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

Memorandum

Date: September 10, 2010

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

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Resolution No. R-893-10

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 Commissioners (BCC) acceptance.

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

Fiscal Impact/Funding Source
The maintenance cost associated with the subject rights-of-way being added to the Public Works Department inventory is approximately $964 annually. The funds for this activity are drawn from the General Fund.

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.	Robert Rosenthal and Susan Rosenthal	RWD*	A portion of SW 44 Street from the southern extension of the east right of way line of SW 64 Avenue West for approximately 261 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
QCD* Quick Claim Deed

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
2.	PALMS CONVALESCENT CARE, INC.	RWD*	A 25 foot radius return at NE 146 Street and NE 16 Avenue; and at NE 147 Street and NE 16 Avenue. (District 2)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five feet.
3.	The True Deliverance Church of Christ	RWD*	A portion of SW 184 Street, from approximately 310 feet west of SW 109 Avenue, west for approximately 43 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
4.	SOUTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC.	RWD*	A 25 foot radius return at NW 115 Street and NW 12 Avenue. (District 2)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five feet.
5.	SAYMER INVESTMENT LLC	RWD*	A portion of SW 157 Avenue, from SW 10 Lane to SW 12 Terrace , and the radius return thereof. (District 11)	Obtained as a requirement from Miami-Dade County Public Works Department to improve the right-of-way.
6.	MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY	QCD*	A portion of NW 6 Street from 140 feet west of 137 Avenue, west for approximately 661 feet. (District 12)	Obtained as requirement of a Joint Participation agreement between Miami-Dade County and the Miami-Dade County Expressway Authority.

Assistant County Manager

RWD* Right-of-Way Deed
QCD* Quick Claim Deed

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: September 10, 2010

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

SUBJECT: Agenda Item No. 8(P)(1)(F)

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 Manager'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(P)(1)(F)
9-10-10

RESOLUTION NO. R-893-10

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 Owners/Grantors

1. **Robert Rosenthal and Susan Rosenthal**
2. **PALMS CONVALESCENT CARE, INC.**
3. **The True Deliverance Church of Christ**
4. **SOUTHEAST DISTRICT, FLORIDA ANNUAL CONFERENCE,UNITED METHODIST CHURCH, INC.**
5. **SAYMER INVESTMENT LLC.**
6. **MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY**

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; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way; and pursuant to Resolution No. R-974-09, (a) directs the County Mayor or County Mayor's designee to record the instruments of conveyances accepted herein in

the Public Records of Miami-Dade County and to provide a recorded copy of each instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of each of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner Dorrin D. Rolle , who moved its adoption. The motion was seconded by Commissioner Sally A. Heyman and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman aye
Jose "Pepe" Diaz, Vice-Chairman aye

Bruno A. Barreiro	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 10th day of Septenber, 2010. 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: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Debra Herman

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. 30-4024-016-0010
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 12TH day of MARCH, A.D. 2010, by and between **Robert Rosenthal and Susan Rosenthal**, whose address is **6400 SW 44 Street, Miami, Florida 33155**, *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 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 *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:

See Exhibit "A"

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

Janet Denis
Witness Printed Name

Witness

Witness Printed Name

Witness

Janet Denis
Witness Printed Name

Witness

Witness Printed Name

(Sign)

Robert Rosenthal
Printed Name

Address (if different)

(Sign)

Susan Rosenthal
Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 12th day of March, 2010, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert Rosenthal, and Susan Rosenthal 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.

JACQUELINE CURBELO
MY COMMISSION # DD 875958
EXPIRES: April 28, 2013
Bonded Thru Budget Notary Services

Notary Signature

Jacqueline Curbelo
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL
My commission expires: 4-28-2013.
Commission/Serial No. DD 875958.

The foregoing was accepted and approved on the _____ day of _____, A.D. 2010, 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

MIAMI 2091395.1 7866531784
3/11/10

LEGAL DESCRIPTION AND SKETCH

EXHIBIT "A"
Sheet 1 of 2

LEGAL DESCRIPTION: COMMENCE at the Northwest corner of the East ½ of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 24, Township 54 South, Range 40 East, lying and being in Miami-Dade County, Florida; thence North 90 degrees 00 minutes 00 seconds East, along the North Line of the South ½ of the NW ¼ of said Section 24, for 101.00 feet to the POINT OF BEGINNING, thence continue North 90 degrees 00 minutes 00 seconds East, along the North Line of the South ½ of the NW ¼ of said Section 24, for 261.60 feet; thence South 00 degrees 21 minutes 30 seconds West, along the West Line of the Southeast ¼ of the Northwest ¼ of said Section 24, for 25.00 feet; thence South 90 degrees 00 minutes 00 seconds West for 261.44 feet; thence North 00 degrees 00 minutes 00 seconds West for 25.00 feet to the POINT OF BEGINNING, containing 6,538 square feet, more or less.

I HEREBY CERTIFY: That the LEGAL DESCRIPTION AND SKETCH of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 61G-17-6 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA SURVEYORS, INC.

