MEMORANDUM

Agenda Item No. 8(L)(2)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	November 3, 2015
FROM:	Abigail Price-Williams 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 & Waste Management Department and placed on the agenda at the request of Prime Sponsor Transit and Mobility Services Committee.

Abigail Price-Williams for
County Attorney

APW/cp

Memorandum

MIAMI-DADE COUNTY

Date: November 3, 2015

To: Honorable Chairman Jean Monestime
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

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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 is approximately $444.38 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 to effectuate improvements needed within the public right-of-way to meet County roadway standards. The individual sites are listed below outlining the specific requirement for each.

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	VMC Group, Inc.	**RWD***	A portion of SW 127 Terrace, from SW 88 Avenue west for 125 feet (Commissioner Daniella Levine Cava's District 8)	This right-of-way is needed to satisfy a zoning requirement that all building sites abut a dedicated right-of-way

RWD* Right-of-Way Deed **TSE*** Traffic Signal Easement **TCE*** Temporary Const. Easement **SDE*** Storm Drainage Easement

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
2.	Joel Mesa	**RWD***	A 25 foot radius return at SW 113 Avenue and SW 30 street (Commissioner Javier D. Souto's District 10)	This right-of-way is needed to satisfy a condition for division of land without plat that requires right-of-way to be dedicated
3.	Carlos E. Silva, as Trustee of the 2014 Silva Family Trust f/k/a Carlos E. Silva Living Trust, under Agreement dated October 23, 2008, as amended	**RWD***	A portion of SW 52 Avenue, from SW 88 Street north for 255 feet; and SW 88 Street from SW 52 Avenue west for approximately 474 feet, and the radius return thereof (Commissioner Xavier L. Suarez's District 7)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
4.	Oceanus Seafood LLC	**RWD***	A portion of SW 107 Avenue, from approximately 478 feet north of SW 292 Street north for 425 feet (Commissioner Dennis C. Moss' District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
5.	John Robert Barnes	**RWD***	A portion of SW 147 Avenue, from approximately 332 feet north of SW 240 Street north for 333.18 feet (Commissioner Daniella Levine Cava's District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
6.	ALTA DADELAND INVESTORS, LP	**TSE***	Located on the NW quadrant of the intersection of SW 82 Street and SW 72 Avenue (Commissioner Xavier L. Suarez's District 7)	This Traffic Signal easement is needed to install, operate and maintain Traffic Signal equipment
7.	PRME INV LLC	**TCE***	A portion of Lot 1, Block G of Plat Book 2, Page 103, located on the west side of the intersection of NE 22 Avenue and Canal (C-9) (Commissioner Sally A. Heyman's District 4)	This temporary construction easement is needed to install a storm drainage pipe

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
8.	PRME INV LLC	**SDE***	A portion of Lot 1, Block G of Plat Book 2, Page 103, located on the west side of the intersection of NE 22 Avenue and Canal (C-9) (Commissioner Sally A. Heyman's District 4)	This subgrade easement is needed to install, operate and maintain a storm drainage pipe
9.	BRICKELL CITY CENTRE PROJECT, LLC	**TSE***	A portion of Lots 14 and 15, Block 107S, and A portion of Lots 6 and 7 of Block 106S, of Plat Book B, Page 77, located on the south side of SE 7 Street, and on the north sided of SE 7 Street respectively (Commissioner Bruno Barreiro's District 5)	These Traffic Signal easements are needed to install, operate and maintain Traffic Signal equipment
10	CD 77, LLC	**RWD***	A portion of SW 115 Avenue from SW 228 Terrace to SW 228 Street (Commissioner Dennis C. Moss' District 9)	This right-of-way is needed in order to improve traffic flow in the area
11.	Focavi, LLC	**RWD***	A portion of SW 89 Court, from SW 110 Street north for 135.63 feet, and the radius return thereof (Commissioner Xavier L. Suarez's District 7)	This right-of-way is needed to satisfy a condition for division of land without plat, that requires rights-of-way to be dedicated
12.	Premier Trust Inc.	**RWD***	A portion of SW 53 Avenue, from approximately 407 feet south of the centerline of SW 80 Street South for 133.25 feet (Commissioner Xavier L. Suarez's District 7)	This right-of-way is needed to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
13.	APA ADQUISITIONS, LLC	**RWD***	A portion of Old Cutler Road from approximately 325 feet west of SW 108 Avenue West for 50 feet (Commissioner Dennis C Moss' District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
14.	EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT	**TSE***	Portions of PACIFIC BOULEVARD (Tract "A") Plat Book 164, Page 27 of the Public Records of Miami-Dade County located on the west side of SW 152 Avenue (Commissioner Daniella Levine Cava's District 8)	This Traffic Signal easement is needed to install, operate and maintain Traffic Signal equipment
15.	EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT	**TSE***	A portion of PACIFIC BOULEVARD (Tract "B") Plat Book 164, Page 27 of the Public Records of Miami-Dade County located on the east side of SW 152 Avenue (Commissioner Daniella Levine Cava's District 8)	This Traffic Signal easement is needed to install, operate and maintain Traffic Signal equipment
16.	EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT	**TSE***	A portion of (Tract "D") located north of PACIFIC BOULEVARD, Plat Book 164, Page 27 of the Public Records of Miami-Dade County located on the west side of SW 152 Avenue (Commissioner Daniella Levine Cava's District 8)	This Traffic Signal easement is needed to install, operate and maintain Traffic Signal equipment
17.	EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT	**TSE***	A portion of (Tract "E") located south of PACIFIC BOULEVARD, Plat Book 164, Page 27 of the Public Records of Miami-Dade County on the west side of SW 152 Avenue (Commissioner Daniella Levine Cava's District 8)	This Traffic Signal easement is needed to install, operate and maintain Traffic Signal equipment

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
18.	EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT	**TSE***	A portion of (Tract "F") located north of PACIFIC BOULEVARD, Plat Book 164, Page 27 of the Public Records of Miami-Dade County on the east side of SW 152 Avenue (Commissioner Daniella Levine Cava's District 8)	This Traffic Signal easement is needed to install, operate and maintain Traffic Signal equipment
19.	EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT	**TSE***	A portion of (Tract "G") located south of PACIFIC BOULEVARD Plat Book 164, Page 27 of the Public Records of Miami-Dade County on the east side of SW 152 Avenue (Commissioner Daniella Levine Cava's District 8)	This Traffic Signal easement is needed to install, operate and maintain Traffic Signal equipment
20.	APA Acquisitions, LLC	**RWD***	A portion of Old Cutler Road from approximately 375 feet west of SW 108 Avenue west for 50 feet (Commissioner Dennis C Moss' District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way

Alina T. Hudak
Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 3, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 8(L)(2)

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)(2)
11-3-15

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. VMC Group, Inc.
2. Joel Mesa
3. Carlos E. Silva, as Trustee of the 2014 Silva Family Trust f/k/a Carlos E. Silva Living Trust under Agreement dated October 23, 2008, as amended
4. Oceanus Seafood LLC
5. John Robert Barnes
6. ALTA DADELAND INVESTORS, LP
7. PRME INV LLC
8. PRME INV LLC
9. BRICKELL CITY CENTRE PROJECT, LLC
10. CD 77, LLC
11. Focavi, LLC
12. Premier Trust Inc.
13. APA ADQUISITIONS, LLC
14. EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT
15. EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT
16. EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT
17. EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT
18. EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT
19. EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT
20. APA Acquisitions, LLC; and

WHEREAS, upon consideration of the recommendation of the Public Works and Waste Management Department, this Board 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:

Section 1. This Board incorporates and approves the foregoing recitals and Mayor's Memorandum as it fully set forth herein.

Section 2. This Board hereby approves and accepts the conveyances by the above described property owners/grantors; 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 or other purposes other than as specifically set forth therein.

Section 3. Pursuant to Resolution No. R-974-09, this Board (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:

Jean Monestime, Chairman
Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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. MRP

Monica Rizo Perez

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. **30-5016-002-0360/0370**
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 **18th** day of **March**, **A.D. 2015**, by and between **VMC Group, Inc.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 9741 SW 148 Street, Miami, FL 33176, 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 North 5 feet of Lots 1, 2, 3, 4 and 5, Block 3, ZIONA, according to the plat thereof recorded in Plat Book 29, Page 75, of the Public Records of Miami-Dade County, Florida; and the area bounded by the south line of the north 5 feet and by the east line of said Block 3, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

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

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

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

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

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

Witness

Luis F. Lacay FOR BOTH
Printed Name

Witness

PABLO RODRIGUEZ FOR BOTH
Printed Name

Witness

Printed Name

Witness

Printed Name

VMC Group, Inc.
Name of Corporation

(Sign)
By: President

Vanessa Certain
Printed Name

Address if different

(Sign)
Attest: Secretary

MAURICIO CERTAIN
Printed Name

Address if different

CORP SEAL

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

I HEREBY CERTIFY, that on this 18th day of March, A.D. 2015, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Vanessa Certain and Mauricio Certain, personally known to me, or proven, by producing the following identification: _____ to be the _____ President and _____ Secretary of **VMC Group, Inc.**, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

_____
Notary Signature

Heidy Certain
Printed Notary Name

NOTARY SEAL/STAMP

HEIDY CERTAIN
Notary Public - State of Florida
My Comm. Expires Oct 3, 2016
Commission # EE 840251

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____

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.

_____
Jean Monestime, Chairman of the
Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Daniella Levine Cava, 8

Folio No.30-5016-002-0360 Lot 1-2-3 and
30-5016-002-0370 Lot 4-5
VMC GROUP, INC.
SEC.: 55-40-16

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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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

MIAMI-DADE COUNTY

Date: April 24,2015
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
Folio No. **30-4018-000-0615**
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 11 day of May, A.D. **2015**, by and between **Joel Mesa**, whose address is 11261 SW 30 Street, Miami, Florida 33165, *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 him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, *does* hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the *party* of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The area bounded by the north line of the south 25 feet and by the east line of the west 25 feet of the NE ¼ of the SE ¼ of the NW ¼ of Section 18, Township 54 South, Range 40 East, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

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

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the *party* of the first part, his 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 his *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

LUIS OJEDA
_____
Witness Printed Name

_____
Witness

SEBASTIAN OJEDA
_____
Witness Printed Name

_____
Witness

LUIS OJEDA
_____
Witness Printed Name

_____
Witness

SEBASTIAN OJEDA
_____
Witness Printed Name

_____ (Sign)

Joel Mesa
_____
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 11 day of MAY, 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Joel Mesa**, personally known to me, or proven, by producing the following method of identification: _____ 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.

ELIZABETH MARTINEZ NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires May 14, 2018 No. 123167

NOTARY SEAL/STAMP

_____
Notary Signature

Elizabeth Martinez
Printed Notary Name

Notary Public, State of Florida

My commission expires: May 14/18

Commission/Serial No. 123167

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.

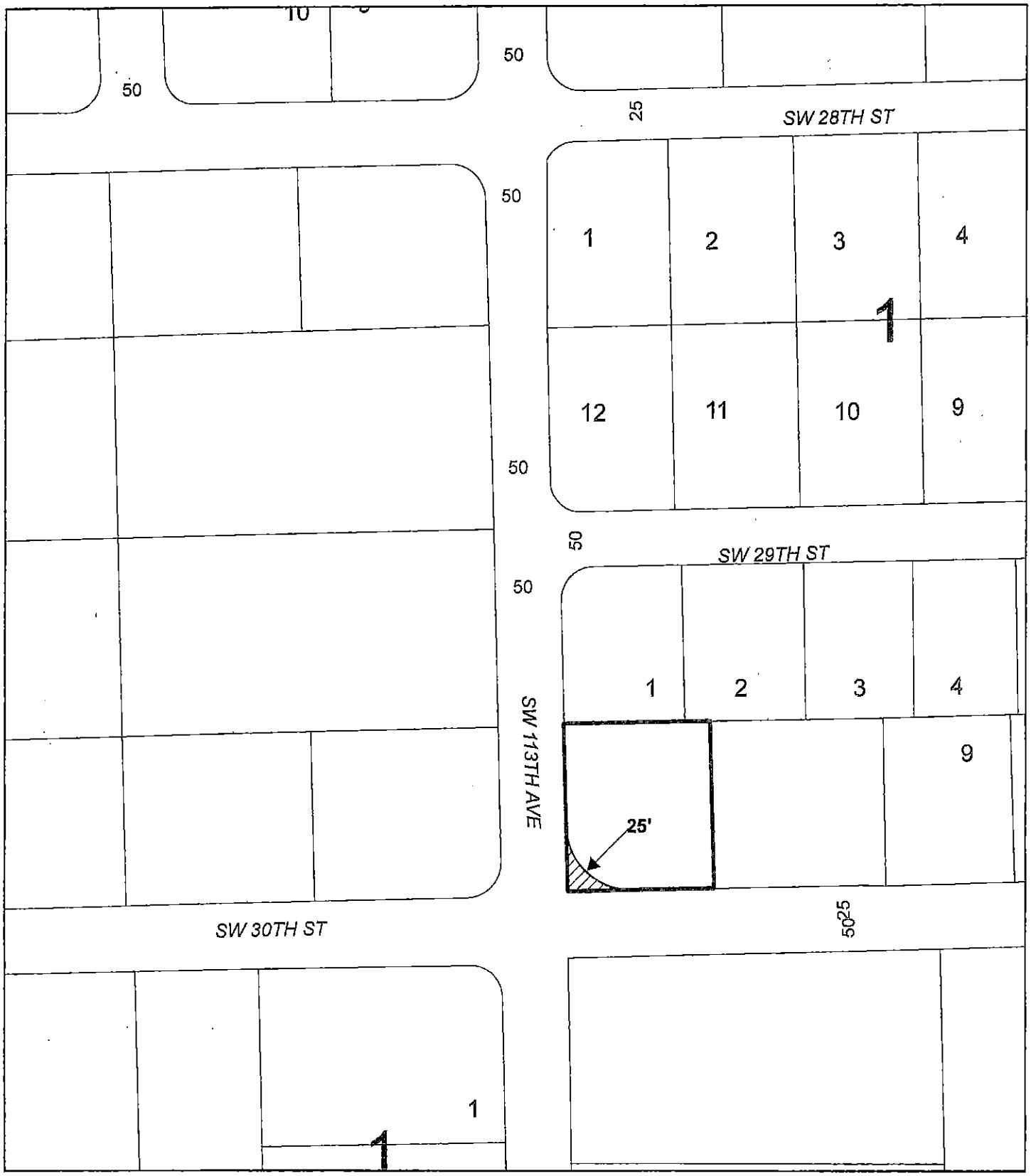
_____
Jean Monestime, Chairman of the Board of County Commissioners

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. 30-4018-000-0615
JOEL MESA
SEC.: 54-40-18

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Sen. Javier D. Souto, 10

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
W E
S
NTS

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

MIAMI-DADE COUNTY

Date: May 22, 2016
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:
ROGER MACHIN
Folio No. 30-4131-003-0371
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 27th day of May, A.D.2015, by and between Carlos E. Silva, as Trustee of the 2014 Silva Family Trust f/k/a Carlos E. Silva Living Trust, under Agreement dated October 23, 2008, as amended and Miami-Dade County, whose address is 7300 SW 63rd Court, Pinecrest, Florida 33156, 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) paid in hand 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 *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:

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

I HEREBY CERTIFY, that on this 27 day of May, 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Carlos E. Silva**, as Trustee of the 2014 Silva Family Trust f/k/a Carlos E. Silva Living Trust, under Agreement dated October 23, 2008, as amended, personally known to me, or proven, by producing the following methods of identification:_____ 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

Jacquelyn Pedraza
Printed Notary Name

NOTARY SEAL/STAMP

JACQUELYN PEDRAZA
MY COMMISSION # FF 199495
EXPIRES: June 5, 2019
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

My commission expires: 06/05/19

Commission/Serial No. FF199495

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.

Jean Monestime, Chairman of the Board of County Commissioners

Approved as to form and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

Assistant County Attorney

By: _____
Deputy Clerk

LEGAL DESCRIPTION:

The North 5 feet of the South 40 feet and the West 10 feet of the East 15 feet of the South 255 feet of Lot 1, and the North 5 feet of the South 40 feet of the East 150 feet of Lot 2, all in Block 3 of W.T. Hardee Subdivision, recorded in Plat Book B, Page 50, of the Public Records of Miami-Dade County, Florida; and the area bounded by the north line of the South 40 feet and by the west line of the East 15 feet 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, his 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 his *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)

Witness ROGER MACHIN
(Witness Printed Name)

Witness Elisabeth Culmo
(Witness Printed Name)

(Sign)

Carlos E. Silva
(Printed Name)

Address (if different)

J. PEDRAZA
MY COMMISSION # EE 100255
EXPIRES: June 5, 2015
Bonded Thru Notary Public Underwriters

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.

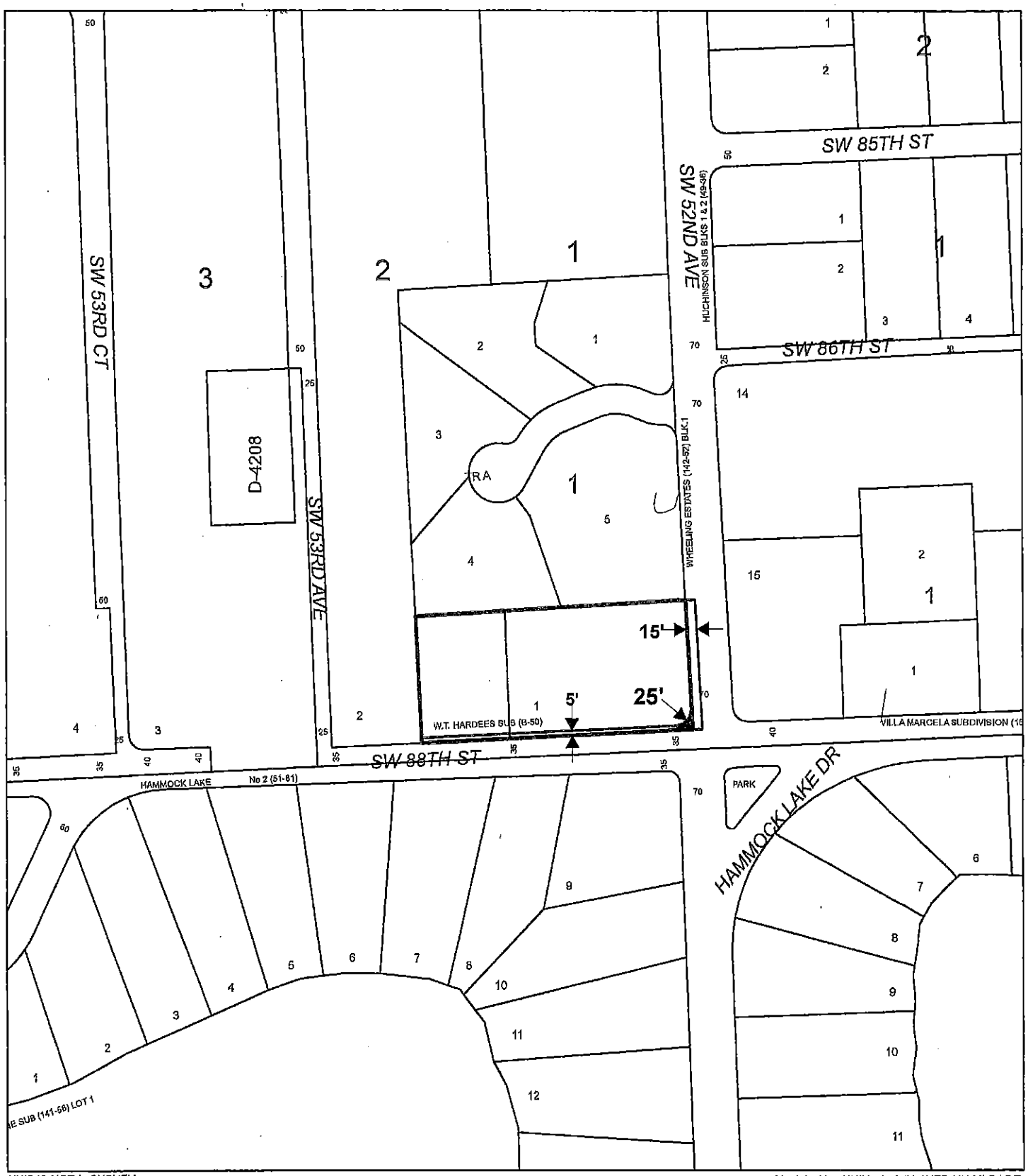
_____
Jean Monestime, Chairman of
the Board of County
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

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

Folio No. 30-4131-003-0371
CARLOS E. SILVA, as Trustee of the 2014 Silva Family Trust f/k/a Carlos E. Silva Living Trust, under Agreement dated October 23, 2008, as amended
SEC.: 54-41-31

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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MIAMI-DADE COUNTY

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: June 2nd, 2015
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. 30-7005-000-0023
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 24 day of March A.D. 2014, by and between **Oceanus Seafood LLC**, a Florida limited liability company, whose address is 350 S. Lake Destiny Dr. Orlando, FL 32810, 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 5 feet of:**
A portion of the SW ¼ of Section 5, Township 57 South, Range 40 East, Miami-Dade County, Florida, described as follows:
Commence (Begin) 35 feet East and 452.71 feet South of the northwest corner of the SW ¼ of said Section 5; thence continue South 425 feet; thence East 697.03 feet; thence North 55 Degrees (West) 257.85 feet; thence North 277.97 feet; thence West 483.33 feet to the Point of Beginning.

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 Manager ~~Partner~~(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

Name of LLC Oceanus Seafood

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

_____ (Sign)

By: ~~General Partner~~ Manager

Don Fields

Printed Name

_____

Address (if different)

_____

Witness

Natalia Morris

Witness Printed Name

Lori Dayton

Witness

Lori Taylor

Witness Printed Name

_____ (Sign)

By: General Partner

_____

Printed Name

_____

Address (if different)

_____

Witness

_____

Witness Printed Name

_____

Witness

_____

Witness Printed Name

_____

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

I HEREBY CERTIFY, that on this 26 day of MARCH, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____ ~~and~~ _____ personally known to me, ~~or proven, by producing the following forms of identification:~~ _____ to be the ~~General Partner(s)~~ Manager duly authorized on behalf of Opanus Seaford LLC a limited liability company ~~limited partnership~~. Said ~~General Partner(s)~~ manager 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.

