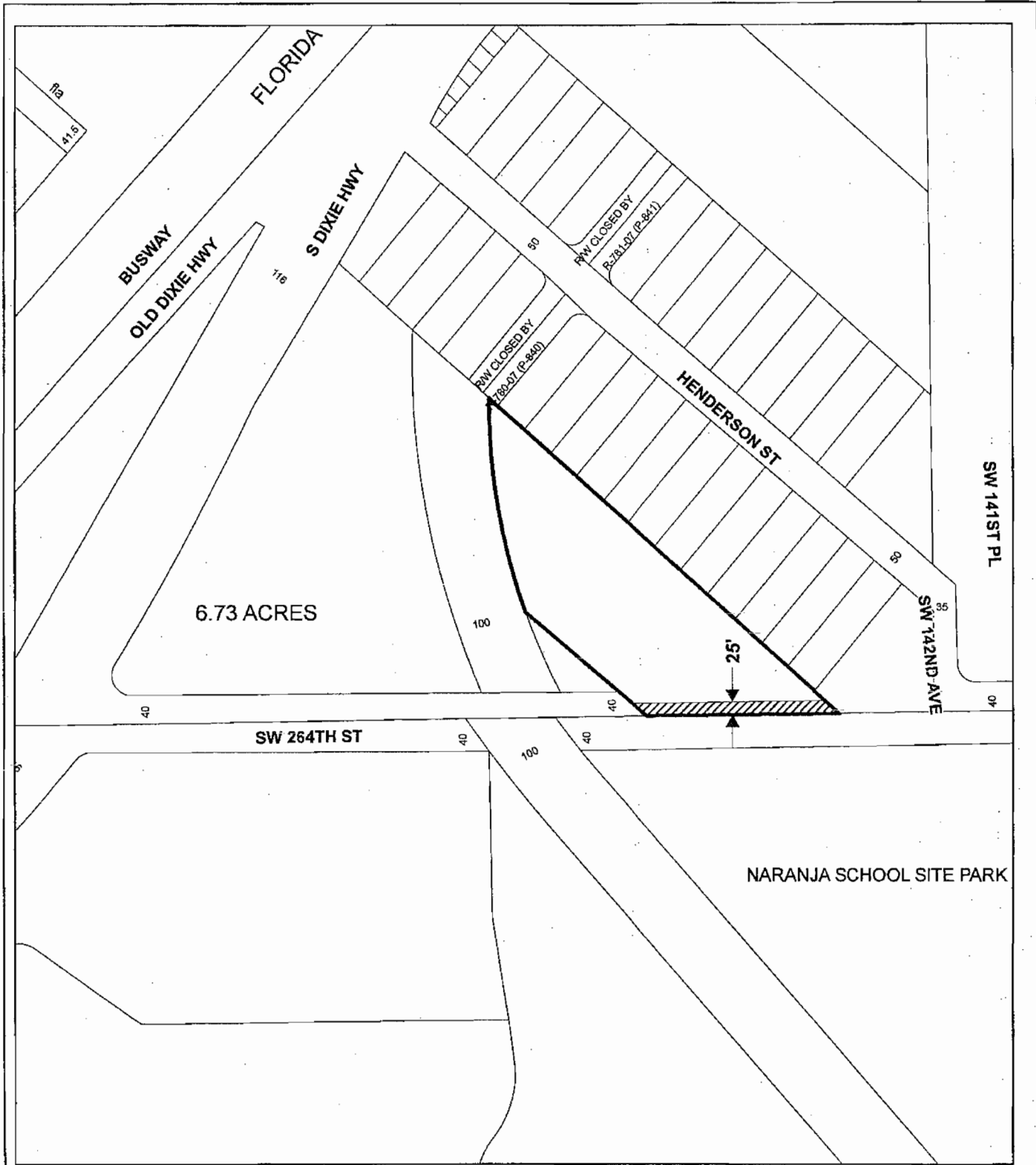
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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






THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Dennis C. Moss, 9

**Folio No. 30-6927-000-0371**  
**Marvin Baron and Eleanor Baron and**  
**SEC.27-56-39**

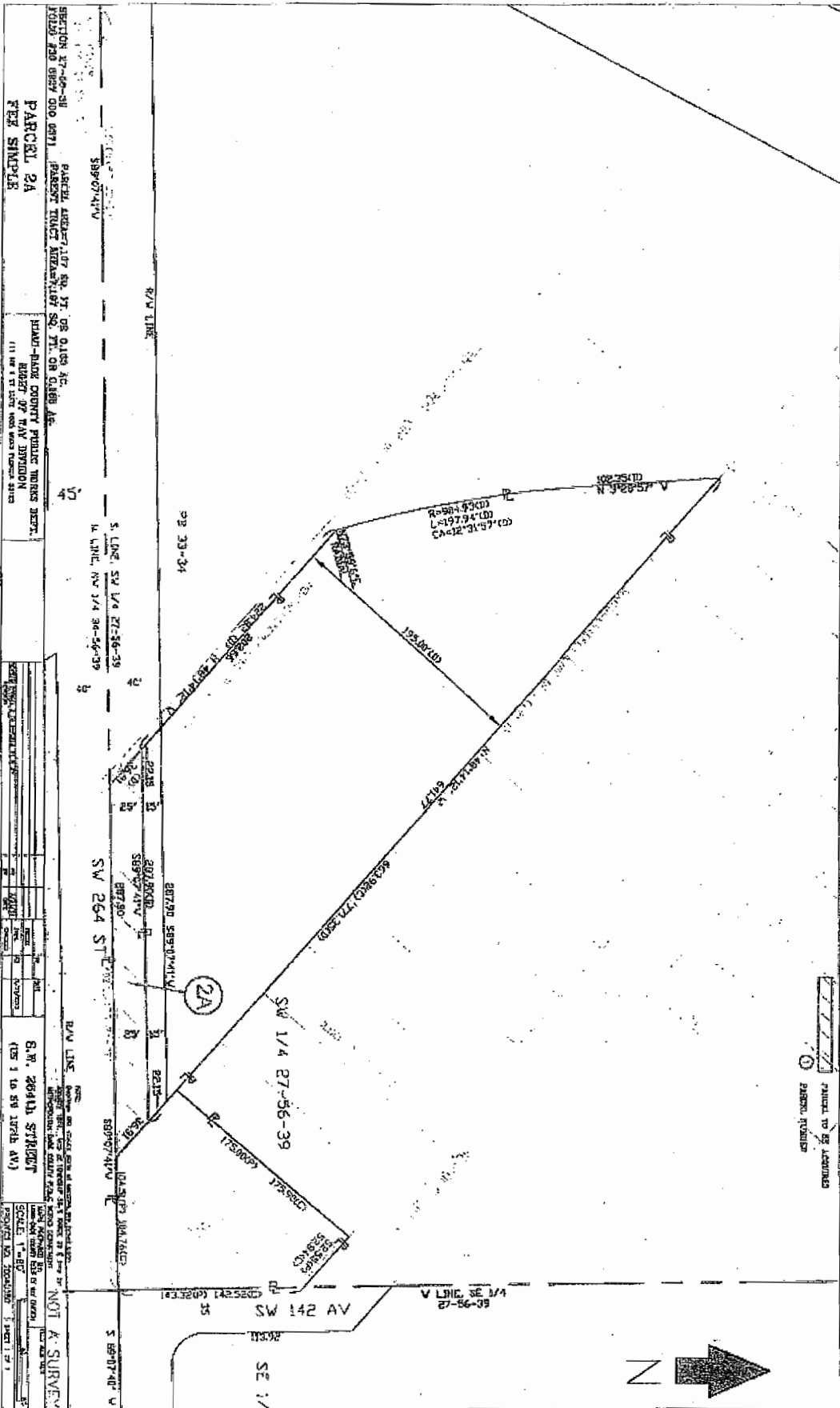
 QUITCLAIM DEED



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: May 10, 2011  
 Prepared by: Yazmin Moreno

47



SECTION 27-56-39 PARCEL AREA 1.07 AC. OR 0.143 AC.  
 TOTAL FOR GRAY 500 ACRT. PARCEL TRACT AREA 1.07 SQ. YL. OR 0.143 AC.

PARCEL 2A  
 FEZ SIMPLE

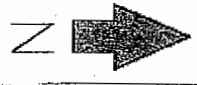
ROAD-PLAC COUNTY PUBLIC WORKS DEPT.  
 ROBERT OF TAY DIVISION  
 111 W 1 ST SPOKANE WASH 99201-3113

NO.	DESCRIPTION	ACRES	AREA	PERCENT
1	SW 1/4 27-56-39	1.07	1.07	100.00

G.M. 26641A SURVEY  
 (SEE 1 TO SW 1/4 264 AV.)