WALDO F. PAEZ DATE SIGNED: 3-05-10
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

DELTA SURVEYORS, INC.
13052 SW 133RD COURT
MIAMI, FLORIDA 33186

CERTIFICATE OF AUTHORIZATION
L.B. NO. 3386
STATE OF FLORIDA

305-253-0909
FAX: 305-253-0933

FIELD SURVEY DATE: 02-15-10 SCALE: 1' = 40' DRAWN BY: M.A.B.
DRAWING DATE: 02-15-10 FB: SKETCH DRAWING NO.: 10-0098 LEGAL
REVISED DATE: 03-05-10 (CORRECT LEGAL)

THIS DOCUMENT CONSIST OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

PREPARED BY:
DELTA SURVEYORS, INC.
13052 S.W. 133rd CT. MIAMI, FLORIDA
PH: 305-253-0909

LEGAL AND SKETCH
6400 S.W. 44TH STREET

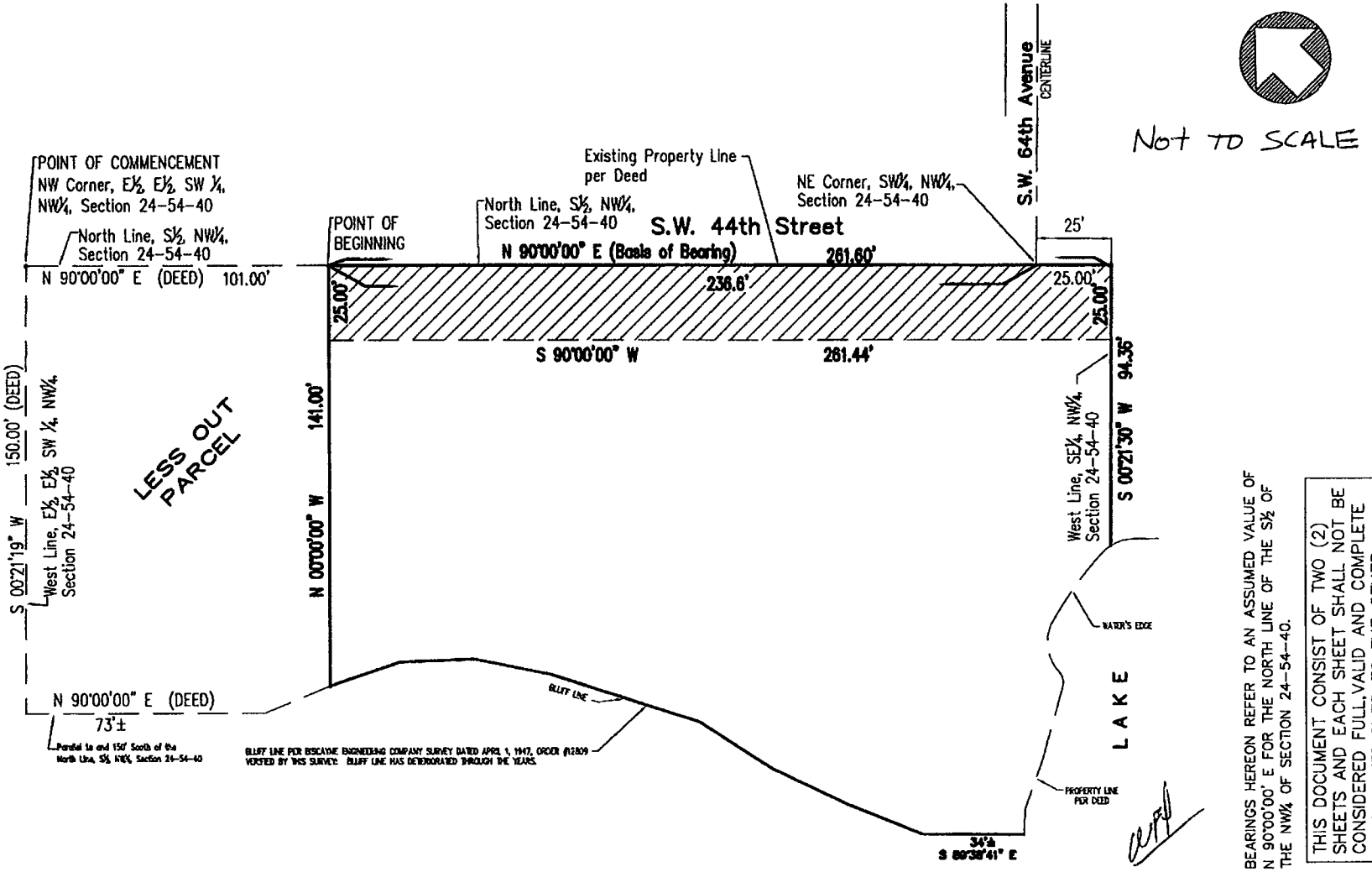
DATE 02-15-10
SCALE 1"=40'
JOB NO. 13-0098 LEGAL
DRAWN BY: M.A.B.
SHEET 1 of 2

9

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH

Sheet 2 of 2



BEARINGS HEREON REFER TO AN ASSUMED VALUE OF N 90°00'00" E FOR THE NORTH LINE OF THE S½ OF THE NW¼ OF SECTION 24-54-40.