BEVERLY BOGGS
Commission # EE 852824
Expires December 11, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

Beverly Boggs
Notary Signature

BEVERLY BOGGS
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: 12/11/2016

Commission/Serial No. EE852824

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.

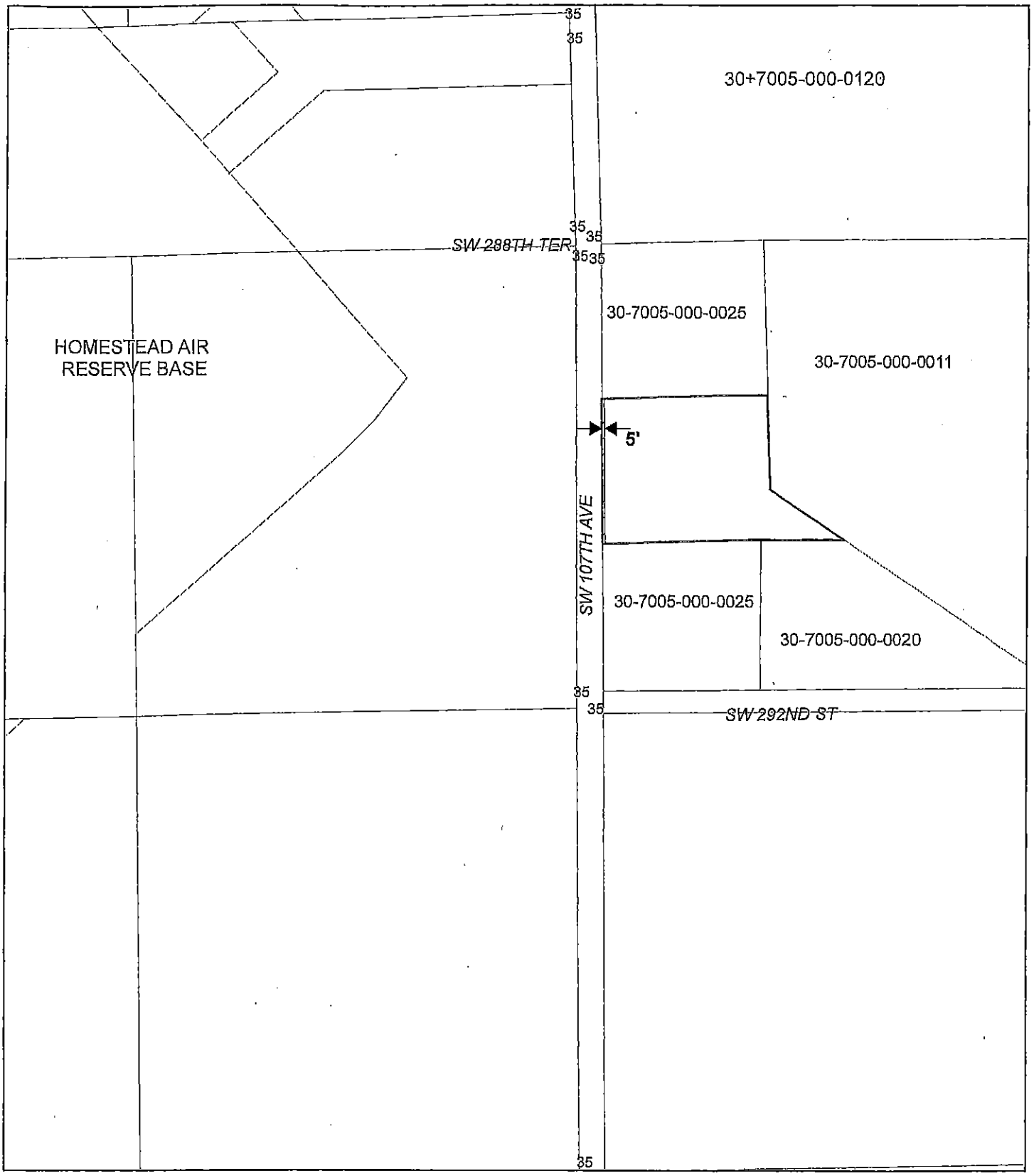
_____
Jean Monestime, Chairman

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-7005-000-0023
OCEANUS SEAFOOD LLC
SEC. 57-40-5

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

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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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

MIAMI-DADE COUNTY

Date :April 3rd, 2014
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:

Folio No. **30-6922-000-0212**
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 24th day of June, A.D. 2015 by and between JOHN ROBERT BARNES, whose address is 221 NORTH KROME AVE. HOMESTEAD FL 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 him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, *does* hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the *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 East 5 feet of the West 40 feet of the North ½ of the SW ¼ of the SW ¼ of the NW ¼ of Section 22, Township 56 South, Range 39 East.

JRB 6/24/15

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 his *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

DIANA M. TOMASSI
Witness Printed Name

Witness

Sara Settles
Witness Printed Name

(Sign)

JOHN ROBERT BARNES
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 24 day of June, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John Robert Barnes, personally known to me, or proven, by producing the following methods of identification: personally known 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.

CARMEN PETRUCCI
Notary Public - State of Florida
My Comm. Expires Feb 17, 2018
Commission # FF 080729

Notary Signature

Carmen Petrucci
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: Febr. 17, 2018

Commission/Serial No. FF 080729

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.

Jean Monestime, Chairman of the Board of County Commissioners

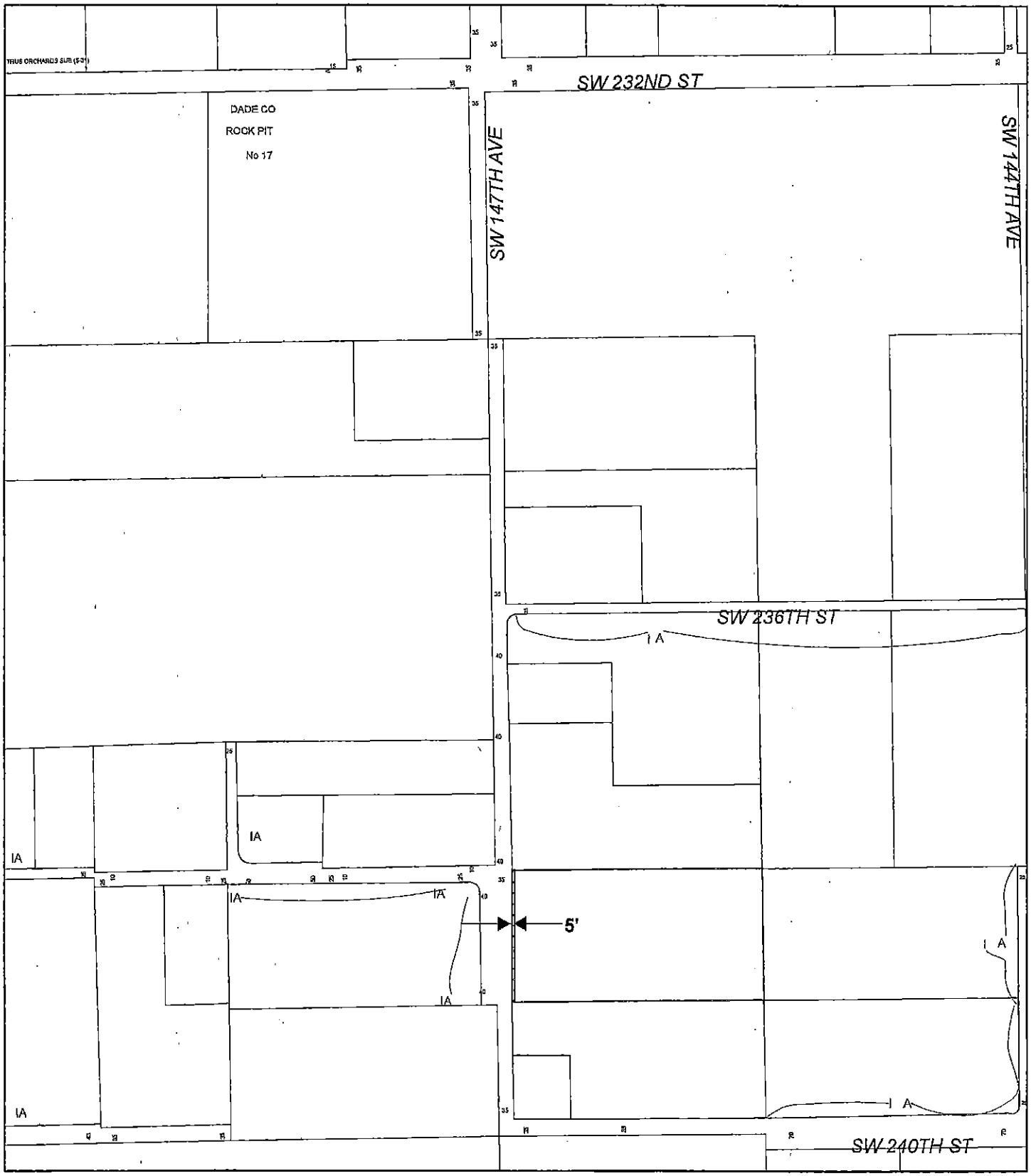
and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

Assistant County Attorney

By: _____
Deputy Clerk

Approved as to form



THIS IS NOT A SURVEY

Folio No.30-6922-000-0212
JOHN ROBERT BARNES
SEC.: 22-56-39

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Daniella Levine Cava, 8

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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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

MIAMI-DADE COUNTY

Date:July 10, 2015
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:
Carlos D. Socarras
111 N.W. 1st Street S-1610
Miami, FL 33128-1970

Folio No. 30-4035-000-0810
User: M-DCPWWM

TRAFFIC SIGNAL EASEMENT
BY LIMITED PARTNERSHIP

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 2nd day of April, A.D. 2015, between **ALTA DADELAND INVESTORS, LP,** a Delaware limited partnership having an address of 114 NE 1st Avenue, Delray Beach, FL 33444, 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

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

JEFF QUINLIVAN
Printed Name

Witness

Aaron Cronke
Printed Name

Alta Dadeland Investors, LP, a Delaware limited partnership

By: Wood Alta Dadeland Investors, LLC, a Delaware limited liability company, its authorized agent

By: WP South Development Enterprises, L.L.C., a Delaware limited liability company, its manager

By: Vice President

David E. Thompson
Printed Name

TS Esmt by LP

STATE OF Florida)
) SS:
COUNTY OF Palm Beach)

Sworn to, subscribed and acknowledged before me this 2 day of June, 2015 by David E Thompson, as Vice President of WP South Development Enterprises, L.L.C., a Delaware limited liability company, the Manager of Wood Alta Dadeland Investors, LLC, a Delaware limited liability company, the Authorized Signatory of ALTA Dadeland Investors, LP, a Delaware limited ~~partner~~ship, on behalf of said entities. Such individual is personally known to me or produced _____ as identification.

My Commission Expires:

Samantha Northcutt
COMMISSION # EE 149338
EXPIRES: JAN. 05, 2016
WWW.AARONNOTARY.com

Samantha Northcutt
Notary Public State of Florida
Print Name: Samantha Northcutt

(SEAL)

TS Esmt by LP

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.

_____
Deputy Mayor/Alina T. Hudak

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

TS Esmt by LP

September 3, 2013
May 12, 2015 (Revised)

EXHIBIT "A"

TRAFFIC SIGNALIZATION EASEMENT

LEGAL DESCRIPTION:

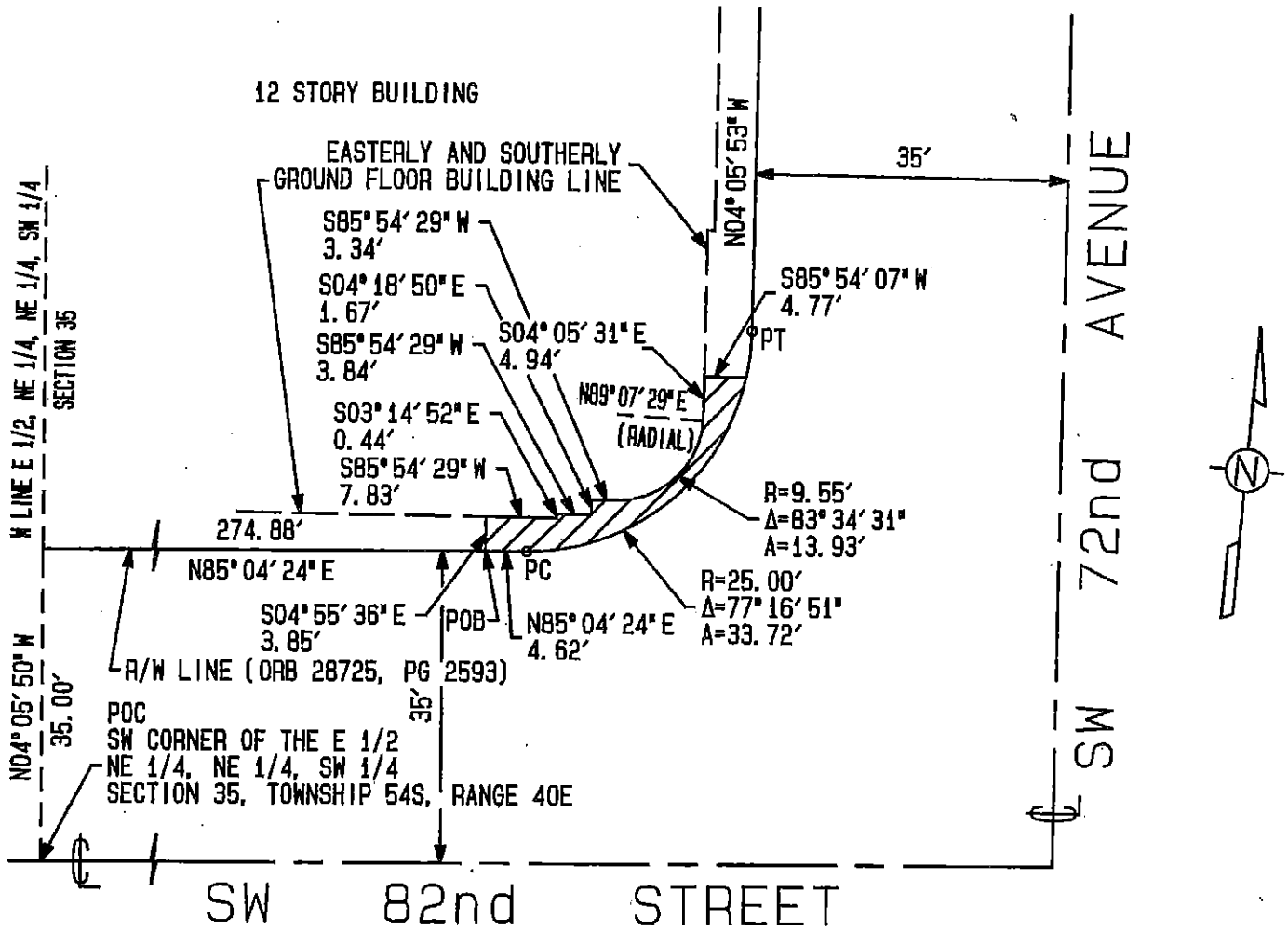
A portion of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 54 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 35; thence North 04°05'50" West, along the West line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 35, for a distance of 35.00 feet to the North right of way line of SW 82nd Street, as described in that certain RIGHT-OF-WAY DEED recorded in Official Records Book 28725 at Page 2593, of the Public Records of Miami-Dade County, Florida; thence North 85°04'24" East, along the said North right-of-way of SW 82nd Street, for a distance of 274.88 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue North 85°04'24" East for a distance of 4.62 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 25.00 feet; thence Northeasterly 33.72 feet along said curve through a central angle of 77°16'51" to a point; thence along a non-tangent line South 85°54'07" West for a distance of 4.77 feet; thence South 04°05'31" East for a distance of 4.94 feet to a point of intersection with a circular curve concave to the Northwest, having a radius of 9.55 feet and to which point a radial line bears North 89°07'29" East; thence Southwesterly 13.93 feet along said curve through a central angle of 83°34'31" to a point; thence along a non-tangent line South 85°54'29" West for a distance of 3.34 feet; thence South 04°18'50" East for a distance of 1.67 feet; thence South 85°54'29" West for a distance of 3.84 feet; thence South 03°14'52" East for a distance of 0.44 feet; thence South 85°54'29" West for a distance of 7.83 feet; thence South 04°55'36" East for a distance of 3.85 feet to the Point of Beginning; containing 110 square feet more or less.

This Exhibit consists of 2 pages and each page shall not be considered full, valid and complete unless attached to the others with the signature and the original raised seal of a Florida licensed surveyor and mapper on page 2 of 2.

E.R. BROWNELL & ASSOCIATES, INC.

EXHIBIT "A"



SURVEYOR'S NOTES:

℄ DENOTES CENTERLINE

R DENOTES RADIUS
Δ DENOTES CENTRAL ANGLE (DELTA)
A DENOTES ARC LENGTH
POB POINT OF BEGINING
POC POINT OF COMMENCEMENT
ORB DENOTES OFFICIAL RECORDS BOOK
PG DENOTES PAGE
R/W DENOTES RIGHT OF WAY

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WERE THE WEST LINE OF THE E 1/2, NE 1/4, NE 1/4, SW 1/4 SECTION 35-54-40 BEARS N04°05'50"W

THIS SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

PAGE 2 of 2

PREPARED BY: Thomas R. Brownell

PROFESSIONAL LAND SURVEYOR #2891, STATE OF FLORIDA

REVISED 5-12-15

SKETCH TO ACCOMPANY LEGAL DESCRIPTION TRAFFIC SIGNALIZATION EASEMENT	E. R. BROWNELL & ASSOCIATES, INC. LAND SURVEYORS - CONSULTING ENGINEERS 2434 SW 28th LANE MIAMI, FL 33133 (305)860-3866		
	DR. BY : TB	DATE : 09-03-13	SK. # SM-2600
	JOB # 57667	SCALE: 1" = 20'	

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

CERTIFICATE OF AUTHORIZATION: LB761

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

Instrument prepared by: John White
Miami-Dade County Public Works and
Waste Management Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. 07-2216-006-0030
User Department: PWWM

NE 22 Ave (NE 165 St/NE 167 St)
West Dixie Highway
Project No 20130177 DIP
Section 16-52-42

TEMPORARY CONSTRUCTION EASEMENT
BY CORPORATION

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 21st day of May, A.D. 2015, by and between PRME INV LLC a limited liability company under the laws of the State of Florida, whose address is _____, **GRANTOR**, 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, **GRANTEE**,

WITNESSETH:

That the said **GRANTOR**, for and in consideration of the sum of One Dollar **($1.00)** to ____ in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does(do) hereby grant to the **GRANTEE**, and its successors in interest, a temporary construction easement for the construction and installation of a 24 inches solid pipe line and appurtenances thereto, 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

And the said **GRANTOR** 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.

The **GRANTEE** shall be responsible for any damage to **GRANTOR'S** property outside the easement area, resulting from any construction activities of the **GRANTEE** within the easement area, and **GRANTEE** shall cause the same to be repaired and/or restored to the same or better condition which existed prior to such construction activities. Safety and Maintenance during construction shall be the responsibility of the **GRANTEE** and its Contractor.

THE TERM OF THIS EASEMENT shall be 24 (twenty-four) months from the date hereof, and all rights of the **GRANTEE** hereunder, including operation and maintenance of said temporary construction easement shall cease upon the expiration of said term.

IN WITNESS WHEREOF, the said **GRANTOR**, has hereunto set _____ hand and seal, the day and year first above written.

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

PRIME INV LLC

_____
Witness
Ofer Rasyly
Witness Printed Name

_____
Printed Name: **Abraham Shaulson**
Managing Member
10800 Biscayne Blvd, Suite 600, Miami, 33161
Address (if different)

_____
Witness
Nelson Robaina
Witness Printed Name

_____ (SEAL)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 21st day of May, A.D. 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Abraham Shaulson, personally known to me, or producing the following identification: _____ proven, 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.

Notary Signature J. Markovich

Printed Notary Name Jonathan Markovich

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 4-22-2019

Commission/Serial No. 223250

JONATHAN MARKOVICH
Commission # FF 223250
My Commission Expires
April 22, 2019

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 T. Hudak

ATTEST: **HARVEY RUVIN,**
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form

and legal sufficiency.

By: _____

Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF:
A TEMPORARY CONSTRUCTION EASEMENT

A portion of Lot 1, Block G, FIRST ADDITION TO FULFORD, according to the plat thereof, as recorded in Plat Book 2, Page 103 of the Public Records of Miami-Dade County, being more particularly described as follows:

Commence at the Southeast corner of said Lot 1; thence N02°41'57"W along the East line of said Lot 1, also the West right-of-way line of the NE 22nd Avenue for a distance of 25.01 feet to the POINT OF BEGINNING; thence S88°48'40"W along a line 25.00 feet north and parallel with the South line of said Lot 1, for a distance of 26.74 feet; thence N41°11'53"E for a distance of 38.55 feet to a point on the East line of said Lot 1, also the West right-of-way line of NE 22nd Avenue; thence S02°41'57"E along the East line of said Lot 1 for 28.49 feet to the POINT OF BEGINNING.

