



**MEMORANDUM**

Agenda Item No. 8(M)(3)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

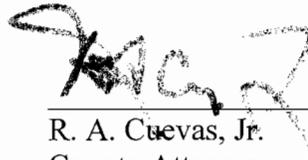
**DATE:** February 7, 2012

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

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

Resolution No. R-140-12

The accompanying resolution was prepared by the Public Works & Waste Management and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson.



\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

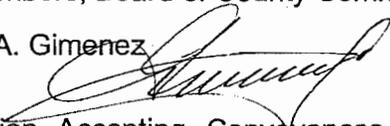
RAC/cp

# Memorandum



**Date:** February 7, 2012

**To:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

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

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## Recommendation

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

## Scope

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

## Fiscal Impact/Funding Source

The fiscal impact as a result of these conveyances being accepted would be approximately \$329 annually for maintenance costs associated with the subject rights-of-way being included in the Public Works and Waste Management Department (PWWM) inventory. These costs will be funded through the PWWM's General Fund allocation.

## Track Record/Monitor

The person responsible for monitoring is Mr. Raul A. Pino, Chief, Land Development/Right-of-Way Division, Public Works and Waste Management (PWWM) Department.

## 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.

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. JOMA III Partners, LLP	RWD*	A portion of SW 167 Avenue, from approximately 670 feet South of SW 220 Street South for 670 feet. This parcel lies outside the Urban Development Boundary line. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

RWD\* Right-of-Way Deed

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
2.	PROLOGIS, L.P.	RWD*	A 25 foot radius return, at NW 33 Terrace and NW 72 Avenue. (District 12)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of 25 feet.
3.	Jimenez and Associates Enterprises Corp.	RWD*	A portion of SW 197 Avenue from approximately 333 feet North of SW 296 Street North for approximately 333 feet. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
4.	Atlantic Holdings Group	RWD*	A portion of SW 157 Avenue from approximately the northwesterly right-of-way line of South Dixie Highway North for approximately 329 feet. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
5.	MCR Lumber & Materials Supply, Inc.	RWD*	Portions of SW 260 Street, (1) from the West line of the Busway West for approximately 108 feet, and (2) beginning approximately 349 feet West of said West line of the Busway West for approximately 72 feet. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
6.	Guzman Homes, LLC	RWD*	A portion of NW 95 Street, beginning 50 feet West of the west right-of-way line of NW 30 Court West for 50 feet. (District 2)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.



\_\_\_\_\_  
 County Manager/Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Joe A. Martinez  
and Members, Board of County Commissioners

**DATE:** February 7, 2012

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

**SUBJECT:** Agenda Item No. 8(M)(3)

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(M)(3)  
2-7-12

RESOLUTION NO. R-140-12

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; and

**Property Owners/Grantors**

1. **JOMA III Partners, LLP**
2. **PROLOGIS, L.P.**
3. **Jimenez and Associates Enterprises Corp.**
4. **Atlantic Holdings Group**
5. **MCR Lumber & Materials Supply, Inc.**
6. **Guzman Homes, LLC**

**WHEREAS**, upon consideration of the recommendation of the Public Works and Waste Management 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 **Jose "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

	Joe A. Martinez, Chairman	<b>absent</b>
	Audrey M. Edmonson, Vice Chairwoman	<b>aye</b>
Bruno A. Barreiro	<b>aye</b>	Lynda Bell
Esteban L. Bovo, Jr.	<b>aye</b>	Jose "Pepe" Diaz
Sally A. Heyman	<b>aye</b>	Barbara J. Jordan
Jean Monestime	<b>aye</b>	Dennis C. Moss
Rebeca Sosa	<b>aye</b>	Sen. Javier D. Souto
Xavier L. Suarez	<b>aye</b>	<b>absent</b>

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of February, 2012. 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: **Christopher Agrippa**  
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:**

PABLO RODRIGUEZ, PLS  
Folio No. 30-6918-000-0050  
User Department: Public Works

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

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

**THIS INDENTURE**, Made this 2<sup>ND</sup> day of August, A.D. 2011, by and between JOMA III Partners, LLP, a Florida limited liability Partnership, whose address is 22290 SW 162 Avenue, Miami, Florida 33170, 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:

**The East 40 feet of the South ½ of the SE ¼ of the NE ¼ of Section 18, Township 56 South, Range 39 East.**

*PR*

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 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)

