

MEMORANDUM

Agenda Item No. 8(L)(1)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: December 3, 2013

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

SUBJECT: Resolution accepting
conveyances of various property
interests for road purposes

The accompanying resolution was prepared by the Public Works and Waste Management Department and placed on the agenda at the request of Prime Sponsor Infrastructure & Capital Improvements Committee.



R. A. Cuevas, Jr.
County Attorney

RAC/smm

Memorandum



Date: December 3, 2013

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

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

Recommendation

The attached instruments are being forwarded in one (1) 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 total fiscal impact as a result of these conveyances being accepted would be approximately \$398.03 annually for maintenance costs associated with the subject rights-of-way being included in the Public Works and Waste Management Department (PWWM) inventory. These costs will be funded through PWWM's General Fund allocation.

Track Record/Monitor

PWWM is the entity overseeing this project and the person responsible for monitoring these acquisitions is Mr. Leandro Ona, Chief, Roadway Engineering and Right-of-Way Division.

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.

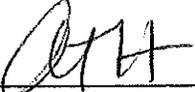
<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. ALEXANDRA CRUZ	RWD*	A portion of SW 288 Street, from approximately 170 feet east of the centerline of SW 169 Avenue, East for approximately 170 feet (Commission District 8 – Lynda Bell)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

RWD* Right-of-Way Deed

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
2.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY	RWD*	A portion of NE 211 Terrace, from NE 26 Avenue to W. Dixie Highway and the radius return at NE 211 Terrace and NE 26 Avenue (Commission District 4 - Sally A. Heyman)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way.
3.	THE SCHOOL BOARD OF MIAMI-DADE COUNTY	RWD*	A portion of SW 117 Avenue, from SW 178 Terrace North for approximately 104.5 feet and the radius return thereof (Commission District 9 - Dennis C. Moss)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way.
4.	ALEJANDRO MARMOREK AND LILIANA CONCHA	RWD*	A portion of SW 82 Street beginning approximately 417 feet west of SW 47 Avenue West for 247 feet (Commission District 7 – Xavier L. Suarez)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicate right-of-way.
5.	LIBERTY ACADEMY DAYCARE AND PRESCHOOL, LLC	RWD*	A portion of NW 12 Avenue, from 90 feet north of the centerline of NW 77 Terrace North for 56 feet (Commission District 3 – Audrey Edmonson)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated.
6.	SARAH D. BRAZIER	RWD*	A portion of NW 12 Avenue, from the centerline of NW 77 Terrace North for 90 feet and from a line 50 feet west of the centerline of NW 12 Avenue West for approximately 105 feet (Commission District 3 – Audrey Edmonson)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated.

RWD* Right-of-Way Deed

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
7.	THERESA MANDELL, representative of the Estate of JOSEPH A. GUGGINO	RWD*	A portion of SW 216 Street from theoretical SW 180 Avenue east for 360 feet (Commission District 8 – Lynda Bell)	Obtained in order to satisfy a condition for division of land without plat that requires rights- of-way to be dedicated.
8.	R PLANTS, INC.	RWD*	A portion of SW 177 Avenue, from approximately 398 feet south of the centerline of SW 232 Street, South for 303.50 feet (Commission District 8 – Lynda Bell)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
9.	KATHY SIRJUE	RWD*	A portion of SW 232 Street, beginning 243.75 feet west of the centerline of SW 192 Avenue, West for approximately 195 feet (Commission District 8 – Lynda Bell)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.



Aljina T. Hudak
Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: December 3, 2013

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

SUBJECT: Agenda Item No. 8(L)(1).

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 Mayor'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(L)(1)
12-3-13

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 Mayor's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owners/Grantors

1. ALEXANDRA CRUZ
2. THE SCHOOL BOARD OF MIAMI-DADE COUNTY
3. THE SCHOOL BOARD OF MIAMI-DADE COUNTY
4. ALEJANDRO MARMOREK AND LILIANA CONCHA
5. LIBERTY ACADEMY DAYCARE AND PRESCHOOL, LLC
6. SARAH D. BRAZIER
7. THERESA MANDELL, representative of the Estate of JOSEPH A. GUGGINO
8. R PLANTS, INC.
9. KATHY SIRJUE

WHEREAS, upon consideration of the recommendation of the Public Works and Waste Management Department, the Board of 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 resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman
Lynda Bell, Vice Chair

Bruno A. Barreiro	Esteban L. Bovo, Jr.
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairwoman thereupon declared the resolution duly passed and adopted this 3rd day of December, 2013. 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:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, PLS

Folio No. 30-7906-000-0620

User Department: Public Works and Waste Management

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 19th day of February, A.D. 2013, by and between Alexandra Cruz, a single women, whose address is 16970 SW 288th Street, Miami, Florida 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 NW 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 North 50 feet of the East ½ of the West ½ of the NW ¼ of the NE ¼ of the SE ¼ of Section 6, Township 57 South, Range 39 East.

Approved by: *PR*

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)

[Signature]
Witness

Maria A. Perez
Witness Printed Name

[Signature]
Witness

Olea L. Grable
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

[Signature] (Sign)

Alexandra Cruz
Printed Name

Address (if different)

(Sign)

Printed Name

Address (if different)

Approved by: _____

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

I HEREBY CERTIFY, that on this 19 day of February, A.D. 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Alexandra Cruz, personally known to me, or proven by producing the following methods of identification: Alexandra Cruz 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.

Mary Rodriguez
Notary Signature
MARY J RODRIGUEZ
Printed Notary Name

NOTARY SEAL/STAMP

MARY J RODRIGUEZ
Notary Public, State of New York
No. 01804822681
Expires June 30th 2014

Notary Public, State of NY
My commission expires: June 30/2014
Commission/Serial No. 018048

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.

