

Date: November 20, 2008

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

From: George M. Burgess  
County Manager



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

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

**Resolution No. R-1221-08**

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**Recommendation**

The attached instruments are being forwarded in one (1) Resolution for Board of County Commission (BCC) 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.

<b><u>GRANTOR</u></b>	<b><u>INSTRUMENT</u></b>	<b><u>LOCATION</u></b>	<b><u>REMARKS</u></b>
1. Prize Property II, Inc.	RWD*	A portion of SW 72 Avenue, from SW 80 Street North for approximately 241 feet and SW 80 Street from SW 72 Avenue, West for approximately 309 feet (District 7).	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

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

QC\* Quit Claim Deed

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
2. Atlas property I, LLC	QCD*	A portion of NW 107 Avenue from NW 74 Street to NW 90 Street (District 12).	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3. Anzac, LLC	RWD*	A portion of SW 252 Street, from SW 142 Avenue East for approximately 244 feet, SW 142 Avenue from SW 252 Street South for approximately 244 feet and the 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.
4. Ismael Valdez and Amaris Valdez	RWD*	A 25 foot radius return at SW 94 Avenue and SW 68 Street (District 7).	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet.
5. Jose M. Requejo & Lissette Requejo	RWD*	A portion of SW 102 Avenue, from approximately 184 feet north of SW 30 Street, North for approximately 141 feet (District 10).	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
6. Jose Milton	TSE*	A portion of Fontainebleau Blvd. west of NW 95 Avenue (District 10).	Obtained in order to place a traffic control to operate a traffic signal at Fontainebleau Blvd and NW 95 Avenue.
7. Minkin Enterprises Inc.	TSE*	A portion of Fontainebleau Blvd. west of NW 95 Avenue (District 10).	Obtained in order to place a traffic control to operate a traffic signal at Fontainebleau Blvd and NW 95 Avenue.

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
8. Darrin J. Johns and Ruth E. Johns	RWD*	A portion of SW 248 Street, beginning approximately 671 feet east of SW 227 Avenue, East for approximately 336 feet (District 9).	Obtained in order to satisfy a zoning requirement that before a building permit is issued, section line road right-of-way must be dedicated.

  
Assistant County Manager



**MEMORANDUM**  
(Revised)

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

**DATE:** November 20, 2008

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

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

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)(QQ)  
11-20-08

RESOLUTION NO. R-1221-08

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. **Prize Property II, Inc.**
2. **Atlas Property I, LLC**
3. **Anzac, LLC**
4. **Ismael Valdez and Amaris Valdez**
5. **Jose M. Requejo & Lissette Requejo**
6. **Jose Milton**
7. **Minkin Enterprises Inc.**
8. **Darrin J. Johns and Ruth E. Johns**

**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 **Barbara J. Jordan**, 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	<b>aye</b>		
Barbara J. Jordan, Vice-Chairwoman	<b>aye</b>		
Jose "Pepe" Diaz	<b>aye</b>	Audrey M. Edmonson	<b>aye</b>
Carlos A. Gimenez	<b>aye</b>	Sally A. Heyman	<b>aye</b>
Joe A. Martinez	<b>aye</b>	Dennis C. Moss	<b>aye</b>
Dorin D. Rolle	<b>aye</b>	Natacha Seijas	<b>aye</b>
Katy Sorenson	<b>aye</b>	Rebeca Sosa	<b>aye</b>
Sen. Javier D. Souto	<b>aye</b>		

The Chairperson thereupon declared the resolution duly passed and adopted this 20<sup>th</sup> day of November, 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.

Jorge Martinez-Esteve

**Return to:**

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

**Instrument Prepared by**

JANNETTE O. RIBAS  
VILA, PADRON & DIAZ, P.A.  
2320 Ponce de Leon Blvd.,  
Coral Gables, Florida  
Folio No: A portion of 30-4035-000-0640  
User Dept: Public Works

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**Quit Claim and Conveyance to Miami-Dade County  
Highway Right of Way by Corporation**

THIS INDENTURE made this 30 day of May, 2008 between PRIZE PROPERTY II, INC., a Florida corporation whose post office address is 1414 NW 107 Avenue, Miami, FL 33172, 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, FL 33128-1970, party of the second part:

**WITNESSETH:**

That said party of the first part, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other good and valuable considerations, does hereby convey and quitclaim unto 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 Exhibit "A" attached hereto and by reference made a part hereof**

It is the intention of the party of the first part, by this instrument, to quitclaim and convey to the said party of the second part, and its successors in interest, all the right, title interest, claim or demand of the party of the first part, in and to the land described herein, 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, this conveyance shall become null and void and be of no further force and effect.

**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:

**PRIZE PROPERTY II, INC., a Florida corporation**

[Signature]  
Witness Name: Diana Valdes

By: [Signature]  
MICHAEL CUESTA, President

[Signature]  
Witness Name: Juan C Perez

By: [Signature]  
GEORGE CUESTA, Secretary

[Signature]  
Witness Name: Diana Valdes

[Signature]  
Witness Name: Juan C Perez

(Corporate Seal)

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 30 day of May, 2008, by MICHAEL CUESTA and GEORGE CUESTA, as President and Secretary, respectively, of PRIZE PROPERTY II, INC., a Florida corporation, and in whose name the foregoing instrument is executed and that said officers severally acknowledged before me that they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_, respectively as identification.

[Notary Seal]