*A. Cabrera*  
Witness

*Arjanna Cabrera*  
Witness Printed Name

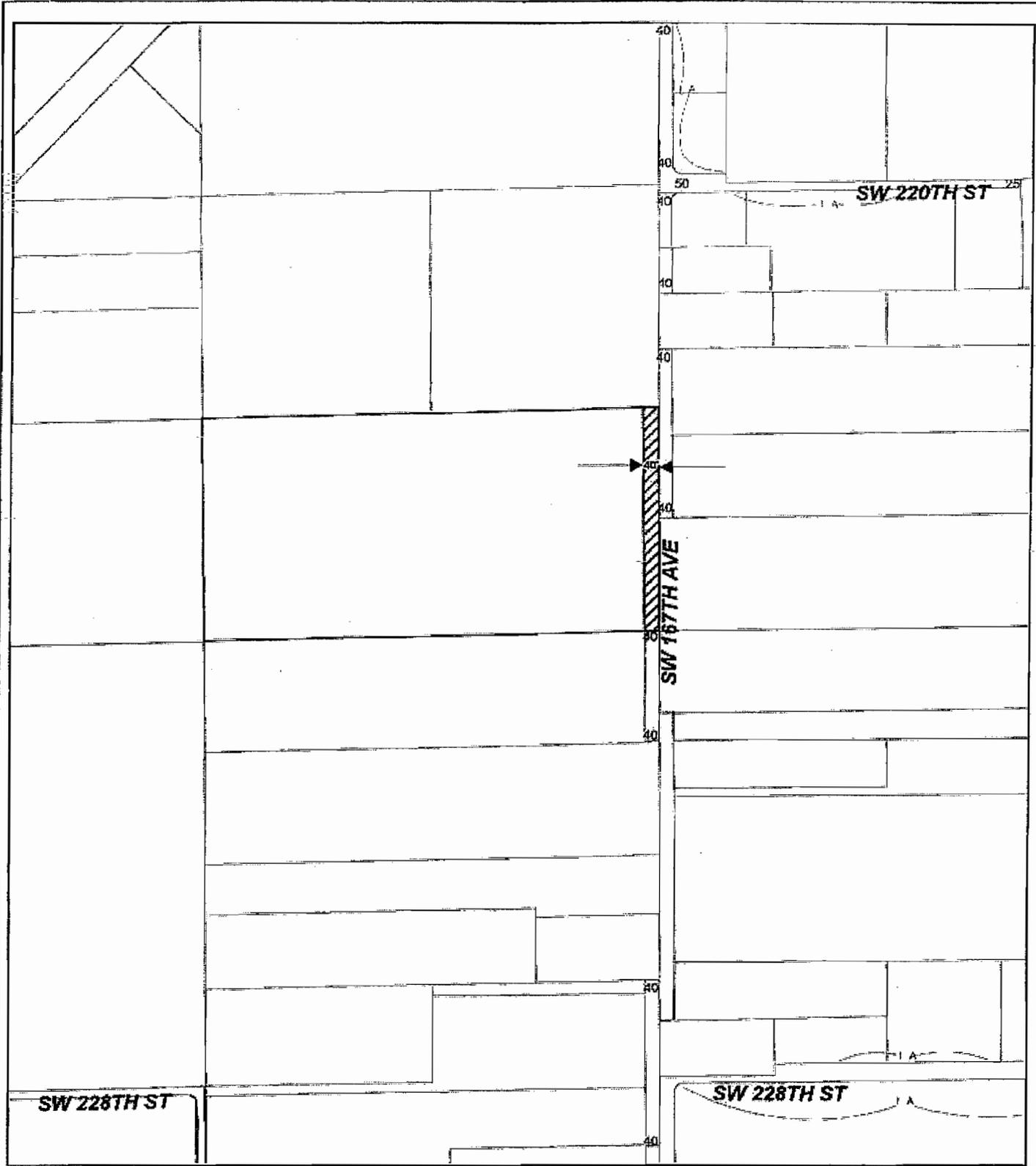
*[Signature]*  
Witness

*Gregorio Peña*  
Witness Printed Name

**JOMA III Partners, LLP, a  
Florida limited liability  
Partnership**

*[Signature]* (Sign)  
Jose L. Smith, as Trustee of  
the Jose Smith Revocable Trust,  
its Partner