Deputy Mayor / Alina Hudak

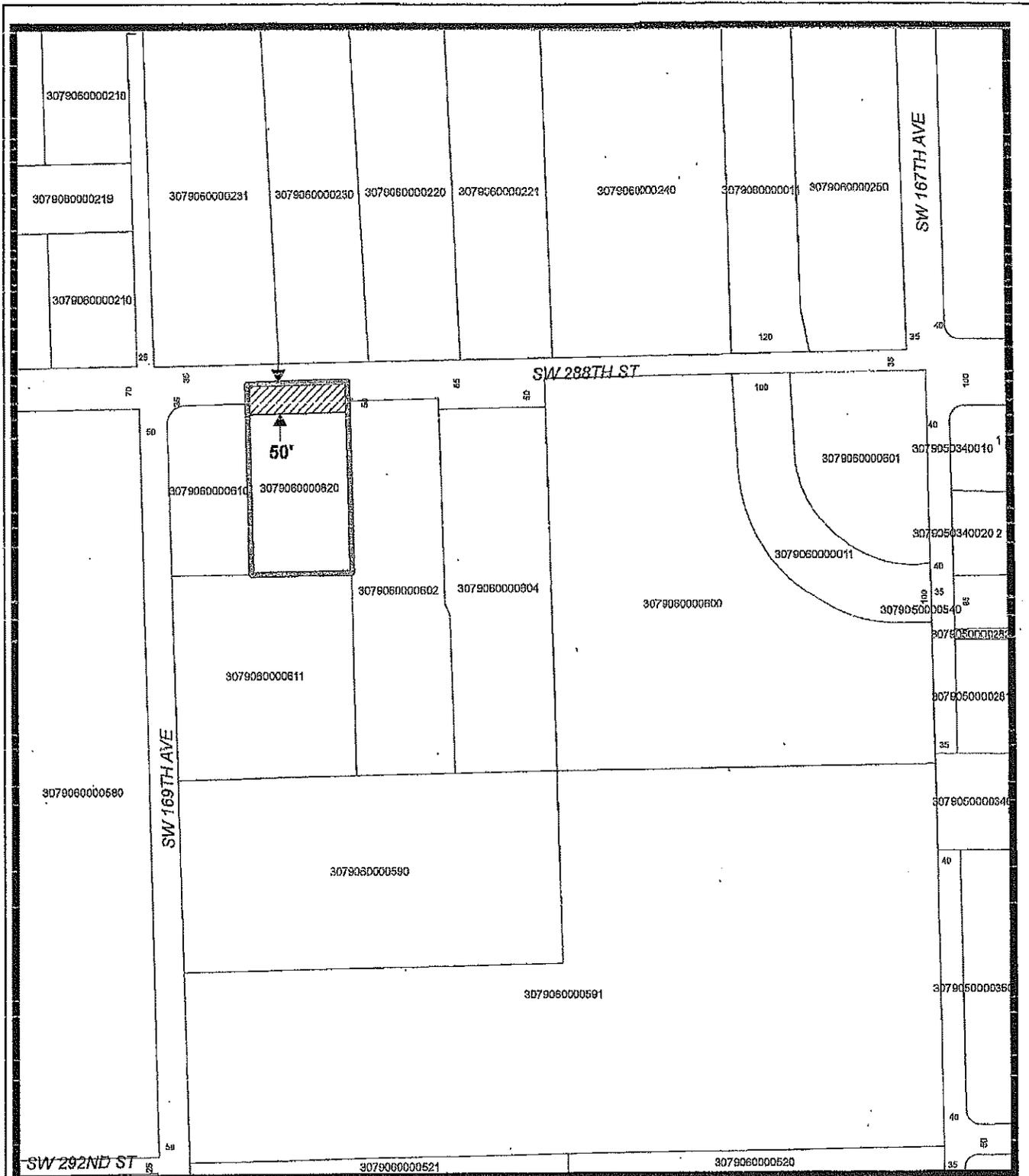
Approved as to form
and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

Assistant County Attorney

By: _____
Deputy Clerk

Approved by: _____



THIS IS NOT A SURVEY
Folio No. 30-7906-000-0620
ALEXANDRA CRUZ
SEC. 57-39-06

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825

Date: May 28, 2013
 Prepared by: jym

Right-of-Way Deed to Miami Dade County
Project No. Aventura Waterways K-8 Center
Folio Number# 30-1234-001-0301
Page 2 of 3 pages

IN WITNESS WHEREOF, the said Party of the First Part, has hereunto set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in our presence:

[Signature]
Witness

IVIS BARBA
Witness Printed Name

[Signature]
Witness

MICHAEL A. LEVINE
Witness Printed Name

The School Board of Miami-Dade County, Florida,

By: [Signature]
Grantor's Signature

Print Name: Ms. Perla Tabares Hantman, Chair
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Attest: [Signature]
Secretary's Signature

Print Name: Alberto M. Carvalho
Secretary
Print Address: 1450 NE 2nd Avenue
Miami, FL 33132

Approved as to form and legal sufficiency:

By: [Signature]
School Board Attorney

Date: 06/15/2011

Right-of-Way Deed to Miami Dade County
Project No. Aventura Waterways K-8 Center
Folio Number# 30-1234-001-0301
Page 3 of 3 pages

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 24 day of June, 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared PERLA TABARES HANTMAN and ALBERTO H. CARVALHO, respectively, the CHAIR and SECRETARY of The School Board of Miami-Dade County, Florida, a body corporate and politic, personally known to me, or proven, by producing the following methods of identification: _____ to be the persons who executed the foregoing instrument, on behalf of said corporation, freely and voluntarily for the purposes therein expressed, and who did not take an oath.

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

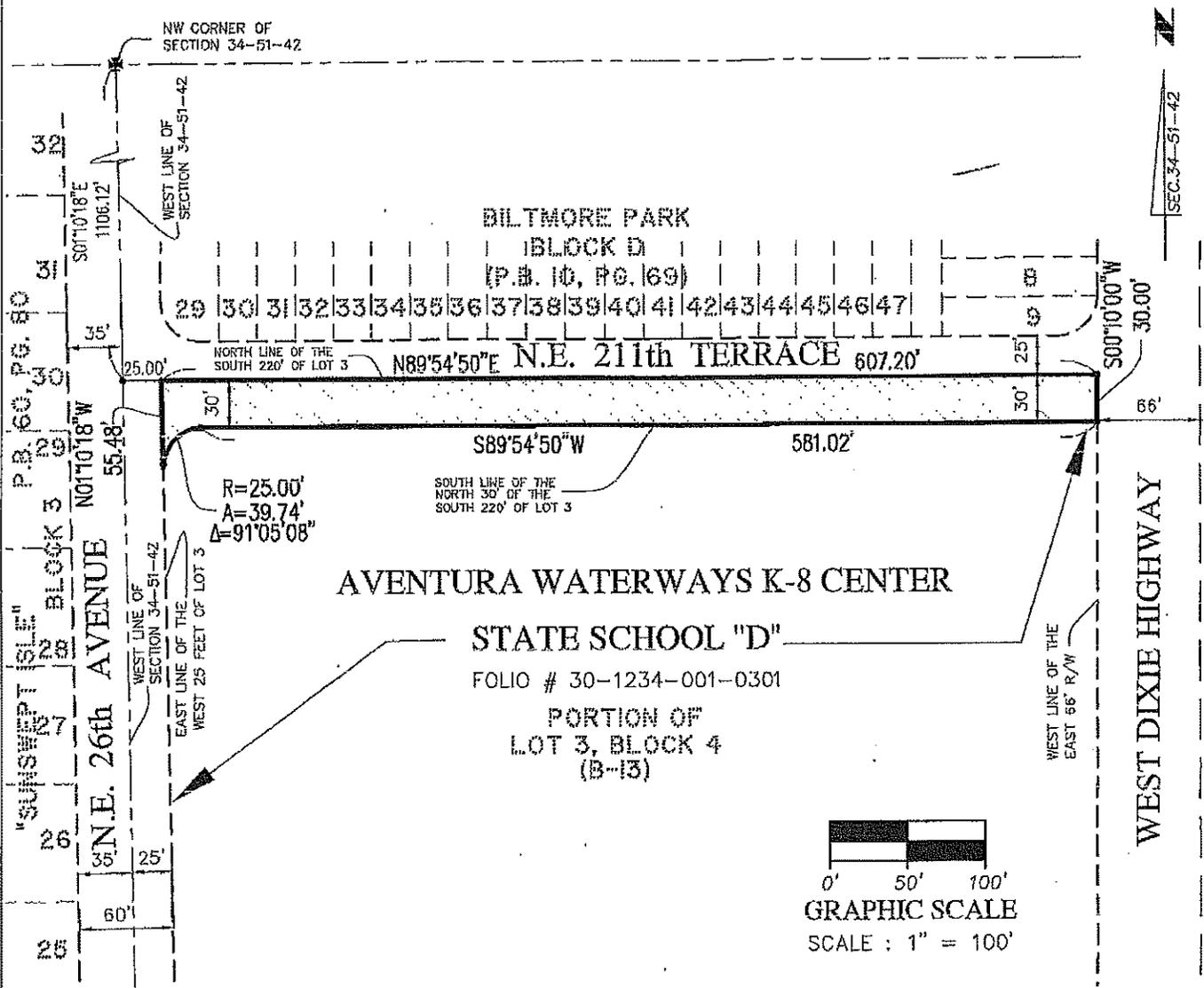
[Signature]
Notary Signature
Lucila I. Gonzalez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
June 16, 2014
My commission expires
EE 1813
Commission/Serial No.