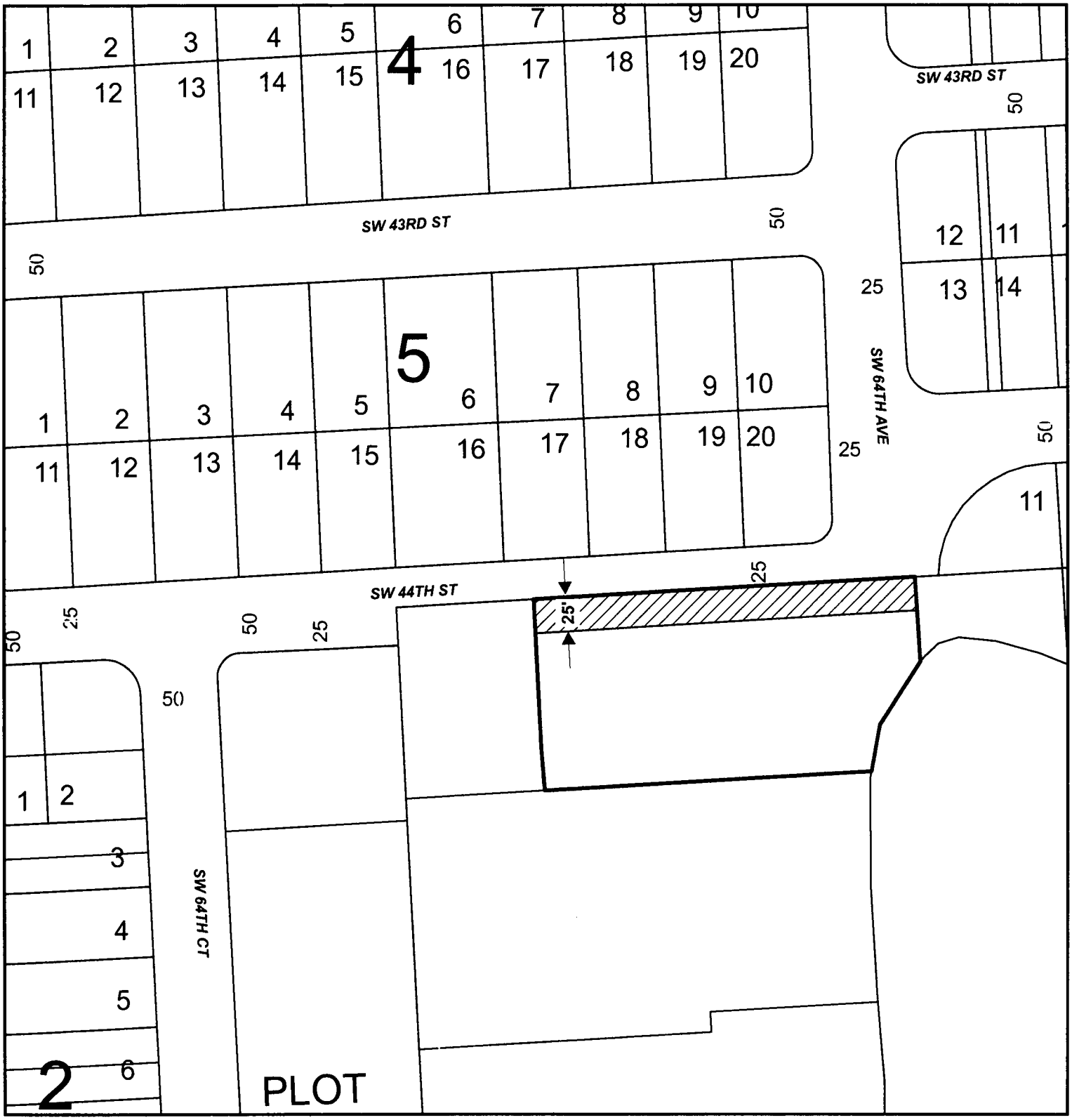
THIS DOCUMENT CONSIST OF TWO (2) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

PREPARED BY:
DELTA SURVEYORS, INC.
13052 S.W. 133rd CT. MIAMI, FLORIDA
PH: 305-253-0509

LEGAL AND SKETCH
6400 S.W. 44TH STREET

DATE 02-11-16
SCALE 1"=50'
JOB NO. 02-2016-015
DRAWN BY: CHECKED BY:
SHEET 2 OF 2

10



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Carlos A. Gimenez, 7
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-4024-016-0010
ROBERT ROSENTHAL AND SUSAN ROSENTHAL

▨ TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
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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

MIAMI-DADE COUNTY

Date: April 16, 2010
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:

Folio No. 30-2220-002-3960
User Department: Public Works

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 29 day of January, A.D. 2010, by and between **PALMS CONVALESCENT CARE, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 4770 Biscayne Blvd., Suite 1400, Miami, Florida 33137, 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:

Those portions bounded by the north and by the west lines of Lot 201 of ARCH CREEK ESTATES, as recorded in Plat Book 46, Page 73, of the Public Records of Miami-Dade County, Florida, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both

of the last described lines; and bounded by the west and by the south lines of said lot, and 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 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

Printed Name

Witness

Printed Name

PALMS CONVALESCENT CARE, INC.,
a Florida Corporation

By: (Sign)
Name: Abraham Galbut
Title: President

By: (Sign)
Printed Name:
Attest: Secretary

Address if different

CORP SEAL

MIADOCS 3950469 1

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

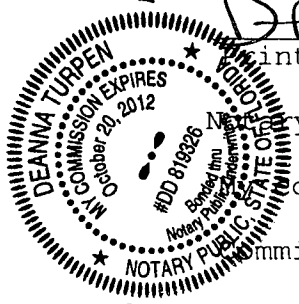
I HEREBY CERTIFY, that on this 29 day of January A.D. 2010 before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Abraham Galbut and _____, personally known to me, or proven, by producing the following identification: _____ to be the President and Secretary of PALMS CONVALESCENT CARE, 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 Abraham Galbut 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

