OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

# Memorandum

MIAMI-DADE COUNTY

Date: May 6, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

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

From: George M. Burgess
County Manager

**Resolution No. R-499-08**

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 Commission acceptance.

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

**Fiscal Impact/Funding Source**
There is no fiscal impact to the County associated with this item.

**Track Record/Monitor**
Not Applicable.

**Background**
These right-of-way dedications are being obtained to fulfill various zoning and land development requirements. Each individual site is listed below outlining the specific requirement for each site.

| | GRANTOR | INSTRUMENT | LOCATION | REMARKS |
|---|---|---|---|---|
| 1. | Luis Alfonso and Adis Alfonso | RWD* | A portion of SW 217 Avenue from SW 340 Street south for approximately 200 feet. (District 9) | Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. SW 217 Avenue is paved. |
| 2. | Hazel La Fleure Rolle a/k/a Hazel Rolle | RWD* | A radius return at the corner of NW 95 Street and NW 21 Avenue (District 2) | Obtained in order to satisfy a Chapter 28 requirement for radius return dedication. Both NW 95 Street and NW 21 Avenue are paved. |



**RWD*** Right-of-Way Deed **IA**** Improvement Agreement
**TSE***** Traffic Signal Easement

| | GRANTOR | INSTRUMENT | LOCATION | REMARKS |
|---|---|---|---|---|
| 3. | David Bruce Lieux and Karen Sue Lieux | RWD* | A portion of SW 87 Avenue from SW 110 Street south for approximately 160 feet and SW 110 Street from SW 87 Avenue west for approximately 360 feet and a radius return thereof. (District 8) | Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 87 Avenue is paved; SW 110 Street is not paved. |
| 4. | University Assembly of God, Inc. and El Redentor "Church" Assembly of God, Inc. | RWD* | A portion of SW 107 Avenue from SW 30 Street south for approximately 176 feet and the radius return thereof. (District 10) | Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. Both SW 107 Avenue and SW 30 Street are paved. |
| 5. | Jose I. Davalos and Ana Davalos | IA** | A portion of SW 354 Street beginning approximately 264 feet east of SW 190 Avenue east for 125 feet. (District 9) | Obtained in order to satisfy a Public Works requirement that right-of-way is improved by the property owner abutting it. SW 354 Avenue is not paved. |
| 6. | WMD LONDON SQUARE MEMBER, LLC | TSE*** | A portion of SW 120 Street about 31 feet west of SW 135 Court. (District 9) | Obtained in order to place traffic control to operate the traffic signal at SW 120 Street and SW 135 Court. |

Assistant County Manager



**RWD*** Right-of-Way Deed
**TSE***** Traffic Signal Easement
**IA**** Improvement Agreement

# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

**DATE:** May 6, 2008

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

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

**Please note any items checked.**

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(P)(1)(A)
05-06-08

RESOLUTION NO. **R-499-08**

RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-DADE COUNTY, FLORIDA

**WHEREAS**, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Manager's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owner's/Grantor's

1. Luis Alfonso and Adis Alfonso
2. Hazel La Fleure Rolle a/k/a Hazel Rolle
3. David Bruce Lieux and Karen Sue Lieux
4. University Assembly of God, Inc. and El Redentor "Church" Assembly of God, Inc.
5. Jose I. Davalos and Ana Davalos
6. WMD LONDON SQUARE MEMBER, LLC

**WHEREAS**, upon consideration of the recommendation of the Public Works Department, the County Commission finds and determines that the acceptance of such conveyances would be in the public's best interest,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA,** that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted, and the Director of the Public Works Department is authorized and directed to cause said instruments to be filed for record among the Public Records of Miami-Dade County, Florida; 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.

The foregoing resolution was offered by Commissioner **Carlos A. Gimenez**, who moved its adoption. The motion was seconded by Commissioner **Jose "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman **aye**
Barbara J. Jordan, Vice-Chairwoman **aye**

| | | | |
|---|---|---|---|
| Jose "Pepe" Diaz | **aye** | Audrey M. Edmonson | **aye** |
| Carlos A. Gimenez | **aye** | Sally A. Heyman | **aye** |
| Joe A. Martinez | **aye** | Dennis C. Moss | **aye** |
| Dorrin D. Rolle | **aye** | Natacha Seijas | **aye** |
| Katy Sorenson | **aye** | Rebeca Sosa | **aye** |
| Sen. Javier D. Souto | **absent** | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

**Return to:**
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
**Instrument prepared by:**
Pablo Rodríguez, PLS
Folio No. 30-7821-000-0190
User Department: Public Works

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

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

**THIS INDENTURE**, Made this 11th day of January, A.D. 2008, by and between **Luis Alfonso** and **Adis Alfonso**, whose address is 34141 SW 217 Ave., Miami Florida 33034, *parties* of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said *parties* of the first part, for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, *do* hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the *parties* of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:
**The West 5 feet of the following described land:**
**Begin at a point 1128 feet 6 inches north of the southwest corner of Section 21, Township 57 South, Range 38 East; thence East 217 feet 8 inches; thence North 200 feet; thence West 217 feet 8 inches; thence South 200 feet to beginning, containing 1 acre more of less, less the west 35 feet and less the north 25 feet thereof.**