NOT A SURVEY  
 SCALE 1"=80'  
 SURVEYED BY: [Name]

PARCEL TO BE LEASED  
 PARCEL NUMBER





**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:

Witness Signature

Print Name

Witness Signature

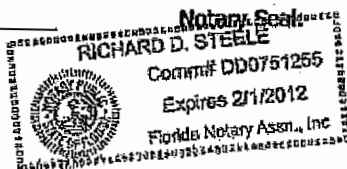
Print Name

*[Handwritten Signature]*  
Richard A. Swentek  
MAR 29 2011

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.

NOTARY PUBLIC, State of Florida



**EXHIBIT "A"**

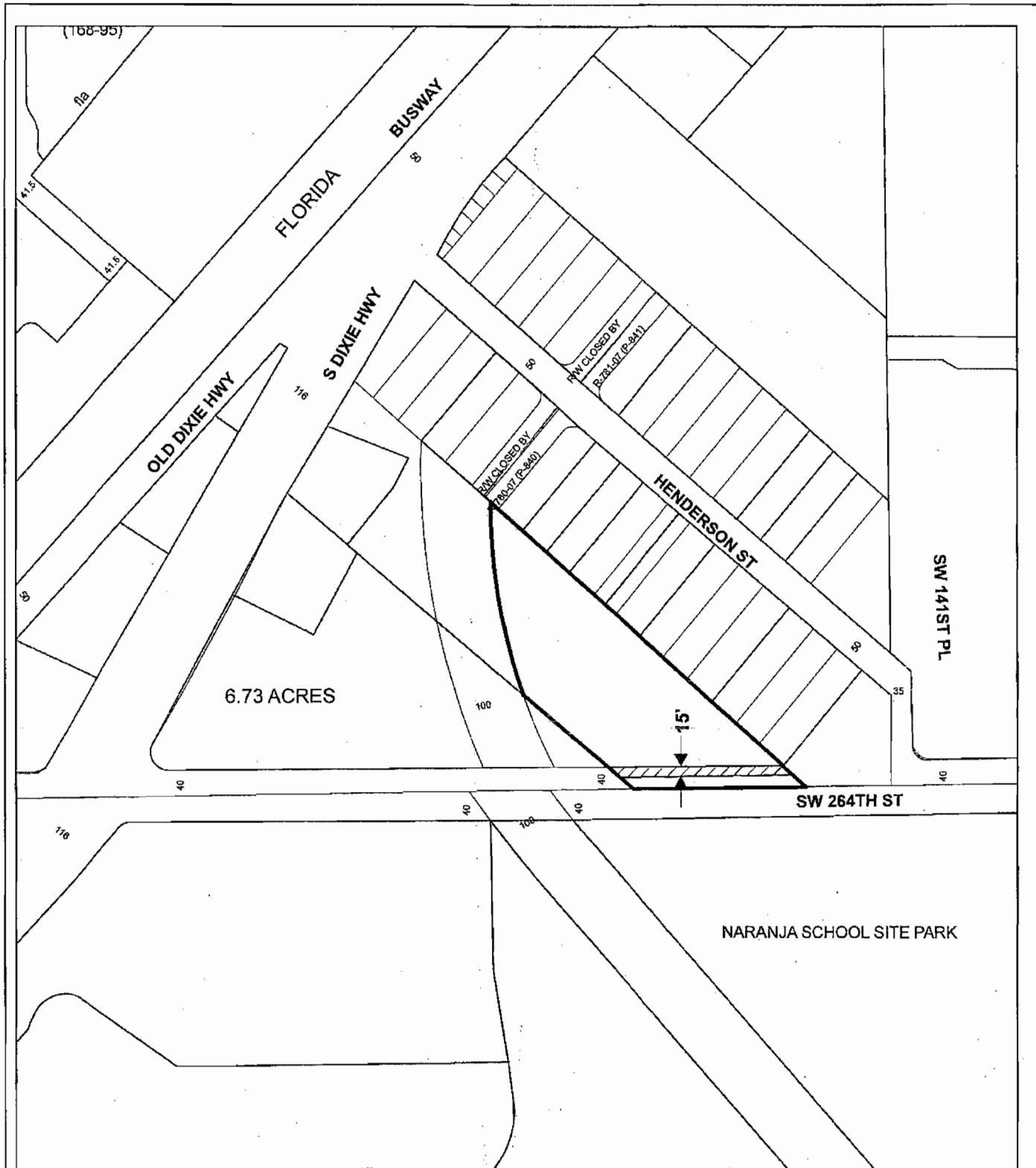
**LEGAL DESCRIPTION**

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.





THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Dennis C. Moss, 9

**Folio No. 30-6927-000-0371**  
**Richard A. Swentek (Grantor)**  
**SEC.27-56-39**

 **WARRANTY 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: May 10, 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. 30-3935-000-0055  
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 5<sup>th</sup> day of April, A.D. 2011, by and between BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and having its office and principal place of business at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071, 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 LEGAL DESCRIPTION*

*1/5*

*53*

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).

Michael J. Pawelorz  
Witness

Michael J. Pawelorz  
Printed Name

[Signature]  
Witness

Brian Latta  
Printed Name

Michael J. Pawelorz  
Witness

Michael J. Pawelorz  
Printed Name

[Signature]  
Witness

Brian Latta  
Printed Name

**BEACON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

Mark J. Amos (Sign)  
By: Vice Chairman

~~Mark Smith~~ Mark Smith  
Printed Name

N/A  
Address if different

[Signature] (Sign)  
Attest: Asst. Secretary

Perce W. [Signature]  
Printed Name

N/A  
Address if different

CORP SEAL

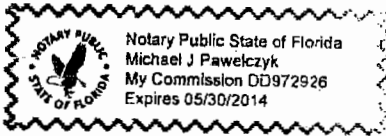
2/5

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STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 5<sup>th</sup> day of April, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Mark Smith and Peter Witschen, personally known to me, or proven, by producing the following identification: to be the Vice Chairman and Assistant Secretary of the Board of Supervisors of the BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, 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.



NOTARY SEAL/STAMP

[Signature]  
Notary Signature

Michael J. Pawelczyk  
Printed Notary Name

Notary Public, State of Florida

My commission expires: 5/30/2014

Commission/Serial No. DD 972926

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

3/5

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# LEGAL AND SKETCH

**SURVEYOR'S NOTES:**

1. Bearings are based on an assumed value of N89°46'04"E along the North line of the Southwest ¼ of Section 35, Township 53 South, Range 39 East in Miami-Dade County, Florida.
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.

**LEGEND:**

POC	Point of Commencement	R	Radius	SEC.	Section
POB	Point of Beginning	D	Central Angle Of Curve	SF	Square Feet
P.B.	Plat Book	L	Length		
PG.	Page				

**LEGAL DESCRIPTION:**

A PORTION OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

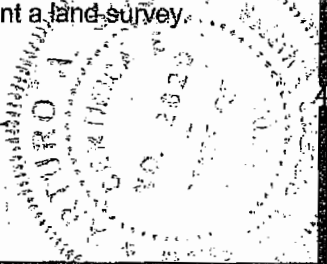
COMMENCE AT THE WEST ¼ CORNER OF SAID SECTION 35; THENCE N89°46'04"E, AS BASIS OF BEARING ALONG THE NORTH LINE OF THE SW ¼ OF SAID SECTION 35 AND ALSO BEING THE SOUTH LINE OF "PAN AMERICAN WEST BUSINESS PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167 AT PAGE 15 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N89°46'04"E ALONG THE NORTH LINE OF SAID SW ¼ FOR A DISTANCE OF 1919.04 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1, BLOCK 1 OF "BEACON LAKES NORTH" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168 AT PAGE 37 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S00°13'56"E FOR A DISTANCE OF 36.00 FEET; THENCE S89°46'04"W ALONG A LINE 36.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SW ¼ OF SAID SECTION 35 FOR A DISTANCE OF 1856.47 FEET TO A POINT OF CURVATURE; THENCE 95.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 91°31'28" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S88°14'35"W; THENCE N01°45'25"W ALONG A LINE 35.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SW ¼ OF SAID SECTION 35 FOR A DISTANCE OF 97.63 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.60 ACRES, MORE OR LESS.


**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.  
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

By: 