	LUCILA I GONZALEZ Notary Public State of Florida My Comm Expires June 16 2014 No EE 1813 Bonded thru Arthur J Gallagher & Co
---	--

EXHIBIT "A"



LEGEND

- | | | | |
|--------|----------------------|------|---------------|
| P.O.B. | Point of Beginning | SEC. | Section |
| P.O.T. | Point of Termination | TWP. | Township |
| P.O.C. | Point of Commence | RGE. | Range |
| P.B. | Plat Book | Ⓢ | Centerline |
| PG. | Page | M | Monument line |
| R/W | Right-of-Way | COR | Corner |

NOTICE:
Not full and complete without Pages 2 & 3

Page 1 of 3

EXHIBIT "A-1"
SKETCH
SCALE: 1" = 100'
-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"AVENTURA WATERWAYS K-8 CENTER/STATE SCHOOL "D" LOC. # 0231
21038 WEST DIXIE HIGHWAY, MIAMI, FLORIDA
Folio # 30-1234-001-0301
MIAMI-DADE COUNTY
Section 34, Township 51 South, Range 42 East
Date: October 29, 2009

LEGAL DESCRIPTION:

The North 30 feet of the South 220 feet of Lot 3, Block 4, less the West 25 feet of "TOWN OF HALLANDALE", Section 34, Township 51 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book B, at Page 13, of the Public Records of Miami-Dade County, Florida, less and except the East 66 foot right-of-way of West Dixie Highway.

Together with:

The area bounded by the south line of the North 30 feet and by the east line of the West 25 feet of the South 220 feet of Lot 3, Block 4, ~~less the West 25 feet of "TOWN OF HALLANDALE",~~ Section 34, Township 51 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book B, at Page 13, of the Public Records of Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the southeast, said curve being tangent to both of the last described lines.

Containing 18,346 Square feet or 0.42 Acres more or less by calculations.

NOTICE:

Not full and complete without Pages 1 & 3

Page 2 of 3

**EXHIBIT "A-1"
LEGAL DESCRIPTION**

-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"AVENTURA WATERWAYS K-8 CENTER/STATE SCHOOL "D" LOC. # 0231
21038 WEST DIXIE HIGHWAY, MIAMI, FLORIDA
Folio # 30-1234-001-0301
MIAMI-DADE COUNTY
Section 34, Township 51 South, Range 42 East
Date: October 29, 2009

SOURCES OF DATA:

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

North arrow and Bearings refer to an assumed value of S01°10'18"E, along the West Line of Section 34, Township 51 South, Range 42 East, recorded in Miami-Dade County, Florida.

CLIENT INFORMATION:

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

Miami-Dade County Public School

LIMITATIONS:

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

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

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief. Further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 61G17-6 of the Florida Administrative Code and its Implementing Rule, Chapter 472.027 of the Florida Statutes.

J. BONFILL & ASSOCIATES, INC.

Florida Certificate of Authorization Number LB3398
9360 Southwest 72nd Street, Suite 265
Miami, Florida 33173 Phone: 305.598.8383

By: 
Juan J. Bonfill, P.L.S.

Professional Land Surveyor No. 3179
State of Florida
October 29, 2009

Project: 04-0069 Job: 09-0293 Sketch & Legal

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps and Reports by other than the signing party are prohibited without the written consent of the signing party. This document consists of multiple Exhibits and Sheets. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.

NOTICE:
Not full and complete without Pages 1 & 2

Page 3 of 3

**EXHIBIT "A-1"
SURVEYOR'S NOTES**

-THIS IS NOT A SURVEY-

RIGHT OF WAY DEDICATION
"AVENTURA WATERWAYS K-8 CENTER/STATE SCHOOL "D" LOC. #0231
21038 WEST DIXIE HIGHWAY, MIAMI, FLORIDA
Folio # 30-1234-001-0301
MIAMI-DADE COUNTY
Section 34, Township 51 South, Range 42 East
Date: October 29, 2009



THIS IS NOT A SURVEY

Folio No. 30-1234-001-0301
THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
Project # Aventura Waterways K-8 Center
SEC. 51-42-34

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Sally A. Heyman, 4

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33126
 PH (305) 375-2714 FAX (305) 375-2825

Date: May 28, 2013
 Prepared by: ym

Return to:

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

Instrument prepared by:

Annie Betancourt, Coordinator II
Folio No. ~~30-5031-000-0151~~ 30-5936-003-0050
User Department: Public Works

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

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 14 day of February, A.D. 2006, by and between The School Board of Miami-Dade County, Florida a body corporate and politic under the laws of the State of Florida, and having its office and principal place of business at 1450 N.E. Second Avenue, Miami Florida, 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 EXHIBIT "A" ATTACHED HERETO

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).

Anne Betancourt
Witness

Anne Betancourt
Printed Name

[Signature]
Witness

[Signature]
Printed Name

Witness

Printed Name

Witness

[Signature]
Agustin J. Barrera, Chair

The School Board of Miami-Dade County

Superintendent of Schools (Seal)

[Signature]
Dr. Rudolph F. Crew
1450 N.E. Second Avenue,
Miami, Florida 33132

Attest: _____ Secretary (Seal)