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

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

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

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

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

Margaret Cain
Witness

Margaret Cain
Witness Printed Name

Michelle T. Tatham
Witness

MICHELLE T. TATHAM
Witness Printed Name

Margaret Cain
Witness

Margaret Cain
Witness Printed Name

Michelle T. Tatham
Witness

MICHELLE T. TATHAM
Witness Printed Name

Luis Alfonso (Sign)

Luis Alfonso
Printed Name

Address (if different)

Adis Alfonso (Sign)

Adis Alfonso
Printed Name

Address (if different)

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

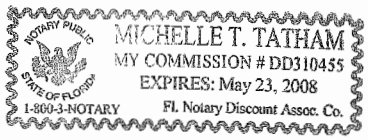
**I HEREBY CERTIFY**, that on this 11th day of January, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Luis Alfonso**, and **Adis Alfonso**, personally known to me, or proven, by producing the following methods of identification:_____ to 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.

Michelle T. Tatham
Notary Signature

MICHELLE T. TATHAM
Printed Notary Name

NOTARY SEAL/STAMP




Notary Public, State of Florida

My commission expires: 5/23/08

Commission/Serial No. DD310455

The foregoing was accepted and approved on the _____ day of _____, A.D. 2008, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

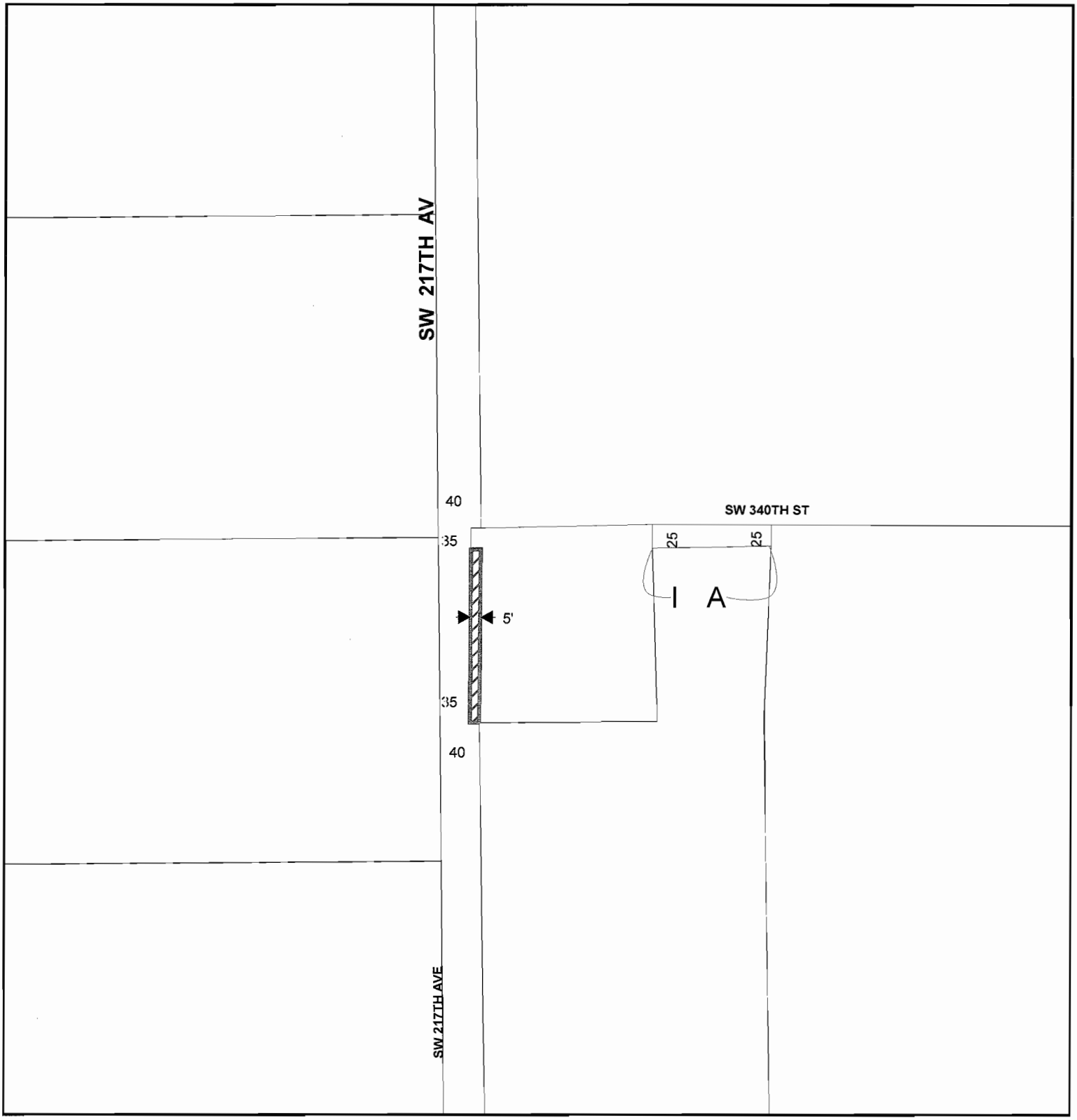
_____
Assistant County Manager

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

_____
Assistant County Attorney

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency




THIS IS NOT A SURVEY

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

N
NTS

30-7821-000-0190

**Legal:**

**21 57 38**
**1 AC 1 AC IN**
**NW COR OF SW1/4 OF**
**SW1/4 LOT SIZE**
**IRREGULAR OR 16245-**
**3986 0294 1 COC**
**25718-4938 06 2007 4**

TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

9

**MIAMI-DADE COUNTY PUBLIC WORKS 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

MIAMI-DADE PWD

Prepared by: Yazmin Moreno
November , 2008

**Return to:**
Armando J. Cervera
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
**Instrument prepared by:**
Armando J. Cervera
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Folio No. 30-3103-022-0010
User Department Public Works

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

**STATE OF FLORIDA**
**COUNTY OF MIAMI-DADE**

**THIS INDENTURE,** Made this 15 day of August, A.D. 2007, by and between **Hazel La Fleure Rolle a/k/a Hazel Rolle, a single woman,** whose address is 9300 N.W. 12th Avenue, Miami, Fl 33150-2023, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

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

**The area bounded by the north line of the South 25 feet and by the west line of the East 10 feet of Lot 1, Block 3, of HOME ACRES, as recorded in Plat Book 5, Page 110, of the Public Records of Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.**

Subject to conditions, easements, restrictions and limitations of record and real property taxes for year 2007.

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
Armando J Cervera
Printed Name

Witness
Dennis P. Hynes
Printed Name

**Hazel La Fleure Rolle a/k/a Hazel Rolle, a single woman**

**STATE OF FLORIDA**
**COUNTY OF MIAMI-DADE**

**I HEREBY CERTIFY**, that on this 15 day of August, A.D. 2007, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared **Hazel La Fleure Rolle a/k/a Hazel Rolle, a single woman**, personally known to me, or proven, by producing the following identification: R400-360-25-841-0 (Florida Driver Lic) 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

Notary Public State of Florida
Armando J Cervera
My Commission DD388272
Expires 02/08/2009

Armando J Cervera
Printed Notary Name

Notary Public, State of Florida

My commission expires: 2-8-09

NOTARY SEAL/STAMP

Commission/Serial No. DD388272

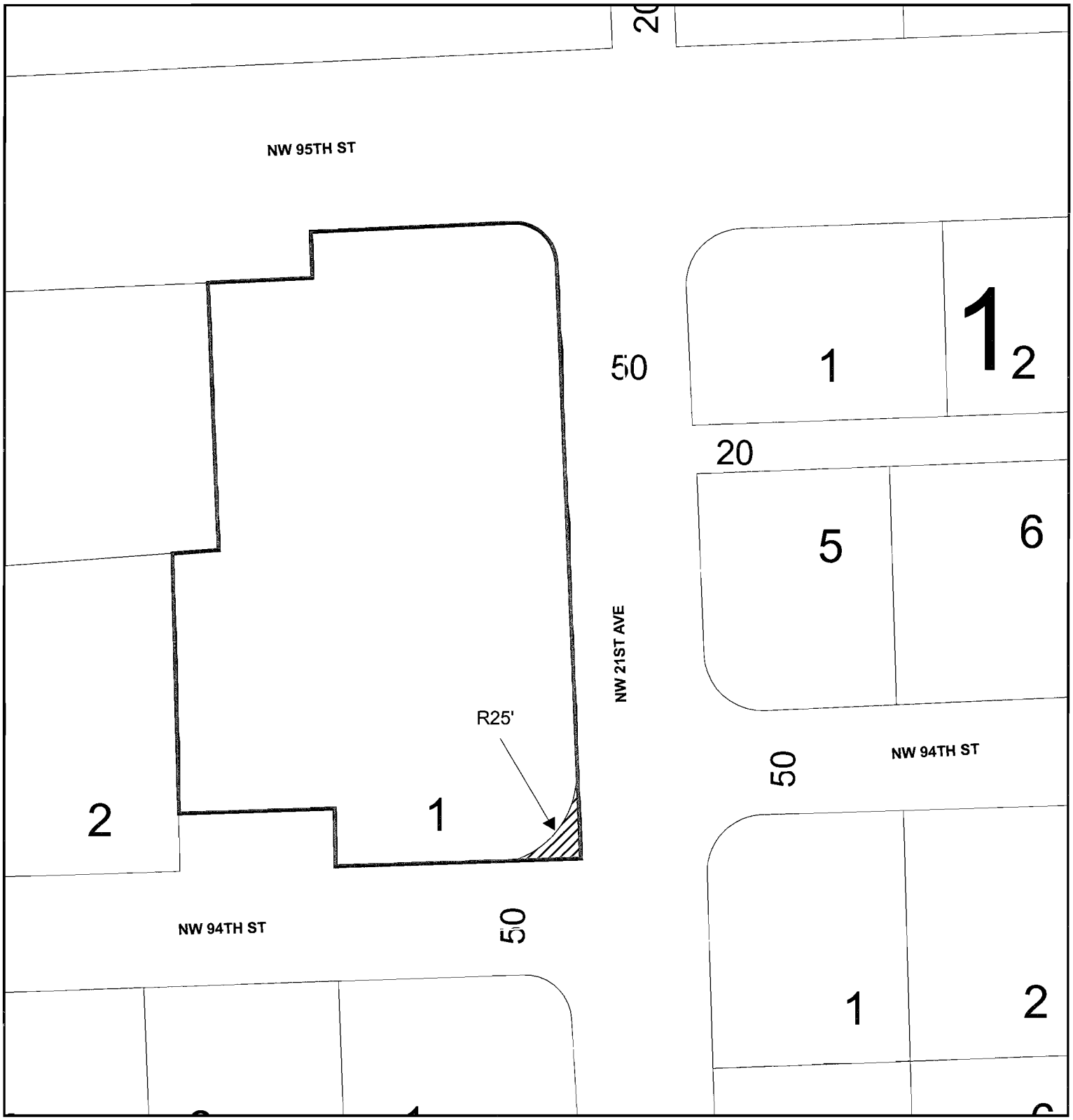
The foregoing was accepted and approved on the ___ day of _____, A.D. 20___, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