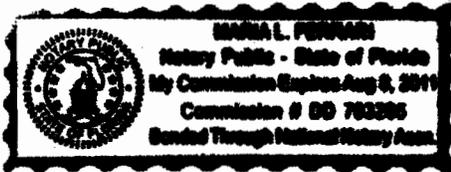
[Signature]  
Notary Public

Printed Name: Marial L. Ferrari

Notary Public State of Florida

My commission expires: 08.08.11

Commission/Serial No. DD 203285



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

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

**Approved as to form  
and Legal Sufficiency**

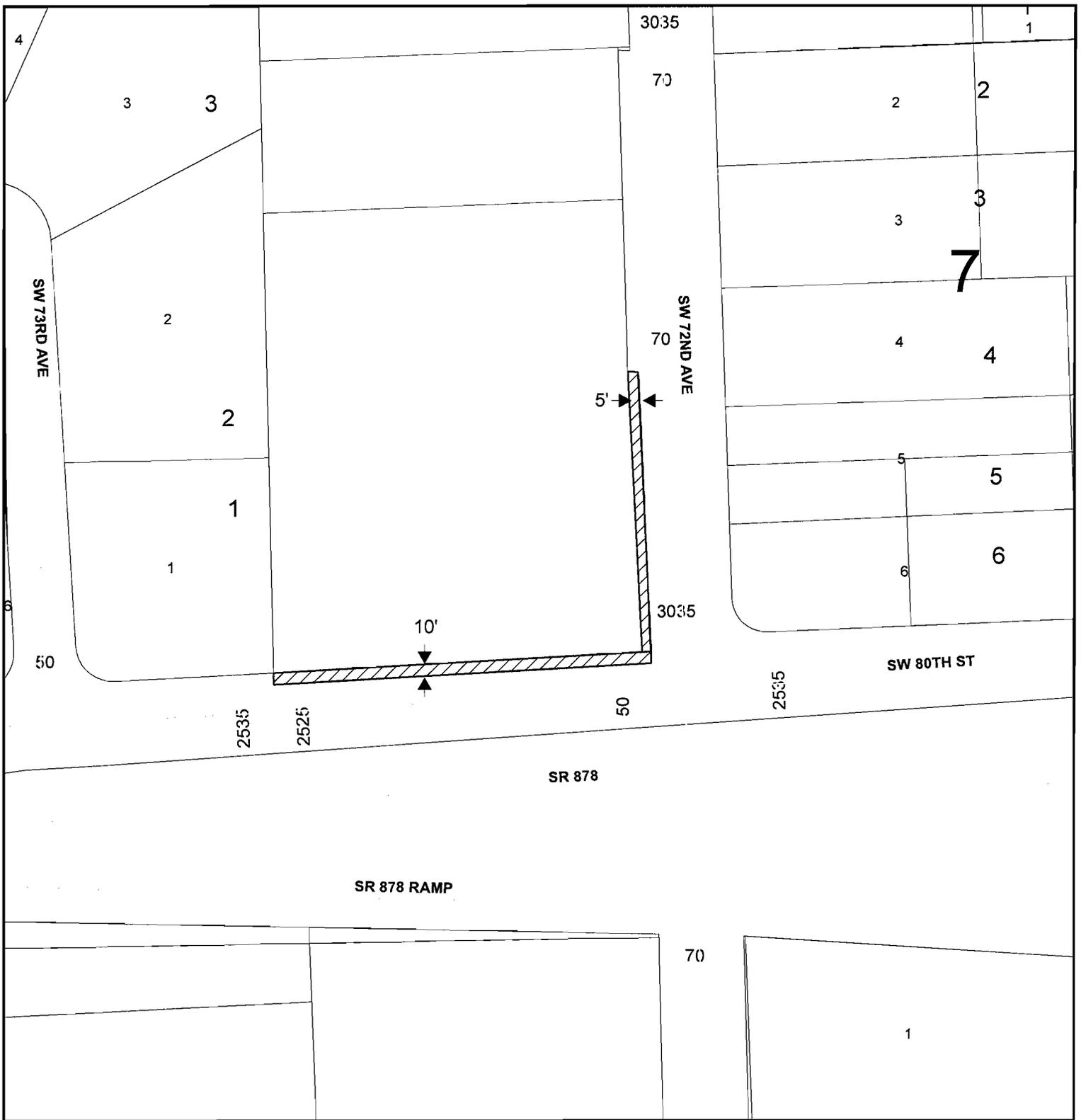
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**Assistant County Attorney**

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

**EXHIBIT "A"**  
**Legal Description**

The North 10 feet of the South 35 feet and the West 5 feet of the East 35 feet of the East  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 35, Township 54 South, Range 40 East, less the North 396.64 feet thereof.



THIS IS NOT A SURVEY

30-4035-000-0640

Legal:

35 54 40 3.15 AC E1/2  
 OF SE1/4 OF SE1/4 OF NW1/4  
 LESS N253.5FT & LESS RD  
 LOT SIZE IRREGULAR OR  
 21214-1677 04/2003 1

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Carlos A. Gimenez, 7

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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



Date:  
 Prepared By: Yazmin Moreno

This Document Prepared By and Return to:

Jorge M. Vigil, Esq.  
Rasco, Reininger, Perez, Esquenazi & Vigil, PL  
283 Catalonia Avenue, Second Floor  
Coral Gables, Florida 33134

Parcel ID Number: 25-3008-000-0010  
(NW 107 AVE)

### Quitclaim Deed

This Quitclaim Deed, Made this 13<sup>th</sup> day of March, 2008 A.D. Between  
ATLAS PROPERTY I, LLC, a Florida limited liability company  
of the County of Miami-Dade, State of Florida, grantor, and  
MIAMI-DADE COUNTY, a political subdivision of the State of Florida  
whose address is: 111 NW 1<sup>st</sup> STREET MIAMI FL 33128  
of the County of Miami-Dade, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, all interest the Grantor may  
have, if any, in the following described land, situate, lying and being in the County of MIAMI-DADE State of Florida to wit:  
The West 40 feet of Section 8, Township 53 South, Range 40 East,  
Miami-Dade County, Florida.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and  
all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said  
grantee forever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: CECILIA UAND  
Witness

ATLAS PROPERTY I, LLC, a  
Florida limited liability company  
By: [Signature]  
SERGIO PINO, Manager  
P.O. Address: 2301 NW 87th Avenue, 6th Floor, Doral, FL 33172

PROPERLY  
SEAL  
ATLAS  
PROPERTY I  
LLC

[Signature]  
Printed Name: Florencia Lopez  
Witness

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 13 day of March, 2008 by  
SERGIO PINO, as Manager of ATLAS PROPERTY I, LLC, a Florida limited  
liability company  
he is personally known to me or he has produced his Florida driver's license as identification.



