

MEMORANDUM

Agenda Item No. 8(L)(1)

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

DATE: March 4, 2014

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

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

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

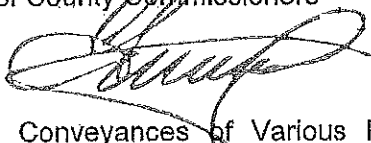
RAC/smm

Memorandum



Date: March 4, 2014

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 thereby listed individually below.

Fiscal Impact/Funding Source

The total fiscal impact as a result of these conveyances being accepted would be approximately \$211.38 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.

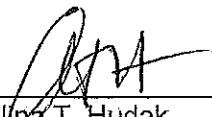
Background

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.	ROSA M. CAYON TRS AND MAURICIO CAYON TRS	RWD*	A portion of SW 110 Street, from the west right-of-way line of SW 88 Court West for approximately 373 feet and the radius return thereof (Commissioner Xavier L. Suarez's District 7)	This right-of-way is obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
2.	WAL-MART STORES EAST, LP	TSE*	Located on the South side of the intersection of SW 137 Avenue and SW 288 Street (Commissioner Dennis C. Moss's District 9)	This Traffic Signal easement was obtained to install, operate and maintain Traffic Signal equipment.
3.	BRAMAN IMPORTS, INC.	TSE*	Located on the south side of SW 24 Street 157.75 feet east of the centerline of SW 70 Court (Commissioner Rebeca Sosa's District 6)	This Traffic Signal easement was obtained to install, operate and maintain Traffic Signal equipment.
4.	Lincoln Rodriguez and Elizabeth A. Rodriguez	RWD*	A portion of SW 280 Street from theoretical SW 199 Avenue West for 167.7 feet (Commissioner Lynda Bell's District 8)	This right-of-way was obtained in order to satisfy a zoning requirement that all building sites abut a dedicate right-of-way.
5.	Terra Urbana, LLC.	RWD*	A portion of NE 88 Street, beginning 122.5 feet East of the centerline of NE 8 Court East for 332.50 feet (Commissioner Audrey Edmonson's District 3)	This right-of-way was obtained in order to satisfy a condition for division of land without plat that requires that rights-of-way be dedicated.
6.	PATRICIA D. TAYLOR	RWD*	A portion of NW 17 Drive, from approximately 427 feet northeasterly of NW 146 Street Drive Northeasterly for 89.40 feet (Commissioner Jean Monestime's District 2)	This right-of-way was obtained at the request of the Land Development Division of the Department of Regulatory and Economic Resources to accommodate the right-of-way to an existing Cul-De-Sac.
7.	RONALD SELLERS AND CORLISS SELLERS	RWD*	A portion of NW 17 Drive from approximately 427 feet northeasterly of NW 146 Street Drive Northeasterly for 89.40 feet (Commissioner Jean Monestime's District 2)	This right-of-way was obtained at the request of Land Development Division of the Department of Regulatory and Economic Resources to accommodate the right-of-way to an existing Cul-De-Sac.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
8.	PALMCORP DEVELOPMENT GROUP, LLC	RWD*	A portion of SW 83 Court, from approximately 212 feet north of the centerline of SW 110 Street North for approximately 80 feet and SW 83 Avenue, from approximately 864 feet north of the centerline of SW 112 Street North for 30 feet. (Commissioner Xavier L. Suarez's District 7)	This right-of-way was obtained at the request of the Land Development Division in the Department of Regulatory and Economic Resources.



Alpha T. Hudak
Deputy Mayor



MEMORANDUM

(Revised)

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

DATE: March 4, 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)
3-4-14

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. **ROSA M. CAYON TRS AND MAURICIO CAYON TRS**
2. **WAL-MART STORES EAST, LP**
3. **BRAMAN IMPORTS, INC.**
4. **Lincoln Rodriguez and Elizabeth A. Rodriguez**
5. **Terra Urbana, LLC**
6. **PATRICIA D. TAYLOR**
7. **RONALD SELLERS AND CORLISS SELLERS**
8. **PALMCORP DEVELOPMENT GROUP, LLC**

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 4th day of March, 2014. 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

A handwritten signature in black ink, appearing to be 'DH', written over a horizontal line.

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:

Folio No. 30-5009-000-0270

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 5TH day of DECEMBER, A.D. 2013, by and between ROSA M. CAYON and MAURICIO CAYON, as Co-Trustees of THE ROSA M. CAYON QUALIFIED PERSONAL RESIDENCE TRUST, U/A/D THE 8TH DAY OF MARCH 2010 AS TO A 50% TENANCY IN COMMON INTEREST AND MAURICIO CAYON and ROSA M. CAYON, AS Co-trustees of THE MAURICIO CAYON QUALIFIED PERSONAL RESIDENCE TRUST, U/A/D THE 8TH DAY OF MARCH 2010 AS TO A 50% TENANCY IN COMMON, whose address is 3839 W. 16 AVE., HIALCAH, FL, 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 North 25 feet of the West ½ of the SW ¼ of the SE ¼ of the NE ¼ and the North 25 feet of the East 65 feet of the SE ¼ of the SW ¼ of the NE ¼, less the East 25 feet thereof, in Section 9, Township 55 South, Range 40 East; and the area bounded by the south line of the North 25 feet and by the west line of the East 25 feet of the West ½ of SW ¼ of the SE ¼ of the NE ¼ of said Section 9, and bounded by an arc concave to the southwest, said arc being tangent to both of the last described lines.**

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.

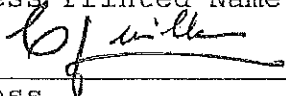
IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals, the day and year first above written.


Signed, Sealed and Delivered in our presence:

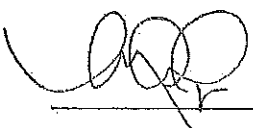
(2 witnesses for each signature of for all)


Witness
Carlos Sevilla
Witness Printed Name


Witness
Jose Padron
Witness Printed Name


Witness
Carlos Sevilla
Witness Printed Name

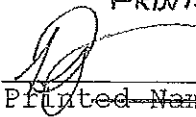

Witness
Jose Padron
Witness Printed Name

 (Sign)

MAURICE CAYON
Printed Name

Address (if different)

ROSA CAYON (Sign)
PRINTED NAME


~~Printed Name~~ SIGN

Address (if different)

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

I HEREBY CERTIFY, that on this 5TH day of DECEMBER, 2013, before me, officers duly authorized to administer oaths and take acknowledgments as Co-Trustees of THE ROSA M. CAYON QUALIFIED PERSONAL RESIDENCE TRUST, U/A/D THE 8TH DAY OF MARCH 2010 AS TO A 50% TENANCY IN COMMON INTEREST AND MAURICIO CAYON and ROSA M. CAYON, AS Co-trustees of THE MAURICIO CAYON QUALIFIED PERSONAL RESIDENCE TRUST, U/A/D THE 8TH DAY OF MARCH 2010 AS TO A 50% TENANCY IN COMMON, personally appeared Rosa M. Cayon, and Mauricio Cayon, personally known to me, or proven, by producing the following methods of identification: _____ to be the persons 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.



Leyla M. Marcos
Notary Signature
Leyla M. Marcos
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: May 7, 2016
Commission/Serial No. EE 171626

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.

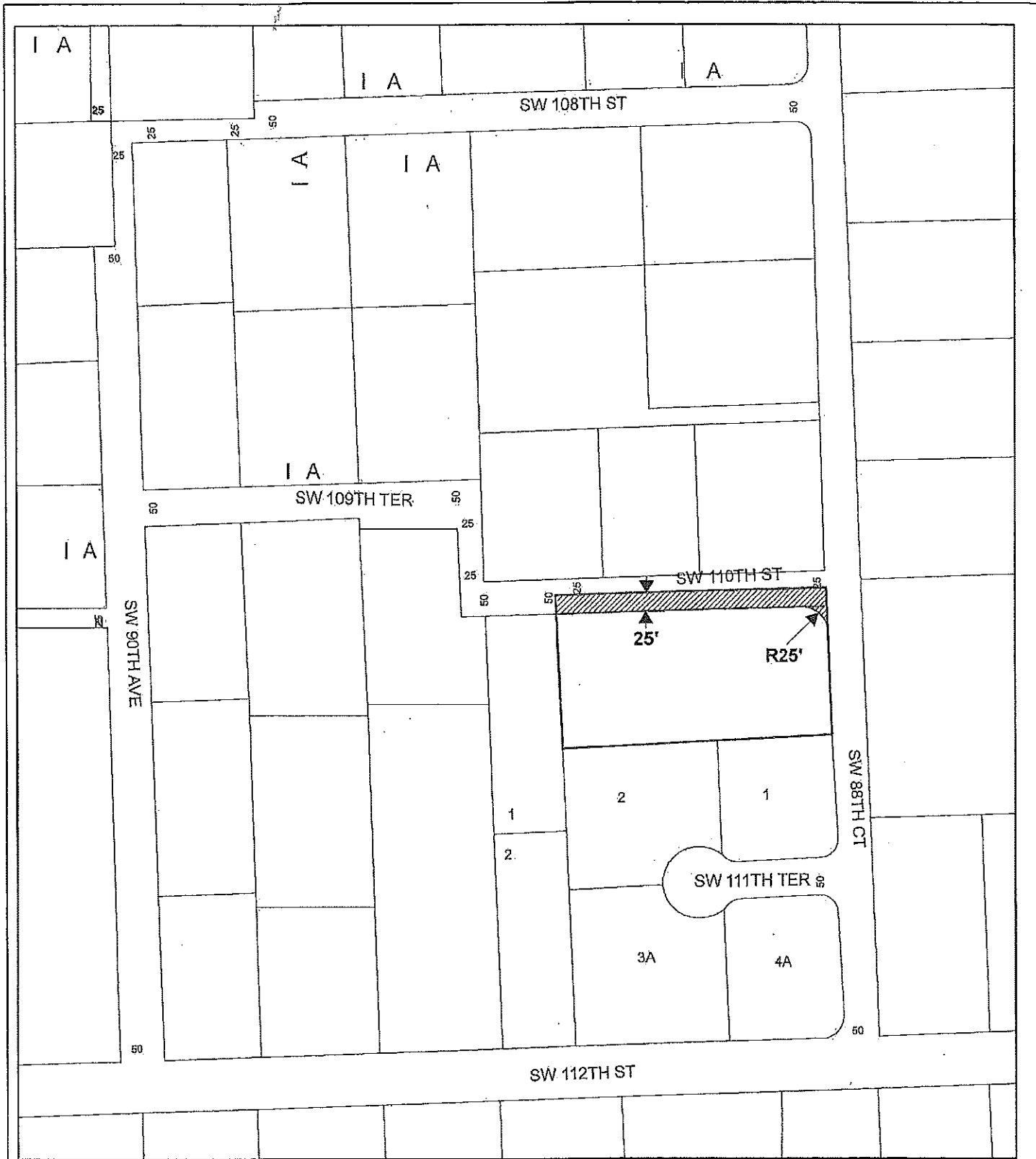
Rebeca Sosa, Chairwoman of the Board of County Commissioners

Approved as to form and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Assistant County Attorney




THIS IS NOT A SURVEY

Folio No. 30-5009-000-0270

ROSA M. CAYON TRS AND MAURICIO CAYON TRS

SEC.09-55-40

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: December 5, 2013
 Prepared by: jmi

Return to:

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

Instrument prepared by:

Rosel Rodríguez Pine, Esq.
Edwards Cohen
200 W. Forsyth Street, Suite 1300
Jacksonville, FL 32202

Folio No. 30-4028-006-2640
User: Public Works & Waste Management

TRAFFIC SIGNAL EASEMENT

THIS EASEMENT, made this 5th day of November, 2013, between **WAL-MART STORES EAST, LP**, a Delaware limited partnership ("Grantor"), whose mailing address is 2001 S.E. 10th Street, Bentonville, Arkansas 72716-0550, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida ("Grantee"), and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970,

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, and for other and further good and valuable consideration, does hereby grant to Grantee, and its successors in interest, a non-exclusive easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, poles, controllers, detector loops, and related equipment for the purpose of traffic signalization, upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

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

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

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized, the day and year first above written.