THIS IS NOT A SURVEY

Folio No. 30-6918-000-0050  
 NAME: Joma III Partners, LLP  
 SEC: 18-56-39

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Lynda Bell, 8

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

Date: August 10, 2011  
 Prepared by: Yezmin Morero

**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 RODRIGUEZ, PLS

Folio No. 30-3026-000-0017

User Department: Public Works

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

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

THIS INDENTURE, Made this 26<sup>th</sup> day of JULY, A.D. 2011, by and between **PROLOGIS, L.P.**, a Delaware limited partnership, whose address is Pier 1, Bay 1, San Francisco, CA 94111, 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 land situate, lying and being in Miami-Dade County, State of Florida, described in Exhibit "A" attached hereto and made a part hereof (the "Property").

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 Property 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 Property 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.

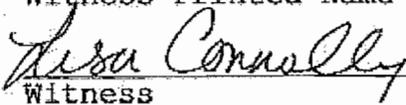
And the said party of the first part does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

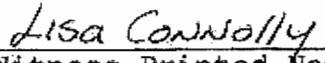
**IN WITNESS WHEREOF**, the said party of the first part, by its General Partner, has caused these presents to be signed for and on its behalf, the day and year first above written.

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

  
\_\_\_\_\_  
Witness

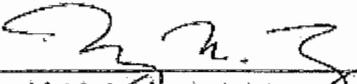
  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
Witness

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

PROLOGIS, L.P., a Delaware  
limited partnership

By: Prologis, Inc., a  
Maryland corporation, its  
general partner

By:   
\_\_\_\_\_  
Name: MARY H. LANG  
Title: VICE PRESIDENT

STATE OF CALIFORNIA )  
 ) SS  
COUNTY OF SAN FRANCISCO )

I HEREBY CERTIFY, that on this 26<sup>th</sup> day of JULY, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MARY LANG, personally known to me, or proven, by producing the following forms of identification: DRIVER'S LIC # B9814757 to be the VP of Prologis, Inc., a Maryland corporation, the general partner of Prologis, L.P., a Delaware limited partnership, duly authorized on behalf of the limited partnership. Said VP 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.



Noemy Peev  
Notary Signature

Noemy Peev

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of CALIFORNIA

My commission expires: MARCH 21, 2013

Commission/Serial No. 1841307

The foregoing was accepted and approved on the 26<sup>th</sup> day of July, A.D. 2011, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