Printed Name

Address if different

APPROVED AS TO FORM

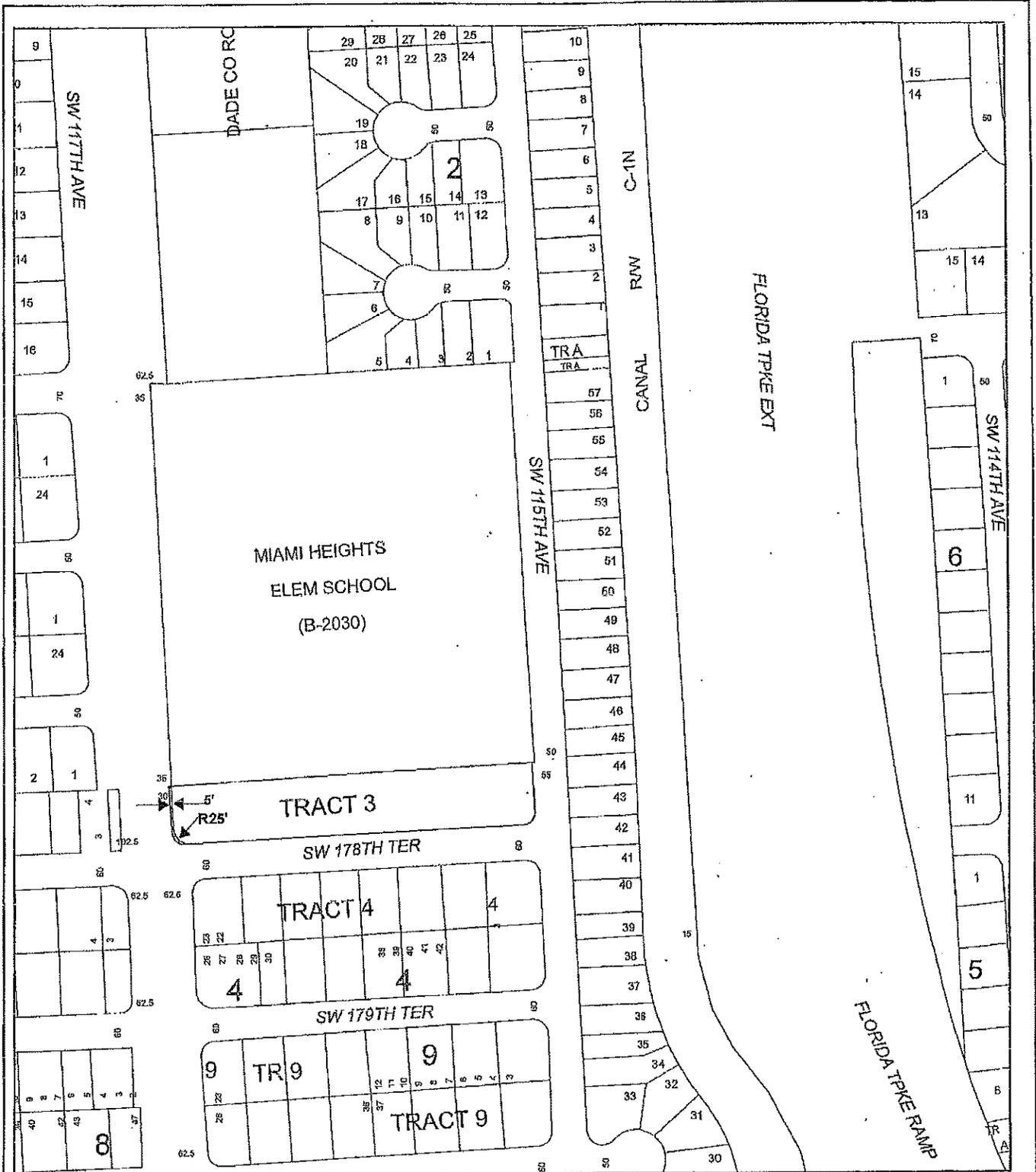
Kimberly Hall 2/3/06

ATTORNEY FOR BOARD
Associate Attorney

EXHIBIT "A"

Legal Description:

The West 5 feet of Tract 3 of RESUBDIVISION OF SO. MIAMI HEIGHTS ADDITION "C", recorded in Plat Book 30, Page 49 (formerly known as Block 3 of SO. MIAMI HEIGHTS, ADDITION "C", recorded in Plat Book 23, Page 17), of the Public Records of Miami-Dade County, Florida; and the area within said Tract 3, bounded by its south line and by the east line of said west 5 feet, and by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.



THIS IS NOT A SURVEY
Folio No.30-5936-003-0050
THE SCHOOL BOARD OF MIAMI-DADE COUNTY
Resubdivision of SO.MIAMI HEIGHTS ADDITION "C"
SEC.55-40-31

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Dennis C. Moss, 8

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2744 FAX (305) 375-2825



Date: May 10, 2013
 Prepared by: ym

Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

JOSE PERDOMO

Folio No. 30-4131-025-0030

User Department: Public Works and Waste Management

**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 25th day of APRIL, A.D. 2013, by and between **ALEJANDRO MARMOREK** and **LILIANA CONCHA**, husband and wife, whose address is 4775 S.W. 82nd Street, Miami, FL 33143, 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 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The South 5 feet of the West 247 feet of Tract 81 of SECOND AMENDED PLAT OF COCOAPLUM HEIGHTS, as recorded in Plat Book 1, Page 73, of the Public Records of Miami-Dade County, Florida.

Approved by: PR. [Signature]

RIGHT-OF-WAY DEED TO
MIAMI-DADE COUNTY CONVEYS
THE TITLE FOR HIGHWAY PURPOSES
Folio No. 30-4131-025-0030
Page 2 of 4

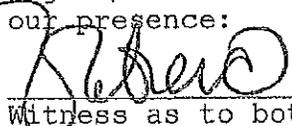
It is the intention of the *parties* of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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.

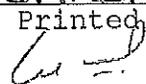
IN WITNESS WHEREOF, the said *parties* of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in
our presence:



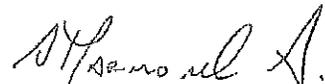
Witness as to both

Veronica Cabrera
Witness Printed Name

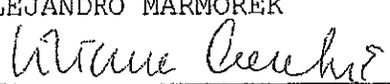


Witness as to both

Alicia de Antonio
Witness Printed Name



ALEJANDRO MARMOREK (Sign)



LILIANA CONCHA (Sign)

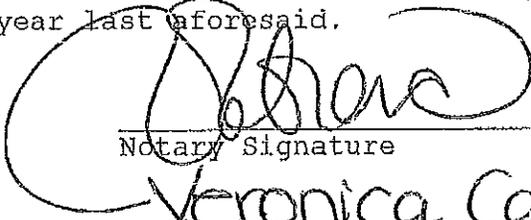
Approved by: 

RIGHT-OF-WAY DEED TO
MIAMI-DADE COUNTY CONVEYS
THE TITLE FOR HIGHWAY PURPOSES
Folio No. 30-4131-025-0030
Page 3 of 4

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

I HEREBY CERTIFY, that on this 25th day of April, 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **ALEJANDRO MARMOREK and LILIANA CONCHA**, personally known to me, or proven, by producing the following methods of identification: FL Driver License to be the person 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.



Notary Signature

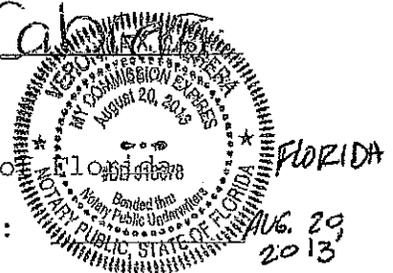
Veronica Caballero
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires:

Commission/Serial No. DD918678



Approved by: PR. M. R.

RIGHT-OF-WAY DEED TO
MIAMI-DADE COUNTY CONVEYS
THE TITLE FOR HIGHWAY PURPOSES
Folio No. 30-4131-025-0030
Page 4 of 4

The foregoing was accepted and approved on the _____ day of
_____, A.D. 201_, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

Deputy Mayor/ Alina Hudak.

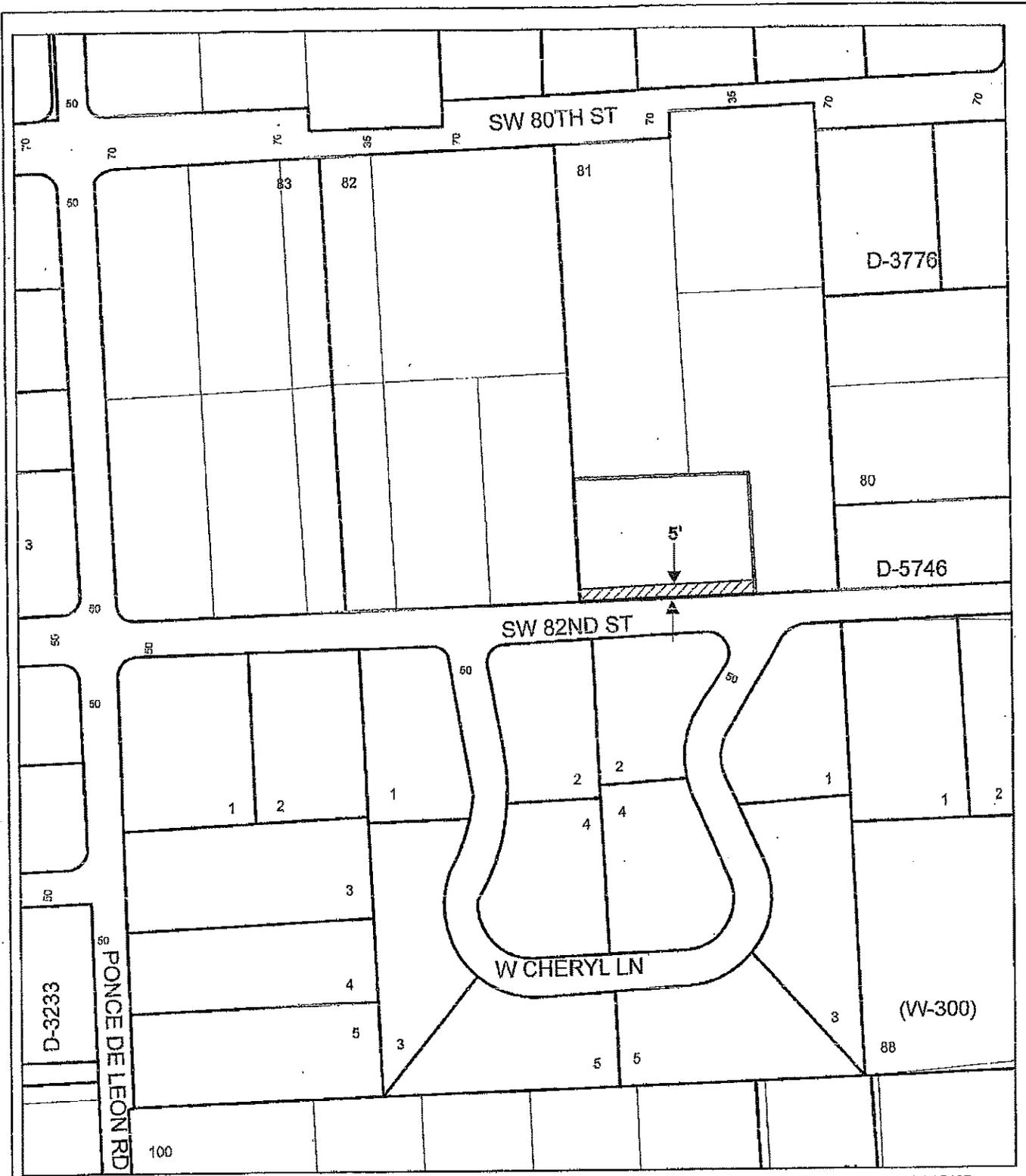
ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