Witnesses:

Sara Whitlock

Name: Sara Whitlock

Norma Messingill

Name: Norma Messingill

WAL-MART STORES EAST, LP,
a Delaware limited partnership

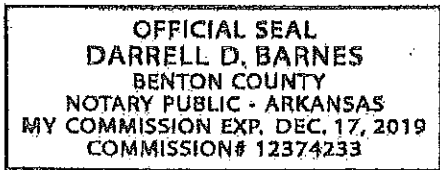
By: WSE Management, LLC, a Delaware
limited liability company, General Partner

By: Michael Thom

Name: Michael Thomas
Director of Design

STATE OF ARKANSAS
COUNTY OF BENTON

The foregoing instrument was acknowledged before me this 5th day of November, 2013, by Michael Thomas, as Director of Design of WSE Management, LLC, a Delaware limited liability company, the General Partner of Wal-Mart Stores East, LP, a Delaware limited partnership, on behalf of the company and the partnership. He is personally know to me or _____ produced _____ as identification.



[Signature]
Notary Public, State of Arkansas

Print Name: Darrell D. Barnes

Commission No.: _____

My commission expires: 12-17-19

[Notary Seal]

The foregoing Easement was accepted and approved on the _____ day of _____, 2013, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Assistant County Manager

ATTEST:
HARVEY RUVIN,
Clerk of said Board

Approved as to form and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
 MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 00°34'13" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 377.68 FEET; THENCE NORTH 89°25'47" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 53.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87099-2517 DATED JUNE 29, 1995; THENCE SOUTH 00°34'13" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°25'47" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET; THENCE SOUTH 00°34'13" EAST, ALONG A LINE LYING 59.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, A DISTANCE OF 27.00 FEET; THENCE NORTH 89°25'47" EAST, A DISTANCE OF 49.00 FEET; THENCE SOUTH 00°34'13" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 89°25'47" WEST, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH A LINE LYING 58.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2; THENCE SOUTH 00°34'13" EAST, A DISTANCE OF 86.50 FEET; THENCE SOUTH 89°25'47" WEST, A DISTANCE OF 5.00 FEET TO AN INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE; THENCE NORTH 00°34'13" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,272 SQUARE FEET OR 0.05216 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

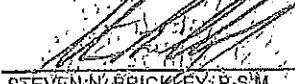
1. THE BEARINGS SHOWN HEREON ARE GRID AND REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT), AS PUBLISHED BY NATIONAL GEODETIC SURVEY (NGS). THE EAST RIGHT-OF-WAY OF S.W. 137TH AVENUE HAVING A BEARING OF N 00°34'13"W.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



STEVEN N. BRICKLEY, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS-6841

OCTOBER 28, 2013
 DATE OF SIGNATURE

CREECH ENGINEERS, INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

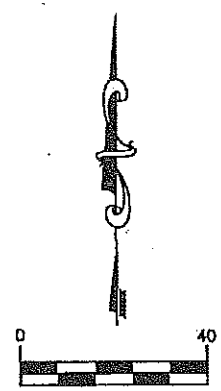
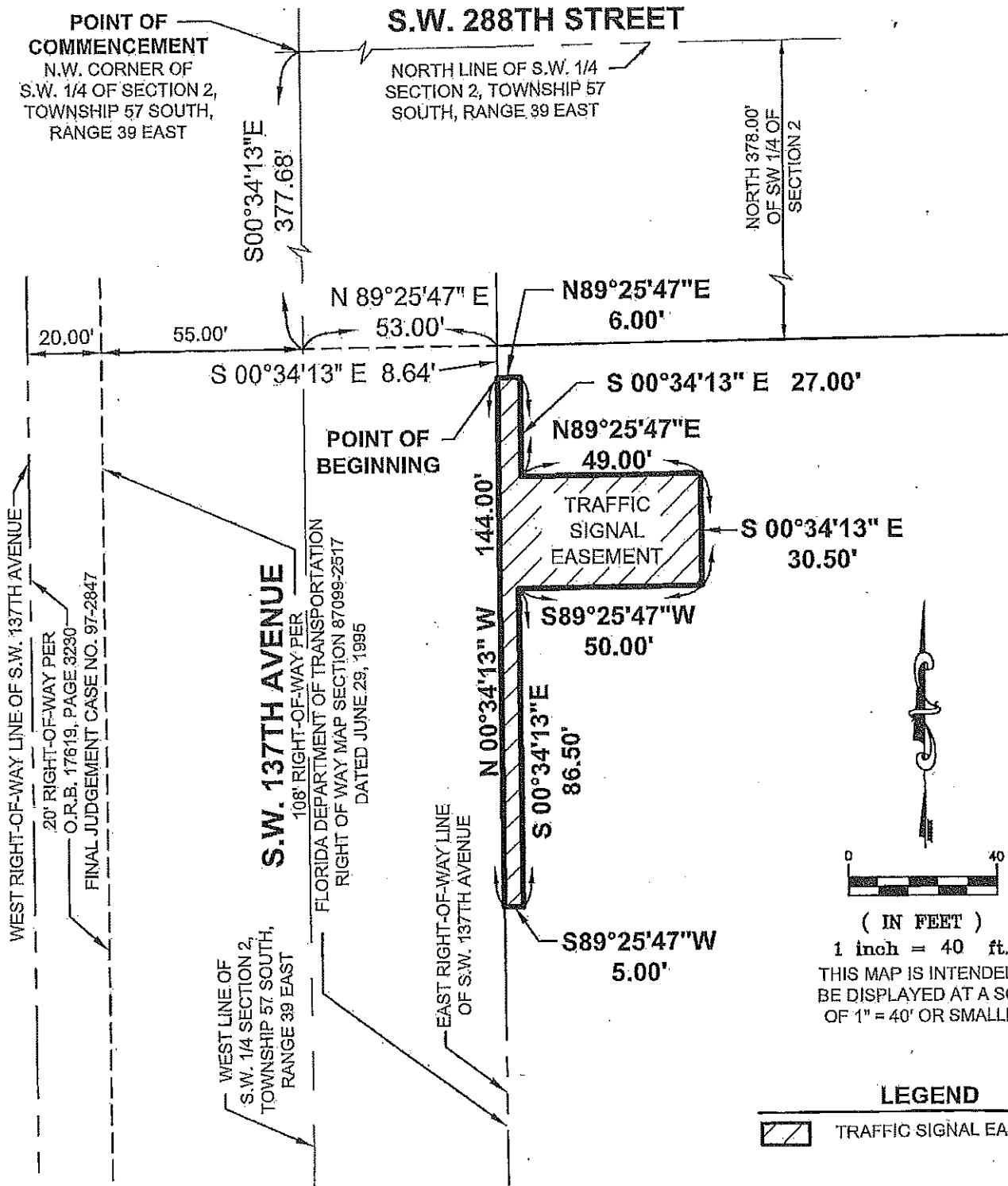
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CREECH
ENGINEERS, INC.
 CIVILIZATION ENGINEERED
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

WALMART NARANJA
EXHIBIT "A"
E. TRAFFIC SIGNAL EASEMENT

MIAMI-DADE COUNTY		FLORIDA	
PROJECT NO. 10013.01 (14)	REVISED DATE: OCT 28, 2013	DATE: JULY 12, 2013	
CADD FILE: 10013.01 E TRAF SIG EASEMENT	SCALE: N/A	SHEET 1 OF 2	

SKETCH OF DESCRIPTION
 LYING IN SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
 MIAMI-DADE COUNTY, FLORIDA



(IN FEET)
 1 inch = 40 ft.
 THIS MAP IS INTENDED TO
 BE DISPLAYED AT A SCALE
 OF 1" = 40' OR SMALLER

LEGEND

TRAFFIC SIGNAL EASEMENT

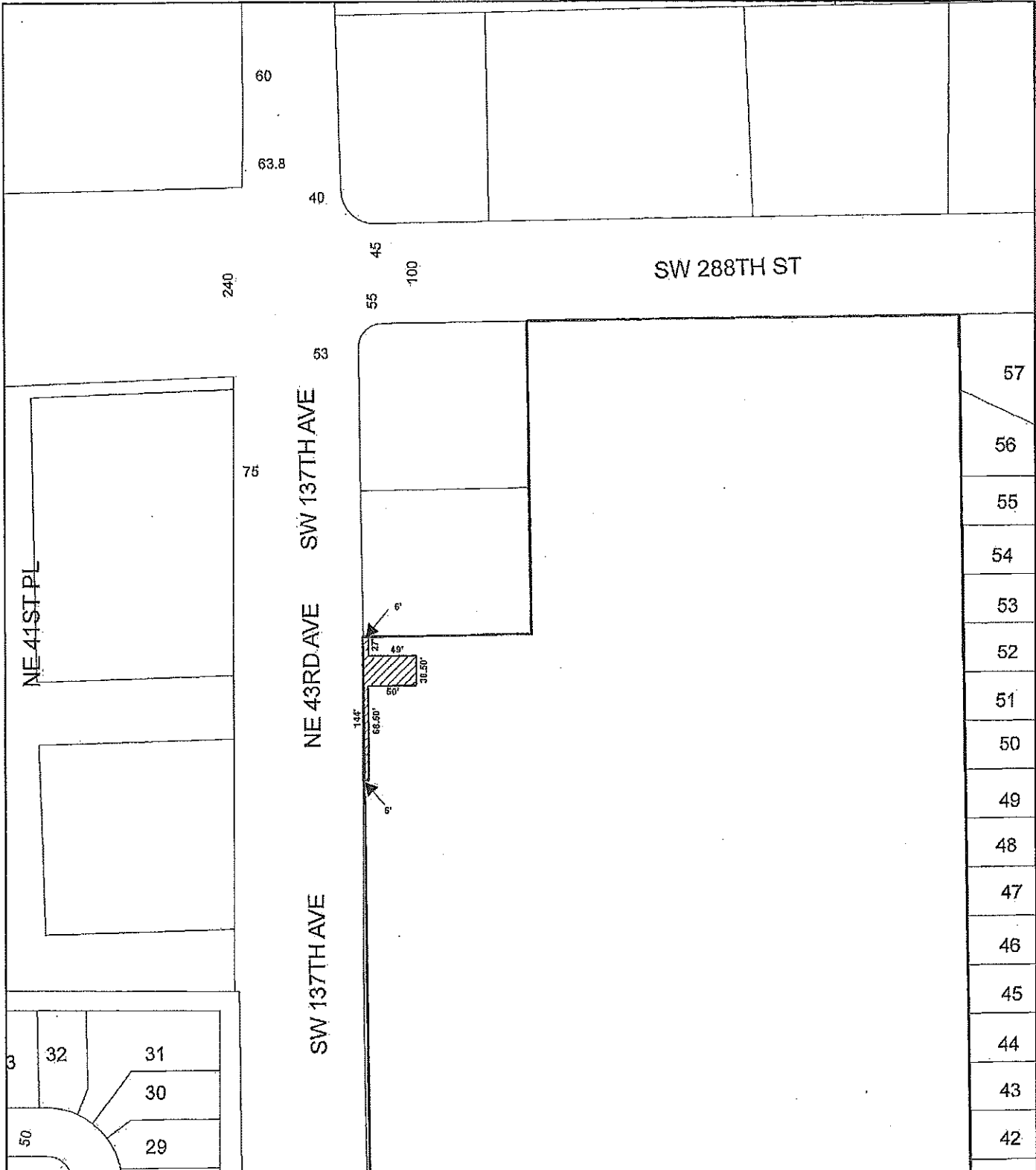
NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION. THIS IS NOT A SURVEY

CREECH
ENGINEERS, INC.
 CIVILIZATION AVENUE, SUITE 100
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. 16-0009705

WALMART NARANJA
EXHIBIT "A"
E. TRAFFIC SIGNAL EASEMENT

MIAMI-DADE COUNTY **FLORIDA**


PROJECT NO. 10013.01 (14)	REVISED DATE: OCT 28, 2013	DATE: JULY 12, 2013
FILE: 10013.01 E TRAFF SIG EASEMENT	SCALE: 1"=40'	SHEET 2 OF 2



THIS IS NOT A SURVEY

Folio No. 30-7902-000-0110
 WAL-MART STORES EAST, LP
 SEC: 57-39-02

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

 TRAFFIC SIGNAL EASEMENT



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 376-2714 FAX (305) 375-2825