_____
Assistant to the
County Manager

_____
Printed Name

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

By: _____
Deputy Clerk




**THIS IS NOT A SURVEY**

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dorrin D. Rolle, 2

N
NTS

30-3103-022-0010

Legal:

HOME ACRES PB 5-110 E45FT OF N1/2 LOT 2 LESS N20FT & LOT 1 LESS ST & E1/2 OF S1/2 LOT 2 LESS S25FT BLK 3 LOT SIZE IRREGULAR OR 10003-1410 0478 4

TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

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**MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT**
**RIGHT-OF-WAY DIVISION**
**111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128**
**PH (305) 375-2714 FAX (305) 375-2825**

Prepared by: Yazmin Moreno
March 6, , 2008

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

Folio No. 30-5009-000-0290
User Department: Public Works
D-22916

**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 **July**, A.D. **2007**, by and between **David Bruce Lieux** and **Karen Sue Lieux**, whose address is 11000 SW 87 Ave., Miami, Fl. 33176, *parties* of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said *parties* of the first part, for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, *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 *parties* of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

**The North 25 feet, less the West 266 feet and less the East 35 feet, and the West 5 feet of the East 40 feet of the North 160 feet of the SE ¼ of the SE ¼ of the NE ¼ of Section 9, Township 55 South, Range 40 East; and the area bounded by the south line of the North 25 feet and by west line of the East 40 feet of the SE ¼ of the SE ¼ of the NE ¼ of said Section 9, and bounded by the 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 *parties* of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the *parties* of the first part, THEIR heirs and assigns, and THEY shall *have* the right to immediately re-possess the same.

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

**IN WITNESS WHEREOF**, the said *parties* of the first part, *have* hereunto set THEIR *hand(s) and seal(s)*, the day and year first above written.

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

Witness

Otmara B. Linares
Witness Printed Name

Witness

Jean Canicatti
Witness Printed Name

Witness

Otmara B. Linares
Witness Printed Name

Witness

Jean Canicatti
Witness Printed Name

(Sign)

DAVID LIEUX
Printed Name

Address (if different)

(Sign)

KAREN LIEUX
Printed Name

Address (if different)

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

**I HEREBY CERTIFY**, that on this 27th day of July, 2007, before me, an officer duly authorized to administer oaths and take acknowledgments, ~~personally~~ appeared DAVID LIEUX, and KAREN LIEUX, 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.

Otmara B. Linares
Notary Signature

Otmara B. Linares
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLa

My commission expires: 3/20/08

Commission/Serial No. DD275346

Otmara B. Linares
Commission # DD275346
Expires March 20, 2008
Bonded Troy Fain Insurance

The foregoing was accepted and approved on the _____ day of _____, A.D. 200_, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