DeAnna Turpen
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of _____

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

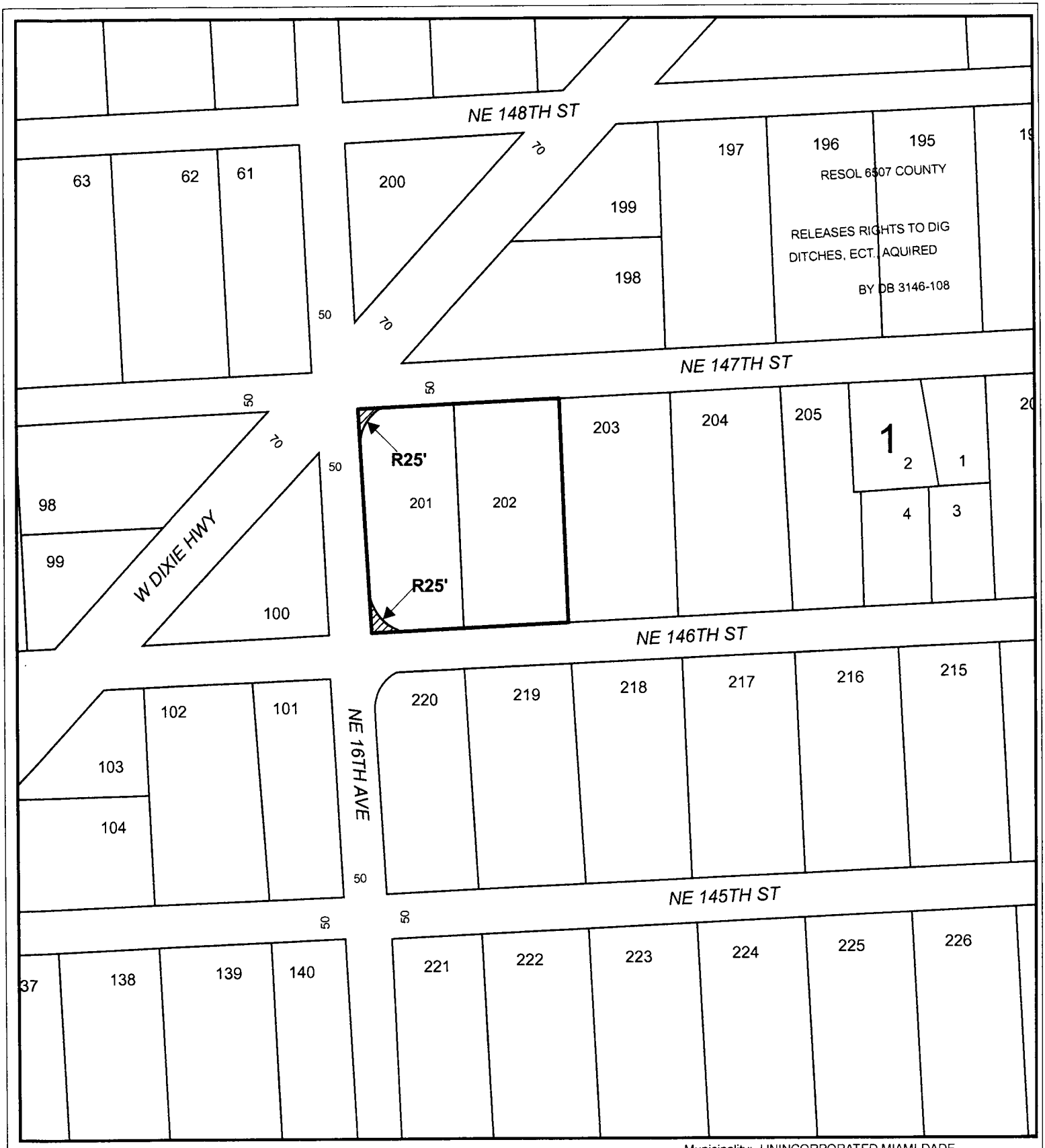
ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

MIADOCS 3950469 1



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dorrin D. Rolle, 2
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-2220-002-3960
PALMS CONVALESCENT CARE, INC.
SEC. 20-52-42

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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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

15

Date: May 3rd, 2010
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:

Folio No. 30-5031-000-0370
User Department: Public Works

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 16th day of April, A.D. 2010, by and between **The True Deliverance Church of Christ**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 18300 SW 109 Avenue, Miami, Florida 33157, 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 north 5 feet of the south 40 feet of the SW ¼ of the SE ¼ of the SW ¼ of the SE ¼ of Section 31, Township 55 South, Range 40 East, less the west 292.09 feet thereof.

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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 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).*

Ruby Lee Richardson
Witness

Ruby Lee Richardson
Printed Name

Patricia McGruder
Witness

Patricia McGruder
Printed Name

Hozie White
Witness

Hozie White
Printed Name

Eylin Hernandez
Witness

Printed Name

The True Deliverance Church of Christ
Name of Corporation

Leroy Scott (Sign)
By: President

Leroy Scott
Printed Name

Address if different

Dorothy Barnes (Sign)
Attest: Secretary

Dorothy Barnes
Printed Name

Address if different

CORP SEAL

STATE OF Florida)
)
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 16th day of APRIL, A.D. 2010, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared LEROY SCOTT and DOROTHY BARNES, personally known to me, or proven, by producing the following identification: PERSONALLY KNOWN to be the V President and V Secretary of The True Deliverance Church of Christ, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that THEY executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Notary Signature

Notary Public State of Florida
Carmen R Esteva
My Commission DD688420
Expires 06/24/2011

CARMEN R. ESTEVA
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 6/24/11

Commission/Serial No. DD 688420

The foregoing was accepted and approved on the 16th day of APRIL, A.D. 2010, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