Date: December 09, 2013
 Prepared by: ym

Return to:

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

Folio No. 30-4014-031-0010
User: Public Works & Waste Management

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 19th day of August, A.D. 2013, between BRAMAN IMPORTS, INC., a corporation under the laws of the State of FLORIDA, and having its office and principal place of business at 2060 BISCAYNE BOULEVARD, 2nd Floor, Miami, Florida 33137-5024, 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 to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, poles, controllers, detector loops and related equipment for the purpose of traffic signalization upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

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

TS Esmt by Corp

May 2, 2013

EXHIBIT "A"

TRAFFIC SIGNALIZATION EASEMENT

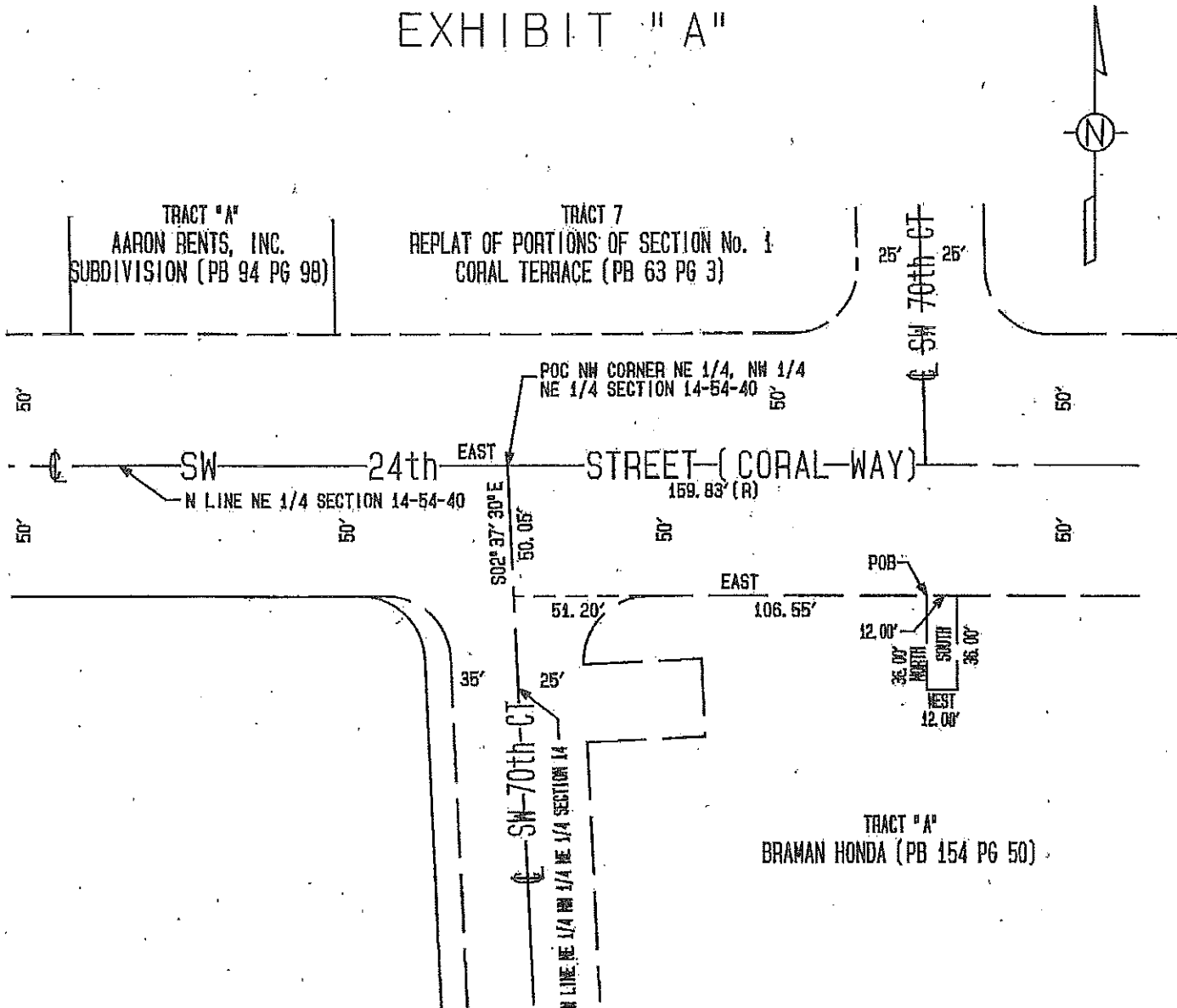
LEGAL DESCRIPTION:

A strip of land lying over and across a portion of Tract "A" of the plat of BRAMAN HONDA, recorded in Plat Book 154, at Page 50, of the Public Records of MIAMI-DADE County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 54 South, Range 40 East; thence South 02°37'30" East, along the West line of the Northeast 1/4, of the Northwest 1/4, of the Northeast 1/4 of said Section 14, said line being also the centerline of SW 70th Court, for a distance of 50.05 feet to a point; thence East along a line parallel to and 50.00 feet South of the North line of said Section 14, for a distance of 51.20 feet to a point in the North line of Tract "A" of the said plat of BRAMAN HONDA; thence continue East along the North line of said Tract "A" for a distance of 106.55 feet to the Point of Beginning; of the parcel of land hereinafter described; thence continue East, along the North line of said Tract "A", for a distance of 12.00 feet to a point; thence run South for a distance of 36.00 feet to a point; thence run West for a distance of 12.00 feet to a point; thence run North for a distance of 36.00 feet to the Point of Beginning; containing 432 square feet.

This Exhibit consists of 2 pages and each page shall not be considered full, valid and complete unless attached to the others.

EXHIBIT "A"



SURVEYOR'S NOTES:

- Ⓢ DENOTES CENTERLINE
- POB DENOTES POINT OF BEGINNING
- POC DENOTES POINT OF COMMENCEMENT
- PB PLAT BOOK
- PG PAGE

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WHERE THE CENTERLINE OF SW 24th STREET BEARS EAST

THIS IS SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY

STATE OF FLORIDA
 PROFESSIONAL SURVEYORS
 PAGE 2 of 2

PREPARED BY: *E. R. Brownell*

SKETCH TO ACCOMPANY LEGAL DESCRIPTION	E. R. BROWNELL & ASSOCIATES, INC. LAND SURVEYORS - CONSULTING ENGINEERS 2434 SW 28th LANE MIAMI, FL 33133 (305) 860-3866		
	DR. BY : TB	DATE : 5-02-13	SK. # SM-2557G
	JOB # 57532	SCALE: 1" = 60'	

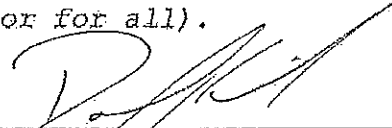
THIS DOCUMENT CONSISTS OF MULTIPLE PAGES AND IS NOT COMPLETE UNLESS ATTACHED TO THE OTHER

CERTIFICATE OF AUTHORIZATION LB761

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.

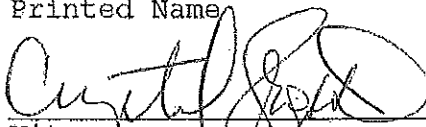
IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

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



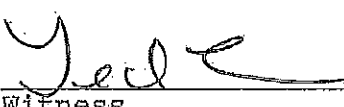
Witness
David Ribera

Printed Name



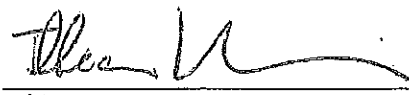
Witness
Crystal Grosso

Printed Name



Witness
Teresa Encalade


Printed Name



Witness
Iliana Vera


Printed Name

Braman Imports, Inc.
Corporate Name - Printed
d/b/a Braman Honda



By: _____ President TRONZA
Robert Bernstein

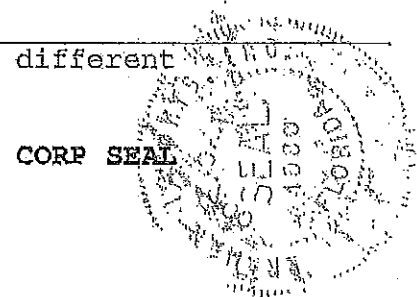
Printed Name

Address if different


By: _____ Secretary
Stanley K. Kiefer

Printed Name

Address if different



STATE OF Florida)
COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 19th day of August, A.D. 20B, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Stanley J. Krieger and Robert E. Bernstein, personally known to me, or proven, by producing the following identification: me to be the President and X Secretary of Braman Imports, Inc. & Treasurer of Braman Imports, 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 he / she / 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.

V. Franco
Notary Signature
Vanessa Franco
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida.
My commission expires: May 23, 2016
Commission/Serial No. EE193756

TS Esmt by Corp

The foregoing was accepted and approved on the _____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Assistant County Manager

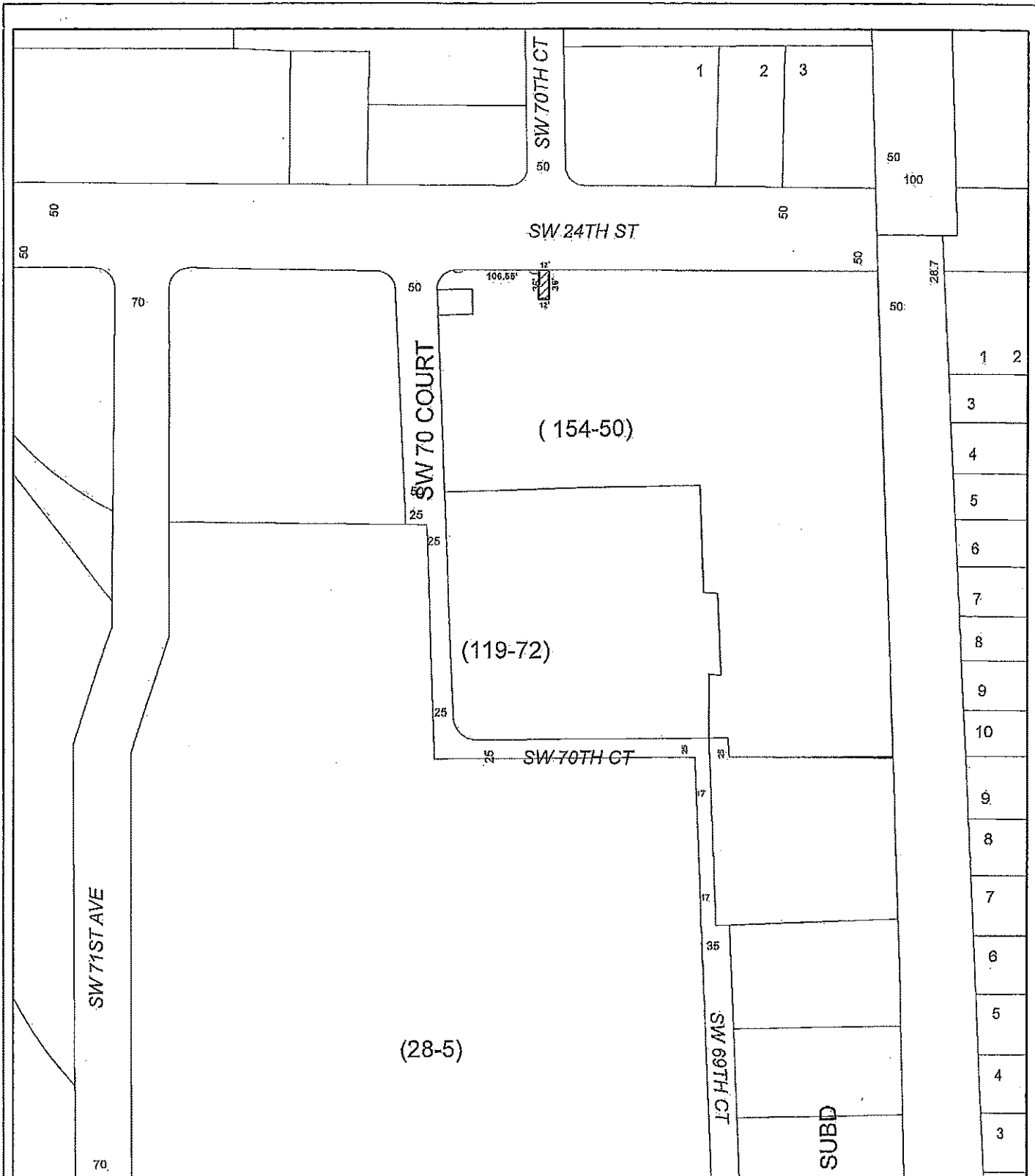
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk


Assistant County Attorney

TS Esmt by Corp



THIS IS NOT A SURVEY
Folio No. 30-4014-031-0010
BRAMAN IMPORTS, INC.
SEC. 54-40-14

Municipally: UNINCORPORATED MIAMI-DADE
 Commission District: Rebeca Soza, 6

 TRAFFIC SIGNAL EASEMENT



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: November 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:

Lincoln Rodriguez

Folio No. 30-7803-000-0050

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 20 day of November 2013 A.D. 2013, by and between Lincoln Rodriguez and Elizabeth A. Rodriguez, whose address is 710 NW 16 St., Homestead, FL 33030, 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 North 40 feet of the East 1/2 of East 1/2 of NE 1/4 of NW 1/4 of NE 1/4 of Section 3, Township 57 South, Range 38 East, lying and being in Miami-Dade County, FL.