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

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

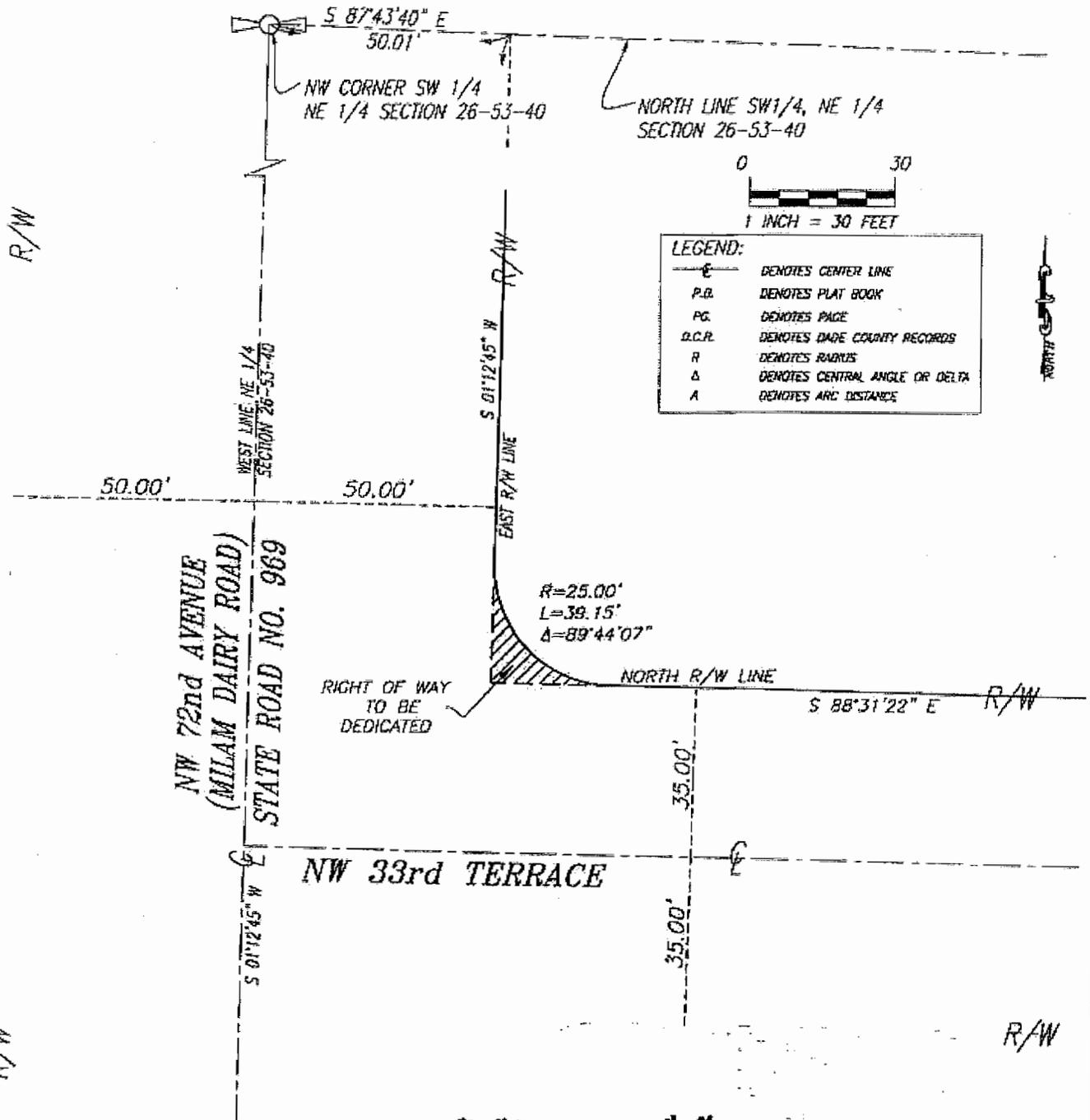
ATTEST: HARVEY RUVIN,  
Clerk of said Board

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

Approved as to form  
and legal sufficiency

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## RIGHT OF WAY TO BE DEDICATED



### EXHIBIT "A"

SHEET 1 OF 2 SHEETS



*Schwelbke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 198652  
 DATE: 04/01/2011

THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 MARK STEVEN JOHNSON, SEC./TREASURER  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS