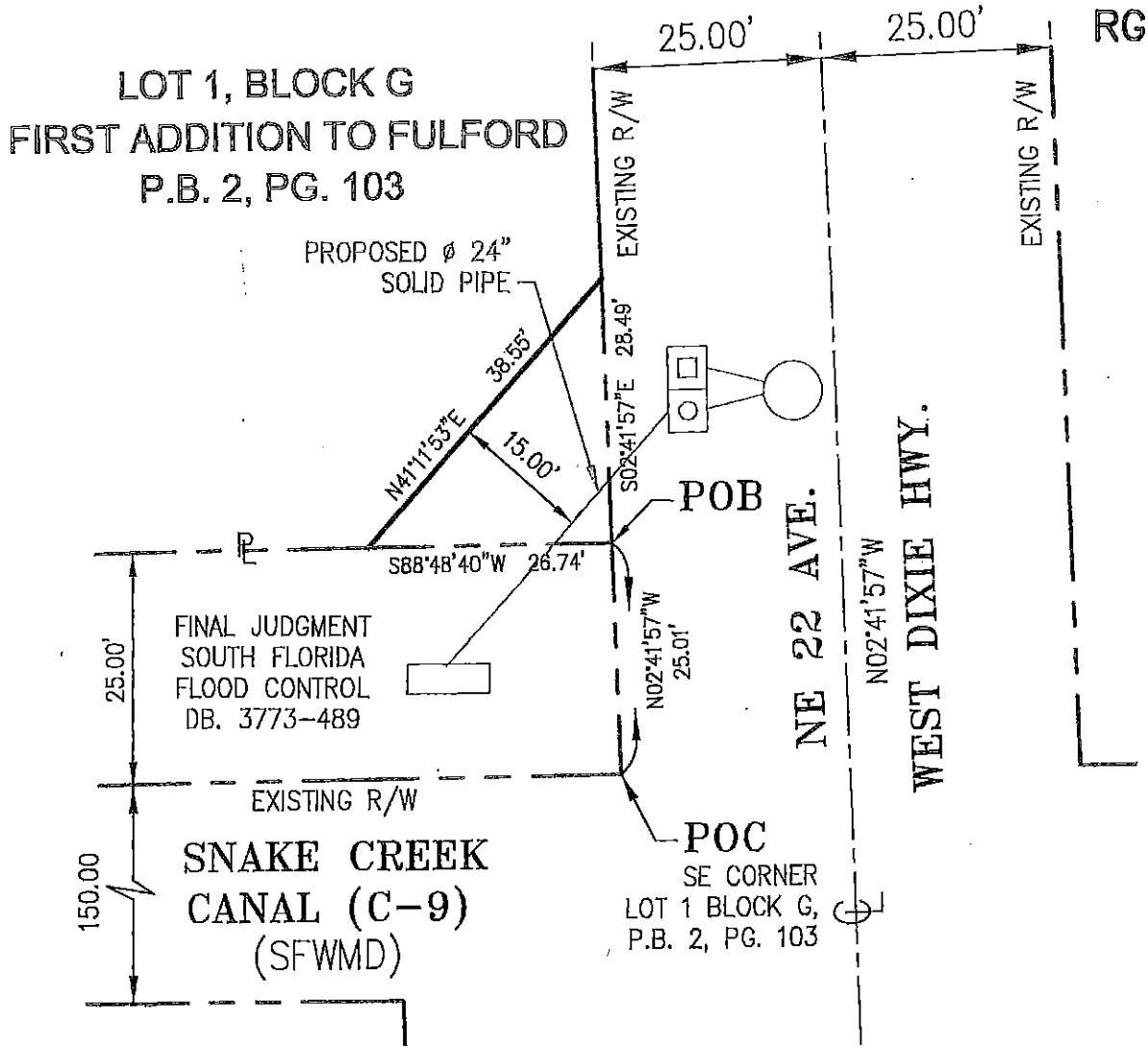
Containing 381 square feet or 0.008 acres, more or less.

MIAMI-DADE PWWM

THIS IS NOT A SURVEY

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. LAND DEVELOPMENT/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	WEST DIXIE HWY. TEMPORARY CONSTRUCTION EASEMENT	SCALE:	DATE: 04-13-15
		CHECKED BY: C. Socarras	
		DRAWN BY: L. Espinosa	
		PROJECT:	SHEET: 1 of 2

SEC 16
TWP 52 S
RGE 42 E



LEGEND

	R/W EXISTING	(POB)	POINT OF BEGINNING
	PROPERTY LINE	℄	CENTER LINE
	SECTION LINE	ℙ	PROPERTY LINE
	QUARTER SECTION LINE	R/W	RIGHT OF WAY
	CENTER LINE	SEC.	SECTION
	EASEMENT LINE	(POC)	POINT OF COMMENCEMENT
(SFWMD)	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	▭	TEMPORARY CONSTRUCTION EASEMENT

Folio No: 07-2216-006-0030

MIAMI-DADE PWWM

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY PUBLIC WORKS
AND WASTE MANAGEMENT DEPT.
LAND DEVELOPMENT/RIGHT-OF-WAY DIVISION
ENGINEERING SECTION

WEST DIXIE HWY.
TEMPORARY CONSTRUCTION EASEMENT

SCALE: 1"=20' | DATE: 04-13-15
CHECKED BY: C. Socarras
DRAWN BY: L. Espinosa

42

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

Instrument prepared by:
John White
Miami-Dade County Public Works and
Waste Management Dept
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. 07-2216-006-0030
User Department: PWWM

SUB-GRADE STORM DRAINAGE EASEMENT
BY CORPORATION

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 21st day of May, A.D. 2015, by and between **PRIME INV LLC**, a limited liability company under the laws of the State of Florida, and having its office and principal place of business at 16650 W Dixie Highway, Miami, FL 33160, **GRANTOR**, 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, **GRANTEE**,

WITNESSETH:

That the said **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 considerations, does hereby grant to the **GRANTEE**, and its successors in interest, a sub-grade storm drainage easement, license and privilege to enter upon, and to perform any acts required for the construction, operation, maintenance, alteration, or replacement of a 24 inches solid pipe line and appurtenances thereto, for the purpose of storm water drainage through the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

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

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

IN WITNESS WHEREOF, the said **GRANTOR** 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)

PRIME INV LLC

Witness

Ofer Rasyly
Witness Printed Name

By: **Abraham Shaulson**
Managing Member

Witness

Nelson Robaina
Witness Printed Name

10800 Biscayne Blvd, Suite 600, Miami, 33161
Address (if different)

STATE OF Florida)

COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 21st day of May, A.D. 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Abraham Shaulson**, personally known to me, or proven, by producing the following identification: _____ to be the Managing Member of PRIME INV LLC _____, a limited liability company 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 Abraham Shaulson 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.

J. Markovich
Notary Signature

Jonathan Markovich
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 4-22-2019

Commission/Serial No. 223250

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.

By: _____
Deputy Mayor/Alina T. Hudak

ATTEST: **HARVEY RUVIN,**
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency.

By: _____
Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION OF:
A SUB–GRADE STORM DRAINAGE EASEMENT.

A portion of Lot 1, Block G, FIRST ADDITION TO FULFORD, according to the plat thereof, as recorded in Plat Book 2, Page 103 of the Public Records of Miami-Dade County, being more particularly described as follows:

Commence at the Southeast corner of said Lot 1; thence N02°41'57"W along the East line of said Lot 1, also the West right-of-way line of the NE 22nd Avenue for a distance of 25.01 feet to the POINT OF BEGINNING; thence S88°48'40"W for a distance of 10.50 feet; thence N41°11'53"E for a distance of 15.13 feet to a point on the East line of said Lot 1, also the West right-of-way line of NE 22nd Avenue; thence S02°41'57"E along the East line of said Lot 1 for 11.18 feet to the POINT OF BEGINNING.

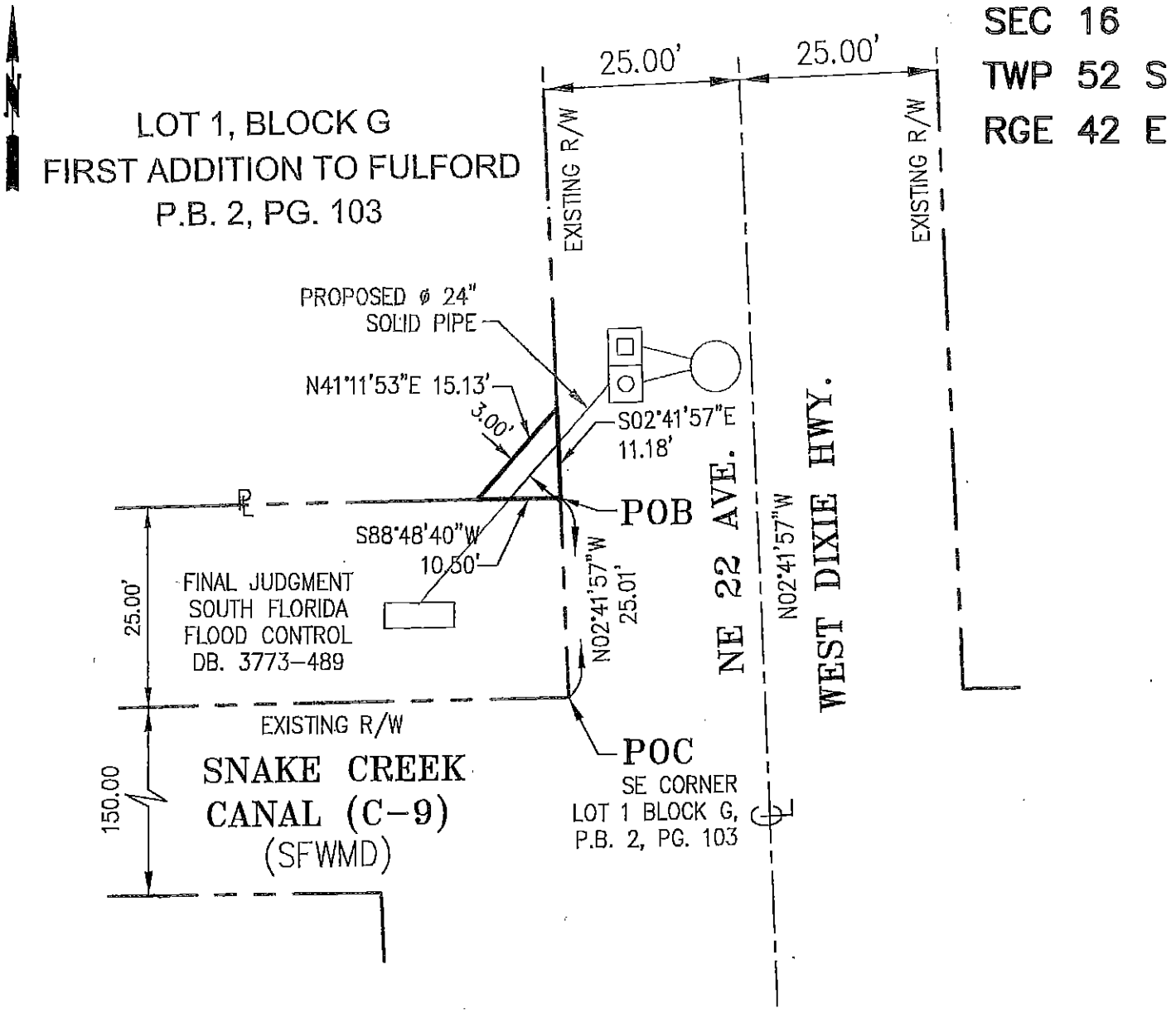
Containing 59 square feet or 0.001 acres, more or less.

MIAMI-DADE PWWM

THIS IS NOT A SURVEY

MIAMI–DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. LAND DEVELOPMENT/RIGHT–OF–WAY DIVISION ENGINEERING SECTION	WEST DIXIE HWY. SUB–GRADE STORM DRAINAGE EASEMENT	SCALE:	DATE: 04–13–15
		CHECKED BY: C. Socarras	
		DRAWN BY: L. Espinosa	
		PROJECT:	SHEET: 1 of 2

46



LEGEND

	R/W EXISTING	(POB)	POINT OF BEGINNING
	PROPERTY LINE	(POT)	POINT OF TERMINATION
	SECTION LINE	℄	CENTER LINE
	QUARTER SECTION LINE	ℙ	PROPERTY LINE
	CENTER LINE	R/W	RIGHT OF WAY
	EASEMENT LINE	SEC.	SECTION
(SFWMD)	SOUTH FLORIDA WATER MANAGEMENT DISTRICT	(POC)	POINT OF COMMENCEMENT
			SUB-GRADE STORM DRAINAGE EASEMENT

Folio No: 07-2216-006-0030

MIAMI-DADE PWWM

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY PUBLIC WORKS
AND WASTE MANAGEMENT DEPT.
LAND DEVELOPMENT/RIGHT-OF-WAY DIVISION

WEST DIXIE HWY.
SUB-GRADE STORM DRAINAGE EASEMENT

SCALE: 1"=20' | DATE: 04-13-15
CHECKED BY: C. Socarras
DRAWN BY: L. Esplnosa

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

Instrument prepared by:
Carlos D. Socarras, PLS
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Folio No. 01-0210-060-1050,060-1060.
01-0210-060-1191,060-1240.
User Department: PWWM

EASEMENT TO MIAMI-DADE COUNTY
FOR TRAFFIC SIGNAL PURPOSES
BY CORPORATION

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, made this ___ day of _____, A.D. 2015, by and between **BRICKELL CITY CENTRE PROJECT, LLC**, a limited liability company under the laws of the State of Florida, as Trustee under Land Trust No. BCC-2012 and having its principal place of business at 501 Brickell Key Drive, Suite 600, Miami, Florida 33131, 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 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 **construction, installation, operation and maintenance of wall mounted traffic signals and related signal 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.

It is expressly provided that if and when said traffic signal easement shall be lawfully and permanently discontinued, the interest in the above described easement 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 easement against the lawful claims of all persons whomsoever, claiming by, through or under it.

Provided further that, upon issuance of a final Certificate of Occupancy for the structure on which these traffic signals are mounted, said party of the first part shall provide to said party of the second part as-built drawings detailing the full path of all conduits from signal equipment to the pull boxes and any other drawings deemed necessary to fulfill the express purposes of this traffic signal easement.

Provided further that said party of the first part will indemnify and hold harmless said party of the second part from any property damages that may arise out of the reasonable maintenance of the wall mounted traffic signals and related signal equipment described herein.

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.

[signature pages to follow]

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

BRICKELL CITY CENTRE PROJECT, LLC, a Florida limited liability company, as Trustee under Land Trust No. BCC-2012

Witness

Printed Name

Witness

Printed Name

By: Senior Vice President

Printed Name

Trustee executes this Easement solely as Trustee under Land Trust No. BCC-2012 and not individually, and no personal recovery or judgment shall ever be sought or obtained against Trustee by reason hereof.

Witness

Printed Name

Witness

Printed Name

Attest: Asst. Secretary

Printed Name

CORP SEAL

{30356389;10}

STATE OF Florida)
)
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 5 day of May, A.D. 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Chris Gandolfo and Beverley McMain, personally known to me, or proven, by producing the following identification: _____ to be the Vice President and ASST Secretary of **BRICKELL CITY CENTRE PROJECT, LLC**, a limited liability company under the laws of the State of Florida, as Trustee under Land Trust No. BCC-2012, 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.

Erika Tejeda
Notary Signature

Erika D. Tejeda
Printed Notary Name

NOTARY SEAL/STAMP

ERIKA D. TEJEDA
MY COMMISSION # FF 024278
EXPIRES: July 6, 2017
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

My commission expires: 07/06/17

Commission/Serial No. FF024278

{30356389;10}

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.

_____
Alina T. Hudak, Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

_____
Assistant County Attorney

{30356389;10}

JOINDER OF MORTGAGEE TO EASEMENT FOR TRAFFIC SIGNAL PURPOSES

SWIRE PROPERTIES ONE LLC, a Florida limited liability company, as agent for itself and other co-lenders that may exist from time to time under that certain Building Loan Mortgage, Assignment of Leases and Rents, Security Agreement, Fixture Filing and Financing Statement dated as of July 12, 2012 and recorded on July 13, 2012 in Official Records Book 28186, at Page 4813 of the Public Records of Miami-Dade County, Florida, hereby consents to the recording of the foregoing EASEMENT FOR TRAFFIC SIGNAL PURPOSES, and agrees that the terms of the Easement are and shall be binding upon the undersigned and its successors in title.

SWIRE PROPERTIES ONE LLC, a Florida limited liability company, as agent for itself and other co-lenders that may exist from time to time

By: _____

Name: Chris Gandolfo

Its: Senior Vice President

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

The foregoing instrument was acknowledged before me on this 5 day of May, 2015 by Chris Gandolfo, as _____ of Swire Properties One LLC, a Florida limited liability company, as agent, on behalf of said limited liability company. He/She is personally known to me or presented _____ as identification.

ERIKA D. TEJEDA
MY COMMISSION # FF 024276
EXPIRES: July 6, 2017
Bonded Thru Notary Public Underwriters

Erika Tejeda
Notary Public, State of Florida

Erika D. Tejeda

{30356389;10}

EXHIBIT "A"

LEGAL DESCRIPTION: Traffic Signal Easement

A Traffic Signal Easement across a portion of Lots 14 and 15, Block 107S, S.L. & J.B. PATTERSON AND J.F. & B.T. OLIVE SUBDIVISION, according to the plat thereof, as recorded in Plat Book B at Page 77, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 14; thence N 87°47'15" E along the South line of said Lot 14, also being the North right of way line of S.E. 7th Street for 39.66 feet to the Point of Beginning of the hereinafter described Traffic Signal Easement; thence continue N 87°47'15" E along said South line of Lot 14 and 15, and North right of way line of S.E. 7th Street for 48.02 feet; thence N 02°12'45" W for 19.62 feet; thence S 87°47'15" W for 48.02 feet; thence S 02°12'45" E for 19.62 feet to the Point of Beginning.

The above described perimetical boundary being between elevation +8.5 feet at ground level to elevation 29.5 feet, relative to the National Geodetic Vertical Datum of 1929.

SURVEYOR'S NOTES:

- This site lies in Section 38, Township 54 South, Range 41 East, Mrs. Hagan Donation, City of Miami, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 87°47'15" E for the North right of way line of S.E. 7th Street.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2011-012.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on June 8, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

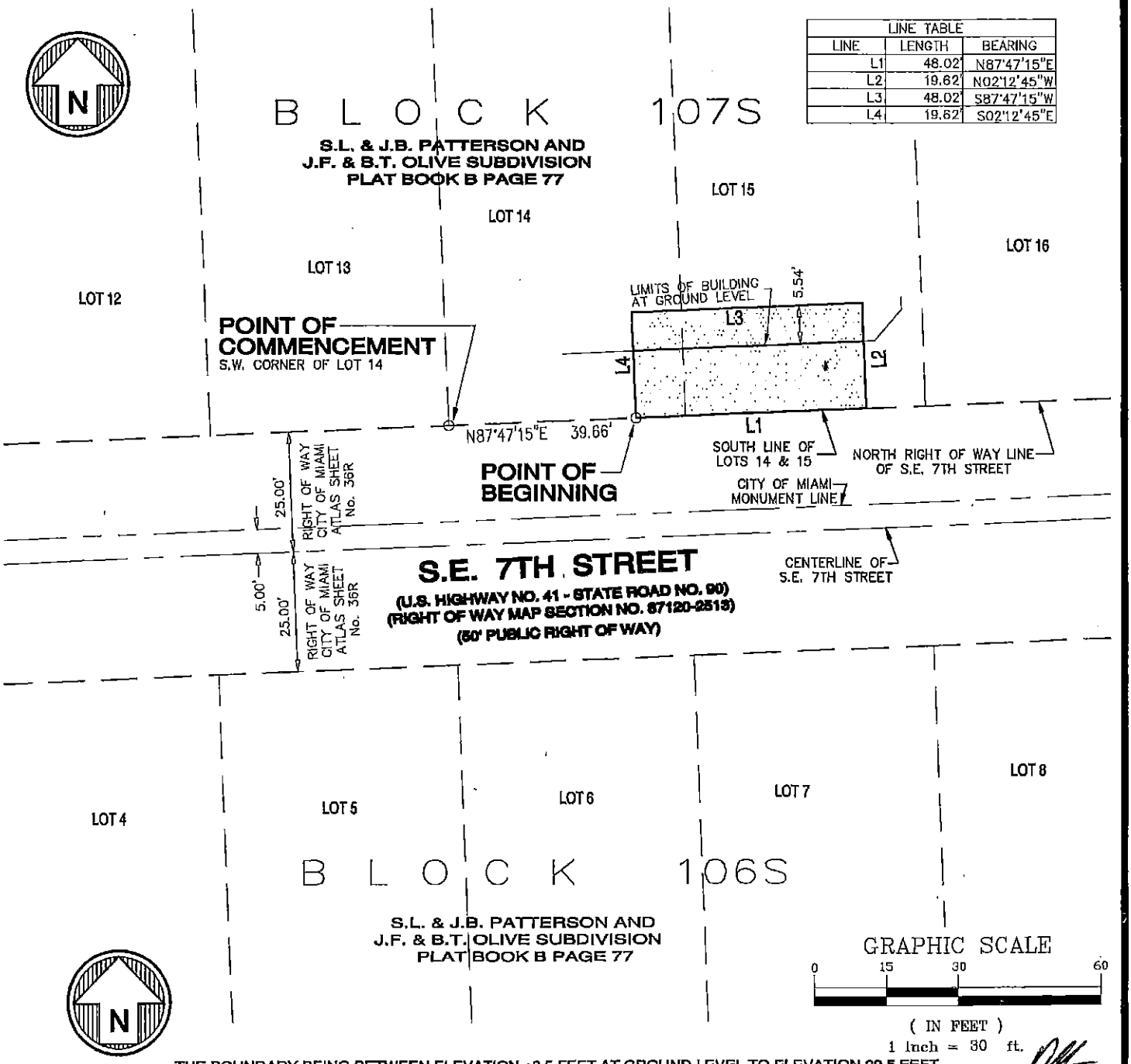
"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

Drawn By MAP	LEGAL DESCRIPTION, NOTES & CERTIFICATION		Date 06/08/15
Cad. No. 150372	FORTIN, LEAVY, SKILES, INC.		Scale NOT TO SCALE
Ref. Dwg. 2011-012	CONSULTING ENGINEERS, SURVEYORS & MAPPERS		Job. No. 150372
	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653		Dwg. No. 1015-026-1
Plotted: 6/8/15 1:08p	180 Northeast 168th. Street / North Miami Beach, Florida. 33162		Sheet 1 of 4
	Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		

EXHIBIT "A"



LINE TABLE		
LINE	LENGTH	BEARING
L1	48.02'	N87°47'15"E
L2	19.62'	N02°12'45"W
L3	48.02'	S87°47'15"W
L4	19.62'	S02°12'45"E

THE BOUNDARY BEING BETWEEN ELEVATION +8.5 FEET AT GROUND LEVEL TO ELEVATION 29.5 FEET RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