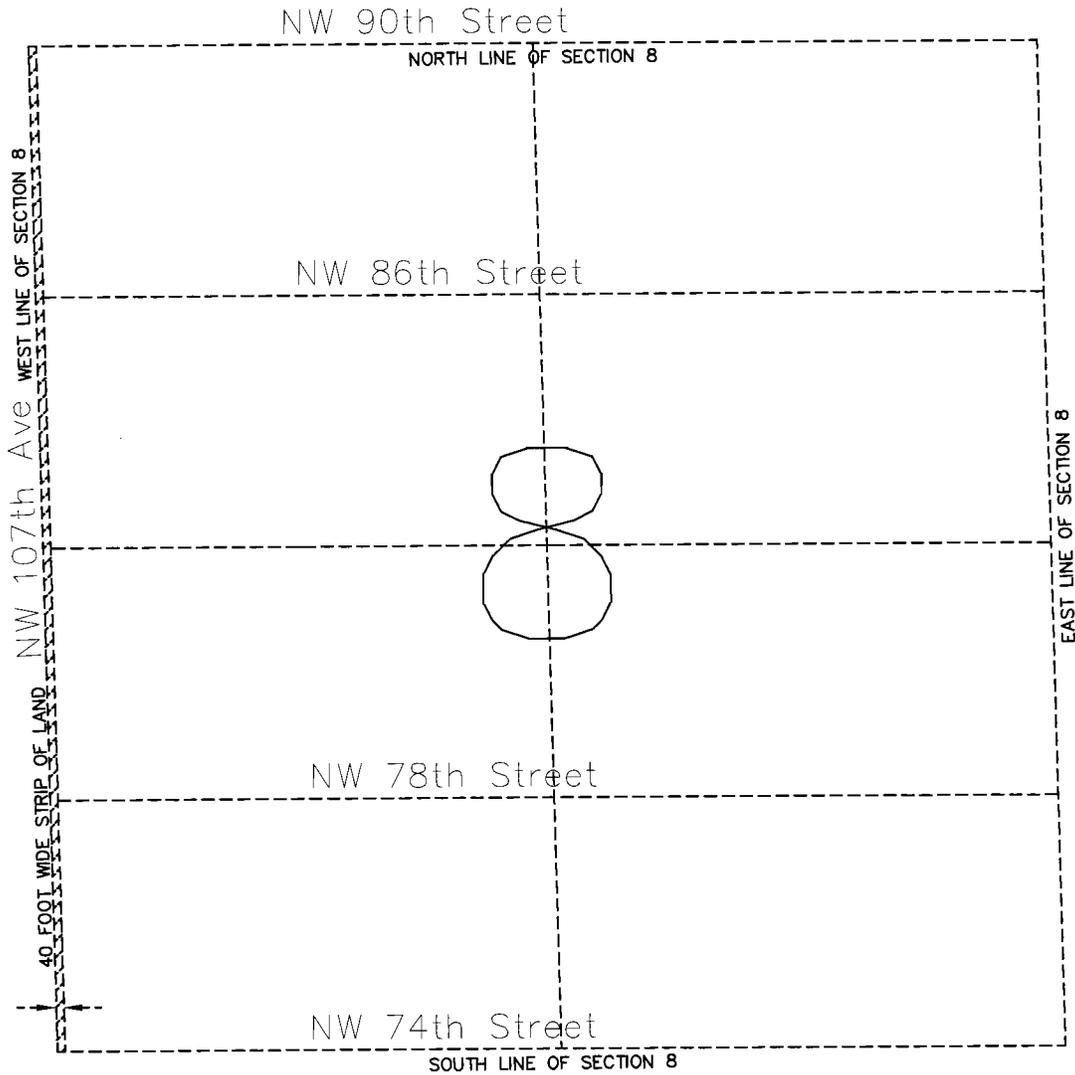
[Signature]  
Printed Name: Sary Far  
Notary Public  
My Commission Expires: 01/19/2012

# COMMISSION SKETCH

## QUIT CLAIM DEED

SECTION 08, TWP 53 S., RNG 40 E.

WEST 40 FEET OF SECTION 8



### LEGEND

- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY LINE
- L = ARC DISTANCE
- R = CURVE RADIUS
- L = LOT LINE
- P = PROPERTY LINE
- C = CENTER LINE

0 500 1000 2000



SCALE: 1" = 1000'

THIS IS NOT A SURVEY

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**DRAWING TO ACCOMPANY LEGAL DESCRIPTION  
MIAMI-DADE COUNTY PUBLIC WORKS DEPT.  
RIGHT OF WAY DIVISION  
ENGINEERING SECTION**

**SECTION 8  
TWP 53 S, RNG 40 E**

**40 FOOT STRIP**

SCALE: 1" = 1000' DATE: 06-27-08

DRAWN BY: J Tirado

CHECKED BY: J Tirado

PROJECT

SHEET 1 of 1

**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, P.L.S.

Folio No. 30-6927-000-0121

User Department: PUBLIC WORKS

D-22840

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**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 20 day of February, A.D. 2008, by and between Anzac, LLC, a Florida limited liability company, whose address is 7475 SW 50<sup>th</sup> Terr., Miami, FL 33155, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1<sup>st</sup> 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:

**SEE EXHIBIT A**

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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 General Partner(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)**

[Signature]  
Witness

Vivien Baltodano  
Witness Printed Name

[Signature]  
Witness

Russell G. McNamara  
Witness Printed Name

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Witness

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

Anzac, LLC

Name of LLC  
[Signature] (Sign)

By: General Partner  
Steven R. McNamara

Printed Name  
-----

Address (if different)

\_\_\_\_\_  
By: General Partner (Sign)

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

\_\_\_\_\_  
Address (if different)

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STATE OF Florida )  
 )  
COUNTY OF Miami-Dade )

I HEREBY CERTIFY, that on this 20 day of February, A.D. 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Steven R. McNamara and \_\_\_\_\_ personally known to me, or proven, by producing the following forms of identification:

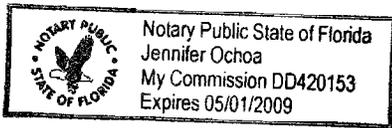
Steven R. McNamara to be the General Partner(s) duly authorized on \_\_\_\_\_ behalf of Anzac, LLC, a Florida limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Jennifer Ochoa  
Notary Signature

Jennifer Ochoa  
Jennifer Ochoa  
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 5/1/09

Commission/Serial No. 00420153

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.

\_\_\_\_\_  
Pedro G. Hernández, P.E.  
Deputy County Manager

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

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

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**EXHIBIT A**

The South 10 feet of the North 35 feet of the West 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, Less the West 36 feet thereof,