Arturo A. Sosa  
Surveyor and Mapper 2629  
State of Florida



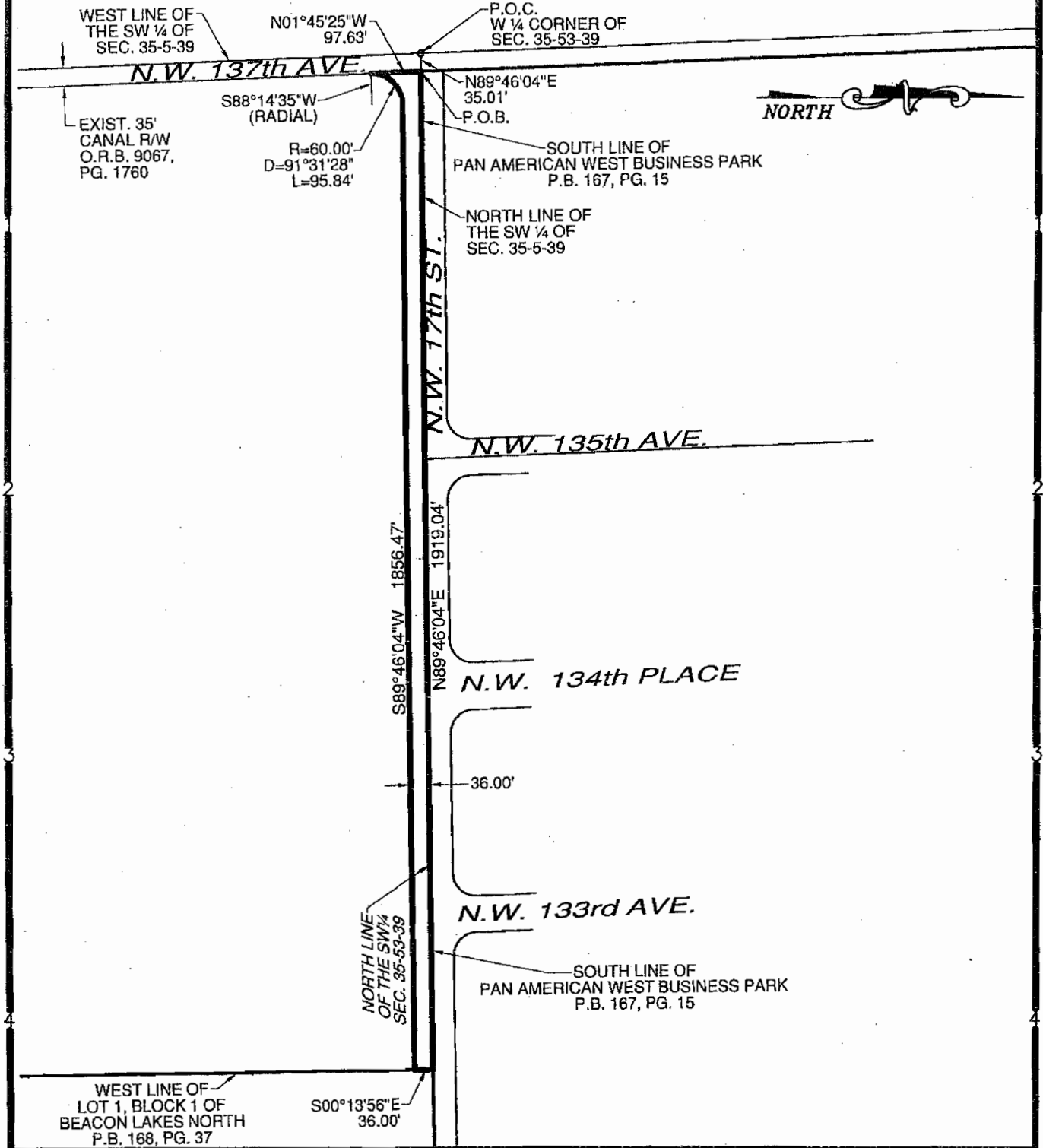
PROJ. NO: 2006 16	DATE: 3-07-2011	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED
 <b>LUDOVICI &amp; ORANGE</b> CONSULTING ENGINEERS, INC. 329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012				NW 17th STREET  SHEET 1 OF 2 SHEETS