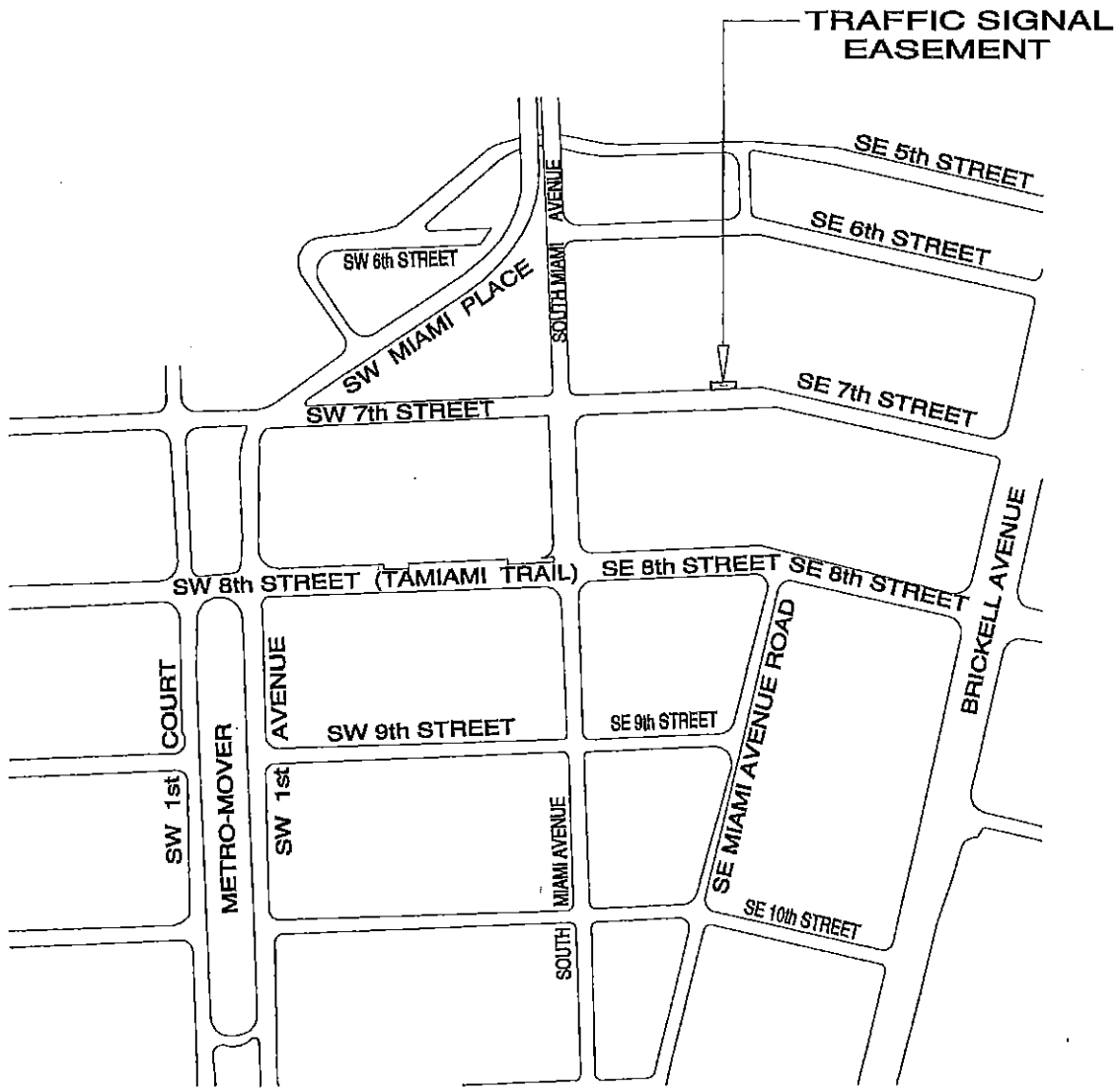
Drawn By	MAP
Cad. No.	150372
Ref. Dwg.	2011-012
Plotted:	6/8/15 1:08p

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

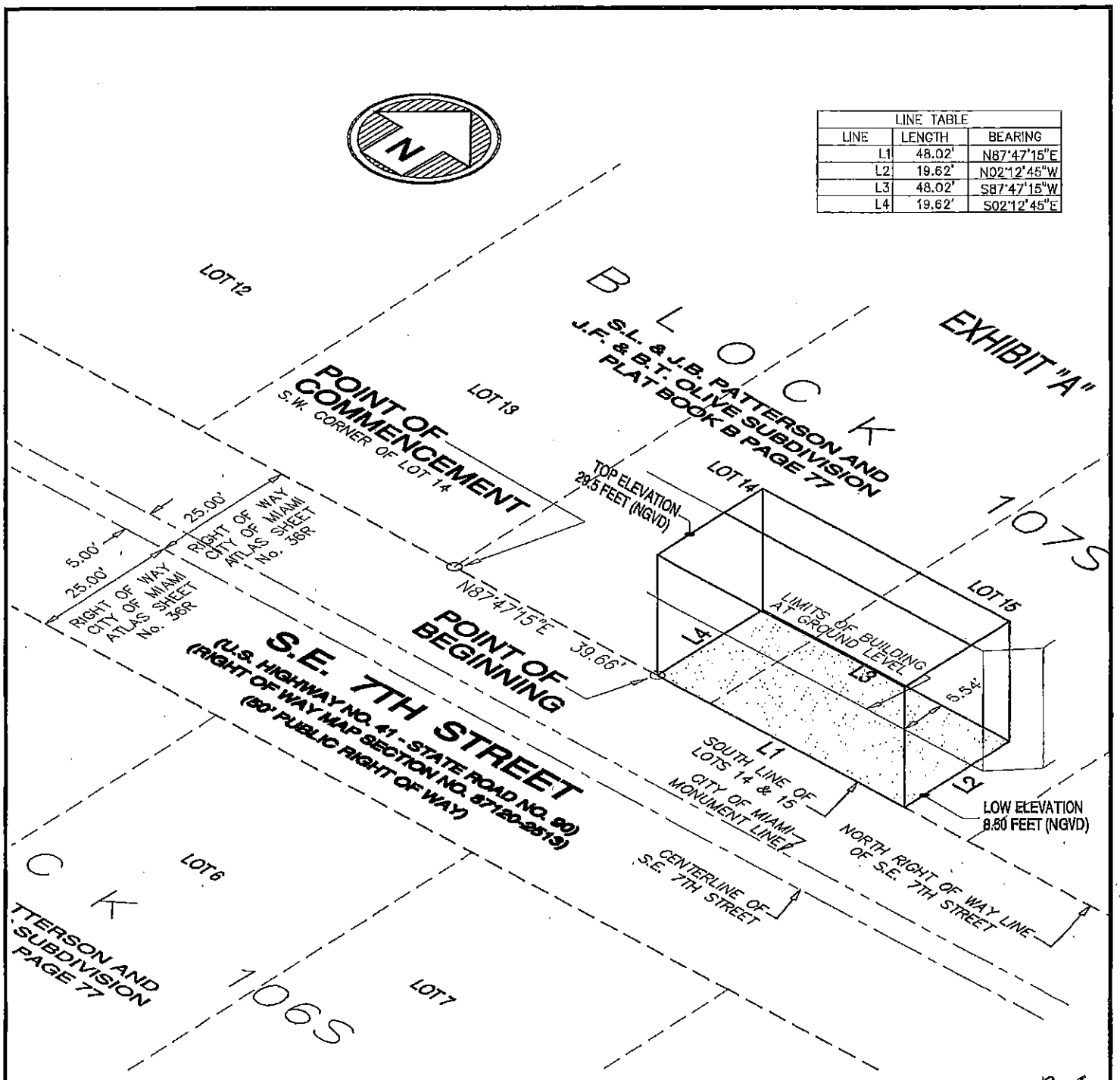
Date	06/08/15
Scale	NOT TO SCALE
Job. No.	150372
Dwg. No.	1015-026-1
Sheet	2 of 4

EXHIBIT "A"



Drawn By MAP	LOCATION SKETCH		Date 06/08/15
Cad. No. 150372	FORTIN, LEAVY, SKILES, INC.		Scale NOT TO SCALE
Ref. Dwg. 2011-012	CONSULTING ENGINEERS, SURVEYORS & MAPPERS		Job. No. 150372
	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653		Dwg. No. 1015-026-1
Plotted: 6/8/15 1:08p	180 Northeast 168th. Street / North Miami Beach, Florida. 33162		Sheet 3 of 4
	Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		

LINE TABLE		
LINE	LENGTH	BEARING
L1	48.02'	N87°47'15"E
L2	19.62'	N02°12'45"W
L3	48.02'	S87°47'15"W
L4	19.62'	S02°12'45"E



THE BOUNDARY BEING BETWEEN ELEVATION +8.5 FEET AT GROUND LEVEL TO ELEVATION 29.5 FEET RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

Drawn By ADC	SKETCH OF DESCRIPTION	Date 06/08/15
Cad. No. 150372	FORTIN, LEAVY, SKILES, INC.	Scale NOT TO SCALE
Ref. Dwg. 2011-012	CONSULTING ENGINEERS, SURVEYORS & MAPPERS	Job. No. 150372
	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653	Dwg. No. 1015-026-1
Plotted: 6/8/15 1:08p	180 Northeast 168th. Street / North Miami Beach, Florida. 33162	Sheet 4 of 4
	Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com	

EXHIBIT "A"

LEGAL DESCRIPTION: Traffic Signal Easement

A Traffic Signal Easement across a portion of Lots 6 and 7, Block 106S, S.L. & J.B. PATTERSON AND J.F. & B.T. OLIVE SUBDIVISION, according to the plat thereof, as recorded in Plat Book B at Page 77, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 6; thence N 87°47'15" E along the North line of said Lot 6, also being the South right of way line of S.E. 7th Street for 29.49 feet to the Point of Beginning of the hereinafter described Traffic Signal Easement; thence continue N 87°47'15" E along said North line of Lots 6 and 7, and South right of way line of S.E. 7th Street for 43.22 feet; thence S 02°12'45" E for 19.42 feet; thence S 87°47'15" W for 43.22 feet; thence N 02°12'45" W for 19.42 feet to the Point of Beginning.

The above described perimetical boundary being between elevation +8.5 feet at ground level to elevation 28.5 feet, relative to the National Geodetic Vertical Datum of 1929.

SURVEYOR'S NOTES:

- This site lies in Section 38, Township 54 South, Range 41 East, Mrs. Hagan Donation, City of Miami, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 87°47'15" E for the South right of way line of S.E. 7th Street.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2008-114-E.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on June 08, 2015, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

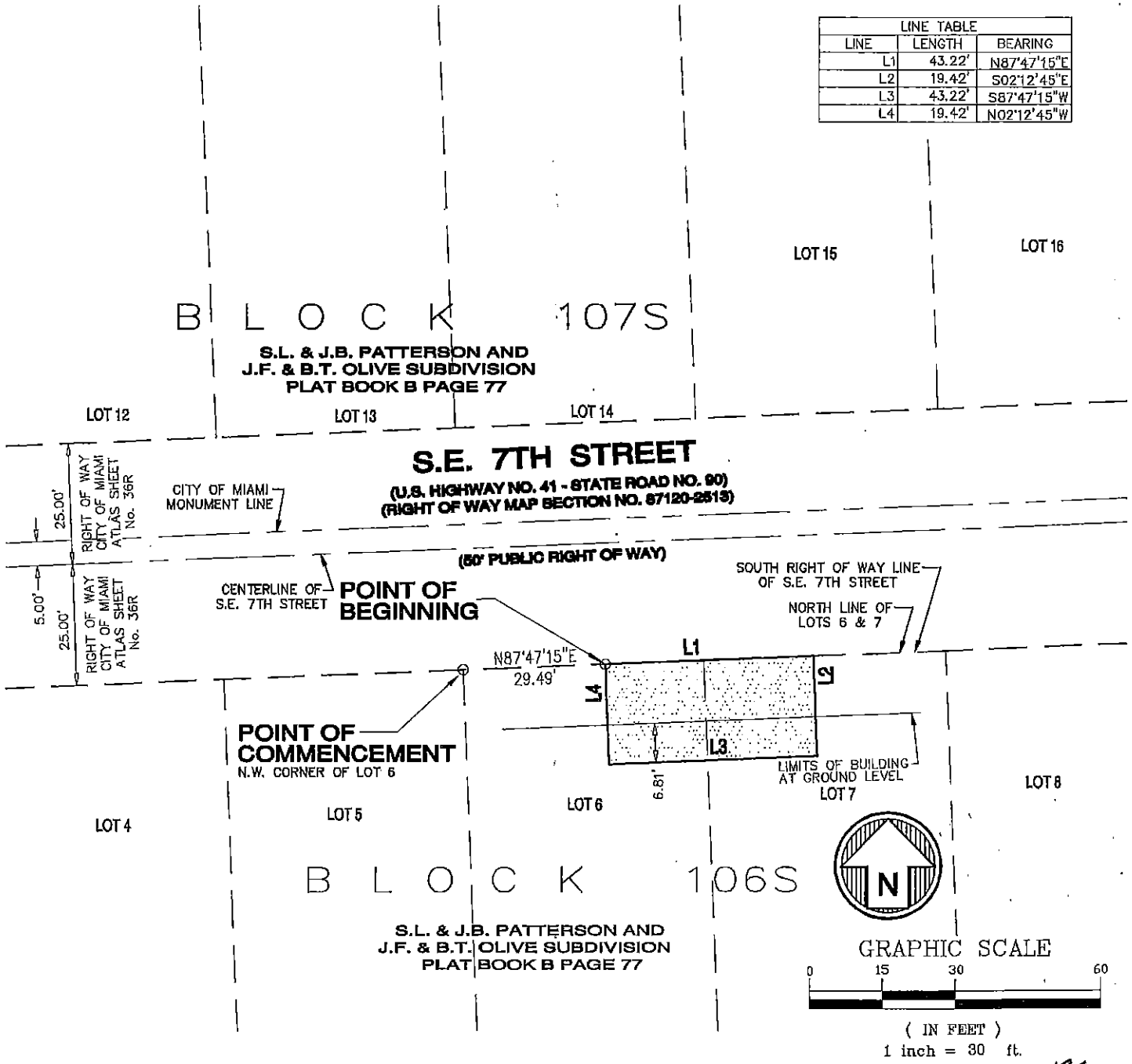
FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

Drawn By MAP	LEGAL DESCRIPTION, NOTES & CERTIFICATION		Date 06/08/15
Cad. No. 150372	FORTIN, LEAVY, SKILES, INC.		Scale NOT TO SCALE
Ref. Dwg. 2008-114-E	CONSULTING ENGINEERS, SURVEYORS & MAPPERS		Job. No. 150372
	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653		Dwg. No. 1015-026-2
Plotted: 6/8/15 1:08p	180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		Sheet 1 of 4

EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.22'	N87°47'15"E
L2	19.42'	S02°12'45"E
L3	43.22'	S87°47'15"W
L4	19.42'	N02°12'45"W

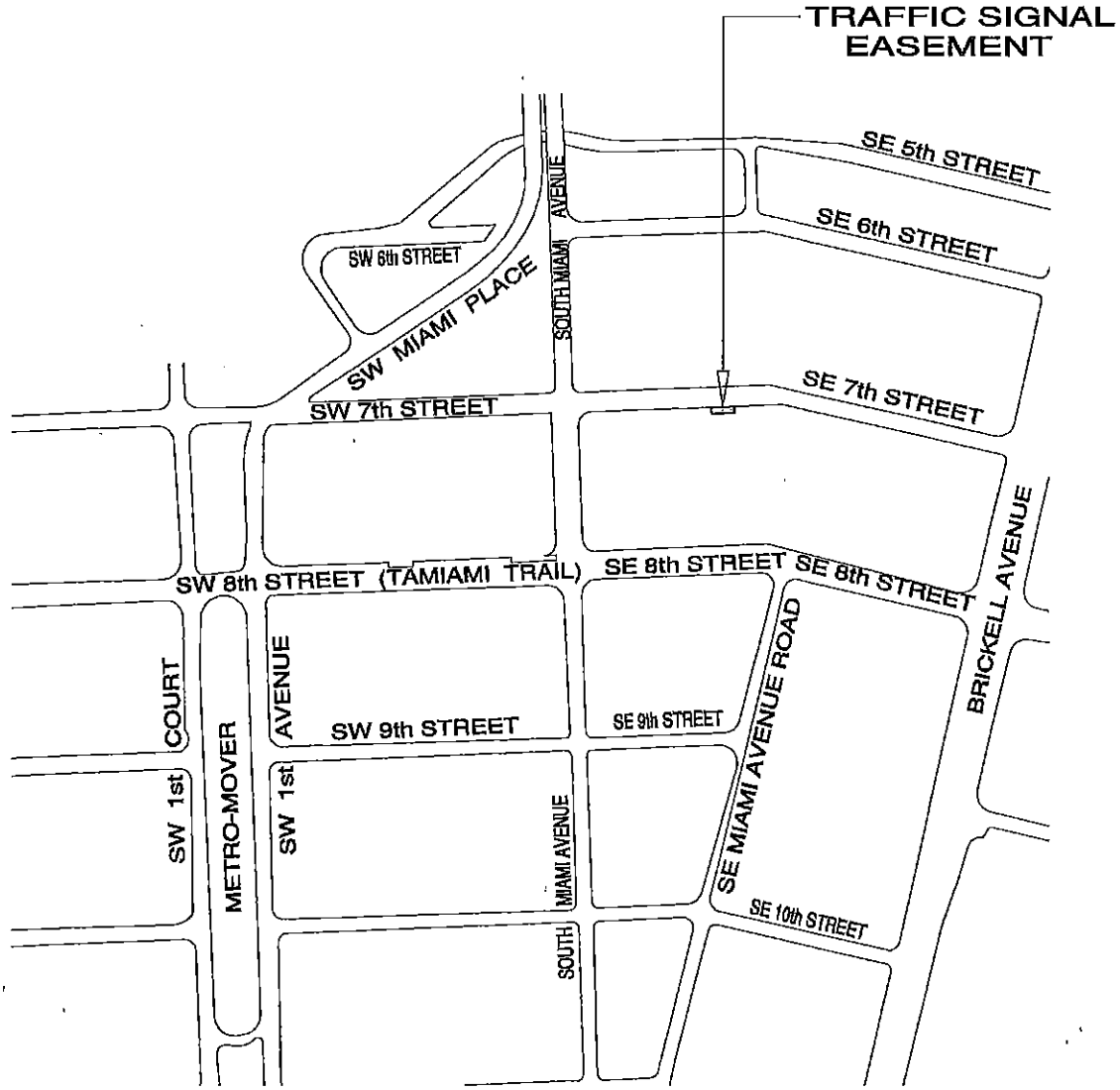


THE BOUNDARY BEING BETWEEN ELEVATION +8.5 FEET AT GROUND LEVEL TO ELEVATION 28.5 FEET RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

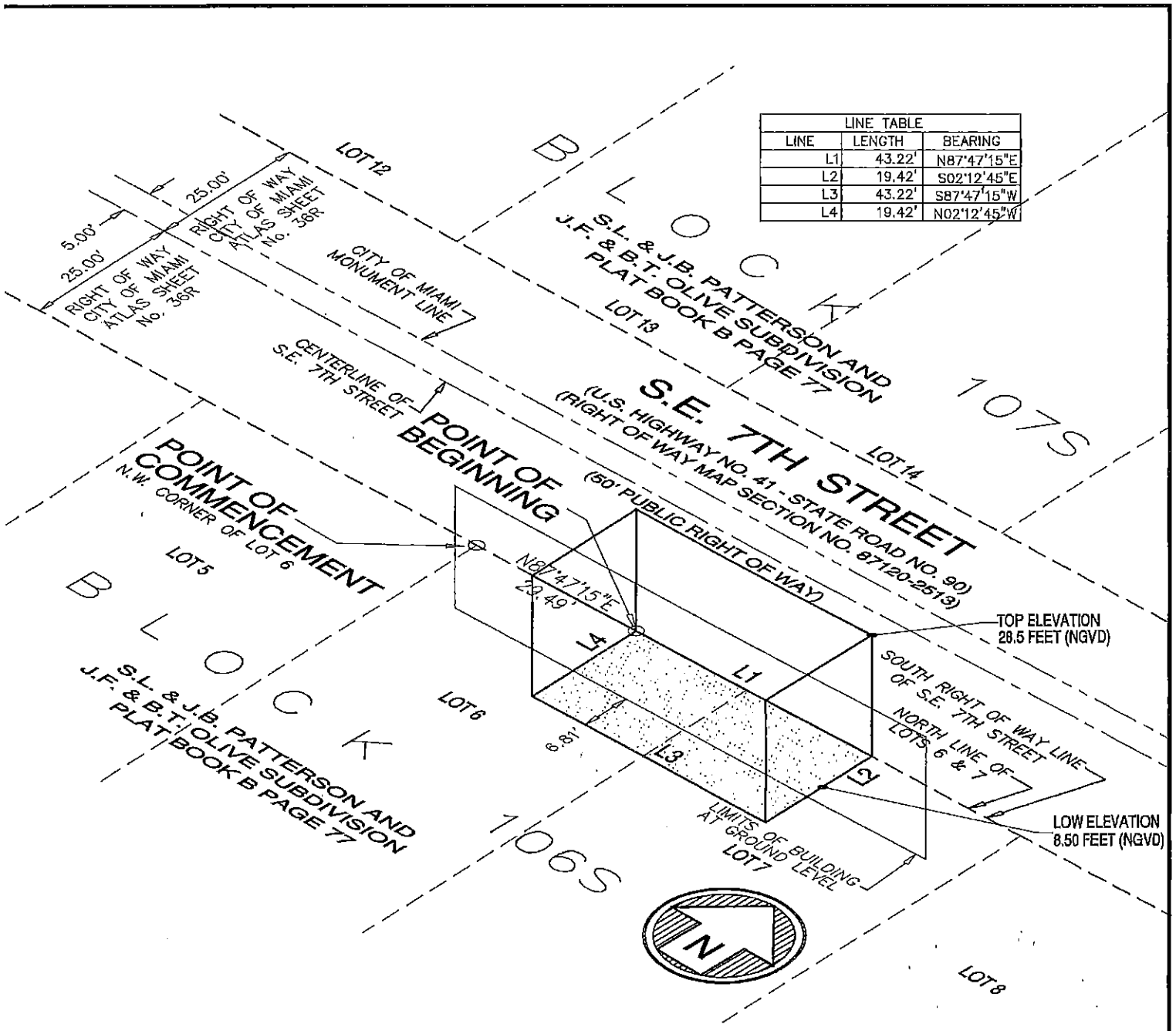
Drawn By	MAP	SKETCH OF DESCRIPTION	Date 06/08/15
Cad. No.	150372		Scale 1"=30'
Ref. Dwg.	2008-114-E	FORTIN, LEAVY, SKILES, INC.	Job. No. 150372
		CONSULTING ENGINEERS, SURVEYORS & MAPPERS	Dwg. No. 1015-026-2
Plotted:	6/8/15 1:08p	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653	Sheet 2 of 4