And

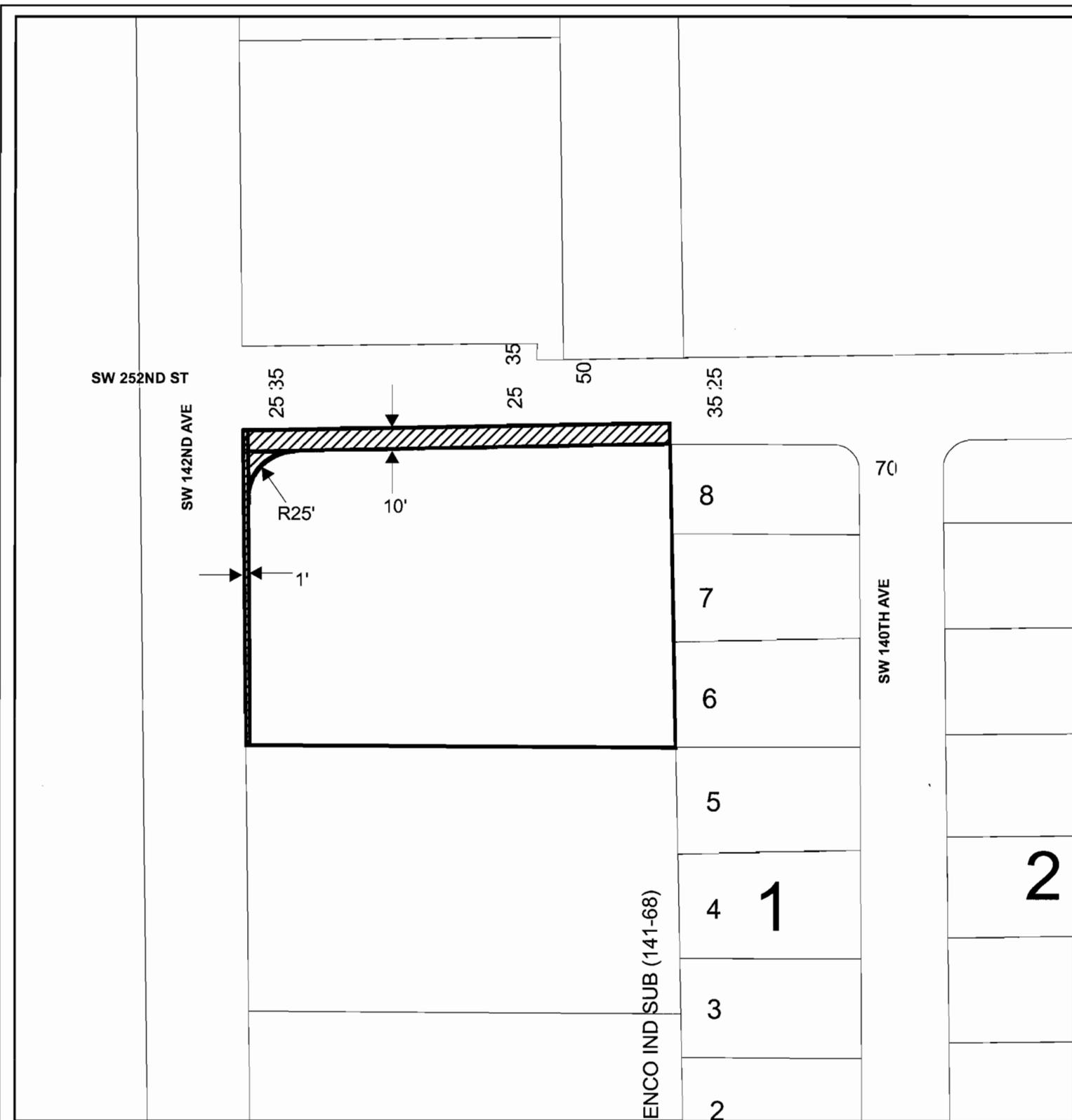
The East 1 foot of the West 36 feet of the West 1/2 of the NW 1/4 of the SW 1/4 of the NE 1/4 of said Section 27, Less the South 392 feet thereof,

And

The area bounded by the East line of the West 36 feet of the NE 1/4 of said Section 27, and bounded by the South line of the North 35 feet of the SW 1/4 of the NE 1/4 of said Section 27, and bounded by a 25 foot radius arc, concave to the Southeast, said arc being tangent to both of the last described lines.

88-2734RWR1

0/2



THIS IS NOT A SURVEY

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

30-6927-000-0121

**EXHIBIT "A"**

Legal:

27 56 39 1.69 AC M/L W1/2 OF  
 NW1/4 OF SW1/4 OF NE1/4  
 LESS S392FT & W35FT &  
 N25FT THEREOF LOT  
 SIZE 73487 SQ FT OR 13953-  
 2941 1288 5



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:**

Pablo Rodríguez, PLS  
Folio No. 30-4028-004-0570  
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 29<sup>th</sup> day of February, A.D. 2007, by and between Ismael Valdes and Amneris Valdes, whose address is 6480 SW 93 Avenue, Miami, Florida 33173, parties of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

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

**That portion of the South ½ of tract 85, of DADE COUNTY DEVELOPMENT COMPANY'S SUBDIVISION of the West ½ of Section 28, Township 54 South, Range 40 East, as recorded in Plat Book 3, Page 169, of the public records of Miami-Dade County, being the external area of a 25 foot radius arc, concave to the northeast and tangent to the east line of the west 25 foot of said Tract 85 and tangent to the north line of the South 25 feet of said Tract 85.**

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)

Melcedes Arango  
Witness

MELCEDES ARANGO  
Witness Printed Name

[Signature]  
Witness

JOHN GONZALEZ  
Witness Printed Name

[Signature]  
Witness

VERONICA ABREU  
Witness Printed Name

[Signature]  
Witness

ANTONIO GONZALEZ  
Witness Printed Name

Ismael Valdes (Sign)

ISMAEL VALDES  
Printed Name

6480 SW 93 AVE.  
Address (if different)

Ramiro Valdes (Sign)

RAMIRO VALDES  
Printed Name

6480 SW 93 AVE.  
Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 29 day of FEB, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ISMAEL VALDES, and ANGELIS VALDES, 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.



CAG  
\_\_\_\_\_  
Notary Signature  
CHARLES A. GONZALEZ  
\_\_\_\_\_  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: 12/29/2010  
Commission/Serial No. DD 623101

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.