4/5

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



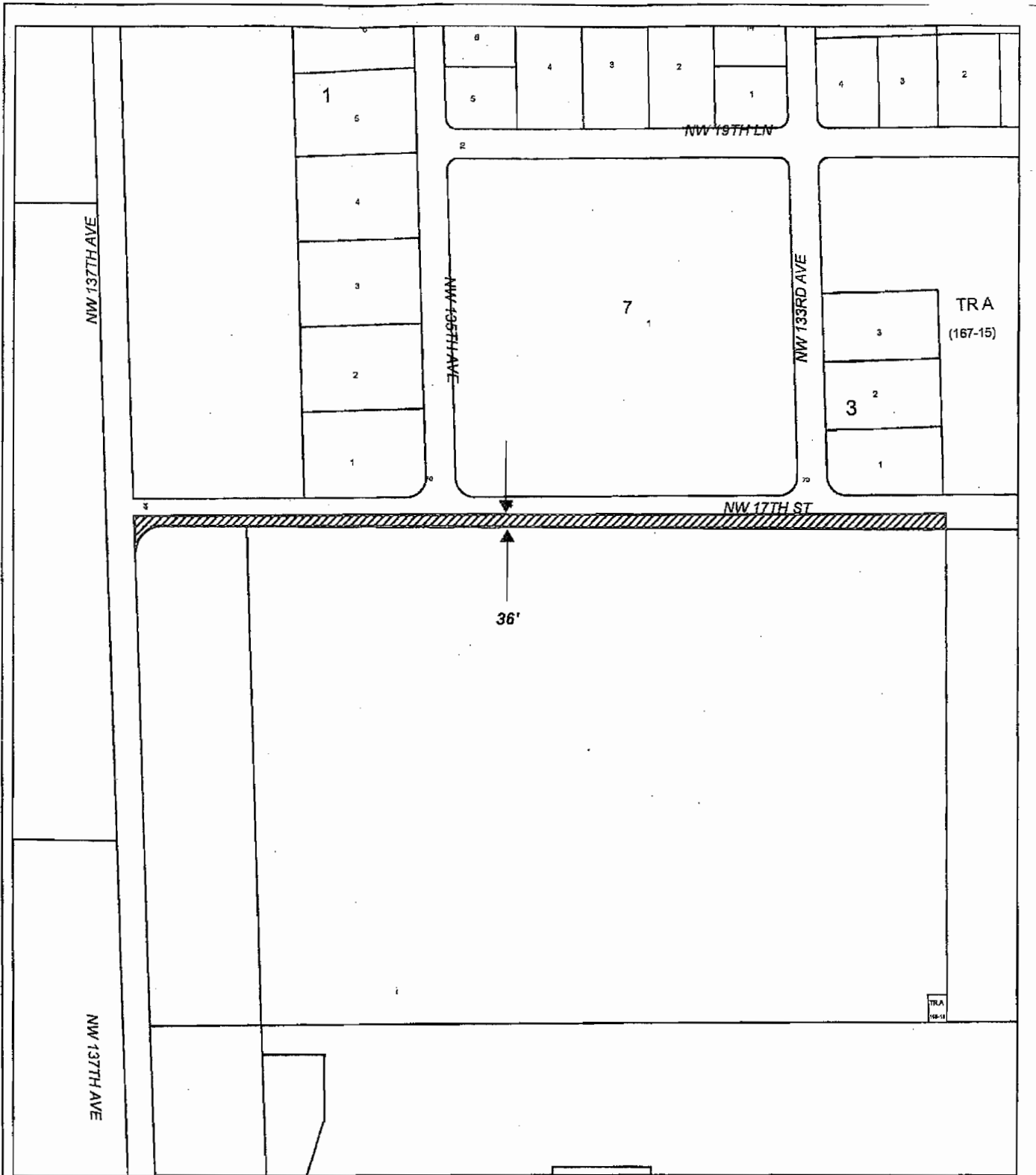
PROJ. NO: 2006 16    DATE: 3-07-2011    DRAWN: BBL    CHECKED: AS    SCALE: NTS

	<b>LUDOVICI &amp; ORANGE</b> CONSULTING ENGINEERS, INC.	NW 17th STREET
	329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012	SHEET 2 OF 2 SHEETS

\\Server\lata\ENGINEERING\PROJECTS\2006\2006 16 NV 16th Street\dwg\2006 16 NV 17 St Sketch-Legal.dwg 4/19/2011 9:27:09 AM EDT

5/5

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THIS IS NOT A SURVEY

Folio No. 30-3935-000-0055

NAME: BEACON LAKES COMMUNITY DEVELOPMENT DISTRICT

SEC: 35-53-39

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Jose "Pepe" Diaz, 12

 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: May 4, 2011  
Prepared by: Yazmin Moreno

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This instrument prepared by:  
Walter E. Engle, III  
PUBLIX SUPER MARKETS, INC.  
P.O. Box 407  
Lakeland, FL 33802-0407

After recording return to:  
Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970  
*FOLIO No. 03-4104-038-0030*

**ROAD RIGHT OF WAY DEED**

FOR RECORDER'S USE ONLY

The Grantor, PUBLIX SUPER MARKETS, INC., a Florida corporation, whose mailing address is Post Office Box 407, Lakeland, Florida 33802-0407, in consideration of ten dollars (\$10) and other valuable considerations received from the Grantee, hereby grants and conveys all right, title and interest to the Grantee, MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose mailing address is 111 N.W. 1st Street, Miami, Florida 33128-1970, of the real property in Miami-Dade County, Florida, described on Exhibit A, attached hereto and by this reference incorporated herein, for road right-of-way purposes, use as a public highway and for all purposes incidental thereto.