180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

EXHIBIT "A"



Drawn By MAP	**LOCATION SKETCH**		Date 06/08/15
Cad. No. 150372	**FORTIN, LEAVY, SKILES, INC.**		Scale NOT TO SCALE
Ref. Dwg. 2008-114-E	CONSULTING ENGINEERS, SURVEYORS & MAPPERS		Job. No. 150372
	FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653		Dwg. No. 1015-026-2
Plotted: 6/8/15 1:08p	180 Northeast 168th. Street / North Miami Beach, Florida. 33162		Sheet 3 of 4
	Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		



THE BOUNDARY BEING BETWEEN ELEVATION +8.5 FEET AT GROUND LEVEL TO ELEVATION 28.5 FEET RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

Drawn By	ADC
Cad. No.	150372
Ref. Dwg.	2011-012
Plotted:	6/8/15 1:08p

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	06/08/15
Scale	NOT TO SCALE
Job. No.	150372
Dwg. No.	1015-026-2
Sheet	4 of 4

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:
Ricardo L. Fraga, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, 44th Floor
Miami, Florida 33131
Folio No. 30-6018-031-0010 & 30-6018-032-0060
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 *29th* day of *September*, A.D. 2014, by and between CD 77, LLC, a Florida limited liability company, whose address is 3839 West 16th Avenue, Hialeah, Florida 33012, 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,

Approved by: RR

62

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 AND BY THIS REFERENCE MADE A PART HEREOF

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

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its 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 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

Rosemary Familia
Witness Printed Name

Witness

VANESSA HANKINS
Witness Printed Name

CD 77, LLC, a Florida limited liability company

By: _____ (Sign)

Printed Name: Shahin Etessam
Title: Manager

Approved by: _____

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

I HEREBY CERTIFY, that on this *29th* day of September, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Shahin Etessam, as Manager of CD 77, LLC, a Florida limited liability company, personally known to me, or proven, by producing the following forms of identification: _____ to be the Manager duly authorized on behalf of CD 77, LLC, a Florida limited liability company. Said Manager 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
MY COMMISSION # EE 171626
EXPIRES: May 7, 2016
Bonded Thru Notary Public Underwriters

L. Marcos
Notary Signature

Leyla M. Marcos
Printed Notary Signature

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. 2014, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
Jean Monestime. Chairman of the
Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

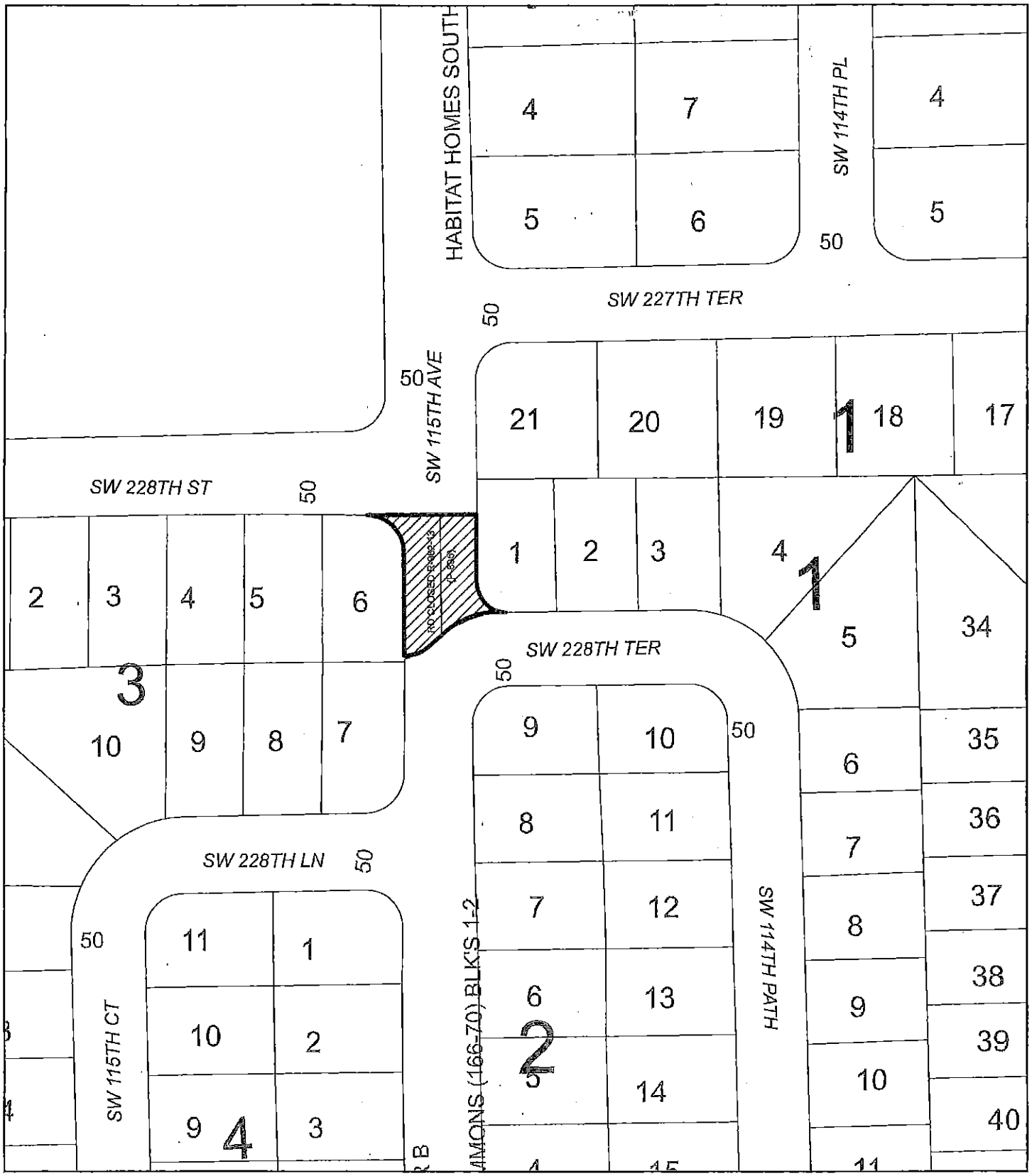
EXHIBIT "A"

A portion of those certain Rights-of-Way for S. W. 115th Avenue and S.W. 228th Terrace, as depicted on BAILES COMMONS, according to the Plat thereof, as recorded in Plat Book 166, Page 70, of the Public Records of Miami-Dade County, Florida; TOGETHER WITH a portion of that certain Right-of-Way for S.W. 115th Avenue as depicted on BAILES COMMONS FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 167, Page 12, of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

BEGIN at the most northerly northeast corner of Lot 6, Block 3, BAILES COMMONS FIRST ADDITION; thence along a line being the easterly prolongation of the North line of said Lot 6, North 89° 11′ 00″ East, 74.73 feet to a point on the West line of Lot 1, Block 1, BAILES COMMONS; thence along said line, South 1° 26′ 19″ East, 41.26 feet to the most westerly southwest corner of said Lot 1 (said point being on the arc of a tangent curve); thence along the southwesterly line of said Lot 1 and Southeasterly along the arc of said curve being concave to the northeast, having a radius of 25.00 feet, a central angle of 90° 09′ 50″, an arc distance of 39.34 feet to a point on the arc of a non-tangent curve (a radial line through said point bears North 1° 36′ 08″ West); thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 75.00 feet, a central angle of 39° 00′ 40″, an arc distance of 51.07 feet to a point of reverse curvature; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 75.00 feet, a central angle of 24° 07′ 51″, an arc distance of 31.59 feet to a point on the East line of said Lot 6, Block 3; thence along said line, North 1° 26′ 19″ West, 73.18 feet to the most southerly northeast corner of said Lot 6 (said point being on the arc of a tangent curve); thence along the northeasterly line of said Lot 6 and northwesterly along the arc of said curve being concave to the southwest, having a radius of 25.00 feet, a central angle of 89° 22′ 41″, an arc distance of 39.00 feet to the Point of Beginning.

Said lands lying, situate and being in Miami-Dade County, Florida, and containing 0.1044 acres (4,547 square feet), more or less.

Approved by: PR



THIS IS NOT A SURVEY

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

Folio No. 30-6018-031-0010 and 30-6018-032-0060
CD 77, LLC
SEC.: 56-40-18

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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W E
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NTS

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: October 08, 2014
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:

Folio No. 30-5009-000-0250
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 2nd day of February, A.D. 2015, by and between Focavi, LLC, whose address is 19370 Collins Avenue, CU3, Sunny Isles Beach, Florida 33160, 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) 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 *party* of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

"SEE ATTACHED EXHIBIT A"

Approved by: _____

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 shall *have* the right to immediately re-possess the same.

And the said *party* 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 *party* of the first part, *has* hereunto set its *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)

_____
Witness

ISAAC Bennerjin
Witness Printed Name

_____
Witness

Anateresa Vargas
Witness Printed Name

_____
Witness

_____
Witness Printed Name

_____
Witness

_____
Witness Printed Name

_____ (Sign)

SIBILA MENECIER
Printed Name Manager of Fecon/k

_____
Address (if different)

_____ (Sign)

_____
Printed Name

_____
Address (if different)

2/5

68

Approved by: _____

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

I HEREBY CERTIFY, that on this 2 day of February, 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Sibila Menecier for focavi, and _____, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

ISAAC BENMERGUI
MY COMMISSION # EE104463
EXPIRES August 21, 2015
(407) 398-0153 FloridaNotaryService.com

NOTARY SEAL/STAMP

_____
Notary Signature

ISAAC BENMERGUI
Printed Notary Name

Notary Public, State of FLORIDA

My commission expires: AUG. 21, 2015

Commission/Serial No. EE104463

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.

_____
Jean Monestime- Chairman 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

Approved by: _____

3/5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

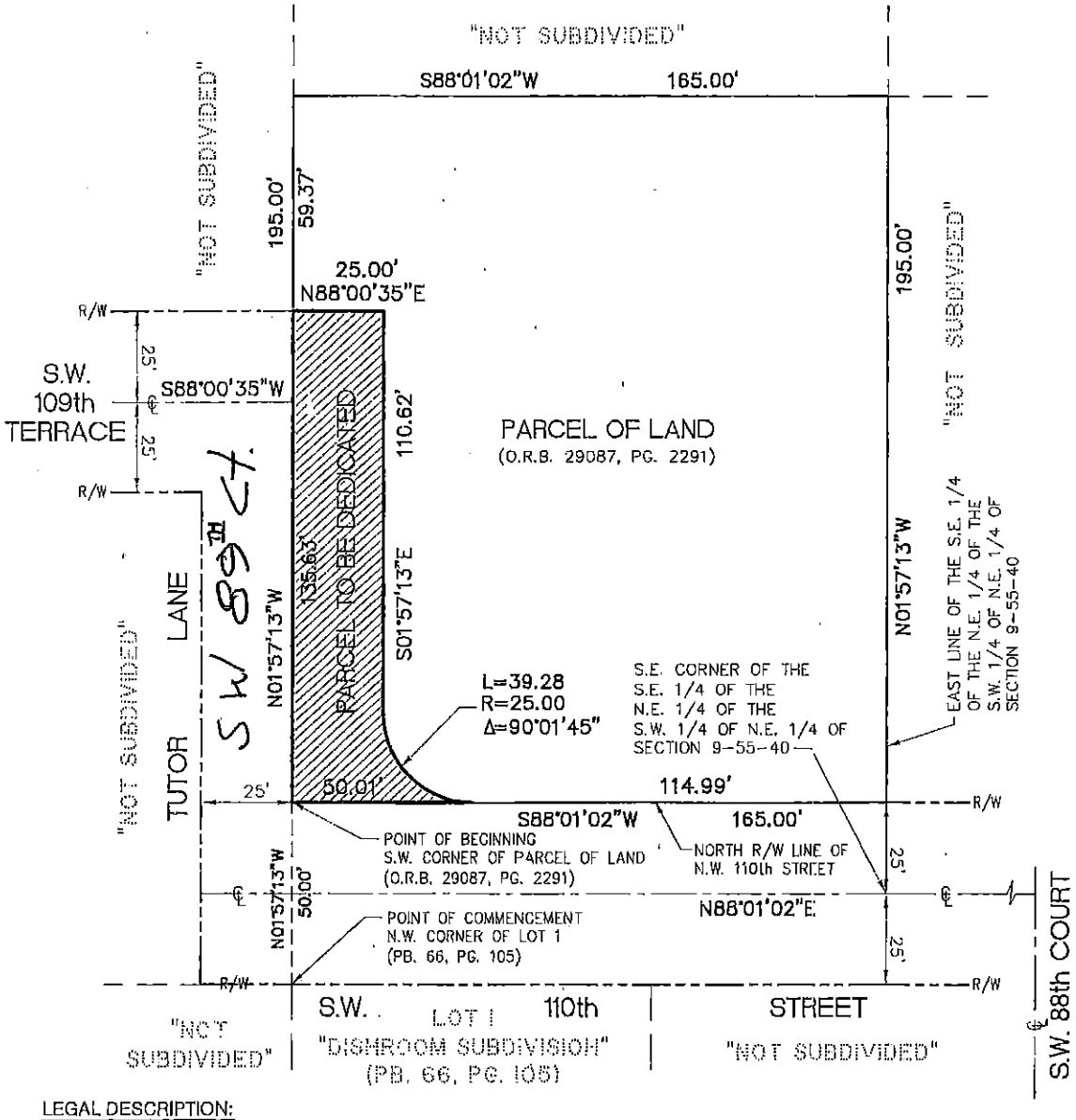
prepared by:

HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

December 2014

EXHIBIT "A"



LEGEND

P.B.	=	PLAT BOOK
PG.	=	PAGE
SEC.	=	SECTION
R/W	=	RIGHT OF WAY
P/L	=	PROPERTY LINE

LEGAL DESCRIPTION:

A parcel lying and being in the N.E. 1/4 of Section 9, Township 55 South, Range 40 East, in Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE AT THE Northwest Corner of the Lot 1 of "DISHROOM SUBDIVISION" according to the plat thereof, as recorded in Plat Book 66, Page 105, of the Public Records of Miami-Dade County, Florida; thence N01°57'13"W for a distance of 50.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel, that is also the Southwest Corner of the Parcel of land recorded in Official Record Book 29087, at Page 2291 of the Public Records of Miami-Dade County, Florida; thence continue N01°57'13"W along the Westerly line of said Parcel of Land for a distance of 135.63 feet; thence N88°00'35"E for a distance of 25.00 feet; thence S01°57'13"E, along a line that is 25 feet parallel to the Westerly line of said Parcel of Land, for a distance of 110.62 feet to a Point of Curvature of a circular curve, concave to the Northeast; thence Southwesterly, Southerly and Southeasterly, along the arc of said curve, having for its elements a radius of 25.00 feet, a central angle of 90°01'45" for an arc distance of 39.28 feet to a point on the South line of said Parcel of Land, that is also the North Right-of-Way line of S.W. 110th Street; thence S88°01'02"W along said North Right-of-Way line of S.W. 110th Street, for a distance of 50.01 feet to the POINT OF BEGINNING.

Containing 3,525 Square Feet, or 0.08 Acres, more or less, by calculations.

4/5

NOTICE: Not full and complete without page 2 of 2.

JOB: 14167

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

prepared by:

HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

December 2014

EXHIBIT "A"

SOURCES OF DATA:

The Legal Description of the Subject Property was generated from Section 9, Township 55 South, Range 40 East, in Miami-Dade County. In addition, the following sources of data were used to the extent required to complete this document in a defensible matter, that is to say:

Sketch provided by the client showing the approximate portion of Land to be Dedicated to a Right of Way Purposes..

Bearings as shown hereon are based upon the South line of the property with an assumed bearing of S88°01'02"W, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other that what appears on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

INTENDED USE/EXPRESS PURPOSES:

It is understood by the Surveyor that the intended use of this document is to dedicate a Parcel of Land to Right of Way.

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 and further, that said Sketch meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.052 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

By: _____ Date: 2/13/15

Abraham Hadad, P.S.M.
Professional Surveyor and Mapper LS6006
HADONNE CORP.
Land Surveyors and Mappers
Certificate of Authorization LB7097
8700 W. Flagler Street, Suite 420
Miami, Florida 33174
305.266.1188 phone
305.207.6845 fax

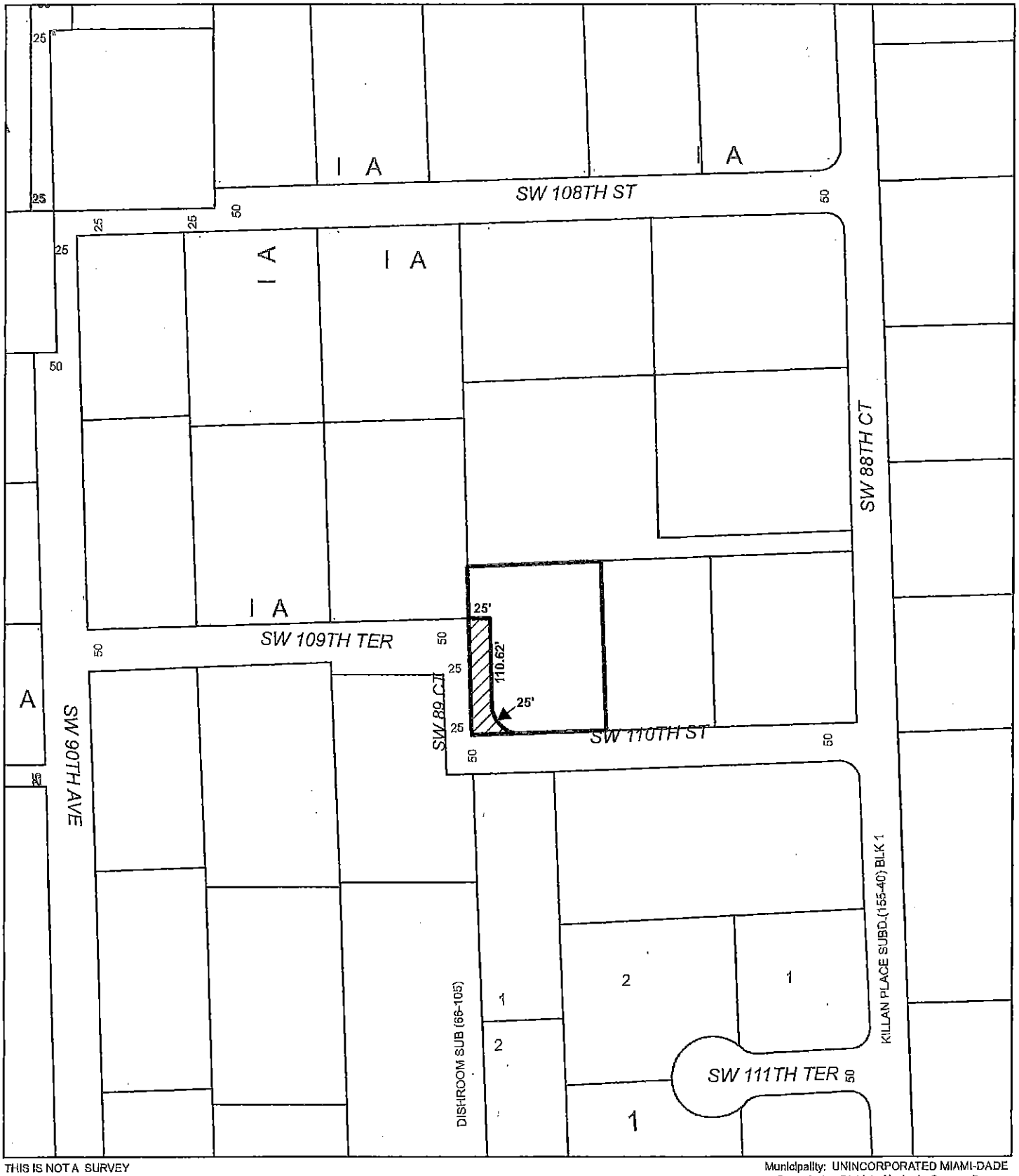
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.

5/5

NOTICE: Not full and complete without page 1 of 2.

JOB: 14167

71



THIS IS NOT A SURVEY

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

Folio No. 30-5009-000-0250
FOCAVI, LLC
SEC.: 55-40-09

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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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

MIAMI-DADE COUNTY

Date: February 18, 2015
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 A. Bolanos, Esq.
2121 Ponce de Leon Blvd., Ste. 950
Coral Gables, Florida 33134
Tel. 305-567-0424
Folio No. **30-4131-003-0062**
User Department: Public Works and Waste Management

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

THIS INDENTURE, is made this 13th day of August A.D. 2014, by and between **Premier Trust, Inc., a Nevada corporation, as Trustee of the Jacqueline Marie Garcia Haley 2012 Dynasty Trust**, whose address is 6990 NW 25th Street, Miami, Florida 33122, 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 East 25 feet of the North 133.25 feet of the South 266.50 feet of the East 1/2 of the West 1/2 of Lot 2, Block 1, W.T. Hardee's Subdivision, according to the plat thereof, as recorded in Plat Book B, Page 50, 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 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.