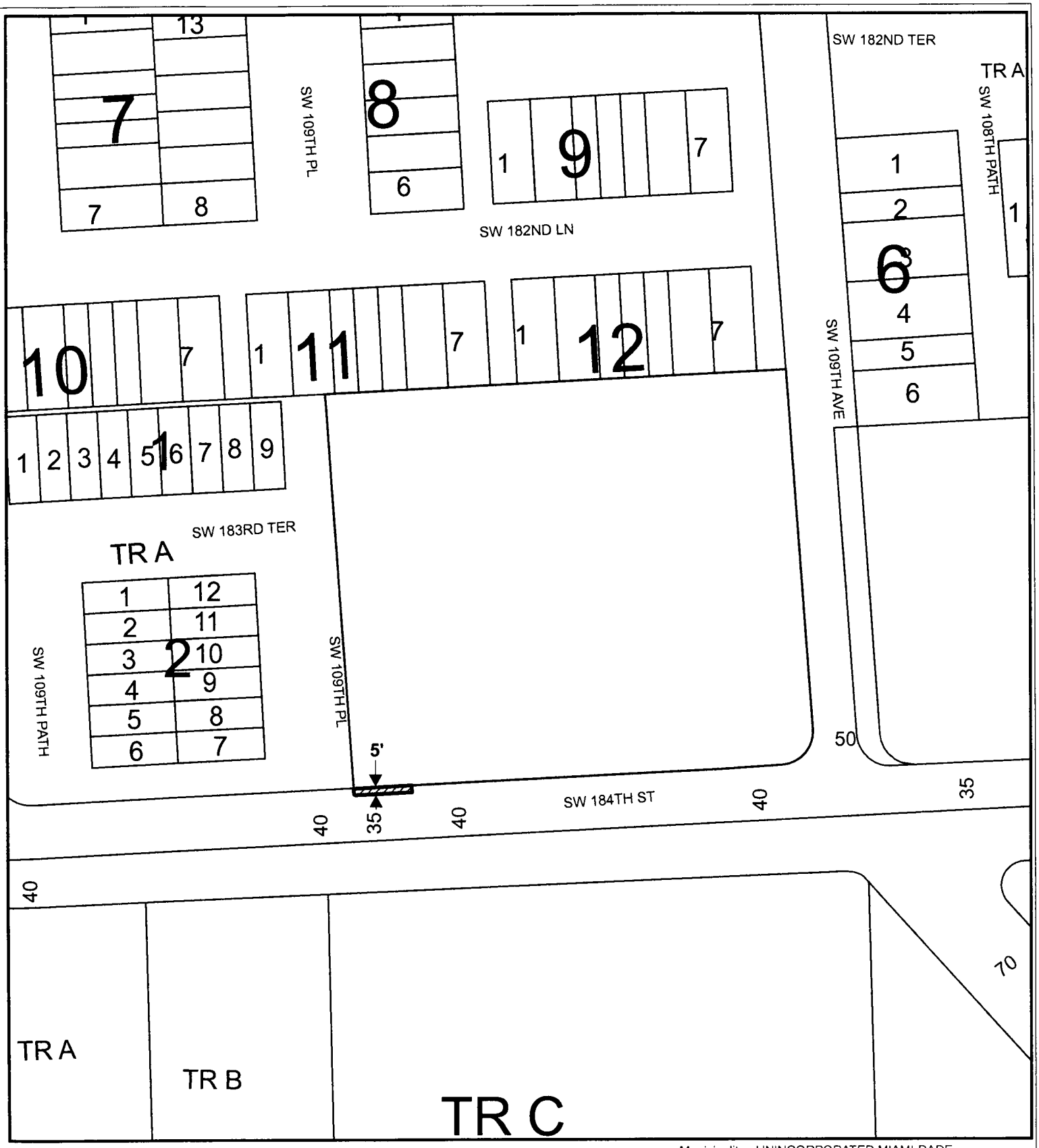
Assistant County Manager

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: Dennis C. Moss, 9
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-5031-000-0370
THE TRUE DELIVERANCE CHURCH OF CHRIST
SEC. 31-55-40

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
W E
S
NTS

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

MIAMI-DADE COUNTY

19

Date: May 4th, 2010
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:

Folio No. 30-2135-000-0020
User Department: Public Works

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 7th day of **April**, A.D. **2010**, by and between **SOUTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 2850 SW 27 Avenue, Miami, Florida 33133, 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 50 feet of the NE ¼ of the NW ¼ of Section 35, Township 52 South, Range 41 East, 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 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

Gustavo A. Bejarano
Printed Name

Witness

Roy Carlton
Printed Name

Witness

Brent McLaughlin
Printed Name

Witness

Ken Leavitt

Printed Name
South East District, Florida Annual Conference, United Methodist Church, Inc.
Name of Corporation

(Sign)
By: _____ President

Kenneth Johnson
Printed Name

Address if different

(Sign)
Attest: _____ Secretary

Jennifer L. Anderson
Printed Name

Address if different

CORP SEAL

STATE OF Florida,

COUNTY OF Miami Dade

I HEREBY CERTIFY, that on this 7 day of April, A.D. 2010, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Jennifer Anderson and Kenneth Johnson, personally known to me, or proven, by producing the following identification: D.L. to be the _____ President and _____ Secretary of Southeast District Florida Annual Conference, United Methodist Church, 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