Approved by: LR

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 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

Deborah Albert
Witness Printed Name

[Signature]
Witness

Rhina Menendez
Witness Printed Name

[Signature]
Witness

Deborah Albert
Witness Printed Name

[Signature]
Witness

Rhina Menendez
Witness Printed Name

[Signature] (Sign)

Lincoln Rodriguez
Printed Name

710 NW 16 St, Homestead, FL 33130
Address (if different)

[Signature] (Sign)

Elizabeth A. Rodriguez
Printed Name

710 NW 16 St, Homestead, FL 33130
Address (if different)

Approved by: _____

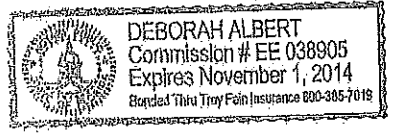
STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 20 day of November 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Linda Rodriguez, and Elizabeth A. Rodriguez, personally known to me, or proven, by producing the following methods of identification: FL Driver Licenses 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 Signature
Deborah Albert
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 11-1-14
Commission/Serial No. EE038905

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.

Rebeca Sosa, Chairwoman of the Board of County Commissioners

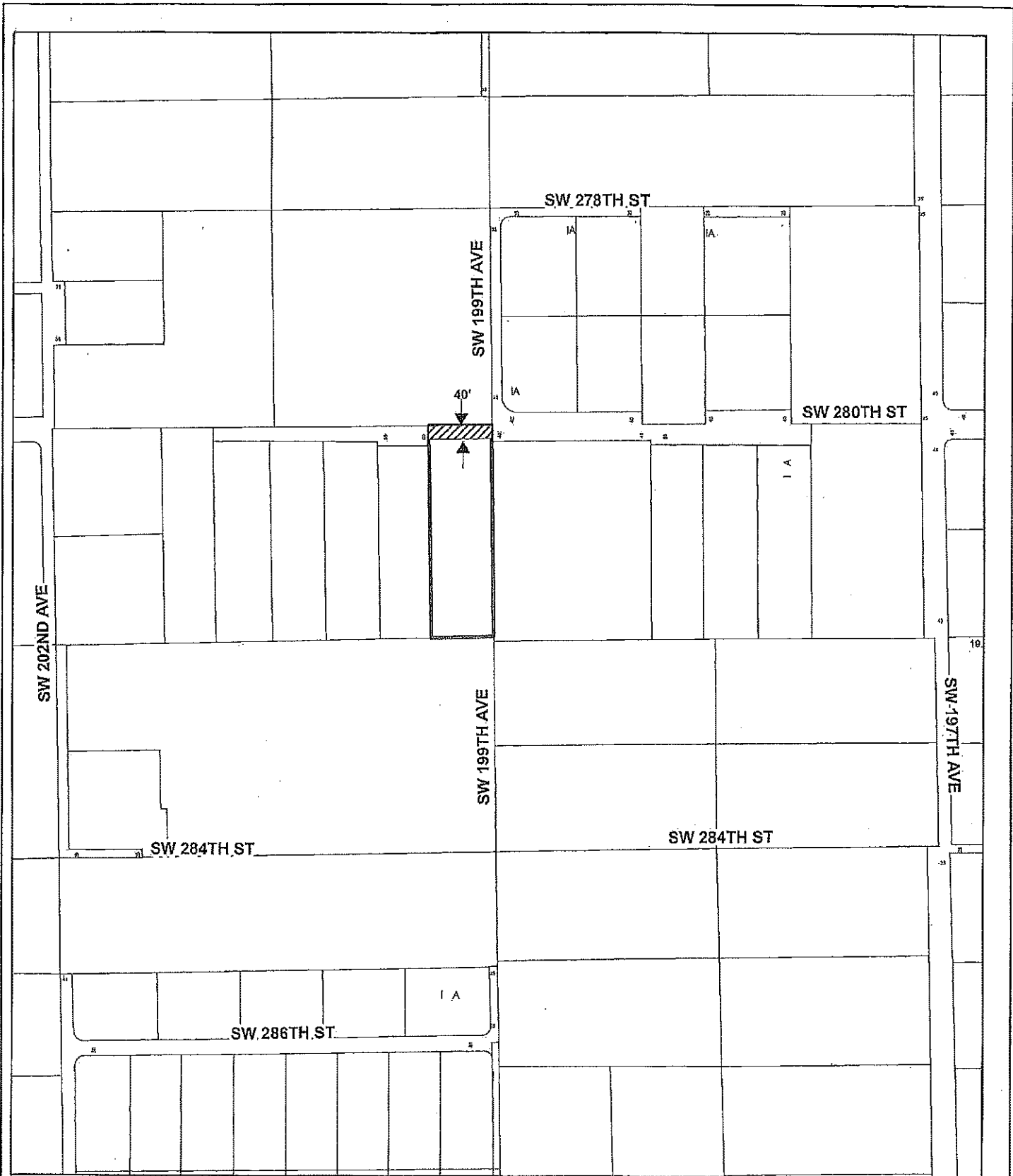
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Approved by: _____



This is not a survey
 Folio No.: 30-7803-000-0050
 LINCOLN RODRIGUEZ AND
 ELIZABETH A. RODRIGUEZ
 SEC. 03-57-38

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) 378-2825

Date: December 4th, 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:

Michael A. Luis, Esq.

Folio No. **30-3207-003-1410/1490/1500**

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 30th day of October, A.D. 2013, by and between **Terra Urbana, LLC**, a Florida limited liability company, whose address is Post Office Box 331410, Miami, Florida 33233, 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 South ten (10) feet of Lot 69 and the South ten (10) feet of the East half (1/2) of Lot 66 of SECOND AMENDED PLAT OF GRIFFING'S SUBDIVISION BISCAYNE HEIGHTS, according to the plat thereof as recorded in Plat Book 2, Page 78, 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 the President of its Managing Member, 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

John M. White

Witness Printed Name



Witness

Pablo Rodriguez

Witness Printed Name

Terra Urbana, LLC


(Sign)

By:
Mike A. Luis, President
Luis Development, Inc.

Post Office Box 331410
Miami, Florida 33233

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

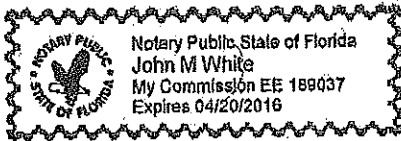
I HEREBY CERTIFY, that on this 6 day of Nov., A.D. 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Mike A. Luis personally known to me, or proven, by producing the following forms of identification: FL Drivers Lis to be the Managing Member duly authorized on behalf of Terra Urbana, LLC, a Florida Limited Liability Company. Said Managing Member 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 Signature

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. 201_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Rebeca Sosa, Chairman of the Board of County Commissioners

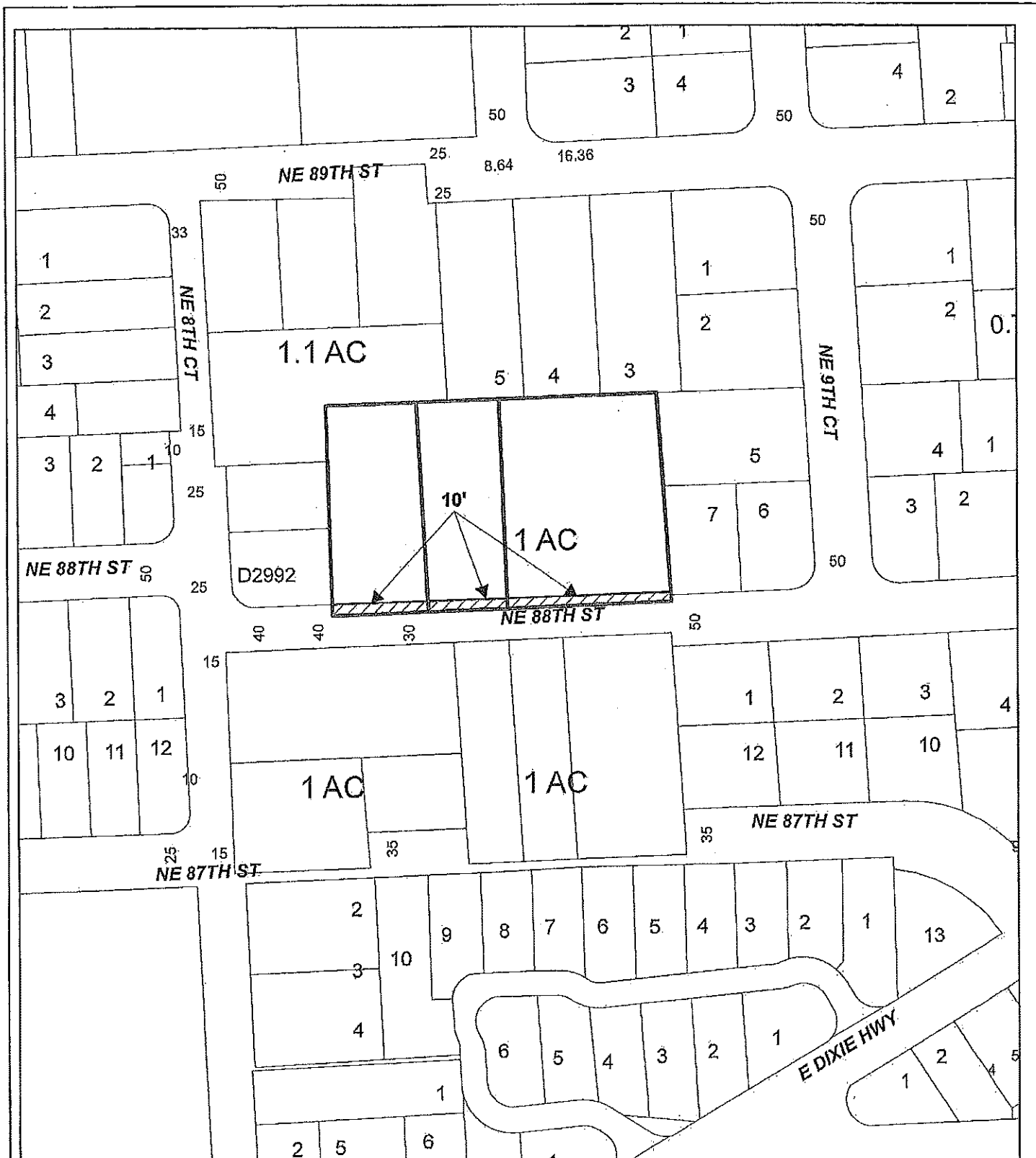
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Approved by: [Signature]



THIS IS NOT A SURVEY
Folio No. 30-3207-003-1410
30-3207-003-1490
30-3207-003-1500
TERRA URBANA, LLC
53-42-06

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

 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: November 7th, 2013
 Prepared by: sym

Return to:
Miami-Dade County Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, Florida 33128-1970
Instrument prepared by:
C. Marie Brevitt-Schoop, Esquire
C. Marie Brevitt-Schoop, P.A.
20401 NW 2nd Avenue, Suite 220
Miami, Florida 33169

Folio No.: 30-2123-043-0060

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 30th day of Sept, A.D. 2013, by and between PATRICIA D. TAYLOR, A SINGLE WOMAN, whose address is 910 NW 203 Street, Miami, Florida 33169, 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 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, 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:

1 OF 6

Approved by: 

A portion of Lot 3, Block 2 of "TAYLOR SUBDIVISION", according to the plat thereof as recorded in Plat Book 161, at Page 44, of the Public Records of Miami-Dade County, Florida, being more particularly describes as follows:

* ~~Northerly~~ Commence at the most Westerly corner of said Lot 3; Thence run N.46°55'18"E. along the
* ~~Northerly~~ line of said Lot 3, for a distance of 1.90 feet to the Point of Beginning of parcel of
land hereinafter to be described and also being a point of curvature of a circular curve,
concave to the South and having for its elements a radius of 5.00 feet and a central angle of
56°56'39"; Thence run Southeasterly along the arc of said circular curve for an arc distance
of 4.97 feet to a point of reverse curvature of a circular curve, concave to the Northwest and
having for its elements a radius of 50.00 feet and a central angle of 116°56'39"; Thence run
Northeasterly along the arc of said circular curve for an arc distance of 102.05 feet to a point
on curve, said point bears S.76°55'18"W to the radius of said curve and also being on the
* ~~Northerly~~ line of said Lot 3; Thence run S.46°55'18"W. along the ~~Northerly~~ line of said
Lot 3, for a distance of 89.40 feet to the Point of Beginning.