Assistant County Attorney

Approved by: *MF*



THIS IS NOT A SURVEY

Folio No. 30-4131-025-0030
ALEJANDRO MARMOREK AND LILIANA CONCHA
SEC.54-41-31

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Xavier L. Suarez, 7

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825

Date: May 14, 2013
 Prepared by: ym

Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, PLS

Folio No. 30-3111-016-0052

User Department: Public Works and Waste Management

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
Limited Liability Company**

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

THIS INDENTURE, Made this 16th day of April, A.D. 2013, by and between LIBERTY ACADEMY DAYCARE AND PRESCHOOL, LLC, a Florida limited liability company, whose address is 7750 NW 12th Avenue, Miami, Florida 33150, 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 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The West 15 feet of the East 50 feet of the North 56 feet of the South 146 feet of the North ½ of Lot 1, TATUM'S SUBDIVISION, as recorded in Plat Book B, Page 63, of the Public Records of Miami-Dade County, Florida.

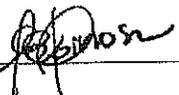
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess 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, by its Managing Member/Manager, has caused these presents to be signed for and on its behalf, the day and year first above written.

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

Witness 

Lizette Espinosa
Witness Printed Name

Witness 

PABLO RODRIGUEZ
Witness Printed Name

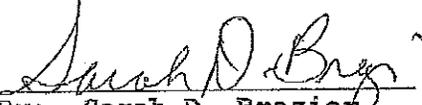
Witness _____

Witness Printed Name _____

Witness _____

Witness Printed Name _____

**Liberty Academy Daycare and
Preschool, LLC**

 (Sign)
By: Sarah D. Brazier

Address (if different) _____

By: General Partner (Sign)

Printed Name _____

Address (if different) _____

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

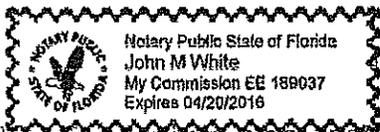
I HEREBY CERTIFY, that on this 16th day of April, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Sarah D. Brazier, personally known to me, or proven, by producing the following forms of identification: FL Driver's License to be the General Partner duly authorized on behalf of **Liberty Academy Daycare and Preschool, LLC**, a Florida limited liability company. Said General Partner 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.

John M. White
Notary Signature

John M. White
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 4/20/16

Commission/Serial No. EE 189037

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.