Kim D. Leavitt

Printed Notary Name

NOTARY SEAL/STAMP

KIM D LEAVITT
My Comm. Expires August 22, 2011
NOTARY PUBLIC
STATE OF FLORIDA

Notary Public, State of Florida

My commission expires: 8-22-11

Commission/Serial No. 707540

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

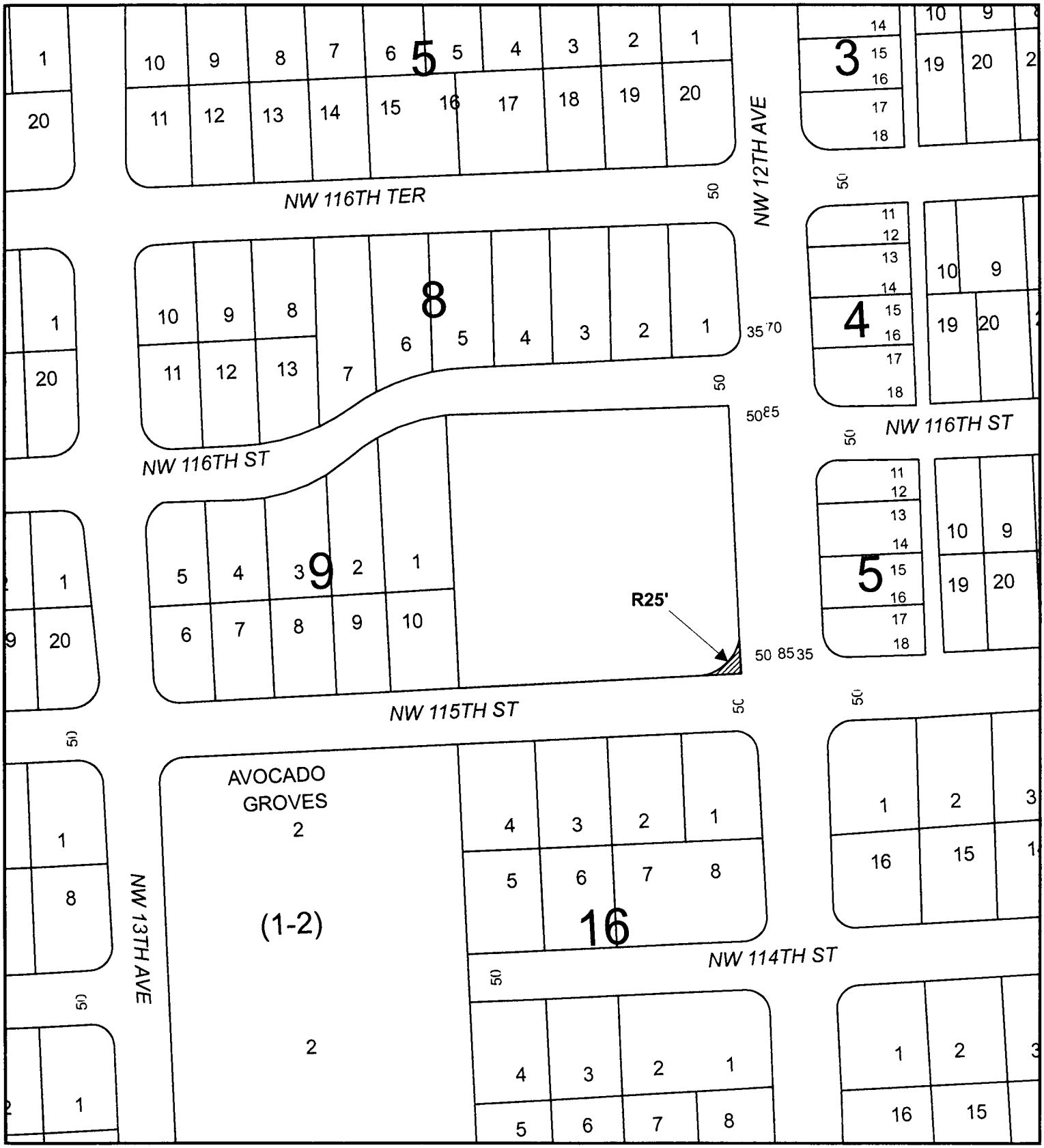
_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dorrin D. Rolle, 2
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-2135-000-0020
SOUTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE,
UNITED METHODIST CHURCH, INC.
SEC. 35-52-41

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
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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

23

Date: May 4th, 2010
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:
Pablo Rodríguez, PLS
Folio No. 30-4909-000-1730/1740
User Department: Public Works

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 *23* day of March, A.D. **2010**, by and between **SAYMER INVESTMENT LLC**, a Florida limited liability company, whose address is 426 SW 8 ST suite 5 Miami Fl 33130, 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 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 Legal Description in page 4.

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)

_____
Witness

OMAR DIAZ
_____
Witness Printed Name

_____
Witness

JOEL BEAKHA
_____
Witness Printed Name

_____
Witness

_____
Witness Printed Name

_____
Witness

_____
Witness Printed Name

SAYMER INVESTMENT LLC

_____ (Sign)
By: General Partner

Nelson Sayegh
Printed Name

_____
Address (if different)

_____ (Sign)
By: General Partner

_____
Printed Name

_____
Address (if different)

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

I HEREBY CERTIFY, that on this 23 day of March, A.D. 2010, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared NELSON SAYEGH and _____ personally known to me, or proven, by producing the following forms of identification: Articles of Incorporation to be the General Partner(s) duly authorized on behalf of SAYMER INVESTMENT LLC, a _____ 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.

_____
Notary Signature

Ricardo Sayegh Allup.
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 2-23-11

Commission/Serial No. 643056

The foregoing was accepted and approved on the ___ day of _____, A.D. 2010, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
Deputy County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

LEGAL DESCRIPTION:

A portion of land for Right-of-way in the NW ¼ of Section 9, Township 54 South, Range 39 East, Miami-Dade County, Florida, described as follows:

The west 40 feet of the north 420 feet of the south 2353 feet of said NW ¼ of Section 9;