* NORTHWESTERLY

Said described parcel of land containing 1537 square feet, more or less.

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 seal, the day and year first above written.

Approved by:  _____

Signed, Sealed and Delivered in
our presence:

WITNESS:

Debra Mitchell
Signature of Witness

Patricia D. Taylor
Patricia D. Taylor
910 NW 203 Street
Miami, Florida 33169

Debra Mitchell
Printed Name of Witness

Glenn Pratt
Signature of Witness

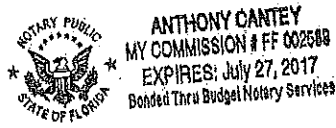
Glenn Pratt
Printed Name of Witness

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

I HEREBY CERTIFY, that on this 30 day of Sept, 2013,
Before me, an officer duly authorized to administer oaths and take acknowledgments,
personally appeared PATRICIA D. TAYLOR, A SINGLE WOMAN, personally known to me,
or proven, by producing the following methods of identification: _____
to be the persons 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.

Anthony Canley
Notary Signature
Anthony Canley
Printed Notary Name



Approved by: Patricia D. Taylor

NOTARY SEAL/STAMP Notary Public, State of FLORIDA

My commission expires: JULY 27 2017
Commission/Serial No. FF 00 25 88

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.


Chairman of the Board

ATTEST: HAVEY RUVIN
Clerk of said Board

Approved as to form and legal sufficiency

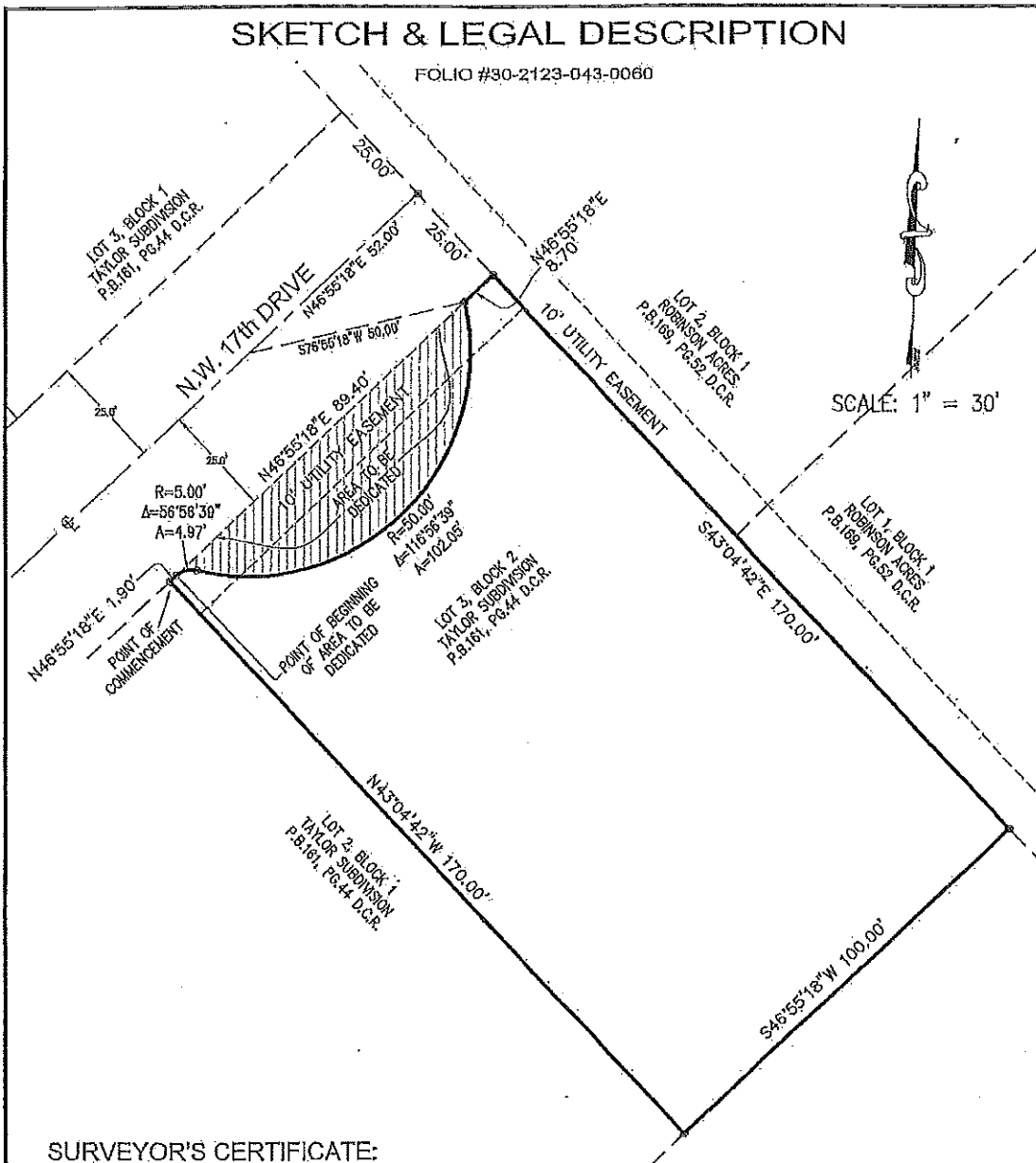
By: _____
Deputy Clerk

Assistant County Attorney

Approved by:  _____

SKETCH & LEGAL DESCRIPTION

FOLIO #30-2123-043-0060



SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Bearings shown hereon are as per record plat recorded in Plat Book 161 at Page 44 of the Public Records of Miami-Dade County, Florida.
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 5) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No. 5680

ROYAL POINT
LAND SURVEYORS, INC.
PHONE: 305-822-8062 * FAX: 305-827-9669
6175 NW 153rd STREET SUITE 321
MIAMI LAKES FL, 33014

TAYLOR SUBD. CUL-DES R-N SEAL 10-20-13 BLOCK 2

SKETCH & LEGAL DESCRIPTION

FOLIO #30-2123-043-0060

LEGAL DESCRIPTION (AREA TO BE DEDICATED):

A portion of Lot 3, Block 2 of "TAYLOR SUBDIVISION", according to the plat thereof as recorded in Plat Book 161, at page 44, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

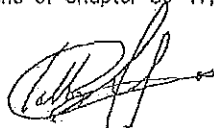
Commence at the most Westerly corner of said Lot 3; Thence run N.46°55'18"E. along the Northwesterly line of said Lot 3, for a distance of 1.90 feet to the Point of Beginning of parcel of land hereinafter to be described and also being a point of curvature of a circular curve, concave to the South and having for its elements a radius of 5.00 feet and a central angle of 56°56'39"; Thence run Southeasterly along the arc of said circular curve for an arc distance of 4.97 feet to a point of reverse curvature of a circular curve, concave to the Northwest and having for its elements a radius of 50.00 feet and a central angle of 116°56'39"; Thence run Northeasterly along the arc of said circular curve for an arc distance of 102.05 feet to a point on curve, said point bears S.76°55'18"W to the radius of said curve and also being on the Northwesterly line of said Lot 3; Thence run S.46°55'18"W. along the Northwesterly line of said Lot 3, for a distance of 89.40 feet to the Point of Beginning.

Said described parcel of land containing 1537 square feet, more or less.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.



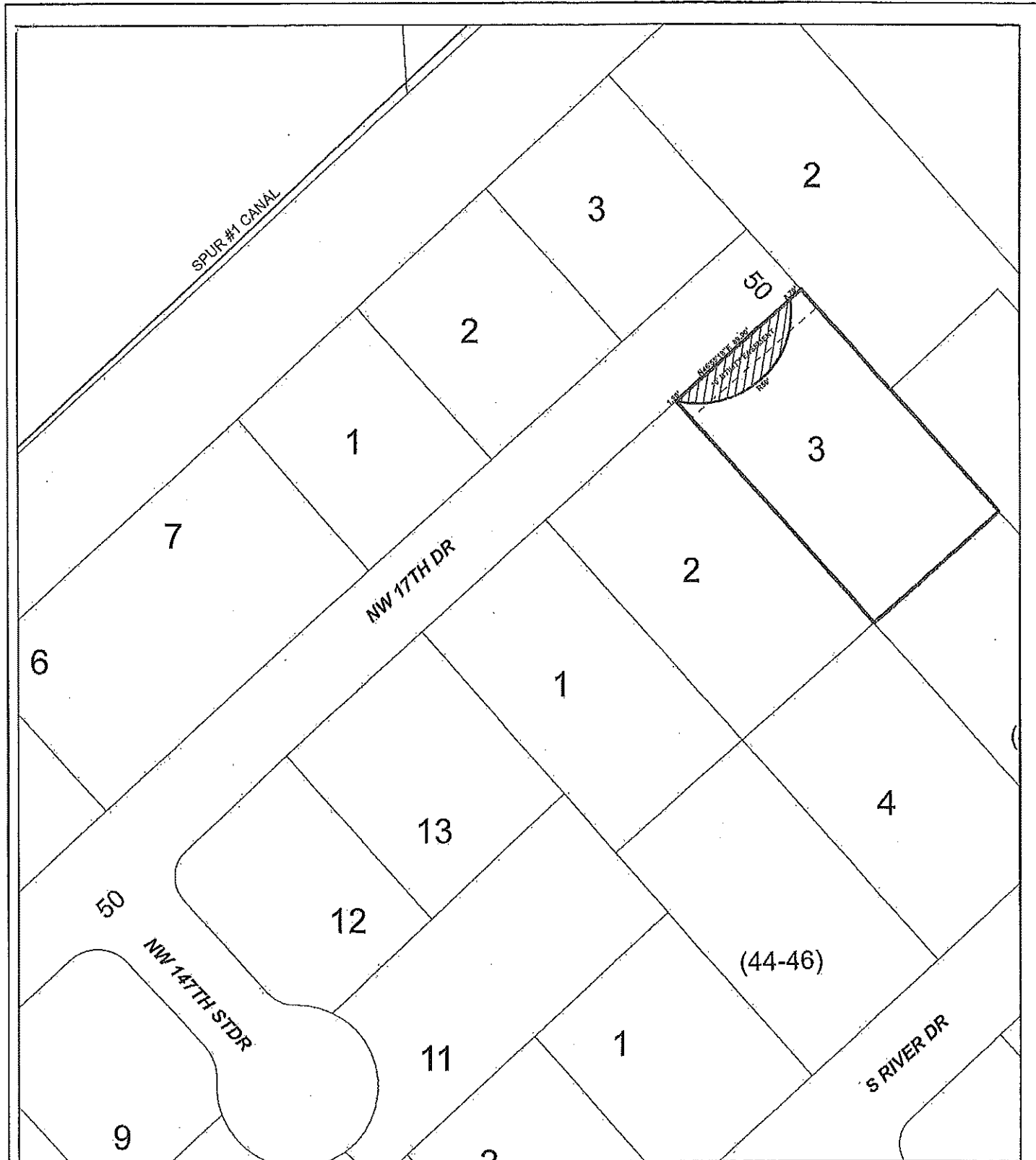
Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No. 5880



PHONE: 305-822-6662 * FAX: 305-827-6669
6175 NW 153rd STREET SUITE 321
MIAMI LAKES FL. 33014

Page 2 of 2

TAYLOR SUBD CUL-DES R-W S&L TP-30-13 BLOCK 2




THIS IS NOT A SURVEY

Folio No. 30-2123-043-0060

PATRICIA D. TAYLOR

SEC: 52-41-23

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

 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: November 7th, 2013
Prepared by: ym

Return to:
 Miami-Dade County Works and Waste Management Department
 Right-of-Way Division
 111 NW 1st Street
 Miami, Florida 33128-1970
 Instrument prepared by:
 C. Marie Brevitt-Schoop, Esquire
 C. Marie Brevitt-Schoop, P.A.
 20401 NW 2nd Avenue, Suite 220
 Miami, Florida 33169.