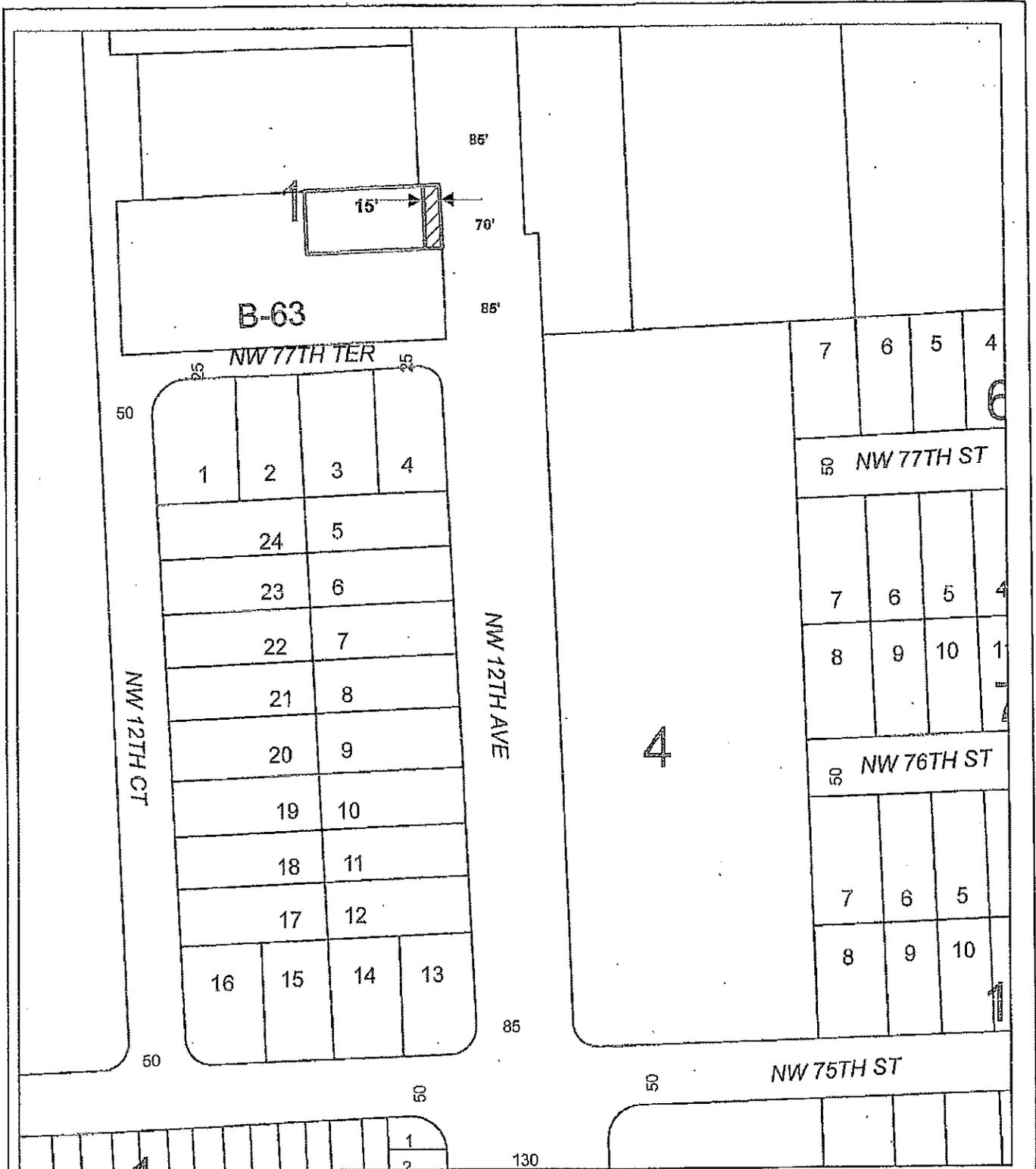
Deputy Mayor / Alina Hudak

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
Folio No. 30-3111-016-0052

Liberty Academy Daycare and Preschool, LLC

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

SEC. 53-41-11

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825



Date: April 17, 2013
 Prepared by: ym

Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, PLS

Folio No. 30-3111-016-0051

User Department: Public Works and Waste Management

**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 16th day of April, A.D. 2013, by and between Sarah D. Brazier, a married women, whose address is 1945 NW 168 Avenue, Pembroke Pines, Fl. 33028, 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 15 feet of the East 50 feet and the South 25 feet of the South 90 of the North ½ of Lot 1, less the West 175 feet thereof, TATUM'S SUBDIVISION, as recorded in Plat Book B, Page 63, of the Public Records of Miami-Dade County, Florida;

And

The area bounded by the north line of the South 25 feet and by the west line of the East 50 feet of the North ½ of said Lot 1, 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, their 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)

Witness 

Lizette Espinosa
Witness Printed Name

Witness 

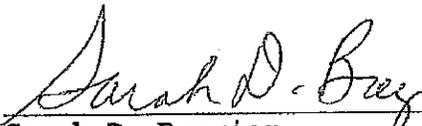
PABLO RODRIGUEZ
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

 (Sign)
Sarah D. Brazier

Address (if different)

(Sign)

Printed Name

Address (if different)

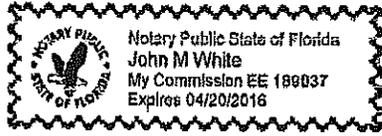
STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 16th day of April, 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Sarah D. Brazier, personally known to me, or proven, by producing the following methods of identification: FL Driver's License 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
John M. White
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 4/20/16
Commission/Serial No. EE189037

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.

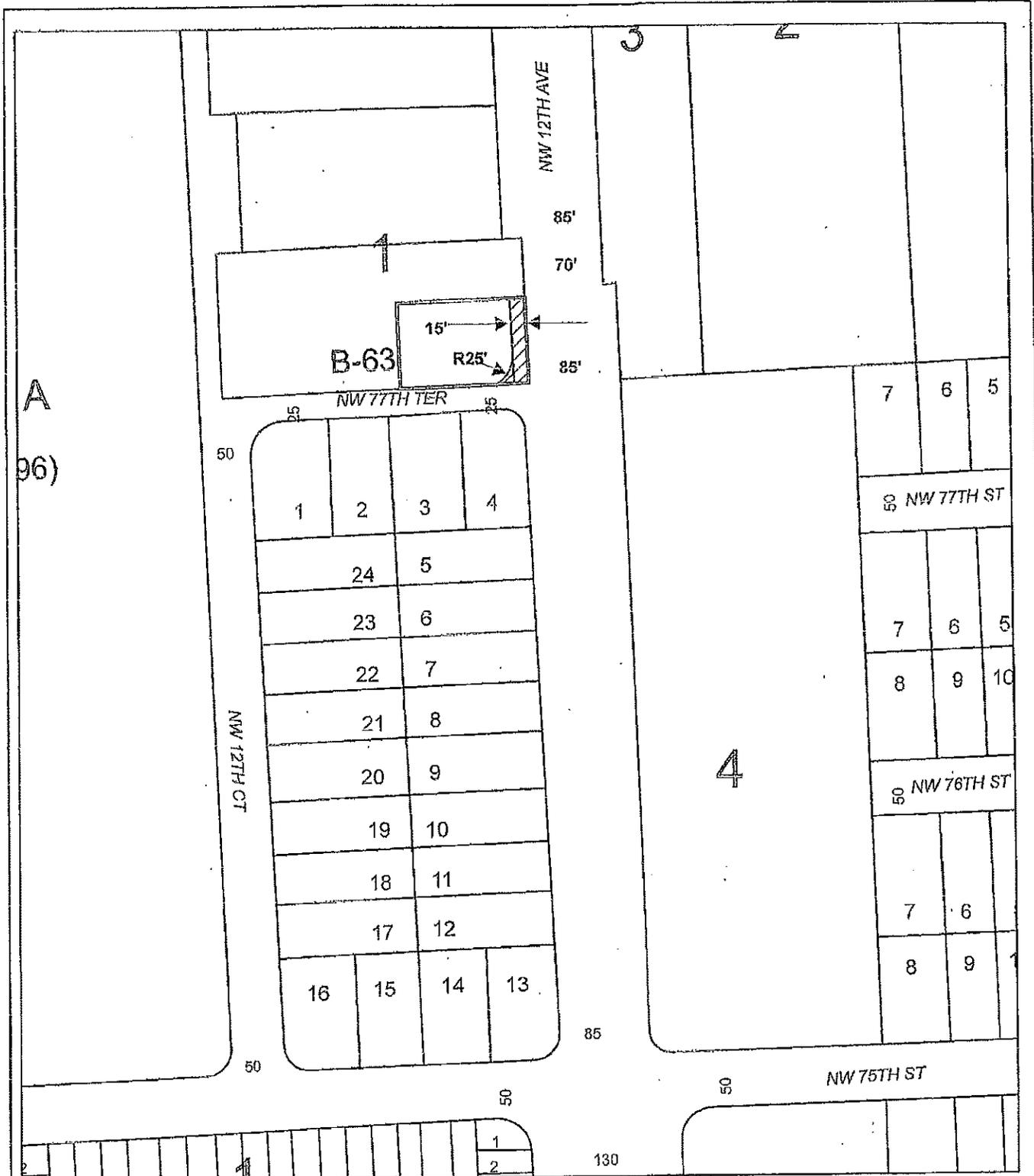
Deputy Mayor / Alina Hudak

Approved as to form
and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

Assistant County Attorney

By: _____
Deputy Clerk



THIS IS NOT A SURVEY
Folio No. 30-3111-016-0051
SARAH D. BRAZIER.

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

SEC.53-41-11

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2825

Date: April 17, 2013
 Prepared by: ym

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(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

[Signature]
Witness

Michelle Wilson
Witness Printed Name

[Signature]
Witness

Aymara Mercia
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Theresa Mandell (Sign)

Theresa Mandell
Printed Name

Address (if different)

(Sign)

Printed Name

Address (if different)

Approved by: PR.

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

I HEREBY CERTIFY, that on this 9th day of February, 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____, 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.

[Handwritten Signature]
Notary Public
Commission # EE 112381
Expires September 20, 2015
Board of Notary Public Insurance 800-365-7019
Printed Notary Name _____

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: SEP. 20, 2015
Commission/Serial No. EE 112381

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.