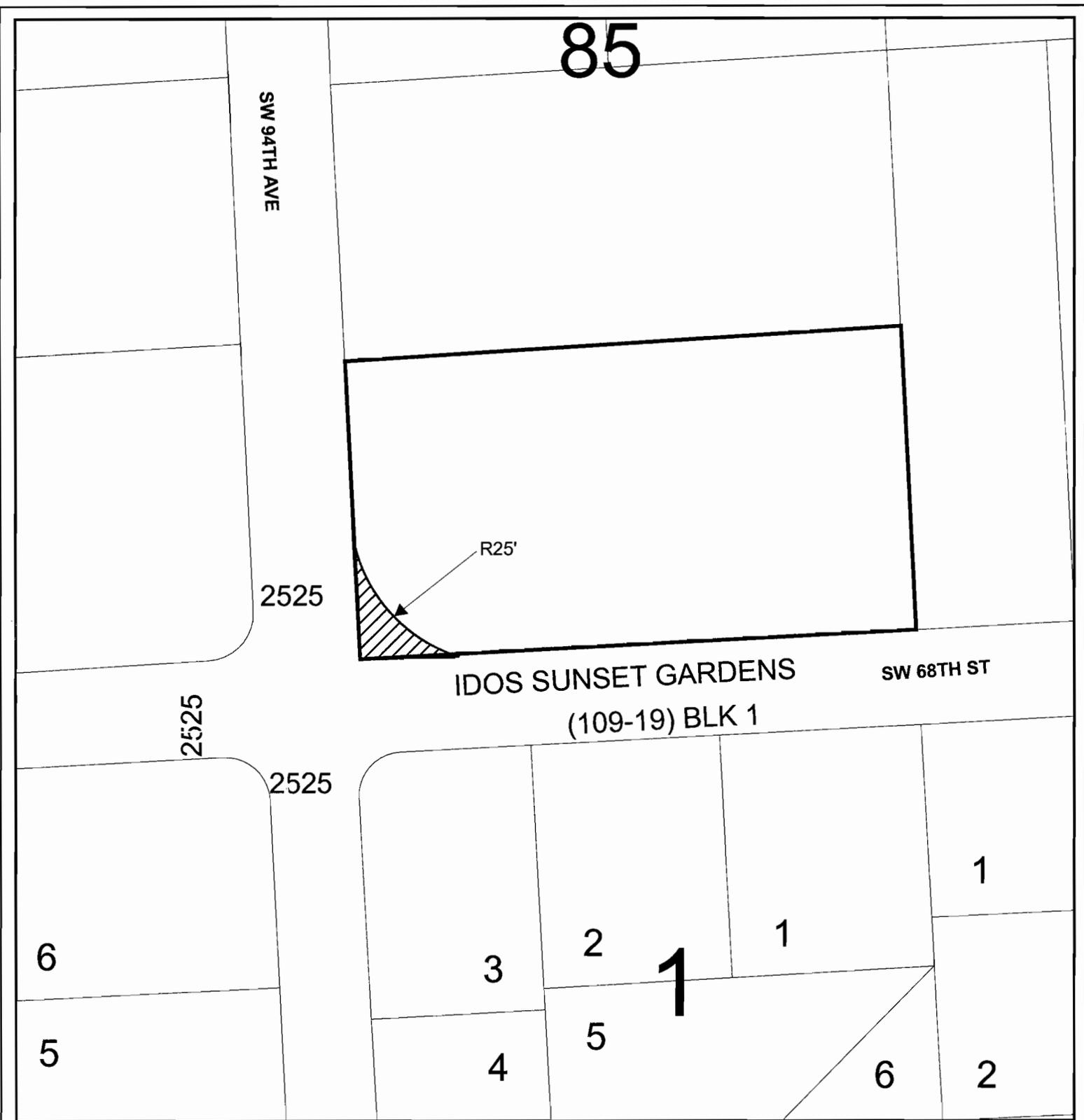
\_\_\_\_\_  
Assistant County Manager

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: Carlos A. Gimenez, 7

30-4028-004-0570

Legal:

28 54 40 1.08 AC  
 SUBDIVISION OF W1/2 PB 3-  
 169 S1/2 OF TR 85 LESS  
 N150FT & W25FT & S25FT  
 LOT SIZE IRREGULAR OR  
 9682 941

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY



*22*



**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  
 November, 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. 30-4017-006-0040  
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 2<sup>nd</sup> day of June, A.D. 2008, by and between José M. Requejo and Lisette Requejo, husband and wife, whose address is 2901 SW 102 Ave., Miami, Fl. 33165, 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 10 feet of the following described land:**

**The North 16 feet 5 inches of Lot 4, all of Lots 5 and 6, and the South ½ of Lot 7, of "RESUBDIVISION OF LOTS 81 & 82 OF LITTLE PLANTATIONS OF MIAMI", recorded in Plat Book 27, Page 28, of the Public Records of Miami-Dade County, Florida.**

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)

Jeffrey Lackowitz  
Witness

Jeffrey Lackowitz

Witness Printed Name

Gregory Lopez  
Witness

Gregory Lopez

Witness Printed Name

Jeffrey Lackowitz  
Witness

Jeffrey Lackowitz

Witness Printed Name

Gregory Lopez  
Witness

Gregory Lopez

Witness Printed Name

Jose M. Requejo (Sign)

Printed Name

2901 SW 102 Avenue, Miami, FL

Address (if different)

Risette Requejo (Sign)

Risette Requejo

Printed Name

Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 2 day of June, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jose M. Requejo, and Lisette Requejo, personally known to me, or proven, by producing the following methods of identification: \_\_\_\_\_ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



[Handwritten Signature]  
Notary Signature  
Hector Alvarez III  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: \_\_\_\_\_  
Commission/Serial No. \_\_\_\_\_