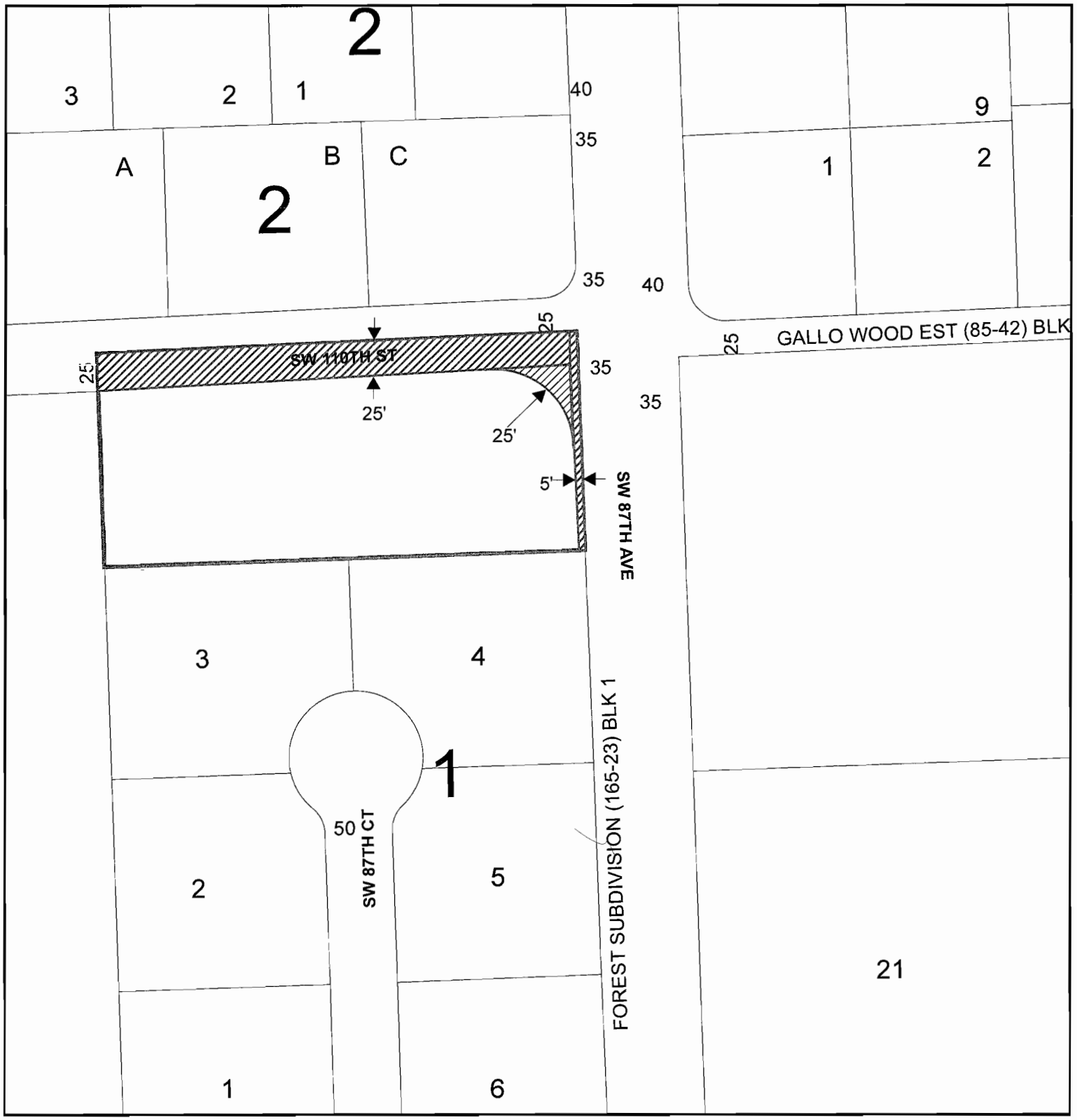
_____
Assistant County Manager

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

By: _____
Deputy Clerk

_____
Assistant County Attorney

Approved as to form
and legal sufficiency




**THIS IS NOT A SURVEY**

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Katy Sorenson, 8

N
NTS

30-5009-000-0290

Legal:

9 55 40 1.13 AC M/L N160FT
OF SE1/4 OF SE1/4 OF NE1/4
LESS W266FT LESS E35FT
LOT SIZE IRREGULAR COC
21637-3897 09 2003 4

TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

17

**MIAMI-DADE COUNTY PUBLIC WORKS 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

MIAMI-DADE PWD

Prepared by: Yazmin Moreno
February 6 , 2008

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

Folio No. 30-4018-000-0443
User Department: Public Works

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

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

**THIS INDENTURE,** Made this 12th day of December, A.D. 2007, by and between **University Assembly of God, Inc.** and **El Redentor "Church" Assembly of God, Inc.**, both corporations under the laws of the State of Florida, and having its office and principal place of business at 3000 SW 107 Avenue, 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 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

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

**The West 5 feet of the East 40 feet of the North 201.45 feet of the SE ¼ of the SE ¼ of the NE ¼ of Section 18, Township 54 South, Range 40 East, less the North 25 feet thereof; and the area bounded by the south line of the North 25 feet and by the west line of the East 40 of said SE ¼ of the SE ¼ of the NE ¼ of Section 18, 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

Tomas D Diego
Printed Name

Witness

Saida Moncada
Printed Name

Witness

Printed Name

Witness

Printed Name

EL Redentor Church & University Assembly of God.
Name of Corporation

(Sign)
By: _____ President

WILLIAM R. CHUNG
Printed Name

Address if different

(Sign)
Attest: _____ Secretary

Printed Name

Address if different

CORP SEAL

STATE OF Florida )
)
COUNTY OF MIAMI DADE )

**I HEREBY CERTIFY**, that on this 8 day of January, A.D. 2008, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared William Chung, and _____, personally known to me, or proven, by producing the following identification: Drivers License. to be the ✓ President and _____ Secretary of El Redentor Church of University Assembly of God., 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. 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 PUBLIC - STATE OF FLORIDA
Christina Diego
Commission #DD633724
Expires: JAN. 28, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Signature