And

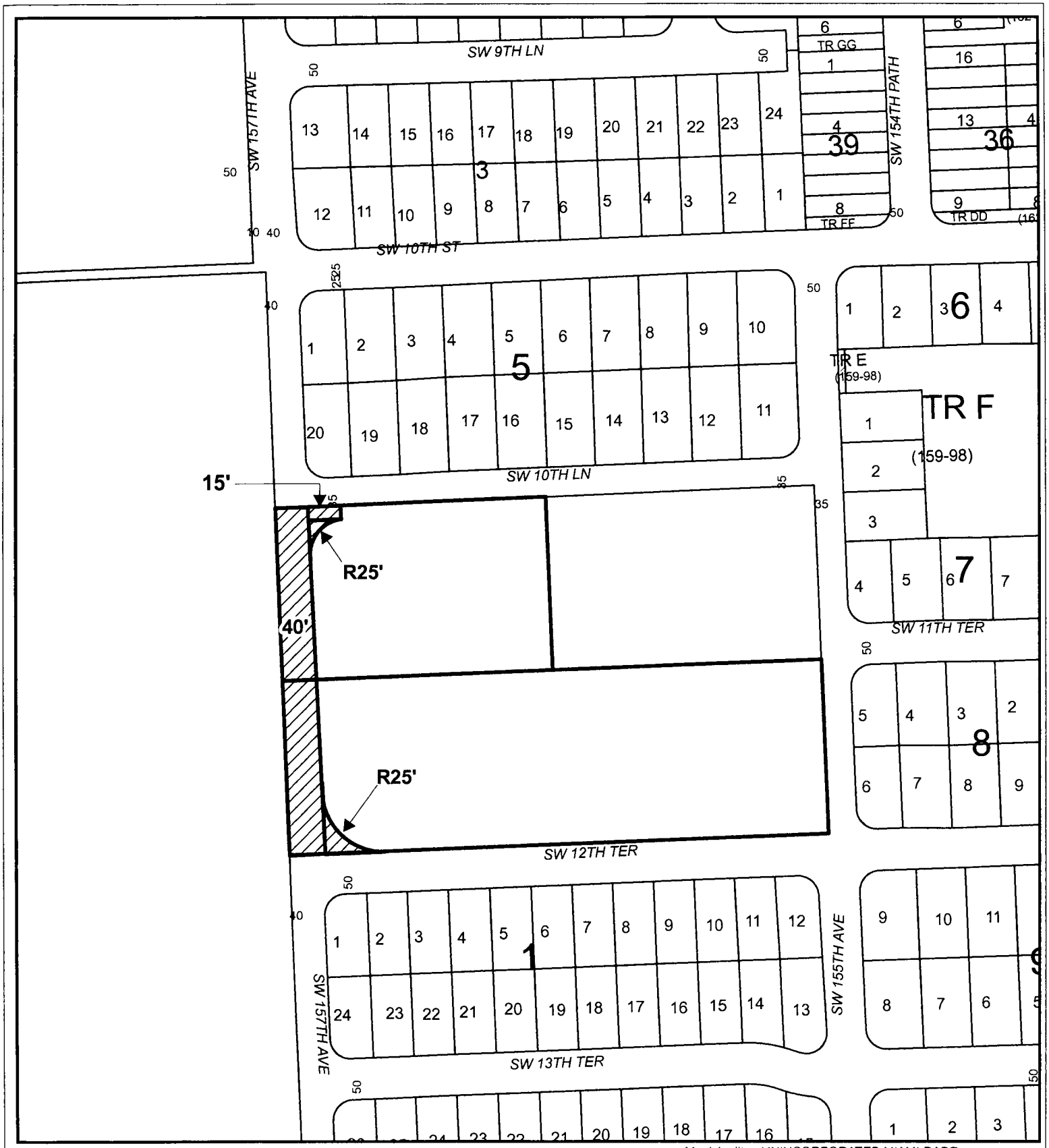
The east 25 feet of the west 65 feet of the north 15 feet of the south 2353 feet of said NW ¼ of Section 9;

And

The area bounded by the north line of the south 1933 feet and by the east line of the west 40 feet of said NW ¼ of Section 9, and by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines;

And

The area bounded by the north line of the south 2338 feet and by the east line of the west 40 feet of said NW ¼ of Section 9, and by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Joe A. Martinez, 11
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-4909-000-1730 -1740
SAYMER INVESTMENT LLC.
SEC. 9-54-39

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
W E
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NTS

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

28

Date: May 3 rd , 2010
Prepared By: Yazmin Moreno

CFN 2009R0285675
OR Bk 26834 Pgs 3611 - 3618; (8pgs)
RECORDED 04/20/2009 14:11:43
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by
and after recorded return to:
Margarita J. Mendive, Esq.
Edwards & Associates, P.A.
66 W. Flagler Street, Suite 800
Miami, Florida 33130

Property Appraiser's Parcel Identification
(Folio) Number: 30-3953-000-0140
Portion of N.W. 6 Street

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made this 17th day of DECEMBER, 2008, between MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY, a body politic and corporate, a public instrumentality and an agency of the State of Florida, existing under the Florida Expressway Authority Act, as amended, whose post office address is 3790 N.W. 21 Street, Miami, Florida 33142, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, whose post office address is 111 N.W. 1 Street, Miami, Florida 33128-1970, party of the second part.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, has released, remised and quit-claimed, and by these presents does hereby release, remise, and forever quit-claim unto the said second party and its assigns forever, all right, title, and interest of the said first party in and to the following described land, situate, lying and being in the County of Miami-Dade, State of Florida, to-wit:

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

TO HAVE AND TO HOLD the same together, with all the hereditaments and a appurtenances thereunto belonging on in anywise appertaining, to the said party of the second part and its assigns forever.

NOTE TO TAX EXAMINER: This conveyance is between governmental agencies and is not subject to State of Florida Documentary Stamp Tax nor Miami-Dade County Surtax pursuant to Section 12B-4.014(10), Florida Administrative Code.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Witnessess as to both signatures:

Witness Signature

Jason Greene

Print Name

Witness Signature

Jacqueline M. Garcia

Print Name

MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY

By: _____
Javier Rodriguez, P.E.
Executive Director

Attest: _____
Maria Luisa Navia Lobo
Secretary
(Seal)

Approved as to form and legal sufficiency:

Edwards & Associates, P.A.

By: Margarita J. Mendive
Margarita J. Mendive, Esq.
Date: December 15, 2008

Note: The foregoing was authorized and approved by Resolution No. 08-07of the Governing Board of Miami-Dade County Expressway Authority on November 25, 2008, which is attached hereto as Exhibit "B."

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

The foregoing instrument was acknowledged before me this 17th day of December, 2008, by Javier Rodriguez, P.E. and Maria Luisa Navia Lobo, as Executive Director and Secretary, respectively, of MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY, on behalf of the Authority. They [✓] are personally known to me, or [ ] have produced _____ as identifications.

Cristina Parrish

NOTARY PUBLIC - STATE OF FLORIDA

Cristina Parrish

Print, Type, or Stamp Name of Notary Public

My Commission Expires: May 19, 2012

CRISTINA PARRISH
Notary Public
MY COMMISSION EXPIRES
May 19, 2012
#DD 781158
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

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EXHIBIT "A"

Legal Description

(Portion of N.W. 6 Street)

A portion of Government Lot 3, lying between Township 53 South, Range 39 East, and Township 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southeast (SE) corner of said Government Lot 3, thence run westerly along the South line of said Government Lot 3 a distance of 140 feet to a Point of Beginning, then run westerly along the South line of said Government Lot 3 a distance of 661.08 feet, thence run in a northerly direction and parallel to the East line of said Government Lot 3 a distance of 60 feet, then run easterly and parallel to the South line of said Government Lot 3 a distance of 661.08 feet, thence run southerly along a line parallel to the East line of said Government Lot 3 a distance of 60 feet to the Point of Beginning.