Deputy Mayor / Alina HUDAK

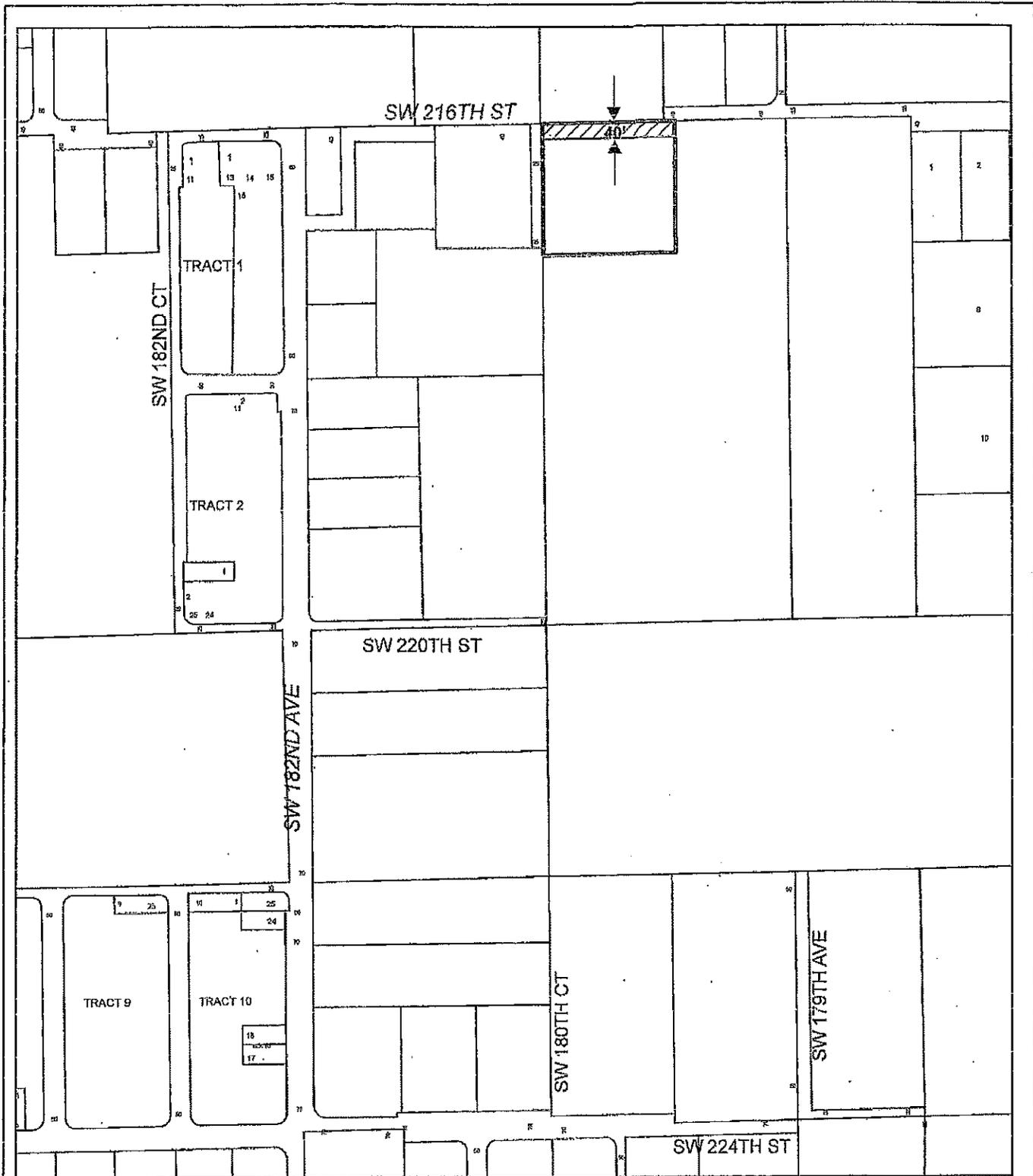
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Approved by: F.R.



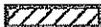
THIS IS NOT A SURVEY

Folio No. 30-6813-000-0060

Theresa Mandell, representative of the Estate of
Joseph A. Guggino

SEC. 56-38-13

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 376-2826

Date: March 20, 2013
Prepared by: jym

Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

DELLA MESA

Folio No. 30-6919-000-0175

User Department: Public Works and Waste Management

**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 25 day of February, A.D. 2013,
by and between R. PLANTS, INC., a corporation under the laws of
the State of Florida, and having its office and principal place
of business at 14747 SW 260 Street, Miami, FL 33032, 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 NW 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 West 62.5 feet of the North 303.50 feet of the South 953.50 feet of the NW ¼ of the NW

Approved by: _____

¼ of Section 19, Township 56 South, Range 39 East.

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).

Molly B. Fisher
Witness

Molly B. Fisher
Printed Name

Deborah K. Pastran
Witness

R Plants, Inc
Name of Corporation

Deborah K. Pastran
Printed Name

Victor A. Rodriguez, Jr (Sig)
By: _____ President

Molly B. Fisher
Witness

Victor A. Rodriguez, Jr.
Printed Name

Molly B. Fisher
Printed Name

Deborah K. Pastran
Witness

Address if different

Deborah K. Pastran
Printed Name

[Signature] (Sig)

Molly B. Fisher
Molly B. Fisher

n)

Attest: _____ Secretary

Katuska Rodriguez

Address if different

Printed Name

CORP SEAL

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

I HEREBY CERTIFY, that on this 25th day of ~~January~~ February, A.D. 2013, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Victor A. Rodriguez Jr and Katuska Rodriguez, personally known to me, or proven, by producing the following identification: Victor A. Rodriguez Jr to be the _____ President and Katuska Rodriguez Secretary of R Plants, 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.

Deborah K Pastran

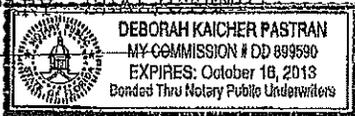
Notary Signature

Deborah K Pastran

Printed Notary Name

Notary Public, State of FLORIDA

NOTARY SEAL / Q172MD



My commission expires: Oct. 16, 2013

Commission/Serial No. DD 899590

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.