Christina Diego
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: Jan 28, 2011

Commission/Serial No. DD633724

The foregoing was accepted and approved on the 9 day of January, A.D. 2008, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

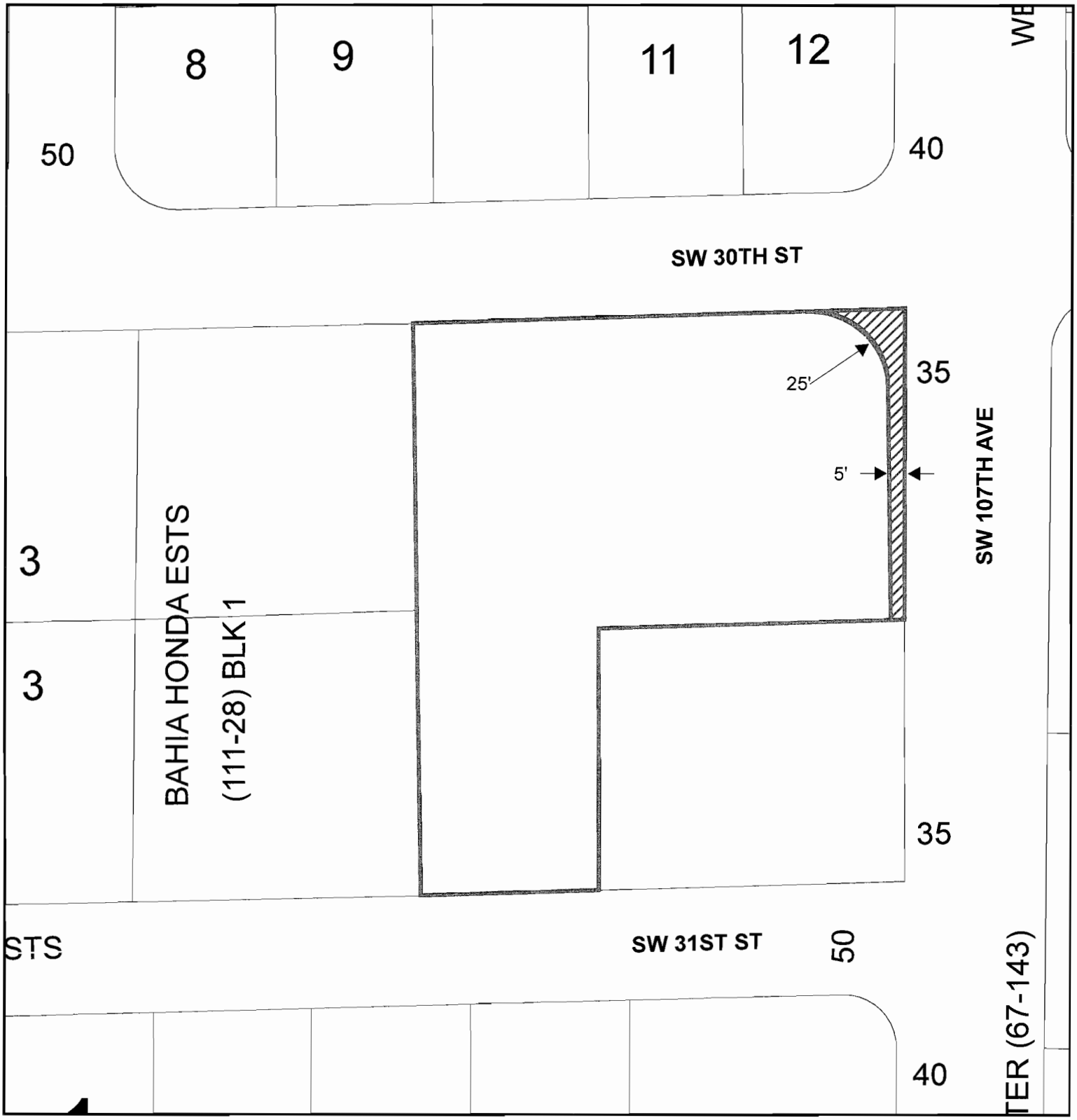
Assistant County Manager

**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: Sen. Javier D. Souto, 10

30-4018-000-0443

Legal:

18 54 40
1.41 AC M/L E293.07FT OF N1/2
OF SE1/4 OF SE1/4 OF NE1/4 LESS
E145FT OF S125FT THEREOF
& LESS E35FT FOR ST OR
18924-1212 1099 5 (2)

N
NTS

TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

21

MIAMI-DADE COUNTY PUBLIC WORKS 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

MIAMI-DADE PWD

Prepared by: Yazmin Moreno
January 30 , 2008

**Return to:**
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez, PLS
Folio No.: 30-7826-006-0640
User Department: Public Works

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**IMPROVEMENT AGREEMENT**

**WHEREAS** **José I. Dávalos** and **Ana Dávalos**, whose address is 18950 SW 354 St., Miami, FL. 33034, hereinafter referred to as the **OWNERS**, are the owners of the following described property:
**Lots 9, 10, 11, 12 and 13, Block 6, of FLORIDA CITY MANOR, recorded in Plat Book 22, Page 29, of the Public Records of Miami-Dade County, Florida.**

**AND WHEREAS**, the said **OWNERS** desires to develop this property in a manner that requires them by law to improve the existing public right-of-way for **SW 354 Street** in order to obtain a building permit.