The Grantor will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it, subject only to real estate taxes for 2009 and subsequent years; and matters of record.

DATED this 15<sup>th</sup> day of December, 2009.

Signed in the presence of:

PUBLIX SUPER MARKETS, INC.,  
a Florida corporation

*Walter E. Engle, III*  
(print name): Walter E. Engle, III

By: *John Frazier*  
John Frazier  
Vice President Real Estate

*Elizabeth S. Whatley*  
(print name): Elizabeth S. Whatley

**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 2009, by John Frazier, as Vice President Real Estate of Publix Super Markets, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or produced \_\_\_\_\_ as identification.

(SEAL)



**Elizabeth S. Whatley**  
Commission # DD586895  
Expires September 8, 2010  
Garland Troy Palm - Insurance, Inc. 888-385-7018

*Elizabeth S. Whatley*  
Printed/typed name: Elizabeth S. Whatley  
Notary Public-State of FL  
Commission Number: DD586895  
Commission expires: 9/8/2010

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, 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

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# EXHIBIT "A"

## LEGAL DESCRIPTION:

COMMENCE AT A POINT ON THE CENTER LINE OF WEST FLAGLER STREET AND THE CENTERLINE OF N.W. 37TH AVENUE THE SAME BENING THE N.W. CORNER OF THE N.W. ¼ OF THE S.W. ¼ OF SECTION 4 TOWNSHIP 54 SOUTH RANGE 41 EAST; THENCE SOUTHERLY ALONG THE CENTER LINE OF N.W. 37TH AVENUE A DISTANCE OF 165 FEET TO A POINT ON THE CENTER LINE OF SAID S.W. 37TH AVENUE; THENCE EASTERLY A DISTANCE OF 35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 37TH AVENUE AND THE SAME BENING THE S.W. CORNER OF LOT 7 BLOCK 1 OF "AMENDED PLAT OF KIRKLAND HEIGHTS"; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK N°3 AT PAGE 214 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. SAID POINT BEING THE POINT OF BEGINNING OF THE RIGHT OF WAY DEDICATION HEREINAFTER TO BE DESCRIBED.