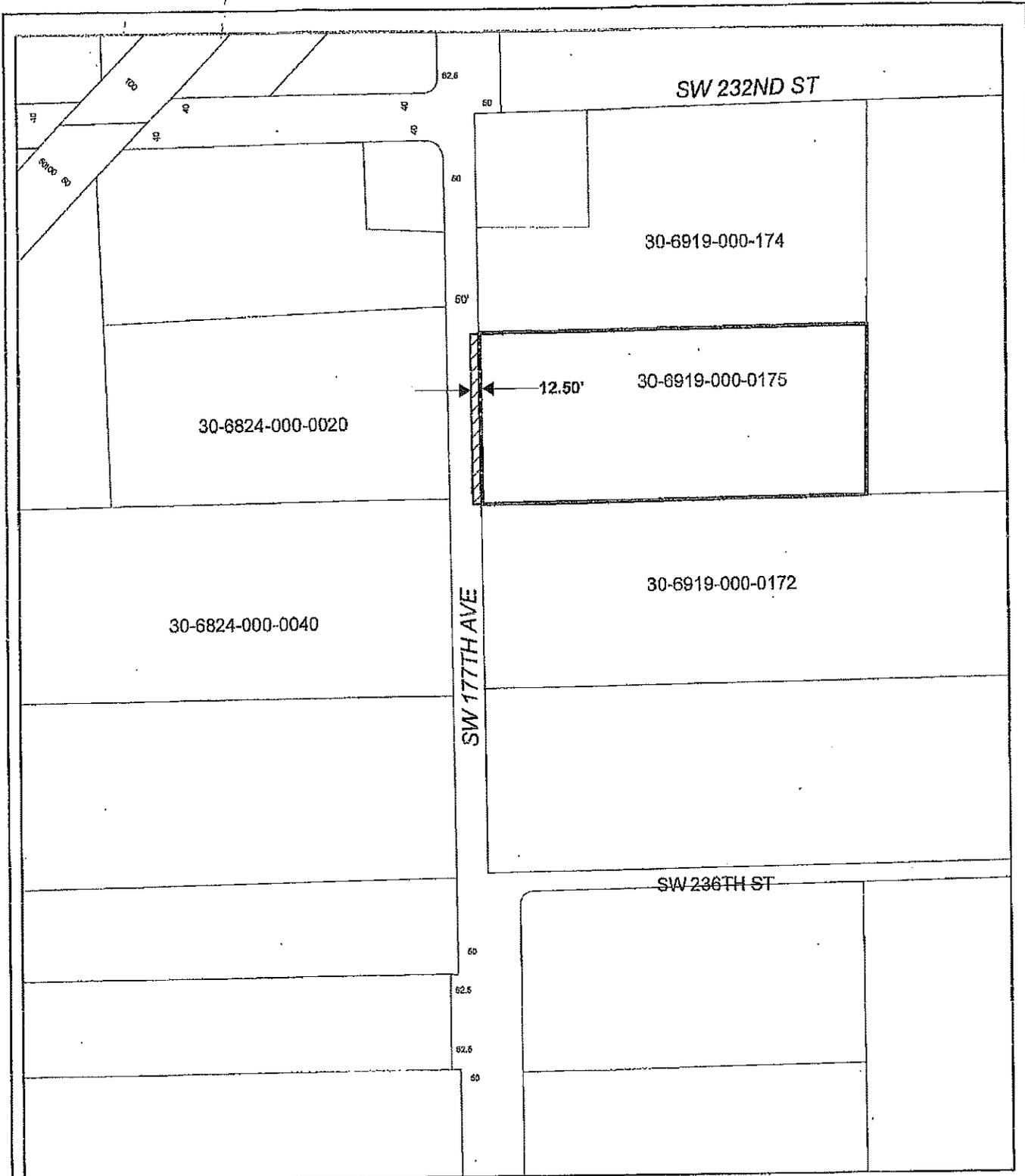
Deputy Mayor / Alina Hudak

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: Lynda Bell, 8

Folio No. 30-6919-000-0175
R PLANTS, INC.

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

SEC.56-39-19



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825



Date: March 19, 2013
Prepared by: ym

Return to:

Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, PLS

Folio No. 30-6814-000-0153

User Department: Public Works and Waste Management

**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 4th day of March, A.D. 2013, by and between Kathy Sirjue, a married women, whose address is 421 Wellington Avenue, Lehigh Acres, FL 33972, 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 NW 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 South 40 feet of the following described land:
The South 208.75 feet of the East ½ of the SE ¼ of the SW ¼, less the East 243.75 feet and less the West 231.14 feet thereof, Section 14, Township 56 South, Range 38 East.

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)

Donna L. Vaughan
Witness

DONNA L. VAUGHAN
Witness Printed Name

[Signature]
Witness

NEVA VAUGHAN
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Kathy Sirjue (Sign)

Kathy Sirjue
Printed Name

Address (if different)

(Sign)

Printed Name

Address (if different)

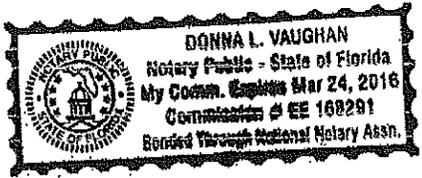
STATE OF FLORIDA)
) SS
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 4th day of March, 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Kathy Sirjue, personally known to me, or proven, by producing the following methods of identification: FL Driver License 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.

Donna L. Vaughan
Notary Signature
DONNA L. VAUGHAN
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 3/24/16
Commission/Serial No. EE 168291

The foregoing was accepted and approved on the _____ day of _____, A.D. 2015, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

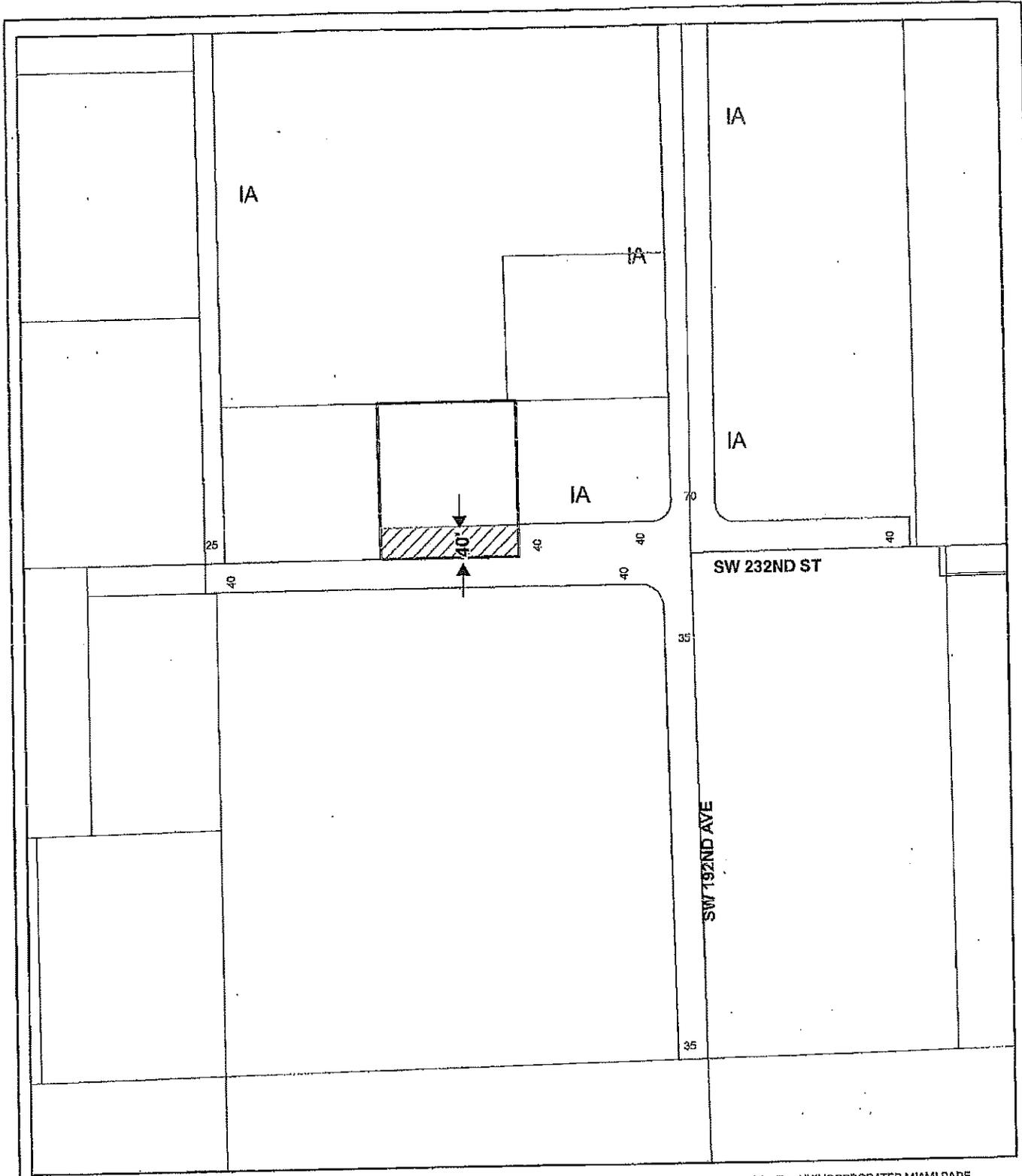
Deputy Mayor / Alina Hudak

Approved as to form
and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

Assistant County Attorney

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

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

Folio No. 30-6814-000-0153
KATHY SIRJUE

SEC.56-38-14

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128.
PH (305) 375-2714 FAX (305) 375-2825

Date: March 14, 2013
Prepared by: ym