**AND WHEREAS**, the Director of the Dade County Department of Public Works, hereinafter referred to as the **DIRECTOR**, recommends that a building permit not be issued unless the **OWNERS** obligate themselves to construct half of the full width road for **SW 354 Street** in accordance with County standards, at a later time;

**NOW THEREFORE**, the **DIRECTOR**, in consideration of the **OWNERS'** willingness to construct a half width road at a later time upon the **DIRECTOR'S** written request, as specified below, hereby agrees to recommend that a building permit be issued, at this time, without an immediate obligation to construct the usual road improvements within the said existing right-of-way; and

The **OWNERS**, in consideration of the **DIRECTOR'S** willingness to temporarily delay the road construction requirement, hereby agree to improve the existing right-of-way, adjacent to the above described property, by constructing a strip of pavement 12 feet in width with asphaltic concrete, 1 inch thick, together with the standard compacted limerock base, meeting Miami-Dade County specifications and standards within 60 days of a written request to do so from the **DIRECTOR**.

It is understood and agreed by the parties hereto, that should the said **OWNERS** refuse to improve or fail to make said improvements within said 60 days or be unable to pay for such improvements, the **DIRECTOR** shall have the right to cause said construction to be completed, adjacent to the **OWNERS'** property and to recover from **OWNERS**, a pro rata share of the total road improvement costs on a front footage basis by means of annual special assessments which, until paid, shall constitute a lien upon **OWNERS'** property to the same extent as the lien for general County taxes, payment of said assessments, as well as the lien and enforcement of said assessments, shall be the same as for Improvement Districts as stated in Chapter 18 of the Code of Miami-Dade County.

This Agreement shall be binding upon the **DIRECTOR** and the **OWNERS** so long as the said **OWNERS** have fee simple title in the hereinabove described property and shall be binding upon their successors and assigns as a covenant running with the land, but in the event of a sale of such property by the said **OWNERS**, they shall be personally relieved of this obligation.

It is understood and agreed by the parties hereto that the **DIRECTOR** or **MIAMI-DADE COUNTY** is not obligated to construct a roadway or provide public access to **OWNERS'** property referred to herein.

**IN WITNESS WHEREOF**, the **DIRECTOR** of the Department of Public Works, has executed this instrument and has caused his execution hereof to be attested and they have hereunto placed their hands and seals this 8TH day of, JANUARY A.D. 2008.

**ATTEST:**

Witness

LUIS F. LACAY

Witness Printed Name

Witness

PABLO RODRIGUEZ

Witness Printed Name

Director
Esther L. Calas, P.E.

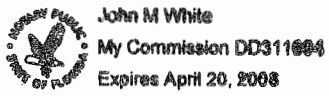
STATE OF FLORIDA )
)
COUNTY OF MIAMI-DADE )

I **HEREBY CERTIFY**, that on this 8 day of January, A.D. 20~~07~~08, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Esther L. Calas, P.E.**, Director of the Department of Public Works of Miami-Dade County, Florida, personally known to me 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

John M. White
Printed Notary Name




NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 4/20/08

Commission/Serial No. DD311694

**IN WITNESS WHEREOF**, the **OWNERS** have caused this Agreement to be executed this 14th day of December, A.D. 2007

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

Pablo Rodriguez
Witness
PABLO RODRIGUEZ
Witness Printed Name

John M. White
Witness
John M. White
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