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

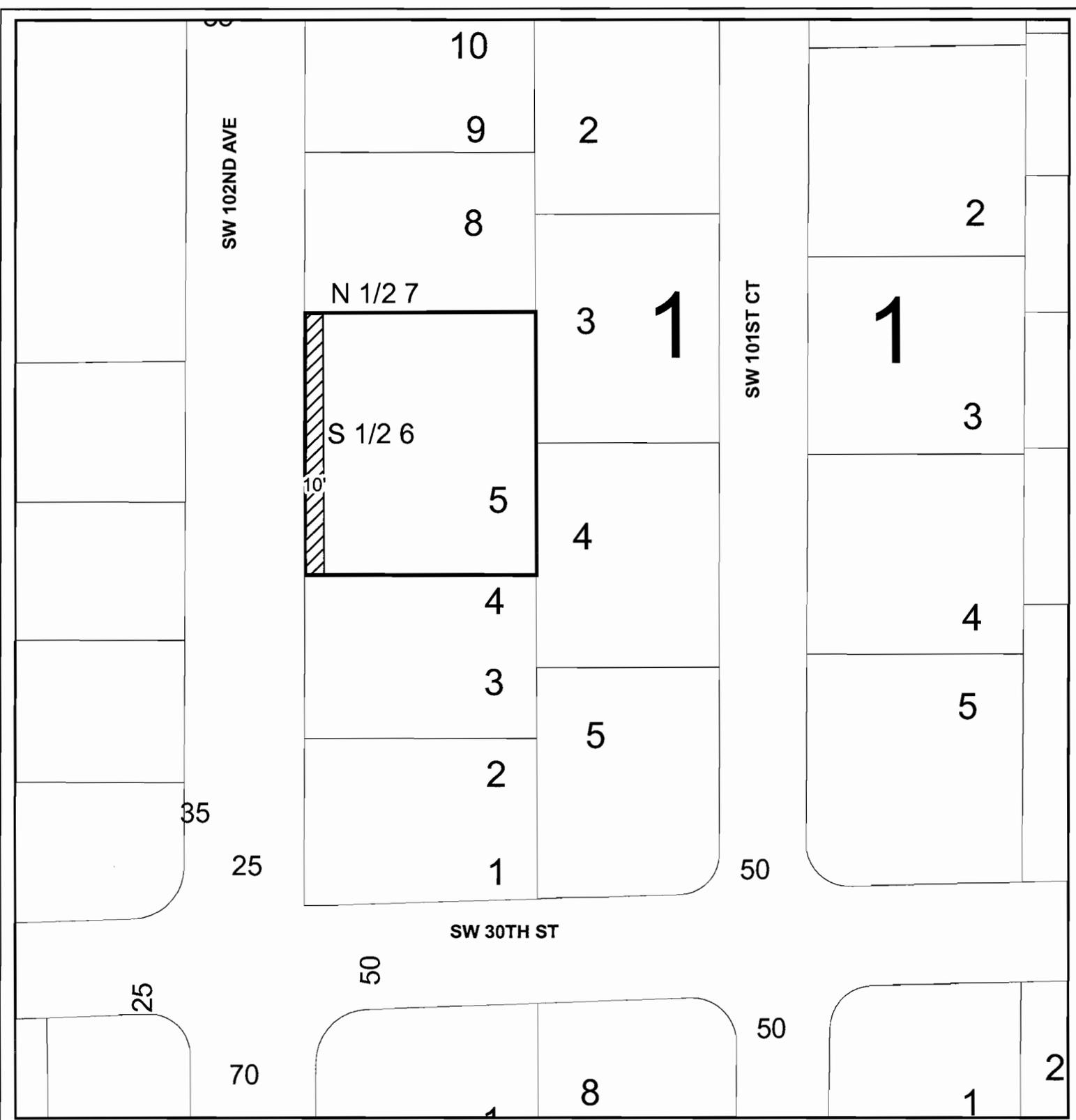
ATTEST: HARVEY RUVIN,  
Clerk of said Board

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

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

Approved as to form  
and legal sufficiency

25



**THIS IS NOT A SURVEY**

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Sen. Javier D. Souto, 10

30-4017-006-0040

LITTLE PLANTATIONS  
 ARE SUB PB 27-28  
 N16.5FT LOT 4 ALL LOT  
 5 & S1/2 LOT 6 & N25FT  
 LOT 6 & S25FT LOT 7  
 A/K/A SW 29 ST  
 CLOSED BY RES 83 R-1015

 TO BE DEDICATED FOR ROAD RIGHT -OF-WAY

26



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



Date: June 4, 2008  
 Prepared By: Yazmin Moreno

**Return to:** .  
 Right of Way Division .  
 Miami-Dade County Public Works Dept. .  
 111 N.W. 1st Street .  
 Miami, FL 33128-1970 .  
**Instrument prepared by:** .  
 Armando J. Cervera .  
 Miami-Dade County Public Works Dept. .  
 111 N.W. 1st Street .  
 Miami, FL 33128-1970 .  
 Folio No.30-3054-094-0010 .  
 User Department: PUBLIC WORKS .

**TRAFFIC SIGNAL EASEMENT**

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

**THIS INDENTURE**, Made this 27 day of Feb., A.D. 2008, by and between **Jose Milton** and having his office and principal place of business at 3211 Ponce De Leon Blvd #301, Coral Gables, Florida 33134, 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 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 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 sidewalks, signals, 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 his name the day and year first above written.

Signed, Sealed Attested and Delivered in our presence:

(2 witnesses for each signature of for all)

Went Pablo Mendoza  
Witness

Juan Pablo Mendoza  
Witness Printed Name

DINAMAYELA DOMINGUEZ  
Witness

Dina Dominguez  
Witness Printed Name

Jose Milton  
Jose Milton

Jose Milton  
Printed Name

\_\_\_\_\_  
Address (if different)

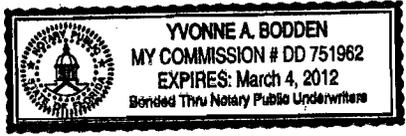
STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 27 day of FEB., 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOSE MILTON, 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.

*Yvonne A. Bodden*  
Notary Signature  
YVONNE A. BODDEN  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of FLORIDA  
My commission expires: MAR. 4, 2012  
Commission/Serial No. DD 751962

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.

\_\_\_\_\_  
Special Assistant to the  
County Manager

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

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

## LEGAL DESCRIPTION

A portion of Tract "F", BLUE FONTAINE TRACT according to the plat thereof as recorded in Plat Book 140, Page 76 of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

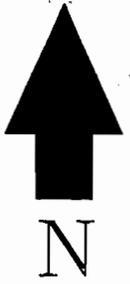
COMMENCE at a point on a circular curve concave to the Southwest being on the Northerly right-of-way line of Fontainebleau Boulevard as shown on said BLUE FONTAINE TRACT, said point being the Southeast corner of said Tract "F" and bearing N 42°09'20" E from the center of said circular curve; thence Northwesterly along the Northerly right-of-way line of said Fontainebleau Boulevard being the arc of said circular curve to the left having a radius of 1200.92 feet, through a central angle of 15°33'11" for a distance of 325.99 feet; thence, N 26°36'09" E along said Northerly right-of-way line also being radial to the last and next described curves, for 15.00 feet to the POINT OF BEGINNING; thence continue Northwesterly along said Northerly right-of-way line being a circular curve to the left, concave to the Southwest, having a radius of 1215.92 feet through a central angle of 1°44'34" for 36.98 feet; thence N 24°51'35" E, along a line radial to the last and next described curves, for 22.00 feet; thence Southeasterly along the arc of a circular curve concave to the Southwest, having a radius of 1237.92 feet through a central angle of 1°44'34" for 37.65 feet; thence S 26°36'09" W along a line radial to the last described curve for 22.00 feet to the POINT OF BEGINNING.