Premier Trust, Inc., a Nevada Corporation, as Trustee of the Jacqueline Marie Garcia Haley 2012 Dynasty Trust

Melanie Pipkins
Witness

Melanie Pipkins
Print name:

Christie Stark
Witness

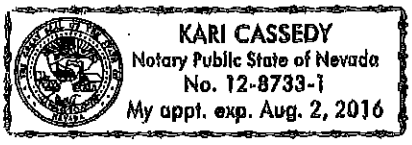
Christie Stark
Print Name:

By Mark A. Dreschler, as President and Secretary
4465 S. Jones Blvd.
Las Vegas, Nevada

STATE OF NEVADA
COUNTY OF CLARK

I HEREBY CERTIFY, that on this 13th day of August, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Mark A. Dreschler, as President and Secretary of Premier Trust, Inc., a Nevada Corporation, as Trustee of the Jacqueline Marie Garcia Haley 2012 Dynasty Trust, personally known to me, ~~or proven, by producing the following identification:~~ _____ to be the person who executed the foregoing instrument freely and voluntarily for

the purposes therein expressed.



Kari Cassedy
Notary Signature

Kari Cassedy
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Nevada

My commission expires: Aug. 2, 2016

Commission/Serial No. 12-8733-1

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.

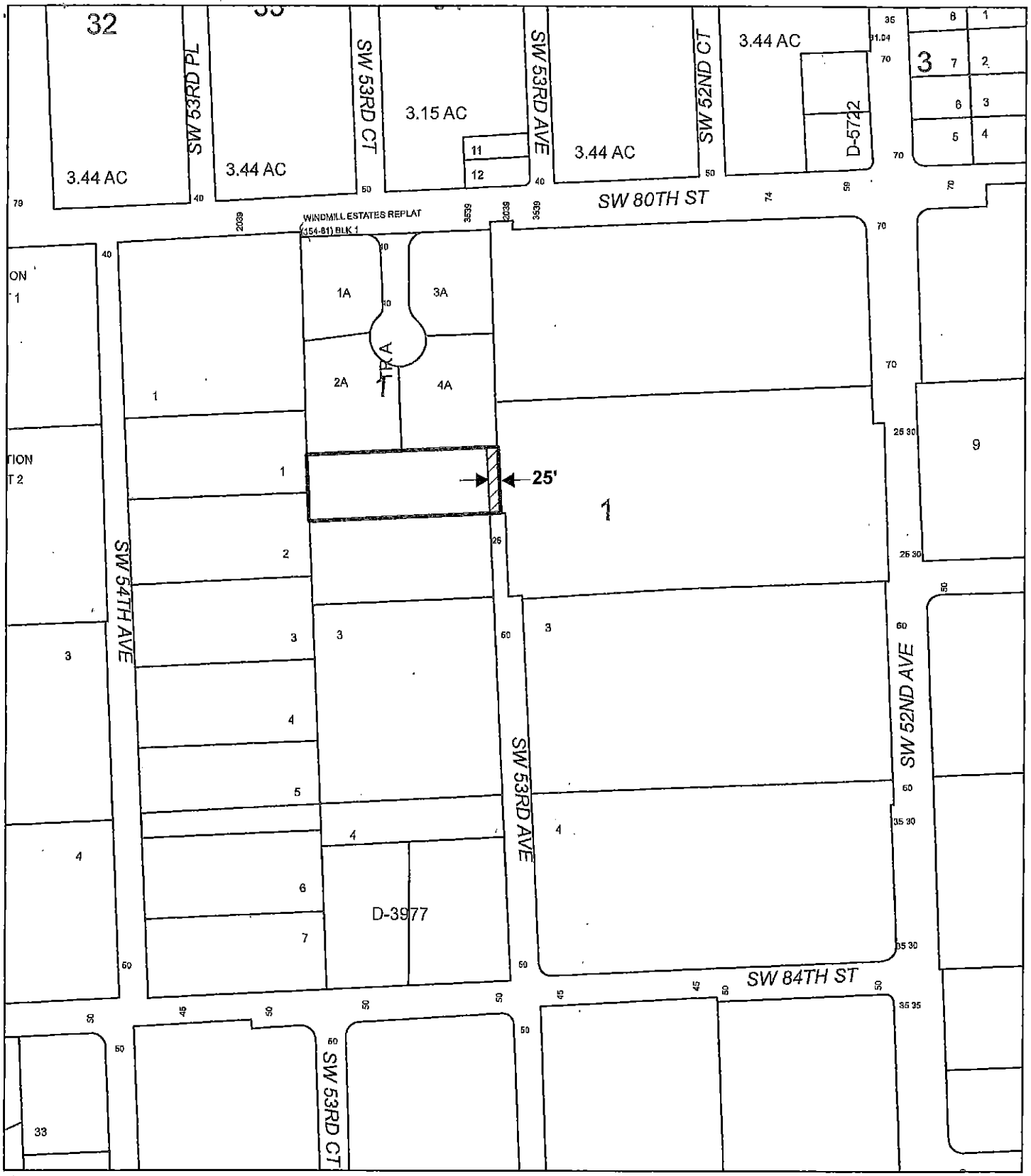
_____
Jean Monestime , Chairman of the
Board of County Commissioners

ATTEST:HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-4131-003-0062
PREMIER TRUST INC.
SEC.: 30-4131-003-0062

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

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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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

MIAMI-DADE COUNTY

Date: April 01, 2015
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. **30-6018-005-0140/0150**
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 26 day of March, A.D. 2015, by and between **APA ADQUISITIONS, LLC**, a corporation under the laws of the State of Florida, and having its office and principal place of business at **8480 SW 94 Street, Miami, Florida 33156**, 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 southerly 15 feet of Lots 23 and 24 of Block 5, of SECOND AMENDED PLAT OF EAST DIXIE PARK, according to the plat thereof recorded in Plat Book 38, Page 58, 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 said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

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

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

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

Witness

Pedro Luis Morales
Printed Name

Witness

Yani Abreu
Printed Name

Witness

Printed Name

Witness

Printed Name

APA ADQUISITIONS, LLC

(Sign)
By: President

Armando Perez-Aleman
Printed Name

Address if different

(Sign)
Attest: Secretary

Elena Diaz De Villegas
Printed Name

Address if different

CORP SEAL

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

I HEREBY CERTIFY, that on this 26 day of MARCH, A.D. 2015, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Armando Perez-Aleman and Elena Diaz De Villegas, personally known to me, or proven, by producing the following identification: _____ to be the _____ President and _____ Secretary of **APA ADQUISITIONS, LLC,** a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Notary Signature

Amalia Bocanegra
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 9/21/2017

Commission/Serial No. FF039127

AMALIA BOCANEGRA
MY COMMISSION #FF039127
EXPIRES September 21, 2017
(407) 398-0153 FloridaNotaryService.com

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.

_____
Jean Monestime, Chairman of the
Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

THIS IS NOT A SURVEY

Folio No. 30-6018-005-0140
30-6018-005-0150
APA Acquisitions, LLC
SEC.: 56-40-18

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

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N W E S
NTS

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

MIAMI-DADE COUNTY

Date: April 6, 2015
Prepared by: ym

Return to:
Roadway Engineering & R/W Division
Miami-Dade County Public Works
& Waste Management Dept.
111 NW 1st Street Ste-1510
Miami, FL 33128-1970

Instrument prepared by:
Carlos A. Lavista
For M-DCPWWM
111 NW 1 Street, Ste-1610
Miami, FL. 33128-1970

Folio No. 10-7916-027-0010
User: Public Works Waste Management.

Traffic Signal Easement
Pacific Blvd East of SW 152 Ave
Tract-A, Oasis Roads
Section 57-39-16

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 5th day of March, A.D. 2015, between **EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT**, a uniform community development district under Chapter 190 of the Florida Statutes, and having its office and principal place of business at 5385 North Nob Hill Road, Sunrise, FL. 33351, **GRANTOR**, 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, **GRANTEE**,

WITNESSETH:

That the said **GRANTOR**, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the **GRANTEE**, 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

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

And the said **GRANTEE**, through the officers, agents, employees, franchisees, licenses, successors and assigns, upon undertaking any installation as described herein, shall have a duty to restore the subject property impacted by such installation or maintenance to a standard equal to or better than the condition of such property prior to such installation as determined in the County's reasonable discretion. Nothing herein shall be deemed as a waiver of the County's sovereign immunity under Florida Statute Section 768.28.

IN WITNESS WHEREOF, the said **GRANTOR** 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

Victor Chavaya
Printed Name

Witness

Printed Name

Witness

Robin Ventura
Printed Name

Witness

Jennifer McConnel

East Homestead CDD

Corporate Name - Printed

Susan Genther
By: Chairwoman

Susan Genther
Printed Name

Address if different

By: Secretary

Luis Hernandez
Printed Name

Address if different

CORP SEAL

TS Esmt Pacific Blvd. Tr A

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5th day of March, A.D. 20 15, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Susan Gerther and Luis Hernandez, (personally known to me) or proven, by producing the following identification: _____ to be the President Chairwoman and _____ Secretary of East Homestead Community Development District, 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.

JULIANA DUQUE
MY COMMISSION #EE 180419
EXPIRES March 18, 2016
(407) 398-0153 FloridaNotaryService.com

Notary Signature

Juliana Duque
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: March 18th, 2016

Commission/Serial No. EE 180419

TS Esmt Pacific Blvd. Tr A

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.

_____
Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

TS Esmt Pacific Blvd. Tr A

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract A, OASIS ROADS, according to the plat thereof, as recorded in Plat Book 164, Page 27 of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Southeast corner of said Tract A, said point being the intersection of the West right of way line of SW 152nd Avenue and the South right of way line of Pacific Boulevard; thence S89°48'02"W, along the South line of said Tract A, for a distance of 55.00 feet; thence N00°15'56"W, parallel to the East line of said Tract A for a distance of 30.00 feet; thence N89°48'02"E, parallel to the South line of said Tract A for a distance of 55.00 feet to a point on the West right of way line of SW 152nd Avenue; thence S00°15'56"E, along the West right of way line of said SW 152nd Ave, for a distance of 30.00 feet to the POINT OF BEGINNING.

AND

Beginning at the Northeast corner of said Tract A, said point being the intersection of the West right of way line of SW 152nd Avenue and the North right of way line of Pacific Boulevard; thence S00°15'56"E, along the West right of way line of SW 152nd Avenue for a distance of 12.00 feet; thence S89°48'02"W, parallel to the North line of said Tract A for a distance of 98.00 feet; thence N00°15'56"W, parallel to the East line of said Tract A for a distance of 12.00 feet to a point on the North line of Tract A, thence N89°48'02"E along the North line of Tract A for a distance of 98.00 feet to the POINT OF BEGINNING.

Containing 2,826 square feet or 0.065 acres, more or less.

SURVEYOR'S NOTE:
Bearings as shown hereon refer to a bearing of N00°15'56"W along the East line of the NW 1/4 of Sec. 16-57-39. This bearing was obtained from the Miami Dade County Surveying Section 16, Township Map 57 South, Range 39 East, based on NGS State Plane Coordinate System, Florida East Zone, NAD 1927. 1974 Adjustment

By: Carlos D. Socarras
Carlos D. Socarras, PLS
Professional Land Surveyor No. 4953
State of Florida

For: Miami-Dade County Public Works
and Waste Management Dept.
Land Development/Right-of-Way Division
Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

MIAMI-DADE PWWM THIS IS NOT A SURVEY

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "A" OASIS ROADS	SCALE:	DATE: 10-30-14	Florida Department of Transportation, District VI FM No.:
		DRAWN BY: L. ESPINOSA		Sect/Job No.: FAP No.:
		CHECKED BY: C. SOCARRAS		SR No.: County: Miami-Dade
	TRAFFIC SIGNAL EASEMENT	PROJECT: 20140194	SHEET: 1 of 2	Parcel No.: Sheet ___ of ___

SEC 16
TWP 57 S
RGE 39 E

TRACT "D"
P.B. 164-27

135.02'

30'

EXISTING R/W

N00°15'56"W
12.00'

N89°48'02"E 98.00'

P.O.B.

S00°15'56"E
12.00'

EXISTING R/W

PACIFIC BLVD.

40'

S89°48'02"W 259.00'

S89°48'02"W 98.00'

N89°48'02"E
55.00'

P.R.M.

TRACT "A"

40'

N00°15'56"W
30.00'

N00°15'56"W

SW 152 AVENUE

EAST LINE OF THE NW 1/4 SEC 16-57-39

EXISTING R/W

EXISTING R/W

S89°48'02"W
55.00'

P.O.B.

S00°15'56"E
30.00'

TRACT "E"
P.B. 164-27

134.98'

30'

70.00

LEGEND

	BOUNDARY LINE		AREA OF TRAFFIC SIGNAL EASEMENT
	PROPERTY LINE	(P.O.B.)	POINT OF BEGINNING
	RIGHT-OF-WAY LINE	(P.O.C.)	POINT OF COMMENCEMENT
	SECTION LINE	P.C.P.	PERMANENT CONTROL POINT
R/W	RIGHT OF WAY	P.B.	PLAT BOOK
℄	PROPERTY LINE	PG.	PAGE
℄	CENTER LINE	sq ft	SQUARE FEET
(A)	ARC DISTANCE	⅊	SECTION LINE
(Δ)	DELTA	P.R.M.	PERMANENT REFERENCE MONUMENT
SEC	SECTION	CA	CENTRAL ANGLE
TWP	TOWNSHIP	(R)	RADIUS
		RGE	RANGE

Folio No: 10-7916-027-0010

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.

MIAMI-DADE

PWWM

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "A" OASIS ROADS	SCALE: 1" = 50' DATE:10-30-14 DRAWN BY: L. ESPINOSA CHECKED BY: C. SOCARRAS	Florida Department of Transportation,District VI FM No.: Seat/Job No.: FAP No.: SR No.: N/A County: Miami-Dade
	TRAFFIC SIGNAL EASEMENT	PROJECT:20140194 SHEET: 2 of 2	Parcel No.: Sheet__of__

86

Return to:
Roadway Engineering & R/W Division
Miami-Dade County Public Works
& Waste Management Dept.
111 NW 1st Street Ste-1510
Miami, FL 33128-1970

Instrument prepared by:
Carlos A. Lavista
For M-DCPWWM
111 NW 1 Street, Ste-1610
Miami, FL. 33128-1970

Folio No. 10-7916-027-0020
User: Public Works Waste Management.

Traffic Signal Easement
Pacific Blvd West of SW 152 Ave
Tract-B, Oasis Roads
Section 57-39-16

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 5th day of March, A.D. 2015, between **EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT**, a uniform community development district under Chapter 190 of the Florida Statutes, and having its office and principal place of business at 5385 North Nob Hill Road, Sunrise, FL. 33351, **GRANTOR**, 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, **GRANTEE**,

WITNESSETH:

That the said **GRANTOR**, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the **GRANTEE**, 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

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

And the said **GRANTEE**, through the officers, agents, employees, franchisees, licenses, successors and assigns, upon undertaking any installation as described herein, shall have a duty to restore the subject property impacted by such installation or maintenance to a standard equal to or better than the condition of such property prior to such installation as determined in the County's reasonable discretion. Nothing herein shall be deemed as a waiver of the County's sovereign immunity under Florida Statute Section 768.28.

IN WITNESS WHEREOF, the said **GRANTOR** 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

Victor Chacoya
Printed Name

Witness

Francis A. Vera
Printed Name

Witness

Robin Ventura
Printed Name

Witness

Jennifer McConnell

East Homestead CDD

Corporate Name - Printed

Susan Genther
By: Chairwoman

Susan Genther
Printed Name

Address if different

By: Secretary

Luis Hernandez
Printed Name

Address if different

CORP SEAL

TS Esmt Pacific Blvd. Tr B

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5th day of March, A.D. 20 15, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Susan Gerthon and Luis Hernandez, ~~personally known to me,~~ or proven, by producing the following identification: _____ to be the President and Vice President Secretary of East Homestead Community Development District, 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.

JULIANA DUQUE
MY COMMISSION #EE 180419
EXPIRES March 18, 2016
(407) 398-0153 FloridaNotaryService.com

Notary Signature

Juliana Duque
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: March 18th, 2016

Commission/Serial No. EE 180419

TS Esmt Pacific Blvd. Tr B

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.

_____
Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

TS Esmt Pacific Blvd. Tr B

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract B, OASIS ROADS, according to the plat thereof, as recorded in Plat Book 164, Page 27 of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Northwest corner of said Tract B, said point being the intersection of the East right of way line of SW 152nd Avenue with the North right of way line of Pacific Boulevard; thence N89°48'02"E along the North line of said Tract B, for a distance of 31.05 feet to a point of curvature of a circular curve concave to the Northwest, thence easterly along the arc of said curve, having a radius of 550.00 feet through a central angle of 02°11'00" for an arc distance of 20.96 feet to a point; thence S00°15'56"E for a distance 30.00 feet to a point of intersection with a non-tangent curve, at said point the radial line bears S02°16'42"E from center of said curve, thence westerly along the arc of a curve, concave to the Northwest having a radius of 580.00 feet through a central angle of 02°04'20" for an arc distance of 20.99 feet to a point of tangency; thence S89°48'02"W for a distance of 31.05 feet to a point on the East right of way line of SW 152nd Avenue, being also the West line of said Tract B; thence N00°15'56"W along the West line of said Tract B for a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 1,560 square feet or 0.036 acre more or less.

SURVEYOR'S NOTE:
Bearings as shown hereon refer to a bearing of N00°15'56"W along the East line of the NW 1/4 of Sec. 16-57-39. This bearing was obtained from the Miami Dade County Surveying Section 16, Township Map 57 South, Range 39 East, based on NGS State Plane Coordinate System, Florida East Zone, NAD 1927. 1974 Adjustment

By: _____
Carlos D. Socarras, PLS
Professional Land Surveyor No. 4953
State of Florida

For: Miami-Dade County Public Works
and Waste Management Dept.
Land Development/Right-of-Way Division
Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

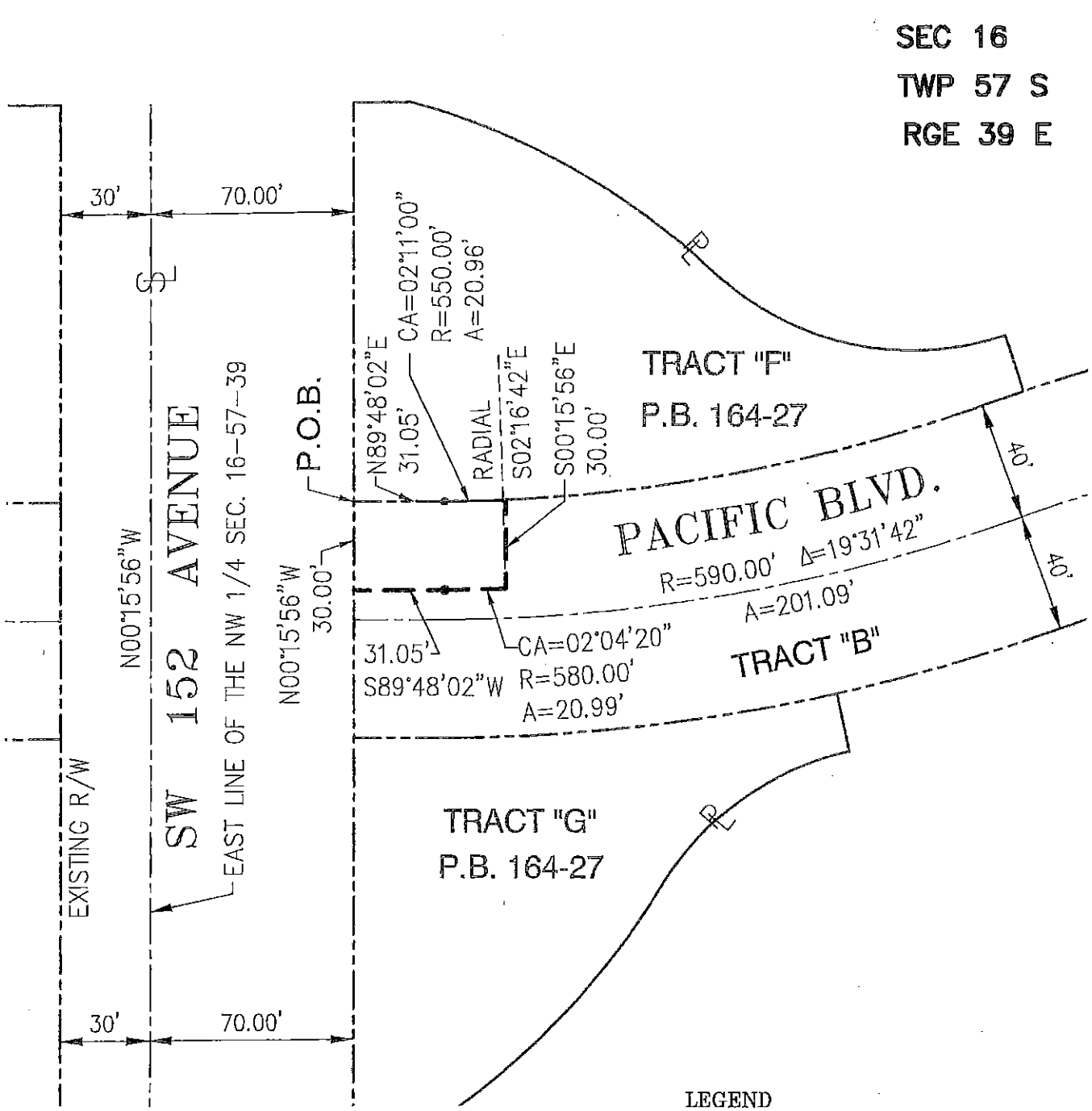
MIAMI-DADE PWWM

THIS IS NOT A SURVEY

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "B" OASIS ROADS	SCALE: / DATE: 10-30-14	Florida Department of Transportation, District VI
		DRAWN BY: L. ESPINOSA	FM No.: Sect/Job No.:
		CHECKED BY: C. SOCARRAS	FAP No.: SR No.: County: Miami-Dade
	TRAFFIC SIGNAL EASEMENT	PROJECT: 20140194 / SHEET: 1 of 2	Parcel No.: Sheet ___ of ___

91

SEC 16
TWP 57 S
RGE 39 E



LEGEND

	BOUNDARY LINE		AREA OF TRAFFIC SIGNAL EASEMENT
	PROPERTY LINE	(P.O.B.)	POINT OF BEGINNING
	RIGHT-OF-WAY LINE	(P.O.C.)	POINT OF COMMENCEMENT
	SECTION LINE	P.C.P.	PERMANENT CONTROL POINT
R/W	RIGHT OF WAY	P.B.	PLAT BOOK
℄	PROPERTY LINE	PG.	PAGE
℄	CENTER LINE	sq ft	SQUARE FEET
(A)	ARC DISTANCE	§	SECTION LINE
(Δ)	DELTA	P.R.M.	PERMANENT REFERENCE MONUMENT
SEC	SECTION	CA	CENTRAL ANGLE
TWP	TOWNSHIP	(R)	RADIUS
		RGE	RANGE

Folio No: 10-7916-027-0020

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.