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MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY (MDX)
RESOLUTION NO. 08-07

RESOLUTION TO APPROVE THE CONVEYANCE OF SR 836 EXTENSION PARCEL 149, ALSO KNOWN AS A PORTION OF N.W. 6 STREET, TO MIAMI DADE COUNTY FOR NO CONSIDERATION; AUTHORIZING THE EXECUTIVE DIRECTOR OF MDX TO EXECUTE THE DEED AND ANY AND ALL DOCUMENTS NECESSARY AND PROPER FOR THE CONVEYANCE OF THE PARCEL AND TAKE FURTHER ACTIONS THAT ARE REASONABLY NECESSARY IN ACCORDANCE WITH MDX'S PROPERTY ACQUISITION MANUAL; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County Expressway Authority (also known as and sometimes referred to hereinafter as the "Miami-Dade Expressway Authority" or "MDX") is a body politic and corporate, a public instrumentality and an agency of the State established under and pursuant to the Florida Expressway Authority Act, Part I of Chapter 348, Florida Statutes, as amended, and Ordinance No. 94-215 duly adopted on December 13, 1994 by the Board of County Commissioners of Miami-Dade County, as amended;

WHEREAS, pursuant to Section 348.0004(2)(c), Florida Statutes, MDX has authority to acquire, purchase, hold, lease as lessee, and use any franchise or property, real, personal, or mixed, tangible or intangible, or any interest therein necessary or desirable for carrying out the purposes of the authority and to sell, lease as lessor, transfer, and dispose of any property or interest therein at any time acquired by it;

WHEREAS, MDX purchased SR 836 Extension Parcel 149 also known as a portion of N.W. 6 Street ("N.W. 6 Street") for the purpose of constructing of N.W. 6 Street;

WHEREAS, MDX and Miami-Dade County entered into a Joint Participation Agreement ("JPA") with the County to construct SW/N.W. 137 Avenue and N.W. 6 Street (the "Roads") and the County agreed to take over the responsibility of the operation and maintenance of the Roads upon completion of the construction;

WHEREAS, MDX desires to convey SR 836 Extension Parcel 149, also known as a portion of N.W. 6 Street, to the County for no consideration and turn over the responsibility of the operation and maintenance of N.W. 6 Street pursuant to the terms of the JPA;

WHEREAS, the Operations Committee at its meeting held on November 19, 2008, endorsed for Board approval the conveyance of N.W. 6 Street to the County for no consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY EXPRESSWAY AUTHORITY:

Section 1: The recitals contained in the preamble to this Resolution are incorporated by reference herein.

Section 2: The Board hereby approves the conveyance of SR 836 Extension Parcel 149, also known as a portion of N.W. 6 Street, described in Exhibit "A" attached, to the County for no consideration.

Section 3: It is hereby declared that it is necessary to convey SR 836 Extension Parcel 149, also known as a portion of N.W. 6 Street, to the County for no consideration and turn over the responsibility for the operation and maintenance of N.W. 6 Street, which serves a public purpose and eliminates MDX's operation and maintenance expenses and liability exposure.

Section 4: The Executive Director is hereby authorized and directed to execute in the name and on behalf of MDX the deed and any and all documents necessary and proper for the conveyance of SR 836 Extension Parcel 149, also known as a portion of N.W. 6 Street, to the County, and to take such further actions as are reasonably necessary to fully accomplish the purposes hereinabove directed.

Section 5: The Executive Director and all others acting on his behalf are authorized to take such further actions as are reasonably necessary to fully accomplish the purposes hereinabove directed.

Section 6: If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 7: This Resolution shall take effect immediately upon its adoption, and any provisions of any previous resolutions in conflict with the provisions herein are hereby superseded.

The foregoing resolution was offered by Board Member Norman Wartman who moved its adoption. The motion was seconded by Board Member Yvonne Soler McKinley and upon being put to vote, the votes were as follows:

Member Maurice Ferré	-aye
Member Nick A. Inamdar	-aye
Member Carlos A. Lacasa	-aye
Member Felix M. Lasarte	-aye
Member Louis V. Martinez	-absent
Member Gus Pego	-aye
Member Gonzalo Sanabria	-aye
Member Shelly Smith-Fano	-aye
Member Yvonne Soler McKinley	-aye
Member Jorge M. Vigil	-aye
Member Norman Wartman	-aye
Vice Chair Robert Holland	-aye
Chair Maritza Gutierrez	-aye

The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of November 2008.

Miami-Dade Expressway Authority
(MDX)

By: _____
Maria Luisa Navia Lobo
MDX Secretary

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

The foregoing instrument was acknowledged before me this 25th day of November, 2008, by Maria Luisa Navia Lobo, as Secretary of Miami-Dade County Expressway Authority, on behalf of the Authority. She [✓] is personally known to me, or [ ] has produced _____ as identification.

NOTARY PUBLIC - STATE OF FLORIDA
Cristina Parrish
Print, Type, or Stamp Commissioned Name of Notary Public
My Commission Expires: May 19, 2012

(Notary Seal)

EXHIBIT "A"

Legal Description

A portion of Government Lot 3, lying between Township 53 South, Range 39 East, and Township 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Beginning at the Southeast (SE) corner of said Government Lot 3, thence run westerly along the South line of said Government Lot 3 a distance of 140 feet to a Point of Beginning, then run westerly along the South line of said Government Lot 3 a distance of 661.08 feet, thence run in a northerly direction and parallel to the East line of said Government Lot 3 a distance of 60 feet, then run easterly and parallel to the South line of said Government Lot 3 a distance of 661.08 feet, thence run southerly along a line parallel to the East line of said Government Lot 3 a distance of 60 feet to the Point of Beginning.