**EXHIBIT "A"**

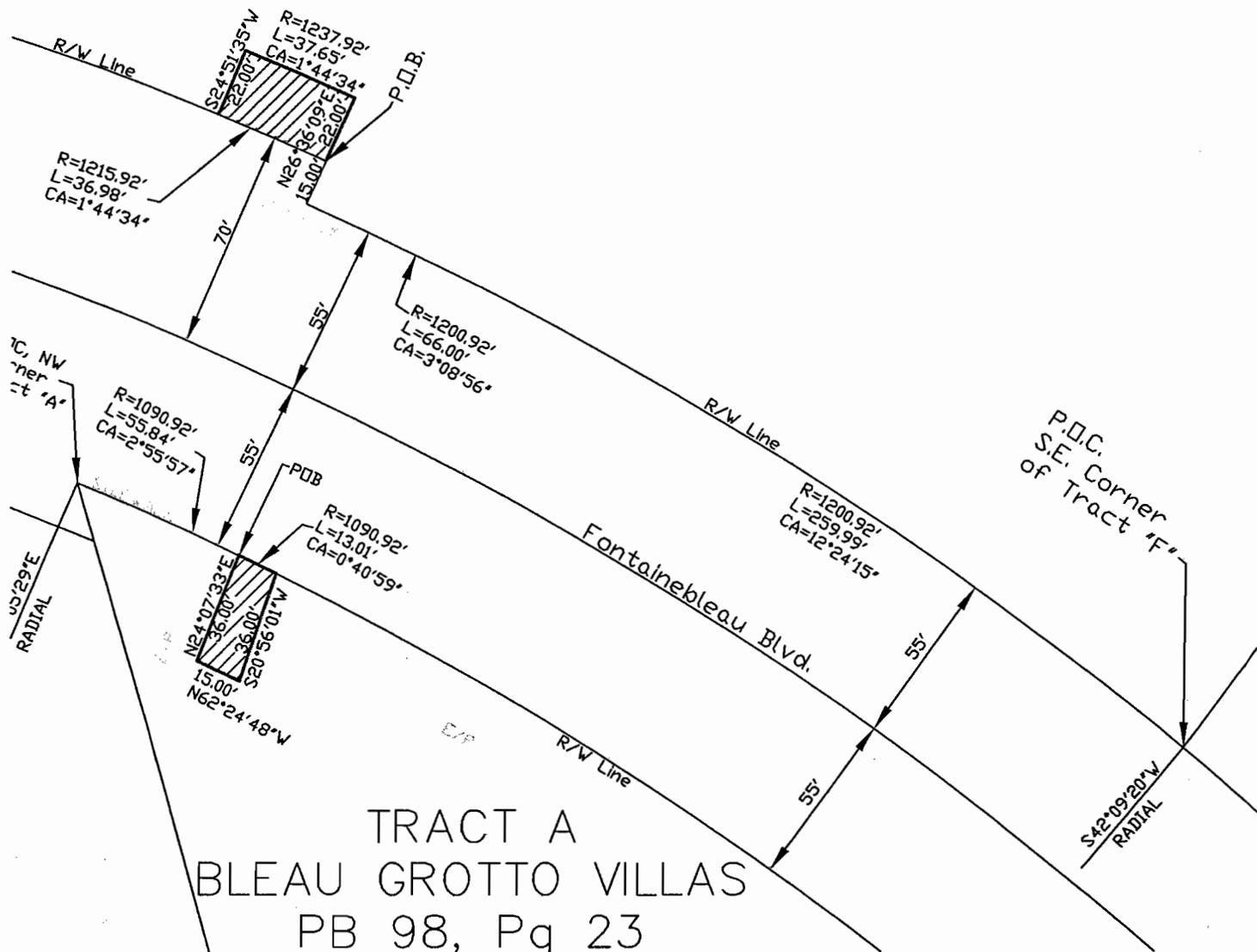
1 of 1

30

TRACT "F"  
 BLUE FONTAINE TRACT  
 PB 140, PG 76



9501 Fontainebleau Blvd.



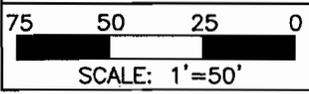
TRACT A  
 BLEAU GROTTTO VILLAS  
 PB 98, Pa 23

 Signal Easement To be Acquired

FOLIO NO. 30 3054 094 0010

31

THIS IS NOT A SURVEY



9501 FONTAINEBLEAU BLVD.

	BY	DATE
PRELIM	RB	3/12/07
FINAL	SB	2/22/08
CHECKED		

TRAFFIC SIGNAL EASEMENT

*See 1*

**Return to:** .  
 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.30-4004-021-0010 .  
 User Department: PUBLIC WORKS .

**TRAFFIC SIGNAL EASEMENT**

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

**THIS INDENTURE**, Made this 5<sup>th</sup> day of MARCH, A.D. 2008, by and between **Minkin Enterprises, Inc.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 3553 NW Clubside Circle, Boca Raton, Florida 33496, 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 sidewalks, signals, 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.

*32*

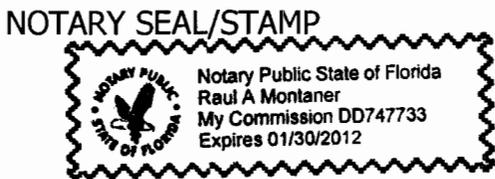
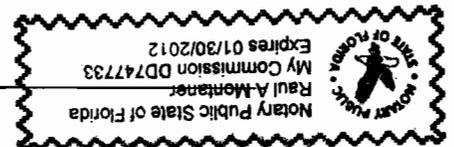
STATE OF Florida )  
COUNTY OF Miami-Dade )

I HEREBY CERTIFY, that on this 5<sup>th</sup> day of March, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared KENNETH D. MINKIN (personally known to me) or proven, by producing the following method of identification: \_\_\_\_\_ to be the P President and P Secretary of Minkin Enterprises, Inc., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he/she/they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

[Signature]  
Notary Signature

Raul A. Montaner  
Printed Notary Name



Notary Public, State of Florida  
My commission expires: 01/30/2012  
Commission/Serial No. DD747733

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.

\_\_\_\_\_  
Special Assistant to the County Manager

ATTEST: HARVEY RUVIN,  
Clerk of the Board

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

**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 of for all)

  
Witness  
RAUL A. MONTANER  
Printed Name

PO Montaner  
Witness  
BEATRIZ MARTI  
Printed Name

  
Witness  
RAUL A. MONTANER  
Printed Name

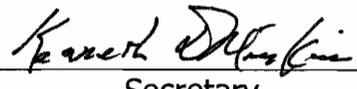
PO Montaner  
Witness  
BEATRIZ MARTI  
Printed Name

Minkin Enterprises, Inc.