11

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

## RIGHT OF WAY TO BE DEDICATED

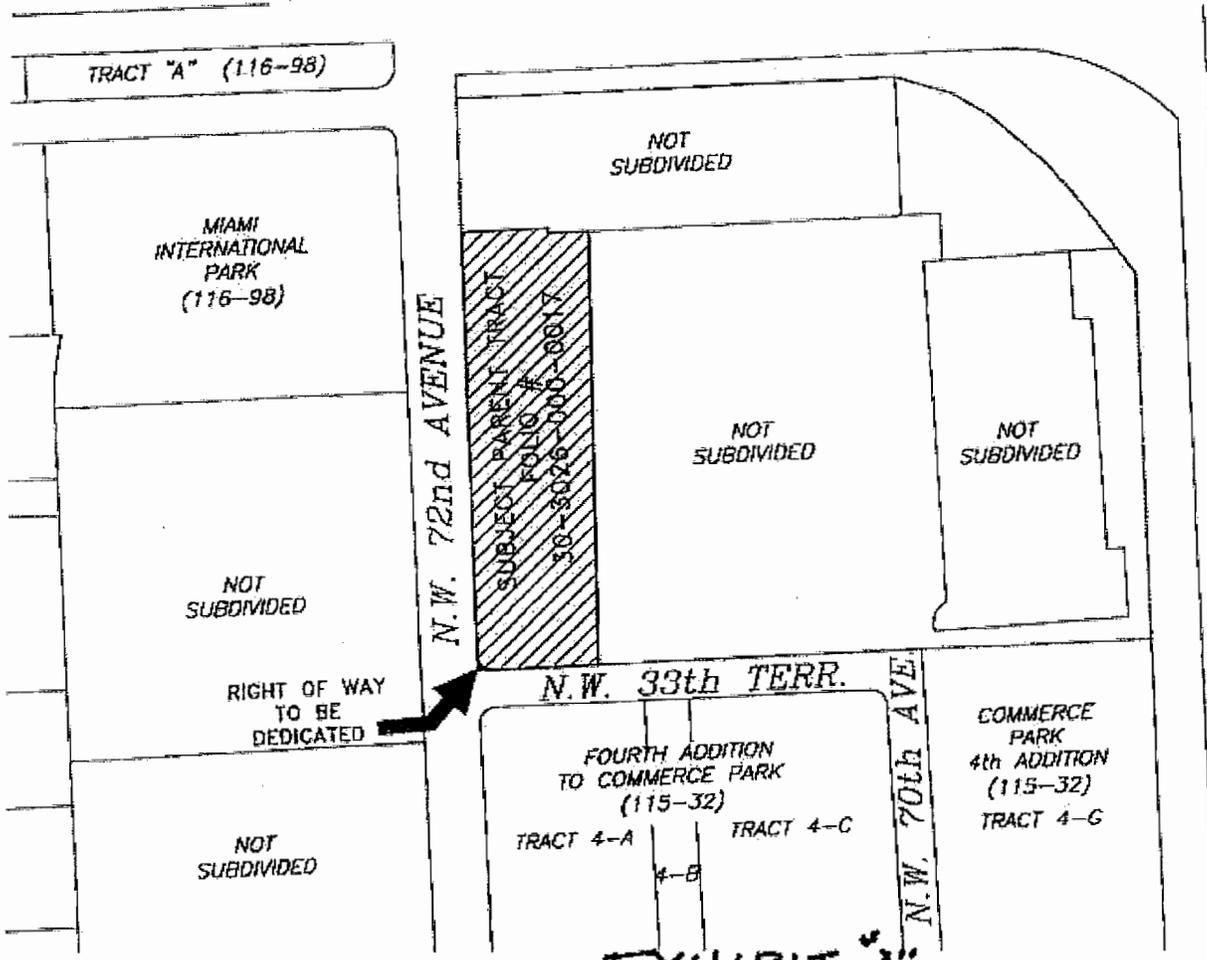
A portion of a tract of land lying in and being in the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 53 South, Range 40 East, Miami-Dade County, Florida, being more particularly described as follows:

That area lying external to the arc of a circular curve, concave to the northeast, having a radius of 25 feet, a central angle of 89 Degrees 44 Minutes 07 Seconds, and an arc length of 39.15 feet; said curve being tangent to both the easterly right of way line of State Road No. 969 (NW 72nd Avenue) and the northerly right of way line of NW 33rd Terrace as shown on the plat of "Fourth Addition to Commerce Park", as recorded in Plat Book 115 at Page 32 of the Public Records of Miami-Dade County, Florida.

**NOTES:**

- 1) Bearings shown hereon refer to an assumed bearing of S 01°12'45" W along the west line of the SE 1/4 of the NE 1/4 of said Section 26-53-40.
- 2) Ordered by: AMB PROPERTY LP
- 3) Authentic copies of this sketch and legal description must bear the embossed seal of the attesting professional land surveyor.
- 4) Property as shown hereon contains 132 square feet, more or less.

PR.



SCALE 1" = 300'