Folio No.: 30-2123-043-0030


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 Sept., A.D. 2013, by and between RONALD SELLERS AND CORLISS SELLERS, HUSBAND AND WIFE, whose address is 590 NW 91st Street, Miami, Florida 33150, 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:

Approved by:  CS

1/6

A portion of Lot 3, Block 1 of "TAYLOR SUBDIVISION", according to the plat thereof as recorded in Plat Book 161, at Page 44, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

SOUTHERLY

* Commence at the most ~~Westerly~~ ^{Southerly} corner of said Lot 3; Thence run N.46°55'18"E. along the ~~Northerly~~ ^{Southerly} line of said Lot 3, for a distance of 1.90 feet to the Point of Beginning of parcel of land hereinafter to be described and also being a point of curvature of a circular curve, concave to the Northwest and having for its elements a radius of 5.00 feet and a central angle of 56°56'39"; Thence run Northeasterly along the arc of said circular curve for an arc distance of 4.97 feet to a point of reverse curvature of a circular curve, concave to the Southeast and having for its elements a radius of 50.00 feet and a central angle of 116°56'39"; Thence run Northeasterly along the arc of said circular curve for an arc distance of 102.05 feet to a point on curve, said point bears S.16°55'18"W to the radius of said curve and also being on the ~~Southerly~~ ^{Southerly} line of said Lot 3; Thence run S.46°55'18"W. along the ~~Southerly~~ ^{Southerly} line of said Lot 3 for a distance of 89.40 feet to the Point of Beginning.

Said described parcel of land containing 1537 square feet, more or less.

PR

* SOUTHEASTERLY

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 seal, the day and year first above written.

Approved by: *CS*

2/6

Signed, Sealed and Delivered in
our presence:

WITNESS:

Isabelle Everett
Signature of Witness

Isabelle Everett
Printed Name of Witness

J.A. Ellis
Signature of Witness

Joseph A. Ellis
Printed Name of Witness

Ronald Sellers
Ronald Sellers
590 NW 91st Street
Miami, Florida 33150

WITNESS:

Isabelle Everett
Signature of Witness

Isabelle Everett
Printed Name of Witness

J.A. Ellis
Signature of Witness

Joseph A. Ellis
Printed Name of Witness

Corliss Sellers
Corliss Sellers
590 NW 91st Street
Miami, Florida 33150

Approved by: R CS

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

I HEREBY CERTIFY, that on this 4th day of SEPTEMBER, 2013,
Before me, an officer duly authorized to administer oaths and take acknowledgments,
personally appeared RONALD SELLERS AND CORLISS SELLERS, HUSBAND AND
WIFE, personally known to me, or proven, by producing the following methods of
identification: FLORIDA DRIVER LICENCES to be the persons 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

JOSEPH A. ELLIS
Printed Notary Name

NOTARY SEAL/STAMP



JOSEPH A. ELLIS
MY COMMISSION # DD 938993
EXPIRES: November 22, 2013
Bonded Thru Budget Notary Services

Notary Public, State of FLORIDA

My commission expires: NOV. 22, 2013

Commission/Serial No. DD 938993

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.

Chairman of the Board
Joe A. Martinez

ATTEST: HAVEY RUVIN
Clerk of said Board

Approved as to form and legal sufficiency

By: _____
Deputy Clerk

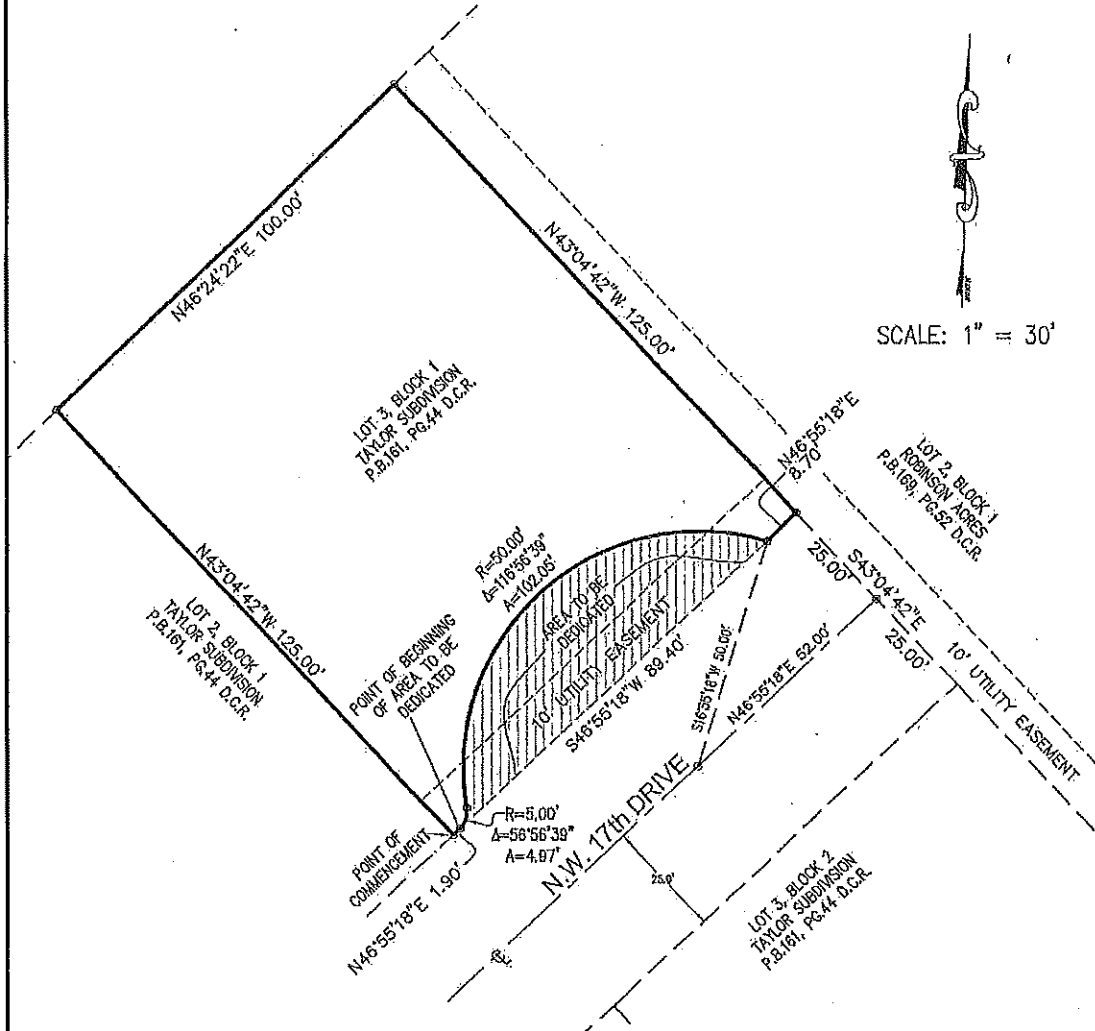
Assistant County Attorney

Approved by: [Signature] CS

4/6

SKETCH & LEGAL DESCRIPTION

FOLIO #30-2123-043-0030



SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Bearings shown hereon are as per record plat recorded in Plat Book 161 at Page 44 of the Public Records of Miami-Dade County, Florida.
- 3) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 5) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.
I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5, -17, Florida Administrative Code.

Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No.5880

ROYAL POINT
LAND SURVEYORS, INC.
PHONE: 305-822-6062 * FAX: 305-827-9869
6175 NW 153rd STREET SUITE 321
MIAMI LAKES FL 33014

5/6

TAYLOR SUBD. CO.-DES. R-W. S&L. 10-30-93. BLOCK 1

SKETCH & LEGAL DESCRIPTION

FOLIO #30-2123-043-0030

LEGAL DESCRIPTION (AREA TO BE DEDICATED):

A portion of Lot 3, Block 1 of "TAYLOR SUBDIVISION", according to the plat thereof as recorded in Plat Book 161, at page 44, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

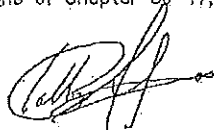
Commence at the most Southerly corner of said Lot 3; Thence run N.46°55'18"E. along the Southeasterly line of said Lot 3, for a distance of 1.90 feet to the Point of Beginning of parcel of land hereinafter to be described and also being a point of curvature of a circular curve, concave to the Northwest and having for its elements a radius of 5.00 feet and a central angle of 56°56'39"; Thence run Northeasterly along the arc of said circular curve for an arc distance of 4.97 feet to a point of reverse curvature of a circular curve, concave to the Southeast and having for its elements a radius of 50.00 feet and a central angle of 116°56'39"; Thence run Northeasterly along the arc of said circular curve for an arc distance of 102.05 feet to a point on curve, said point bears S.16°55'18"W to the radius of said curve and also being on the Southeasterly line of said Lot 3; Thence run S.46°55'18"W. along the Southeasterly line of said Lot 3, for a distance of 89.40 feet to the Point of Beginning.

Said described parcel of land containing 1537 square feet, more or less.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.



Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No. 5880

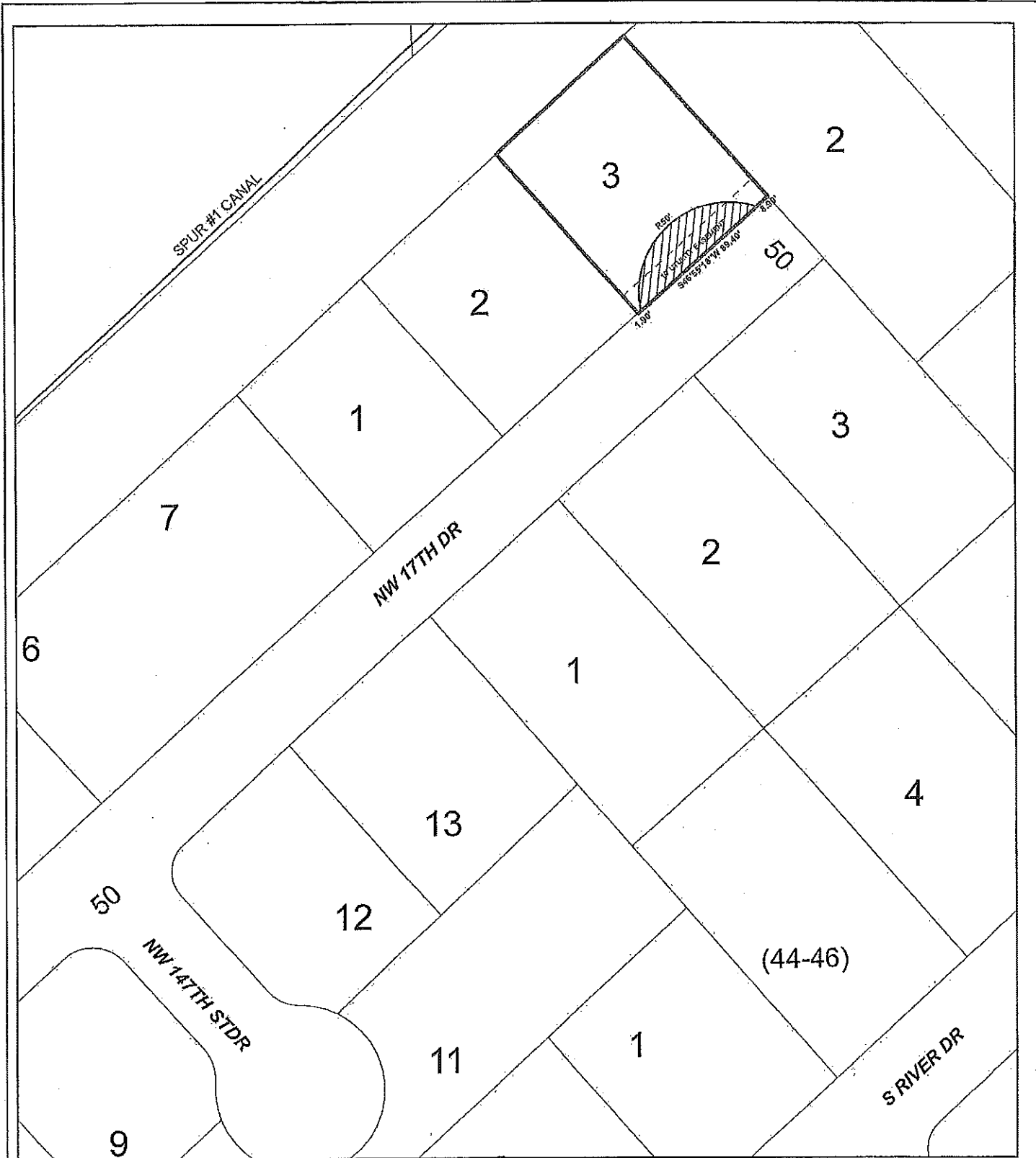


PHONE: 305-822-6062 * FAX: 305-827-0689
6175 NW 153rd STREET SUITE 321
MIAMI LAKES FL. 33014

Page 2 of 2

TAYLOR SUBD. CUL-DES R-W SEZ. 10-30-13 BLOCK 1


5/6



THIS IS NOT A SURVEY

Folio No. 30-2123-043-0030
RONALD SELLERS AND CORLISS SELLERS
 SEC: 52-41-23

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

 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: November 4th, 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:

Folio No. 30-5010-071-0010 and 30-5010-071-0030
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 August A.D. 2013, by and between PALMCORP DEVELOPMENT GROUP, LLC, a Florida limited liability company, whose address is 4904 SW 72 Avenue Miami, Florida 33155, 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:

Legal Description to be Conveyed for Right-of-Way. See Exhibit "A" and "B", (4 pages) being a portion of Los Robles Estates (168-58)

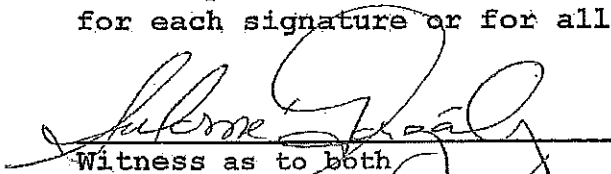
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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.

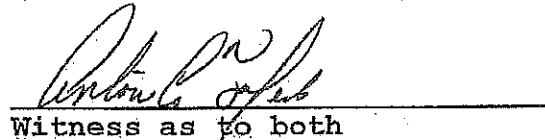
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, by its Managing Member, 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)

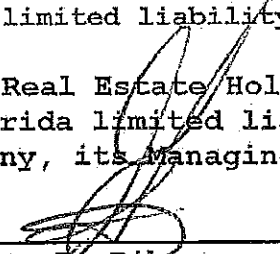

Witness as to both

SAIME GONZALEZ
(Witness Printed Name)


Witness as to both

Antonio A. Toledo
(Witness Printed Name)

PALMCORP DEVELOPMENT GROUP LLC
a Florida limited liability company

By: 
A Florida limited liability
company, its Managing Member

By: _____
Name: Gus De Ribeaux
Title: Managing Member

By: 
A Florida corporation, its
Managing Member

By: _____
Name: Carlos Tosca
Title: President

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

I HEREBY CERTIFY, that on this 16th day of August, A.D. 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gus De Ribeaux as managing Member of Gama Real Estate Holdings, LLC, a Florida limited liability company, as Managing Member of Palmcorp Development Group, LLC a Florida limited liability company, personally known to me, or proven, by producing the following forms of identification: _____ to be the General Partner(s) duly authorized on behalf of Palmcorp Development Group, LLC, a Florida limited liability partnership. Said General Partner(s) 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 SEAL/STAMP



Salome Gonzalez
Notary Signature

SALOME GONZALEZ
Printed Notary Signature

Notary Public, State of FLORIDA
My Commission Expires: JULY 16, 2017
Commission/Serial No. FE036586

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

I HEREBY CERTIFY, that on this 16th day of August, A.D. 2013, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Carlos Tosca as President of Tosca Real Estate Corporation, a Florida Corporation, as Managing Member of Palmcorp Development Group, LLC, a Florida limited liability company, personally known to me, or proven, by producing the following forms of identification: _____ to be the General Partner(s) duly authorized on behalf of Palmcorp Development Group, LLC, a Florida limited liability partnership. Said General Partner(s) 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 SEAL/STAMP



Salome Gonzalez
Notary Signature

SALOME GONZALEZ
Printed Notary Signature

Notary Public, State of FLORIDA
My Commission Expires: JULY 16, 2017
Commission/Serial No. FF0316586

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.

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Approved by: *[Signature]*

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

FOR SKETCH SEE
SHEET 2 OF 2

LEGAL DESCRIPTION

A PORTION OF LOT 3, BLOCK 1 OF LOS ROBLES ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, AT PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF SAID LOT 3, BLOCK 1; THENCE $00^{\circ}19'33''W$ ALONG THE EAST BOUNDARY LINE OF SAID LOT 3 FOR 3.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}00'00''$ FOR A DISTANCE OF 7.85 FEET TO THE POINT OF TANGENCY; THENCE $S89^{\circ}40'27''W$ FOR 13.68 FEET; THENCE $00^{\circ}19'33''W$ FOR 20.00 FEET; THENCE $N89^{\circ}40'27''E$ FOR 13.68 FEET TO THE POINT OF TANGENCY; THENCE $58^{\circ}40'27''W$ FOR 13.68 FEET; THENCE NORTHWEST; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}00'00''$ FOR A DISTANCE OF 7.85 FEET TO THE POINT OF TANGENCY; THENCE $500^{\circ}19'33''E$, ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, FOR 30.00 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 384 SQUARE FEET MORE OR LESS OR 0.009 ACRES MORE OR LESS.

SURVEYORS REPORT :

BEARINGS SHOWN HEREON ARE BASED ON ON THE SYSTEM AS SHOWN ON THE PLAT OF "LOS ROBLES ESTATES" P.B. 168 PG. 58, ALONG THE SOUTH LINE OF LOT 3 BLOCK 1 WHICH BEARS $N89^{\circ}32'50''E$.

THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR A PORTION OF LOT 3 BLOCK 1 OF LOS ROBLES ESTATES PLAT BOOK 168, PAGE 58.

THIS SKETCH AND LEGAL DESCRIPTION ARE BASED ON INFORMATION TAKEN FROM PAVING AND DRAINAGE PLAN PREPARED BY CAMERO AND ASSOCIATES INC. AND FURNISHED BY THE CLIENT.

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 5J-17 OF THE F.A.C.

SURVEYOR'S CERTIFICATION :

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MANUEL G. VERA
PROFESSIONAL SURVEYOR AND MAPPER No. 2262,
STATE OF FLORIDA.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL.

EXHIBIT "A"

LICENSED BUSINESS No. 2439

MANUEL G. VERA AND ASSOCIATES, INC.

ENGINEERS-SURVEYORS & MAPPERS

13960 S.W. 47th ST. MIAMI, FLORIDA 33175

PHONE: (305) 221-6210 FAX: (305) 221-1295

TYPE OF PROJECT: SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROJECT NAME: LOS ROBLES ESTATES

DATE: 07-12-13

DRAWN BY: S.N.

JOB No.
13-05-25

SCALE
N/A

SHEET

1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1"=40'

FOR LEGAL DESCRIPTION
AND NOTES SEE SHEET 1 OF 2

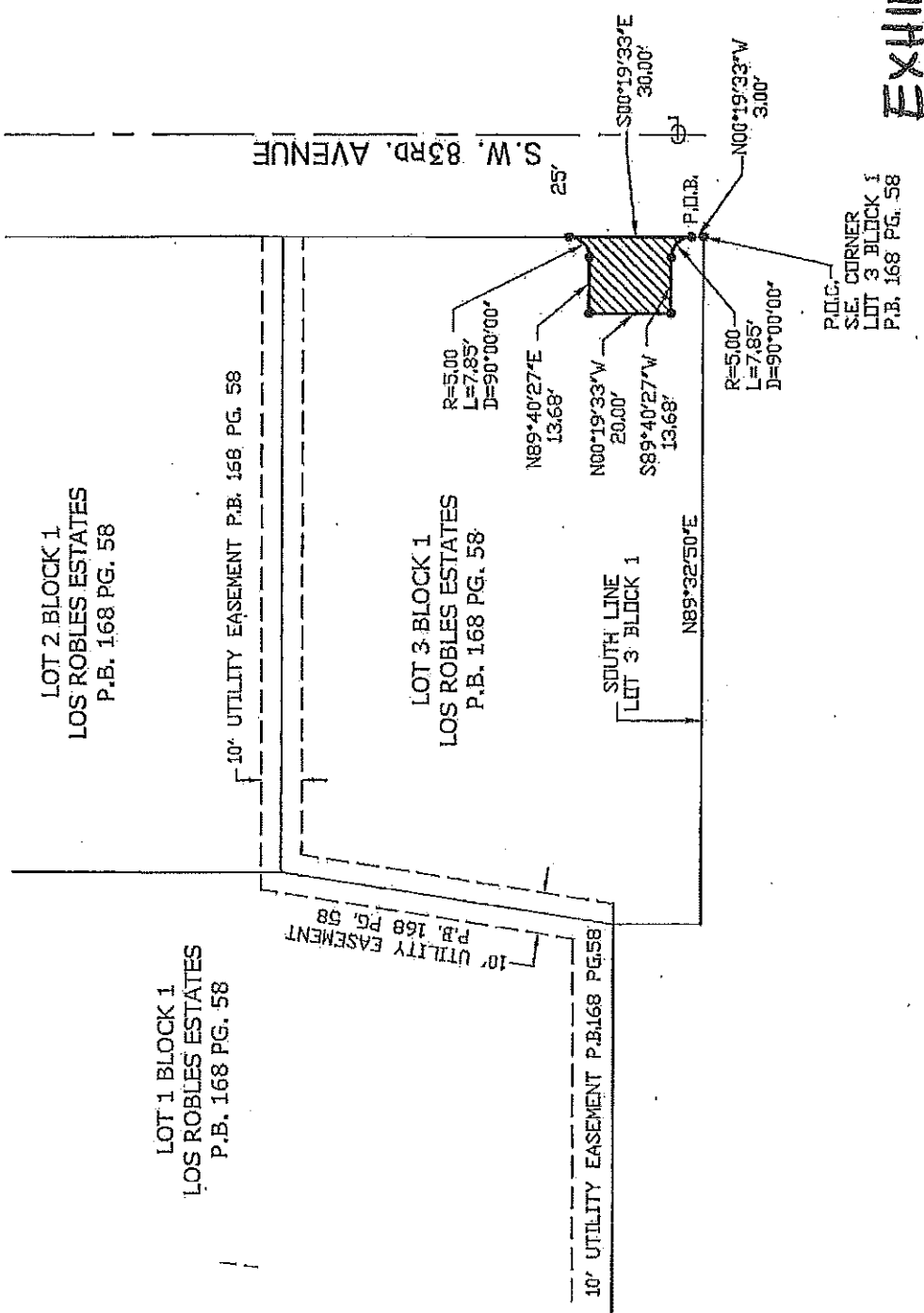
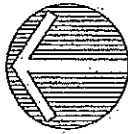