  
By: President

Kenneth D. Minkin  
Printed Name

3953 NW Chloride Creek, Boca Raton, FL 33496  
Address if different

  
By: Secretary

Kenneth D. Minkin  
Printed Name

Address if different

**CORP SEAL**



34

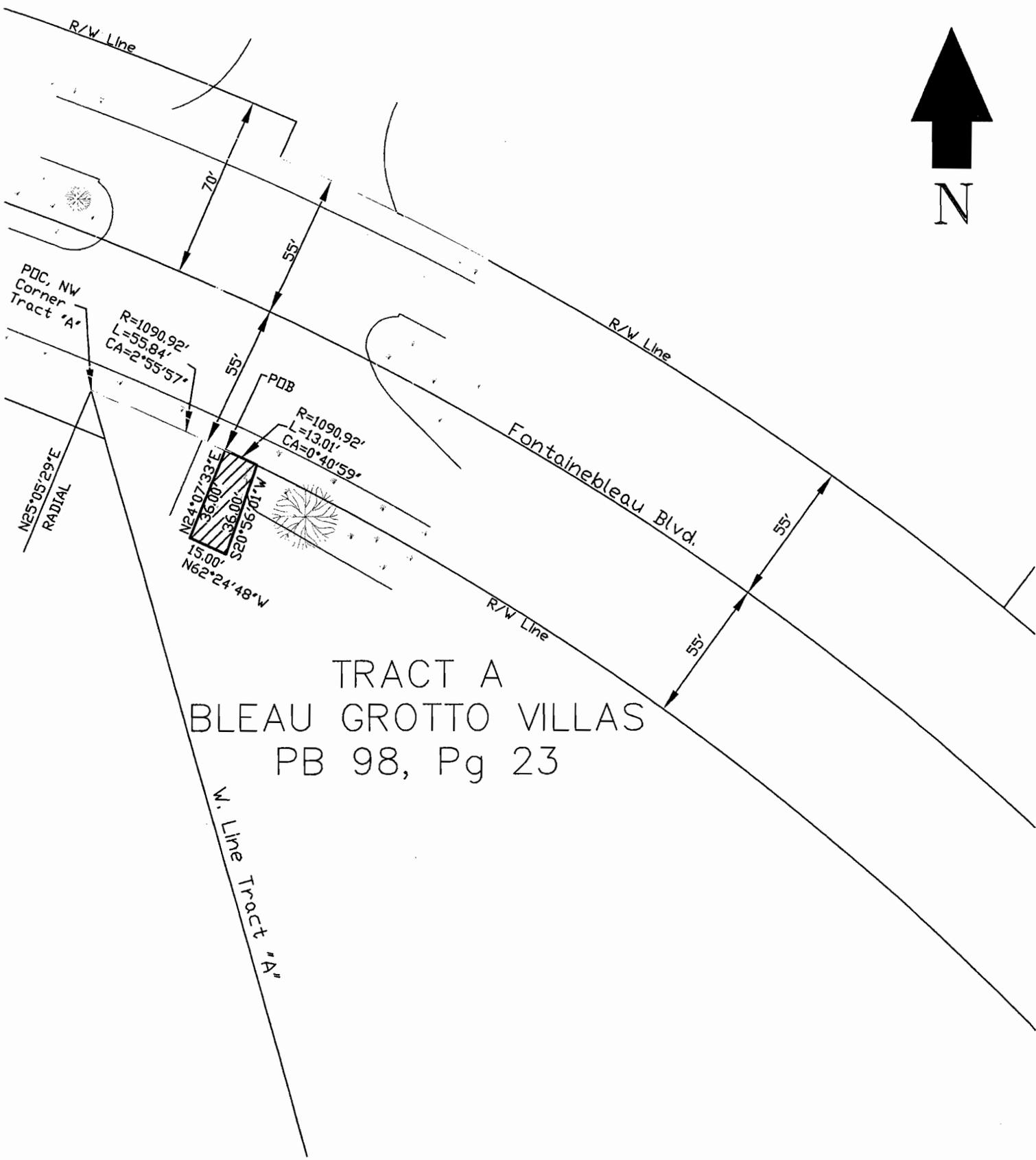
## LEGAL DESCRIPTION

A portion of Tract "A", BLEAU GROTTTO VILLAS according to the plat thereof as recorded in Plat Book 98, Page 23 of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

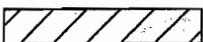
COMMENCE at a point on a circular curve concave to the Southwest being on the Southerly right-of-way line of Fontainebleau Boulevard as shown on said BLEAU GROTTTO VILLAS, said point being the Northwest corner of said Tract "A" and bearing N 25°05'29" E from the center of said circular curve; thence Southeasterly along the Southerly right-of-way line of said Fontainebleau Boulevard being the arc of said circular curve to the right having a radius of 1090.92 feet, through a central angle of 2°55'57" for a distance of 55.84 feet to the POINT OF BEGINNING; thence continue along said Southerly right-of-way line and arc of said circular curve to the right having a radius of 1090.92 feet, through a central angle of 0°40'59" for a distance of 13.01 feet; thence S 20°56'01" W for 36.00 feet; thence N 62°24'48" W for 15.00 feet; thence N 24°07'33" E for 36.00 feet to the POINT OF BEGINNING.

35  
**EXHIBIT "A"**

1 of 1



TRACT A  
BLEAU GROTTO VILLAS  
PB 98, Pg 23

 Signal Easement To be Acquired

36

FOLIO NO. 30 4004 021 0010

THIS IS NOT A SURVEY



9610 FONTAINEBLEAU BLVD.

	BY	DATE
PRELIM	RD	3/12/07
FINAL		

TRAFFIC SIGNAL EASEMENT

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. 30-6829-000-0620  
User Department: Public Works

---

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

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

THIS INDENTURE, Made this 29<sup>th</sup> day of April, A.D. 2008, by and between Darrin J. Johns and Ruth E. Johns, whose address is 22000 SW 262 St., Miami, Florida 33031, 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 North 40 feet of the West ½ of the NE ¼ of the NW ¼ of the NW ¼ of Section 29, Township 56 South, Range 38 East.

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 [Signature]

Jonathan Gonzalez  
Witness Printed Name

Marlene Schriber  
Witness

Marlene Schriber  
Witness Printed Name

mit Sch  
Witness

Michael Schriber  
Witness Printed Name

Jorge R. Gonzalez  
Witness Printed Name

[Signature] (Sign)

Darrin J. Johns  
Printed Name

Address (if different)

[Signature] (Sign)

Ruth E. Johns  
Printed Name

Address (if different)

STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

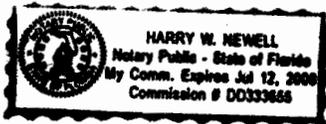
I HEREBY CERTIFY, that on this 29<sup>th</sup> day of April, 2008, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Darrin J. Johns, and Ruth E Johns, personally known to me, or proven, by producing the following methods of identification: \_\_\_\_\_ 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.

Harry W Newell  
Notary Signature

Harry W Newell  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: July 12 - 2008

Commission/Serial No. DD333655

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