MIAMI-DADE

PWWM

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "B" OASIS ROADS TRAFFIC SIGNAL EASEMENT	SCALE: 1" = 50' DATE:10-30-14 DRAWN BY: L. ESPINOSA CHECKED BY: C. SOCARRAS PROJECT:20140194 SHEET: 2 of 2	Florida Department of Transportation,District VI FM No.: Sect/Job No.: FAP No.: SR No.: N/A County: Miami-Dade Parcel No.: Sheet__of__

92

Return to:
Roadway Engineering & R/W Division
Miami-Dade County Public Works
& Waste Management Dept.
111 NW 1st Street Ste-1510
Miami, FL 33128-1970

Instrument prepared by:
Carlos A. Lavista
For M-DCPWWM
111 NW 1 Street, Ste-1610
Miami, FL. 33128-1970

Folio No. 10-7916-027-0040
User: Public Works Waste Management

Traffic Signal Easement
SW 152 Ave and Pacific Blvd (NW)
Tract-D, Oasis Roads
Section 57-39-16

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 5th day of March, A.D. 2015, between **EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT**, a uniform community development district under Chapter 190 of the Florida Statutes, and having its office and principal place of business at 5385 North Nob Hill Road, Sunrise, FL. 33351, **GRANTOR**, 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, **GRANTEE**,

WITNESSETH:

That the said **GRANTOR**, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the **GRANTEE**, 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

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

And the said **GRANTEE**, through the officers, agents, employees, franchisees, licenses, successors and assigns, upon undertaking any installation as described herein, shall have a duty to restore the subject property impacted by such installation or maintenance to a standard equal to or better than the condition of such property prior to such installation as determined in the County's reasonable discretion. Nothing herein shall be deemed as a waiver of the County's sovereign immunity under Florida Statute Section 768.28.

IN WITNESS WHEREOF, the said **GRANTOR** 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

Victor Chavoya
Printed Name

Witness

Claims A. Vera
Printed Name

Witness

Robin Ventura
Printed Name

Witness

Jennifer McConnell

East Homestead CDD

Corporate Name - Printed

Susan Genther
By: Chairwoman

Susan Genther
Printed Name

Address if different

By: Secretary

Luis Hernandez
Printed Name

Address if different

CORP SEAL

TS Esmt Pacific Blvd. Tr D

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5th day of March, A.D. 20 15, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Susan Genther and Luis Hernandez, personally known to me, or proven, by producing the following identification: _____ to be the ~~President~~ Chairwoman and _____ Secretary of East Homestead Community Development District, 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.

JULIANA DUQUE
MY COMMISSION #EE 180419
EXPIRES March 18, 2016
(407) 398-0153 FloridaNotaryService.com

NOTARY SEAL/STAMP

Notary Signature

Juliana Duque
Printed Notary Name

Notary Public, State of Florida

My commission expires: March 18th, 2016

Commission/Serial No. EE 180419

TS Esmt Pacific Blvd. Tr D

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.

_____
Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

TS Esmt Pacific Blvd. Tr D

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract D, OASIS ROADS, according to the plat thereof, as recorded in Plat Book 164, Page 27 of the Public Records of Miami-Dade County, Florida, described as follows:

Commence at the Southeast corner of said Tract D, said point being the intersection of the West right of way line of SW 152nd Avenue and the North right of way line of Pacific Boulevard; thence N00°15'56"W, along the East line of said Tract D, for a distance of 12.50 feet to the POINT OF BEGINNING; thence S89°48'02"W, parallel to the South line of said Tract D for a distance of 10.00 feet; thence N00°15'56"W along a line 10.00 feet West and parallel to the East line of said Tract D for a distance of 44.00 feet; thence N89°48'02"E for a distance of 10.00 feet to a point on the East line of said Tract D, being also the West right of way line of SW 152nd Avenue; thence S00°15'56"E, along the previously mentioned line, for a distance of 44.00 feet to the POINT OF BEGINNING.

Containing 440 square feet or 0.010 acres, more or less.

SURVEYOR'S NOTE:
Bearings as shown hereon refer to a bearing of N00°15'56"W along the East line of the NW 1/4 of Sec. 16-57-39. This bearing was obtained from the Miami Dade County Surveying Section 16, Township Map 57 South, Range 39 East, based on NGS State Plane Coordinate System, Florida East Zone, NAD 1927. 1974 Adjustment

By: _____
Carlos D. Socarras, PLS
Professional Land Surveyor No. 4953
State of Florida

For: Miami-Dade County Public Works
and Waste Management Dept.
Land Development/Right-of-Way Division
Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

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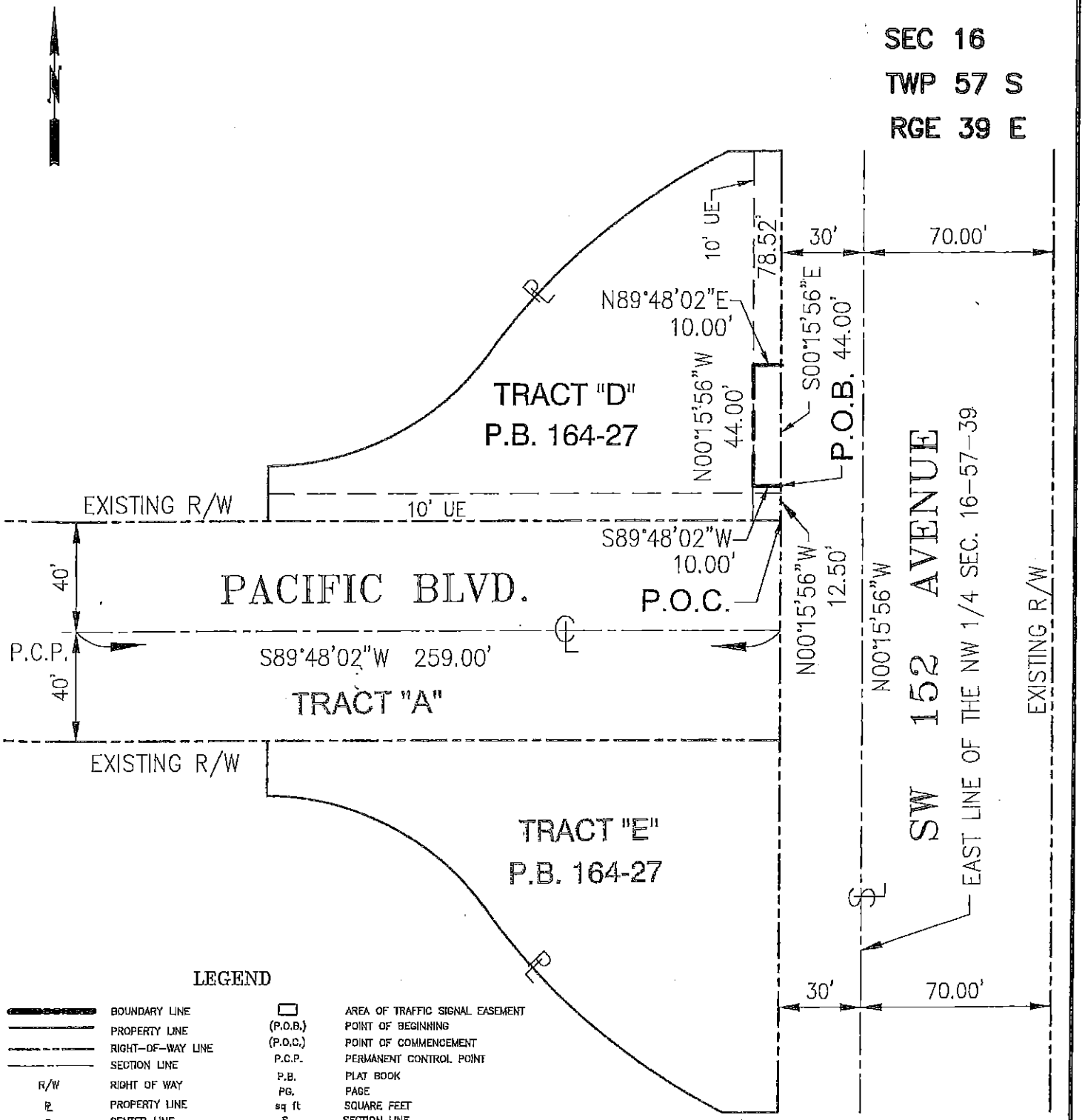
MIAMI-DADE PWWM

THIS IS NOT A SURVEY

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "D" OASIS ROADS	SCALE: DATE:10-30-14	Florida Department of Transportation, District VI
		DRAWN BY: L. ESPINOSA	FM No.: Sect/Job No.:
		CHECKED BY: C. SOCARRAS	FAP No.: SR No.: County: Miami-Dade
	TRAFFIC SIGNAL EASEMENT	PROJECT:20140194 SHEET: 1 of 2	Parcel No.: Sheet ___ of ___

97



LEGEND

	BOUNDARY LINE		AREA OF TRAFFIC SIGNAL EASEMENT
	PROPERTY LINE	(P.O.B.)	POINT OF BEGINNING
	RIGHT-OF-WAY LINE	(P.O.C.)	POINT OF COMMENCEMENT
	SECTION LINE	P.C.P.	PERMANENT CONTROL POINT
R/W	RIGHT OF WAY	P.B.	PLAT BOOK
℄	PROPERTY LINE	PG.	PAGE
℄	CENTER LINE	sq ft	SQUARE FEET
(A)	ARC DISTANCE	⅊	SECTION LINE
(Δ)	DELTA	P.R.M.	PERMANENT REFERENCE MONUMENT
SEC	SECTION	CA	CENTRAL ANGLE
TWP	TOWNSHIP	(R)	RADIUS
		RGE	RANGE

Folio No: 10-7916-027-0040

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.

MIAMI-DADE

PWWM

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "D" OASIS ROADS TRAFFIC SIGNAL EASEMENT	SCALE: 1" = 50' DATE:10-30-14 DRAWN BY: L. ESPINOSA CHECKED BY: C. SOCARRAS PROJECT:20140194 SHEET: 2 of 2	Florida Department of Transportation,District VI FM No.: Sect/Job No.: FAP No.: SR No.: N/A County: Miami-Dade Parcel No.: Sheet__of__

98

Return to:
Roadway Engineering & R/W Division
Miami-Dade County Public Works
& Waste Management Dept.
111 NW 1st Street Ste-1510
Miami, FL 33128-1970

Instrument prepared by:
Carlos A. Lavista
For M-DCPWWM
111 NW 1 Street, Ste-1610
Miami, FL. 33128-1970

Folio No. 10-7916-027-0050
User: Public Works Waste Management.

Traffic Signal Easement
SW 152 Ave and Pacific Blvd (SW)
Tract-E, Oasis Roads
Section 57-39-16

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 5th day of March, A.D. 2015, between **EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT**, a uniform community development district under Chapter 190 of the Florida Statutes, and having its office and principal place of business at 5385 North Nob Hill Road, Sunrise, FL. 33351, **GRANTOR**, 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, **GRANTEE**,

WITNESSETH:

That the said **GRANTOR**, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the **GRANTEE**, 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:

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

And the said **GRANTEE**, through the officers, agents, employees, franchisees, licenses, successors and assigns, upon undertaking any installation as described herein, shall have a duty to restore the subject property impacted by such installation or maintenance to a standard equal to or better than the condition of such property prior to such installation as determined in the County's reasonable discretion. Nothing herein shall be deemed as a waiver of the County's sovereign immunity under Florida Statute Section 768.28.

IN WITNESS WHEREOF, the said **GRANTOR** 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

Victor Chavoya
Printed Name

Witness

Elaine A. Vera
Printed Name

Witness

Robin Ventura
Printed Name

Witness

Jennifer McConnell

East Homestead CDD

Corporate Name - Printed

Susan Genther
By: Chairwoman

Susan Genther
Printed Name

Address if different

Luis Hernandez
By: Secretary

Luis Hernandez
Printed Name

Address if different

CORP SEAL

TS Esmt Pacific Blvd. Tr E

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5th day of March, A.D. 20 15, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Susan Gentner and Luis Hernandez, ~~personally known to me,~~ or proven, by producing the following identification: _____ to be the ~~President~~ Chairwoman and Secretary of East Homestead Community Development District, 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.

JULIANA DUQUE
MY COMMISSION #EE 180419
EXPIRES March 18, 2016
(407) 396-0153 FloridaNotaryService.com

Notary Signature

Juliana Duque
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: March 18th, 2016

Commission/Serial No. EE 180419

TS Esmt Pacific Blvd. Tr E

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.

_____
Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

TS Esmt Pacific Blvd. Tr E

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract E, OASIS ROADS, according to the plat thereof, as recorded in Plat Book 164, Page 27 of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Northeast corner of said Tract E, said point being the intersection of the West right of way line of SW 152nd Avenue and the South right of way line of Pacific Boulevard; thence S00°15'56"E along the East line of said Tract E for a distance of 29.00 feet; thence S89°48'02"W, parallel to the North line of said Tract E for a distance of 10.00 feet; thence N00°15'56"W along a line 10.00 feet West and parallel with the East line of said Tract E, for a distance of 29.00 feet to a point on the North line of said Tract E; thence N89°48'02"E along the North line of said Tract E, for a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 290 square feet or 0.006 acres, more or less.

SURVEYOR'S NOTE:
Bearings as shown hereon refer to a bearing of N00°15'56"W along the East line of the NW 1/4 of Sec. 16-57-39. This bearing was obtained from the Miami Dade County Surveying Section 16, Township Map 57 South, Range 39 East, based on NGS State Plane Coordinate System, Florida East Zone, NAD 1927. 1974 Adjustment

By: _____
Carlos D. Socarras, PLS
Professional Land Surveyor No. 4953
State of Florida

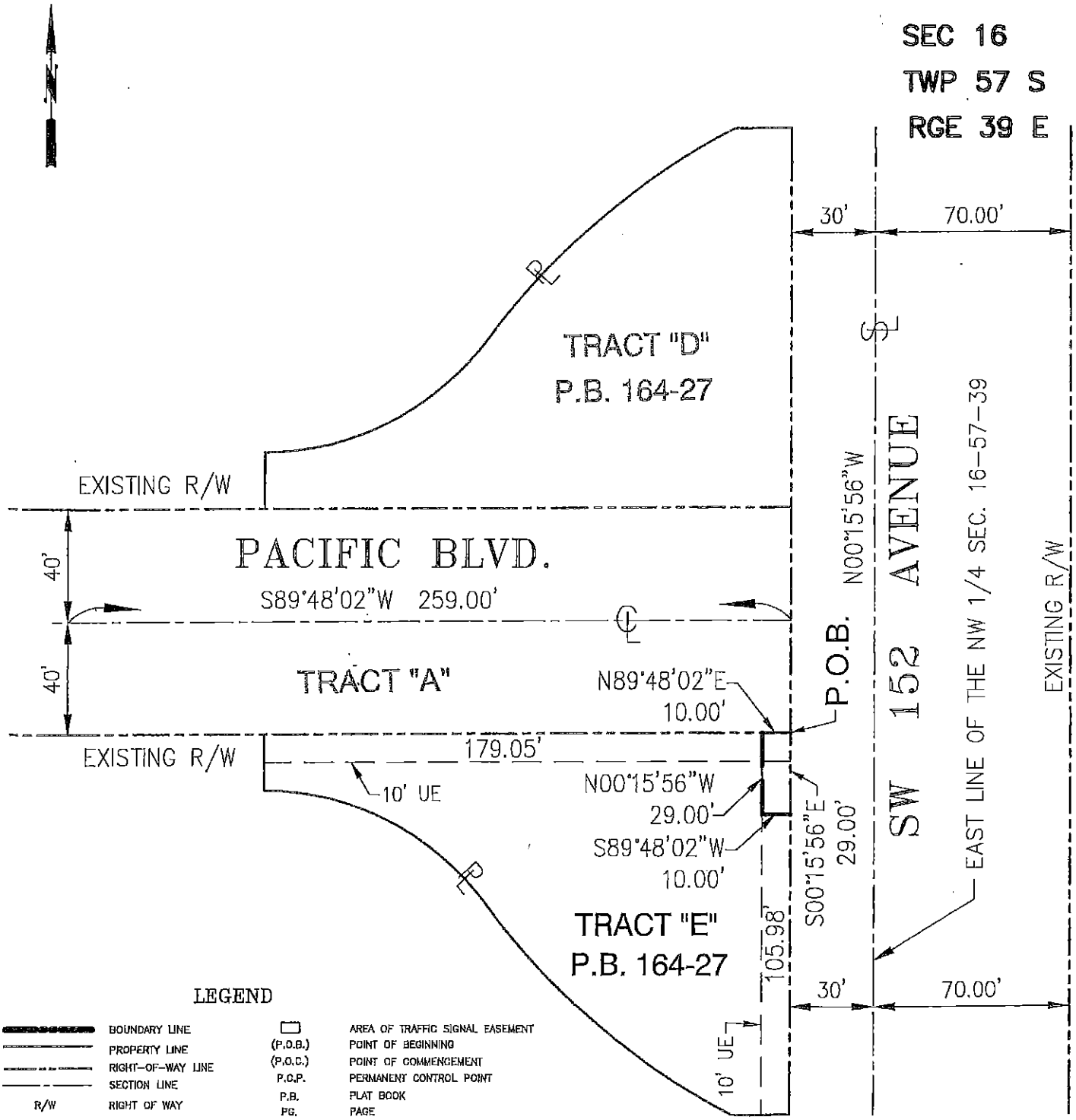
For: Miami-Dade County Public Works
and Waste Management Dept.
Land Development/Right-of-Way Division
Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

MIAMI-DADE PWWM

THIS IS NOT A SURVEY

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "E" OASIS ROADS	SCALE: / DATE:10-30-14	Florida Department of Transportation, District VI FM No.:
		DRAWN BY: L. ESPINOSA	Seal/Job No.:
		CHECKED BY: C. SOCARRAS	FAP No.: SR No.: County: Miami-Dade
	TRAFFIC SIGNAL EASEMENT	PROJECT:20140194 / SHEET: 1 of 2	Parcel No.: Sheet ___ of ___



LEGEND

	BOUNDARY LINE		AREA OF TRAFFIC SIGNAL EASEMENT
	PROPERTY LINE	(P.O.B.)	POINT OF BEGINNING
	RIGHT-OF-WAY LINE	(P.O.C.)	POINT OF COMMENCEMENT
	SECTION LINE	P.C.P.	PERMANENT CONTROL POINT
R/W	RIGHT OF WAY	P.B.	PLAT BOOK
℞	PROPERTY LINE	PG.	PAGE
℄	CENTER LINE	sq ft	SQUARE FEET
(A)	ARC DISTANCE	§	SECTION LINE
(Δ)	DELTA	P.R.M.	PERMANENT REFERENCE MONUMENT
SEC	SECTION	CA	CENTRAL ANGLE
TWP	TOWNSHIP	(R)	RADIUS
		RGE	RANGE

Folio No: 10-7916-027-0050

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.

MIAMI-DADE

PWWM

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "E" OASIS ROADS TRAFFIC SIGNAL EASEMENT	SCALE: 1" = 50' DATE:10-30-14 DRAWN BY: L. ESPINOSA CHECKED BY: C. SOCARRAS PROJECT:20140194 SHEET: 2 of 2	Florida Department of Transportation,District VI FM No.: Sect/Job No.: FAP No.: SR No.: N/A County: Miami-Dade Parcel No.: Sheet___of___

104

Return to:
Roadway Engineering & R/W Division
Miami-Dade County Public Works
& Waste Management Dept.
111 NW 1st Street Ste-1510
Miami, FL 33128-1970

Instrument prepared by:
Carlos A. Lavista
For M-DCPWWM
111 NW 1 Street, Ste-1610
Miami, FL. 33128-1970

Folio No. 10-7916-027-0060
User: Public Works Waste Management.

Traffic Signal Easement
Pacific Blvd West of SW 152 Ave
Tract-F, Oasis Roads
Section 57-39-16

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 5th day of March, A.D. 2015, between **EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT**, a uniform community development district under Chapter 190 of the Florida Statutes, and having its office and principal place of business at 5385 North Nob Hill Road, Sunrise, FL. 33351, **GRANTOR**, 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; **GRANTEE**,

WITNESSETH:

That the said **GRANTOR**, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the **GRANTEE**, 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

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

And the said **GRANTEE**, through the officers, agents, employees, franchisees, licenses, successors and assigns, upon undertaking any installation as described herein, shall have a duty to restore the subject property impacted by such installation or maintenance to a standard equal to or better than the condition of such property prior to such installation as determined in the County's reasonable discretion. Nothing herein shall be deemed as a waiver of the County's sovereign immunity under Florida Statute Section 768.28.

IN WITNESS WHEREOF, the said **GRANTOR** 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

Printed Name

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

East Homestead CDD

Corporate Name - Printed

By: Chairwoman

Susan Genther
Printed Name

Address if different

By: Secretary

Luis Hernandez
Printed Name

Address if different

CORP SEAL

TS Esmt Pacific Blvd. Tr F

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5th day of March, A.D. 20 15., before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Susan Gerthen and Luis Hernandez, personally known to me, or proven, by producing the following identification: _____ to be the President and _____ Secretary of East Homestead Community Development District, 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.

JULIANA DUQUE
MY COMMISSION #EE 180419
EXPIRES March 18, 2016
(407) 398-0153 FloridaNotaryService.com

Notary Signature

Juliana Duque
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: March 18th, 2016

Commission/Serial No. EE 180419

TS Esmt Pacific Blvd. Tr F

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.