EXHIBIT "A"

LICENSED BUSINESS No. 2439		TYPE OF PROJECT - SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
MANUEL G. VERA AND ASSOCIATES, INC.		PROJECT NAME: LOS ROBLES ESTATES	
ENGINEERS-SURVEYORS & MAPPERS		JOB No. 13-05-25	
13960 S.W. 47th ST. MIAMI, FLORIDA 33175		DATE: 07-12-13	
PHONE: (305) 221-6210 FAX: (305) 221-1295		SCALE 1"=40'	
		DRAWN BY: S.N.	
		SHEET 2 OF 2	

LEGEND:
 C. - DENOTES CENTERLINE
 P.O.B. - DENOTES POINT OF COMMENCEMENT
 P.I.C. - DENOTES POINT OF BEGINNING
 P.B. - DENOTES PLAT BOOK
 PG. - DENOTES PAGE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

FOR SKETCH SEE SHEET 2 OF 2

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1 OF LOS ROBLES ESTATES, ACCORDING TO THE PLAN THEREOF AS RECORDED IN PLAT BOOK 1660, AT PAGE 58, OF THE PUBLIC RECORDS OF MANI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.W. CORNER OF SAID LOT 1, BLOCK 1; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 1 FOR THE FOLLOWING DESCRIBED: THREE (3) COURSES: 1) THENCE NORTH 153°58'W FOR 43.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; 2) THENCE NORTHWESTERLY, NORTHBY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 48°30'4" FOR A DISTANCE OF 21.00 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; 3) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 21°49'25" FOR A DISTANCE OF 13.04 FEET TO A POINT ON SAID CURVE, THENCE S13°53'42"W, DEPARTING THE PREVIOUSLY DESCRIBED BOUNDARY LINE, FOR 79.97 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MANI-DADE COUNTY, FLORIDA AND CONTAINING 495 SQUARE FEET MORE OR LESS OR 0.01 ACRES MORE OR LESS.

SURVEYOR'S REPORT :

REARANGES SHOWN HEREON ARE BASED ON ON THE SYSTEM AS SHOWN ON THE PLAN OF LOS ROBLES ESTATES, P.D. 1660, P. 58, ALONG THE SOUTH LINE OF LOT 1 BLOCK 1 WHICH BEARS MAGN. 153°58'W. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR A PORTION OF LOT 1, BLOCK 1 OF LOS ROBLES ESTATES PLAT BOOK 1660, PAGE 58.

THIS SKETCH AND LEGAL DESCRIPTION ARE BASED ON INFORMATION TAKEN FROM PLANNING AND DRAWINGS PLAN PREPARED BY CHAMBERS AND ASSOCIATES INC. AND FURNISHED BY THE CLIENT.

THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND TO CHAPTER 54-17 OF THE F.A.C.

SURVEYOR'S CERTIFICATION :

I HEREBY CERTIFY THAT THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Manuel G. Vera

MANUEL G. VERA
PROFESSIONAL SURVEYOR AND MAPPER No. 22962
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL.

EXHIBIT "B"

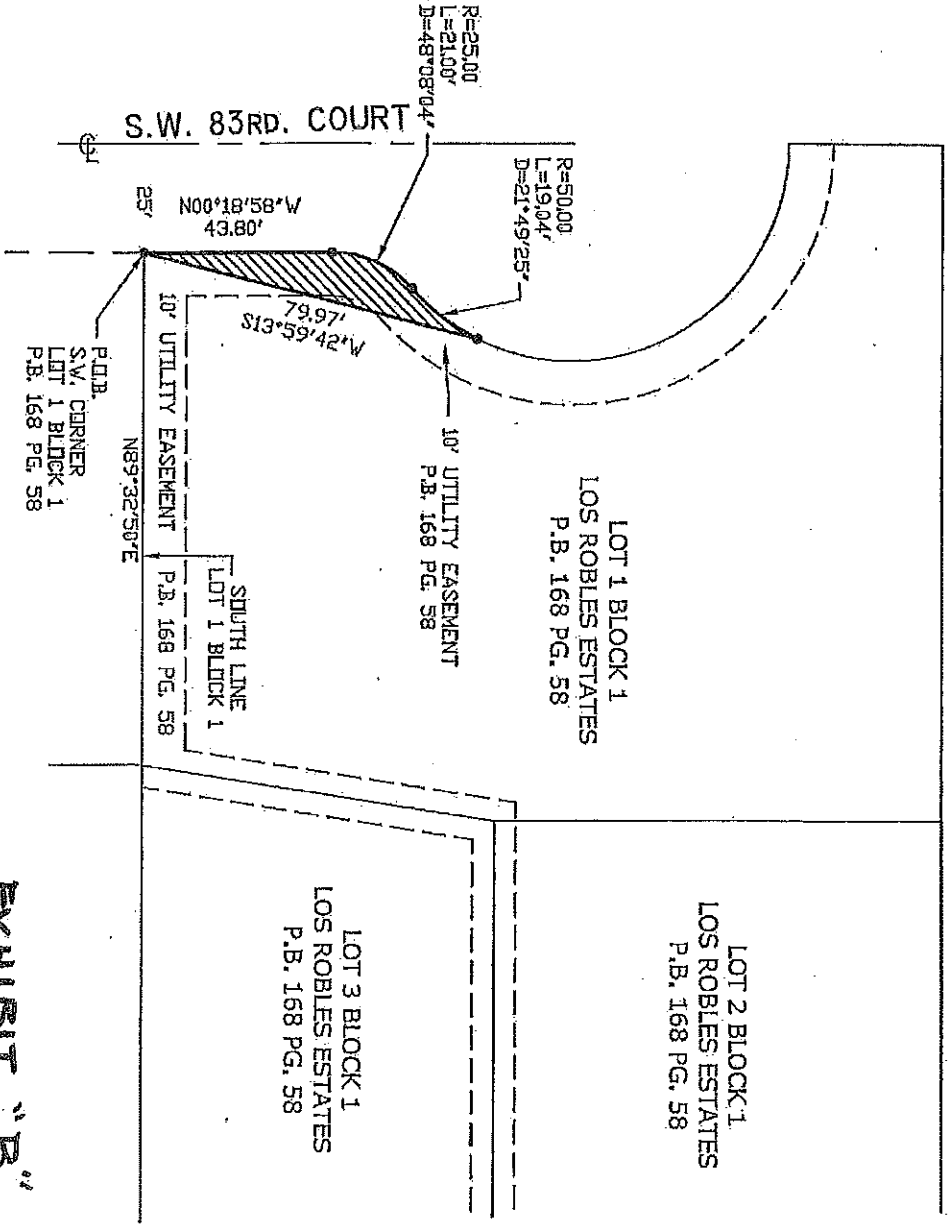
LICENSED BUSINESS No. 22962

MANUEL G. VERA AND ASSOCIATES, INC.		TYPE OF PROJECT: SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
ENGINEERS-SURVEYORS & MAPPERS		PROJECT NAME: LOS ROBLES ESTATES	
15860 S.W. 47th ST. MIAMI, FLORIDA 33175		Date: 02-17-15	Job No.
PHONE: (305) 221-6210 FAX: (305) 221-1295		DRIVING SURV.	SCALE
			N/A
			SHEET
			1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1"=40'

FOR LEGAL DESCRIPTION
AND NOTES SEE SHEET 1 OF 2



LEGEND:

- ⊕ - DENOTES CENTERLINE
- P.O.B. - DENOTES POINT OF BEGINNING
- P.B. - DENOTES PLAT BOOK
- Pg. - DENOTES PAGE

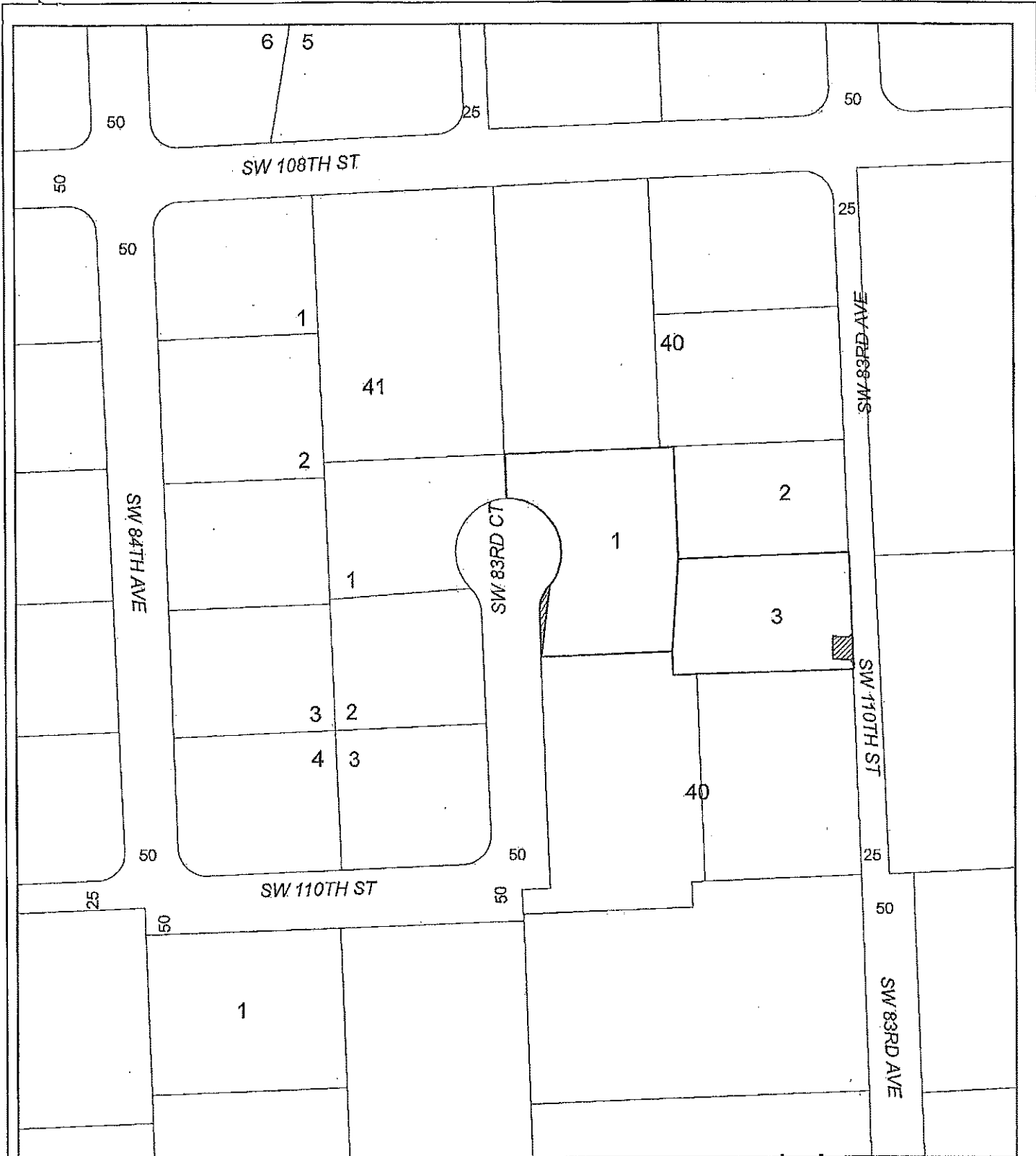
LICENSED BUSINESS No. 2439

MANUEL G. VERA AND ASSOCIATES, INC.

ENGINEERS-SURVEYORS & MAPPERS
13960 S.W. 47th ST. MIAMI, FLORIDA 33175
PHONE: (305) 221-6210 FAX: (305) 221-1295

EXHIBIT "B"

TYPE OF PROJECT: SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
PROJECT NAME:	LOS ROBLES ESTATES		
DATE: 07-1-13	JOB NO.	SCALE	SHEET
DRAWN BY: S.N.	13-05-25	1"=40'	2 OF 2



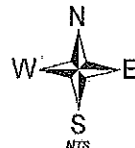
THIS IS NOT A SURVEY

Folio No. 30-5010-071-0010
30-5010-071-0030

PALMCORP DEVELOPMENT GROUP, LLC
SEC. 55-40-10

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: November 17, 2013
Prepared by: sym