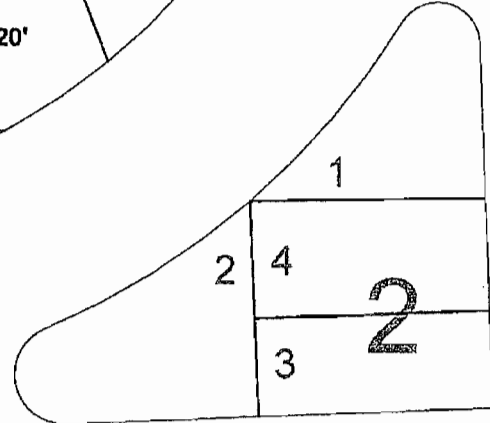
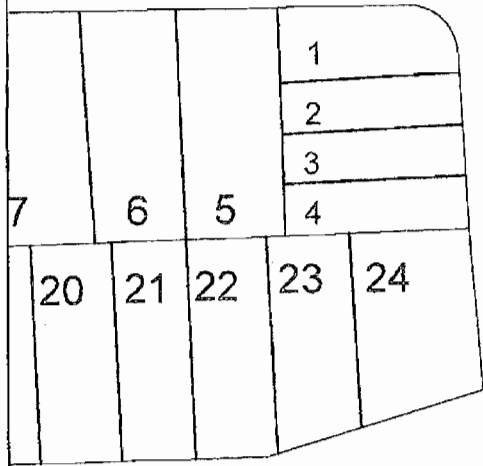
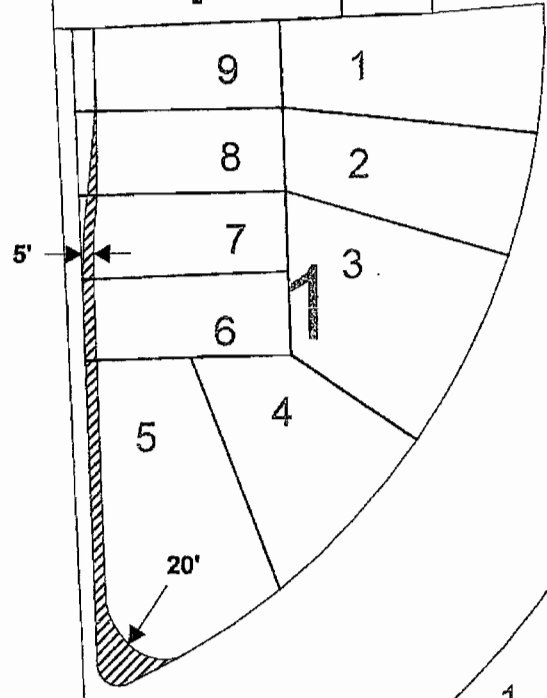
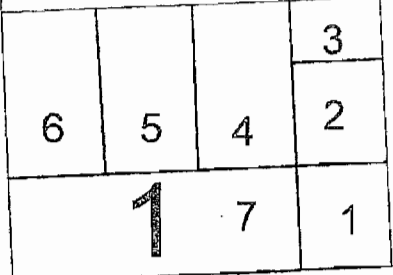
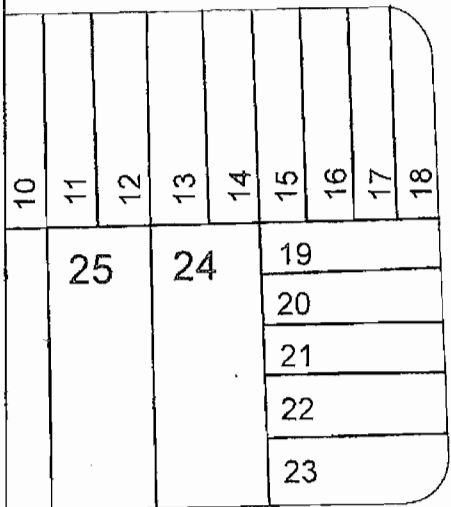
THENCE RUN SOUTH 00°30'25" EAST A DISTANCE OF 80.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIAL BEARING OF N. 83°19'23"W. AND HAVING FOR IT'S ELEMENTS A RADIUS OF 636.82 FEET, A CENTRAL ANGLE OF 07°11'02" AN ARC DISTANCE OF 79.85 FEET TO A POINT OF TERMINATION AND ALSO A CHORD DISTANCE OF 79.79 FEET. THENCE SOUTH 00°30'25" EAST FOR A DISTANCE OF 135.89 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST AND HAVING FOR IT'S ELEMENTS A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 11°53'58" AN ARC DISTANCE OF 40.46 FEET TO A POINT OF TERMINATION AND ALSO A CHORD DISTANCE OF 33.90 FEET; THENCE SOUTHWESTERLY AROUND THE ARC OF ANOTHER CURVE CONCAVE TO THE NORTHWEST TO WHICH BEGINNING OF NEW CURVE THE RADIAL LINE BEARS S26°24'23"E AND HAVING FOR THIS ELEMENTS. A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 03°34'35" AND AN ARC DISTANCE OF 21.85 FEET TO A POINT OF COMPOUND CURVE, CONCAVE TO THE NORTHEAST AND HAVING FOR ITS ELEMENTS A RADIUS OF 10 FEET, A CENTRAL ANGLE OF 112°19'23", A CHORD DISTANCE OF 16.61 FEET AND THE ARC DISTANCE OF 19.60 FEET TO A POINT; THENCE NORTH 00°30'25" WEST A DISTANCE OF 153.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING FOR ITS ELEMENTS A RADIUS OF 641.82, A CENTRAL ANGLE OF 07°09'23", A CHORD DISTANCE OF 80.11 FEET, AND A CURVE DISTANCE OF 80.16 FEET TO A POINT OF REVERSE CURVE; CONCAVE TO THE NORTHWEST, HAVING FOR ITS ELEMENTS A RADIUS OF 641.82 FEET, A CENTRAL ANGLE OF 07°09'21", A CHORD DISTANCE OF 80.11 FEET AND AN ARC DISTANCE OF 80.16 FEET TO THE POINT OF BEAGINNING.

SAID RIGHT OF WAY DEDICATION HAS AN AREA OF 1540 SQ.FT OR 0.04 ACRES MORE OR LESS .

NOTE: RADIAL BEARING DIRECTIONS ARE EXPRESSED FROM R.P. TO CIRCUMFERENCES.

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EAST CORAL GABLES INT THE SW1/4 OF  
SEC 4-51-11 BOOK 11 PAGE 24




NIVENCO PARTNERSHIP TRACT A SUB (12)

THIS IS NOT A SURVEY

Municipality: Coral Gables  
Commission District: Carlos A. Gimenez, 7

Folio No. 03-4104038-0030  
NAME: PUBLIX SUPER MARKETS, INC.  
SEC.04-54-41

 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: April 08, 2011  
Prepared by: Yazmin Moreno

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