_____
Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

TS Esmt Pacific Blvd. Tr F

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract F, OASIS ROADS, according to the plat thereof, as recorded in Plat Book 164, Page 27 of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Southwest corner of said Tract F, said point being the intersection of the East right of way line of SW 152nd Avenue and the North right of way line of Pacific Boulevard; thence N00°15'56"W along the West line of said Tract F for a distance of 25.00 feet; thence N89°48'02"E parallel to the South line of said Tract F for a distance of 10.00 feet; thence S00°15'56"E along a line 10.00 feet East and parallel with the West line of said Tract F, for a distance of 25.00 feet to a point on North right of way line of Pacific Boulevard; thence S89°48'02"W along said North right of way line of Pacific Boulevard for a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 250 square feet or 0.006 acres, more or less.

SURVEYOR'S NOTE:
Bearings as shown hereon refer to a bearing of N00°15'56"W along the East line of the NW 1/4 of Sec. 16–57–39. This bearing was obtained from the Miami Dade County Surveying Section 16,Township Map 57 South, Range 39 East, based on NGS State Plane Coordinate System, Florida East Zone, NAD 1927. 1974 Adjustment

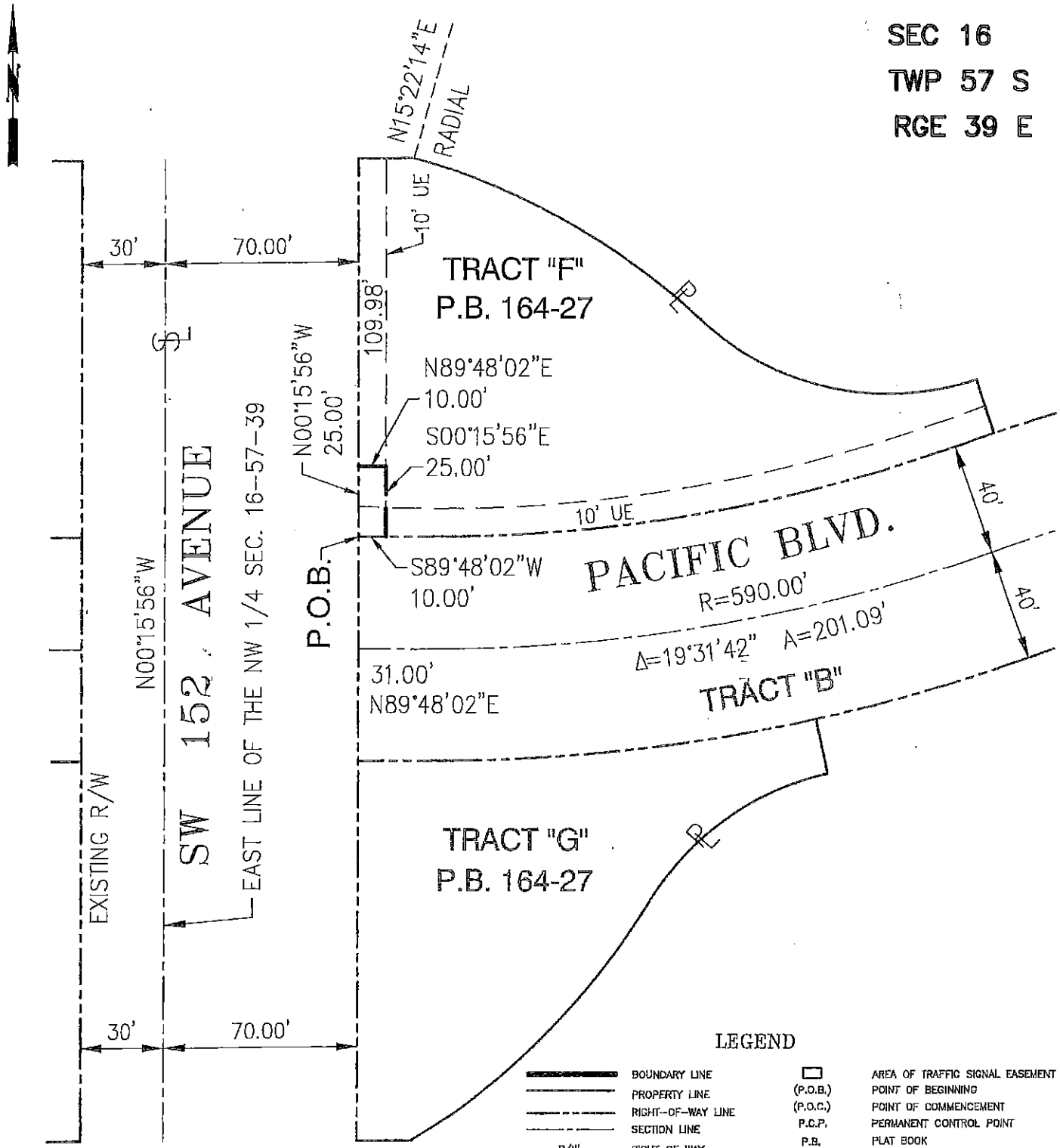
By: _____
Carlos D. Socarras, PLS
Professional Land Surveyor No. 4953
State of Florida

For: Miami–Dade County Public Works
and Waste Management Dept.
Land Development/Right–of–Way Division
Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128–1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

MIAMI-DADE PWWM THIS IS NOT A SURVEY

MIAMI–DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT–OF–WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "F" OASIS ROADS	SCALE:	DATE:10–30–14	Florida Department of Transportation,District VI FM No.:
		DRAWN BY: L. ESPINOSA		Sect/Job No.: FAP No.:
		CHECKED BY: C. SOCARRAS		SR No.: County: Miami–Dade
	TRAFFIC SIGNAL EASEMENT	PROJECT:20140194	SHEET: 1 of 2	Parcel No.: Sheet of



LEGEND

	BOUNDARY LINE		AREA OF TRAFFIC SIGNAL EASEMENT
	PROPERTY LINE	(P.O.B.)	POINT OF BEGINNING
	RIGHT-OF-WAY LINE	(P.O.C.)	POINT OF COMMENCEMENT
	SECTION LINE	P.C.P.	PERMANENT CONTROL POINT
R/W	RIGHT OF WAY	P.B.	PLAT BOOK
℞	PROPERTY LINE	PG.	PAGE
℄	CENTER LINE	sq ft	SQUARE FEET
(A)	ARC DISTANCE	⅊	SECTION LINE
(Δ)	DELTA	P.R.M.	PERMANENT REFERENCE MONUMENT
SEC	SECTION	CA	CENTRAL ANGLE
TWP	TOWNSHIP	(R)	RADIUS
		RGE	RANGE

Folio No: 10-7916-027-0060

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.

MIAMI-DADE

PWWM

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "F" OASIS ROADS TRAFFIC SIGNAL EASEMENT	SCALE: 1" = 50' DATE:10-30-14 DRAWN BY: L. ESPINOSA CHECKED BY: C. SOCARRAS PROJECT:20140194 SHEET: 2 of 2	Florida Department of Transportation,District VI FM No.: Sect/Job No.: FAP No.: SR No.: N/A County: Miami-Dade Parcel No.: Sheet__of__

Return to:
Roadway Engineering & R/W Division
Miami-Dade County Public Works
& Waste Management Dept.
111 NW 1st Street Ste-1510
Miami, FL 33128-1970

Instrument prepared by:
Carlos A. Lavista
For M-DCPWWM
111 NW 1 Street, Ste-1610
Miami, FL. 33128-1970

Folio No. 10-7916-027-0070
User: Public Works Waste Management.

Traffic Signal Easement
Pacific Blvd West of SW 152 Ave
Tract-G, Oasis Roads
Section 57-39-16

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 5th day of March, A.D. 2015, between **EAST HOMESTEAD COMMUNITY DEVELOPMENT DISTRICT**, a uniform community development district under Chapter 190 of the Florida Statutes, and having its office and principal place of business at 5385 North Nob Hill Road, Sunrise, FL. 33351, **GRANTOR**, 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, **GRANTEE**,

WITNESSETH:

That the said **GRANTOR**, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the **GRANTEE**, 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

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

And the said **GRANTEE**, through the officers, agents, employees, franchisees, licenses, successors and assigns, upon undertaking any installation as described herein, shall have a duty to restore the subject property impacted by such installation or maintenance to a standard equal to or better than the condition of such property prior to such installation as determined in the County's reasonable discretion. Nothing herein shall be deemed as a waiver of the County's sovereign immunity under Florida Statute Section 768.28.

IN WITNESS WHEREOF, the said **GRANTOR** 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

Victor Chavoya
Printed Name

Witness

Raina Avena
Printed Name

Witness

Robin Ventura
Printed Name

Witness

Jennifer McConnell

East Homestead CDD

Corporate Name - Printed

By: Chairwoman

Susan Genther
Printed Name

Address if different

By: Secretary

Luis Hernandez
Printed Name

Address if different

CORP SEAL

TS Esmt Pacific Blvd. Tr G

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5th day of March, A.D. 20 15, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Susan Gottfried and Luis Hernandez, ~~personally known to me,~~ or proven, by producing the following identification: _____ to be the ~~President~~ Chairwoman and _____ Secretary of ~~Fort~~ Homestead Community Development District, 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.

Notary Signature

Juliana Duque
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: March 18th, 2016

Commission/Serial No. EE 180419

JULIANA DUQUE
MY COMMISSION #EE 180419
EXPIRES March 18, 2016
(407) 398-0153 FloridaNotaryService.com

TS Esmt Pacific Blvd. Tr G

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.

_____
Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency.

_____
Assistant County Attorney

TS Esmt Pacific Blvd. Tr G

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract G, OASIS ROADS, according to the plat thereof, as recorded in Plat Book 164, Page 27 of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Northwest corner of said Tract G, said point being the intersection of the East right of way line of SW 152nd Avenue and the South right of way line of Pacific Boulevard; thence N89°48'02"E along the North line of said Tract G for a distance of 10.00 feet; thence S00°15'56"E along a line 10.00 feet East and parallel with the West line of said Tract G for a distance of 25.00 feet; thence S89°48'02"W, parallel to the North line of said Tract G, for a distance of 10.00 feet to a point on the East right of way line of SW 152nd Avenue; thence N00°15'56"W along the East right of way line of SW 152nd Avenue for a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 250 square feet or 0.006 acres, more or less.

SURVEYOR'S NOTE:
Bearings as shown hereon refer to a bearing of N00°15'56"W along the East line of the NW 1/4 of Sec. 16-57-39. This bearing was obtained from the Miami Dade County Surveying Section 16, Township Map 57 South, Range 39 East, based on NGS State Plane Coordinate System, Florida East Zone, NAD 1927. 1974 Adjustment

By: Carlos D. Socarras
Carlos D. Socarras, PLS
Professional Land Surveyor No. 4953
State of Florida

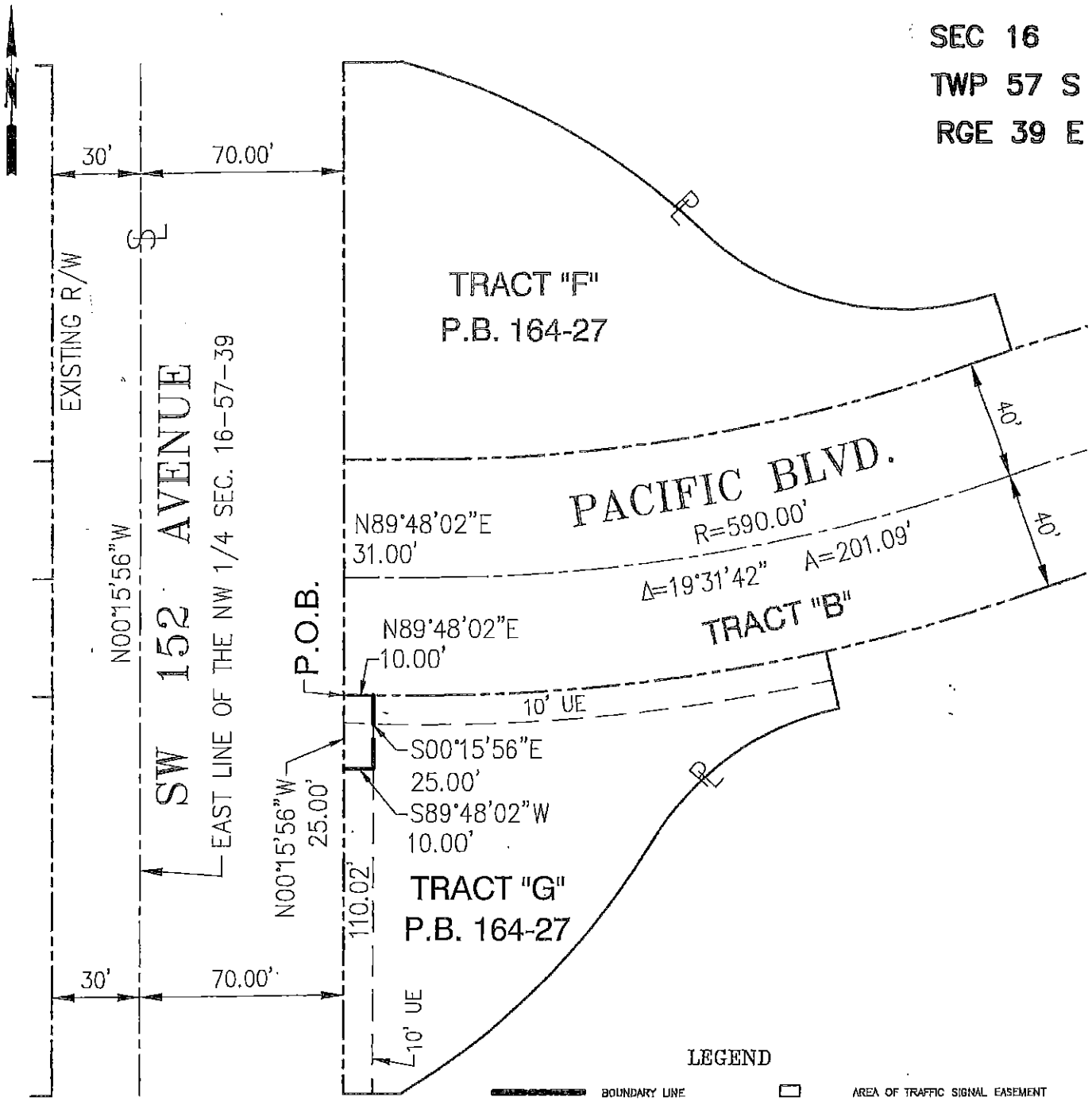
For: Miami-Dade County Public Works
and Waste Management Dept.
Land Development/Right-of-Way Division
Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

MIAMI-DADE PWWM

THIS IS NOT A SURVEY

MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "G" OASIS ROADS	SCALE:	DATE: 10-30-14	Florida Department of Transportation, District VI
		DRAWN BY: L. ESPINOSA		FM No.: Sect/Job No.:
		CHECKED BY: C. SOCARRAS		FAP No.: SR No.: County: Miami-Dade
	TRAFFIC SIGNAL EASEMENT	PROJECT: 20140194	SHEET: 1 of 2	Parcel No.: Sheet ___ of ___



LEGEND

	BOUNDARY LINE		AREA OF TRAFFIC SIGNAL EASEMENT
	PROPERTY LINE	(P.O.B.)	POINT OF BEGINNING
	RIGHT-OF-WAY LINE	(P.O.C.)	POINT OF COMMENCEMENT
	SECTION LINE	P.C.P.	PERMANENT CONTROL POINT
R/W	RIGHT OF WAY	P.B.	PLAT BOOK
℄	PROPERTY LINE	PG.	PAGE
℄	CENTER LINE	sq ft	SQUARE FEET
(A)	ARC DISTANCE	⅊	SECTION LINE
(Δ)	DELTA	P.R.M.	PERMANENT REFERENCE MONUMENT
SEC	SECTION	CA	CENTRAL ANGLE
TWP	TOWNSHIP	(R)	RADIUS
		RGE	RANGE

Folio No: 10-7916-027-0070

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.

MIAMI-DADE

PWWM

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS AND WASTE MANAGEMENT DEPT. ROAD DESIGN/RIGHT-OF-WAY DIVISION ENGINEERING SECTION	PACIFIC BOULEVARD TRACT "G" OASIS ROADS	SCALE: 1" = 50'	DATE:10-30-14	Florida Department of Transportation,District VI FM No.: Sect/Job No.: FAP No.: SR No.: N/A County: Miami-Dade Parcel No.:
		DRAWN BY: L. ESPINOSA		
		CHECKED BY: C. SOCARRAS		
	TRAFFIC SIGNAL EASEMENT	PROJECT:20140194	SHEET: 2 of 2	Sheet__of__

116

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. **30-6018-005-0160/0170**
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 26 day of March, A.D. 2015, by and between **APA Acquisitions, LLC**, a Florida limited liability company, whose address is **8480 SW 94 Street, Miami, Florida 33156**, 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 southerly 15 feet of Lots 25 and 26 of Block 5, of SECOND AMENDED PLAT OF EAST DIXIE PARK, according to the plat thereof recorded in Plat Book 38, Page 58, 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 _____ Manager(s), 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

Norma Palafox
Witness Printed Name

_____
Witness

Pedro Luis Morales
Witness Printed Name

_____
Witness

_____
Witness Printed Name

_____
Witness

_____
Witness Printed Name

APA Acquisitions, LLC

_____ (Sign)
By: Manager

Armando Perez - Aleman
Printed Name

_____
Address (if different)

_____ (Sign)
By: Manager

Elena Diaz De Villegas
Printed Name

_____
Address (if different)

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

I HEREBY CERTIFY, that on this 26 day of March, A.D. 2015, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Armando Perez-Aleman and Elena Diaz De Villegas personally known to me or proven, by producing the following forms of identification: _____ to be the General Partner(s) duly authorized on behalf of **APA Acquisitions, LLC**, a Florida limited liability company. 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 Signature

Amalia Bocanegra
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 9/21/2017

Commission/Serial No. FF039127

AMALIA BOCANEGRA
MY COMMISSION #FF039127
EXPIRES September 21, 2017
(407) 398-0153 FloridaNotaryService.com

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.

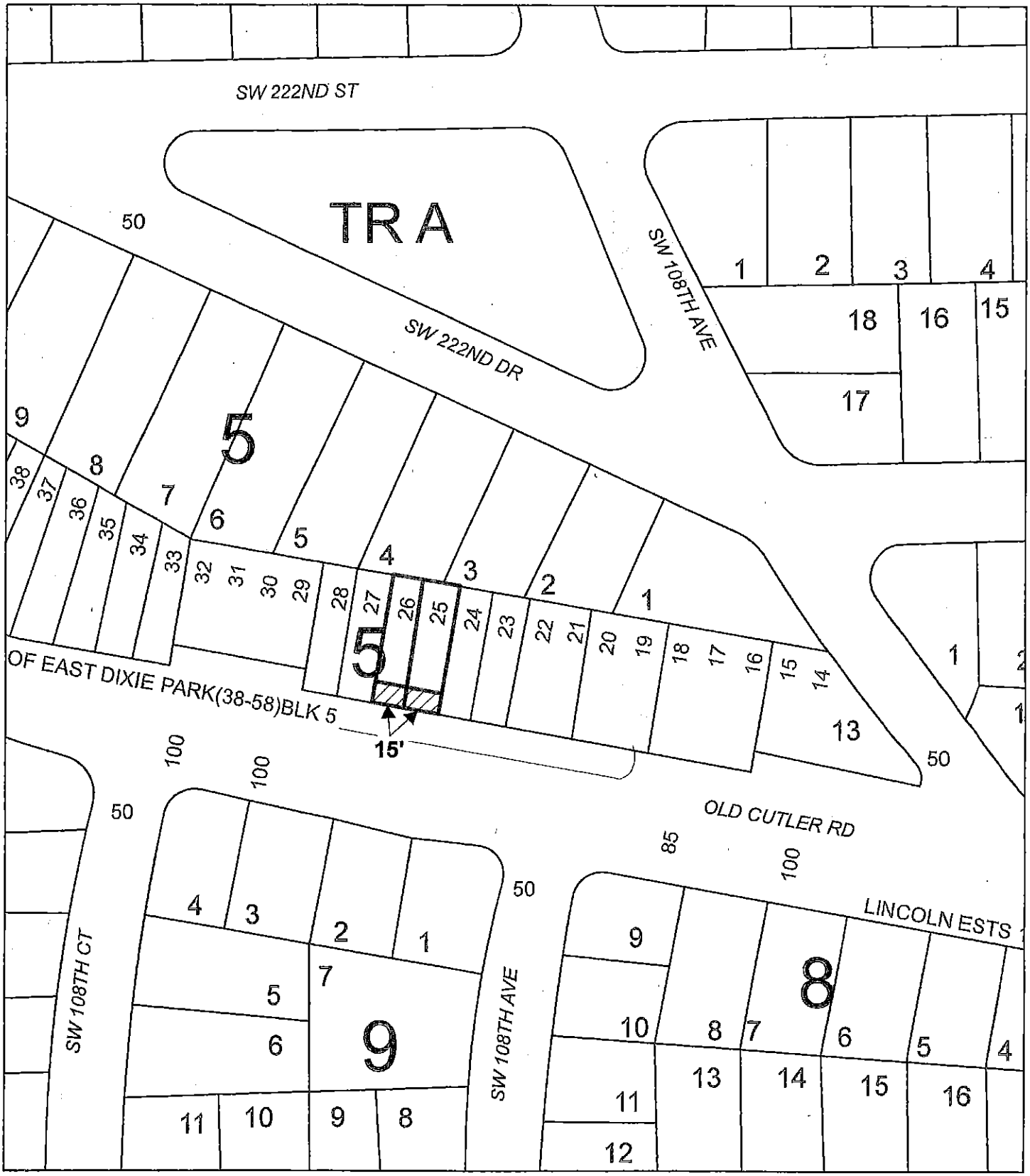
Jean Monestime, Chairman of the
Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

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

Folio No. 30-6018-005-0160
30-6018-005-0170
APA Acquisitions, LLC
SEC.: 56-40-18

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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W E
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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

MIAMI-DADE COUNTY

Date: April 1, 2015
Prepared by: ym