J. Dávalos (Sign)

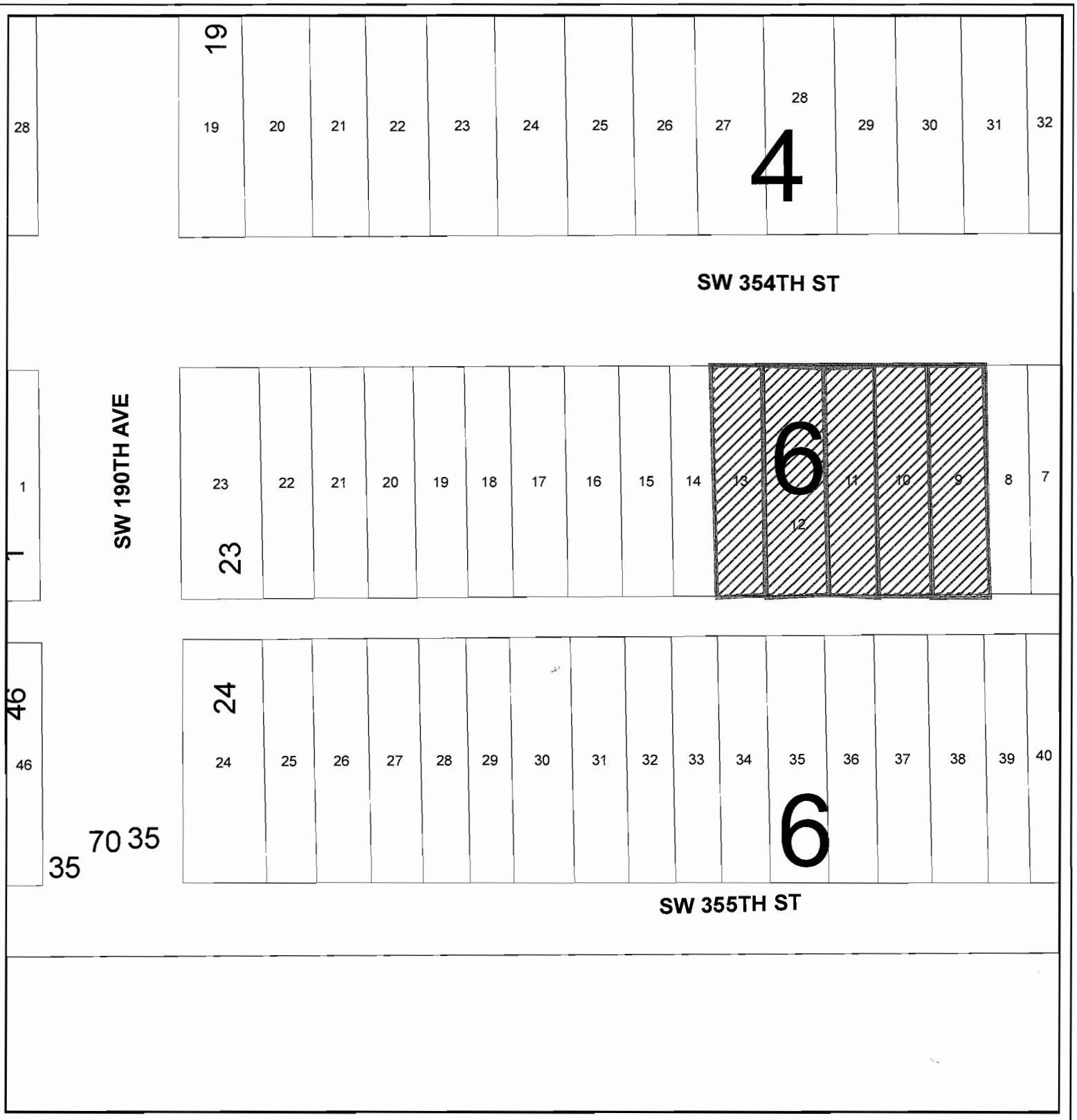
José I. Dávalos
Printed Name

Address (if different)

Ana Dávalos (Sign)

Ana Dávalos
Printed Name

Address (if different)




**THIS IS NOT A SURVEY**

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

30-7826-006-0640

Legal:
26-57-39
FLA CITY MANOR PB 22-29
LOT 9 THRU 13 BLK 6 LOT
SIZE 15000 SQFT
COC 24403-0110 02 2006 1

N
NTS

TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

26

**MIAMI-DADE COUNTY PUBLIC WORKS 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

MIAMI-DADE PWD

Prepared by: Yazmin Moreno
January 25, , 2008

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

Miami-Dade County Public Works Dept.
111 N.W. 1st Street .
Miami, FL 33128-1970 .
Folio No. 30-6910-000-0020 .
User Department: Public Works .

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 30 day of January, A.D. 2008, by and between **Duane J. Stiller, as President** of ~~WOOLBRIGHT~~ WMD **LONDON SQUARE MEMBER, LLC, a Florida limited liability company, managing member of WMD LONDON SQUARE, LLC, a Florida limited liability company**, whose address is **3200 North Military Trail, 4th Floor, Boca Raton, Florida 33431**, *party / parties* of the first part, and MIAMI-DADE COUNTY, a political Subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said *party / parties* of the first part, for and in consideration of the sum of One Dollar ($10.00) to *him / her / them* in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does(do) 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 **TRAFFIC SIGNAL CONTROL EQUIPMENT** for the purpose of **OPERATING THE TRAFFIC SIGNAL LOCATED AT THE INTERSECTION OF SW 120TH STREET AND SW 135TH COURT** upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

And the said *party / parties* of the first part does(do) 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_____.

IN WITNESS WHEREOF, the said *party / parties* of the first part, has(have) hereunto set _____ hand(s) and seal(s), the day and year first above written.

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

_____
Witness

Elizabeth A. Confessore
_____
Printed Name

_____
Witness

DOUGLAS R TAYLOR
_____
Printed Name

_____
Witness

Maria D. Bolivar
_____
Printed Name

_____
Witness

_____
Printed Name

**WMD LONDON SQUARE, LLC,**
a Florida limited liability company

**By:** ~~WOODBRIDGE~~ WMD LONDON SQUARE MEMBER, LLC, a Florida limited liability company, its managing member

_____(SEAL)

_____
Duane J. Stiller, as President

_____
Address if different

_____(SEAL)

_____
Printed Name

_____
Address if different

TS Esmt Ind london square