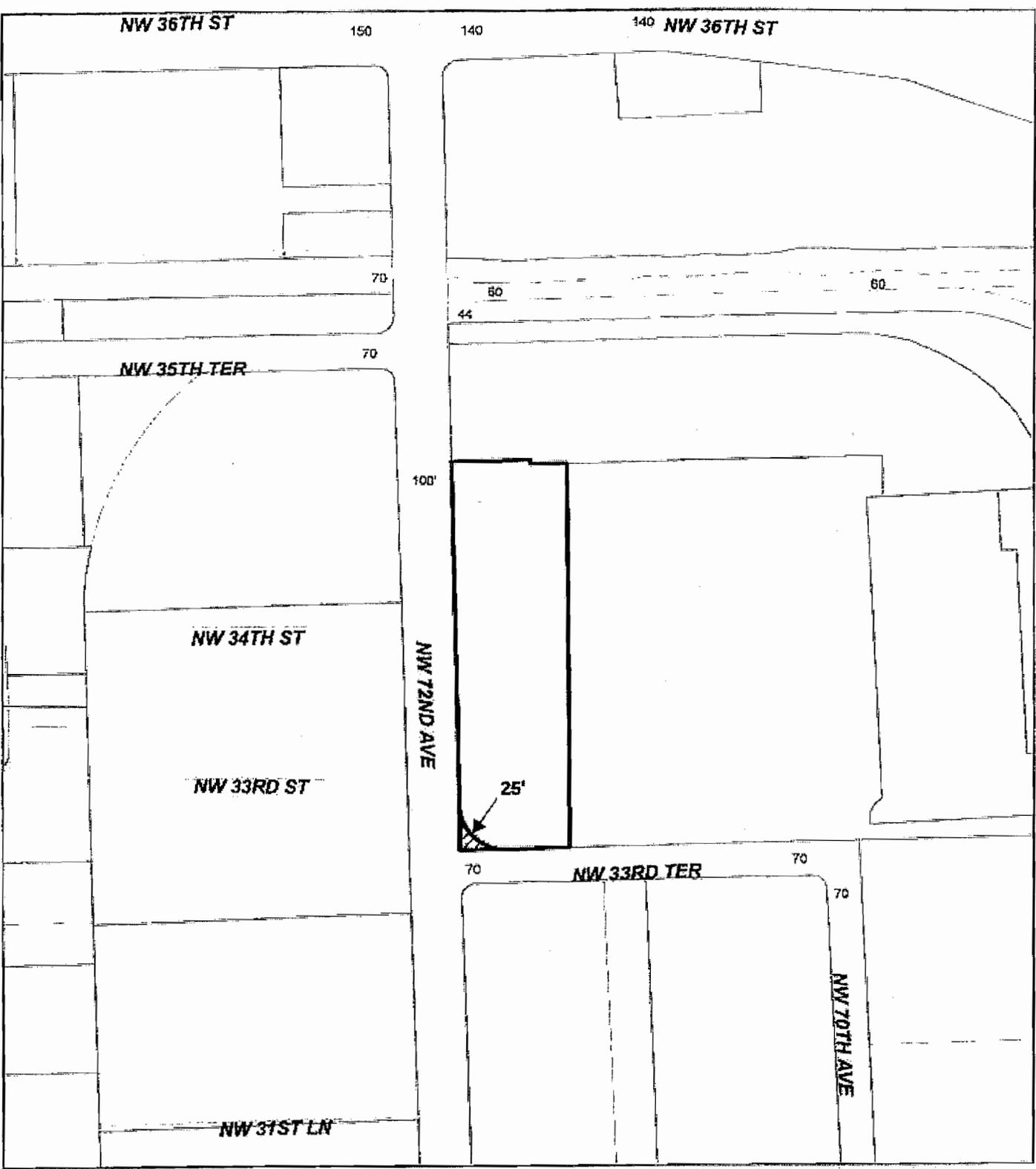
**EXHIBIT "A"** SHEET 2 OF 2 SHEETS



*Schwabke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 198652  
 DATE: 04/01/2011  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION  
  
 MARK STEVEN JOHNSON, SEC./TREASURER  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

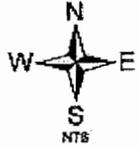
REVISIONS



THIS IS NOT A SURVEY  
**Folio No. 30-3026-000-0017**  
**NAME: PROLOGIS, L.P.,**  
**SEC: 26-53-40**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Jose "Pepo" Diaz, 12

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

Date: August 2nd, 2011  
 Prepared by: Ykerson Moreno

160

**Return to:**

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

**Instrument prepared by:**

John P. Maas, Esq.  
44 N.E. 16 Street  
Homestead, Florida 33030  
305-247-7132

Folio No. 30-7802-000-0310

User Department: Public Works

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**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 23<sup>rd</sup> day of September, A.D. 2011, by and between Jimenez and Associates Enterprises Corp., a corporation under the laws of the State of Florida, and having its office and principal place of business at 414 NW 13 Street, Homestead, Florida 33030, 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 EAST 5 FEET OF THE WEST 40 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 57 SOUTH, RANGE 38 EAST, SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

*JP*

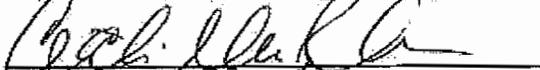
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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:

  
Witness

**CECILIA P. MAC PHERSON**

Printed Name

  
Witness

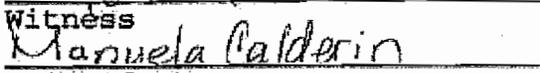
  
Printed Name

  
Witness

**CECILIA P. MAC PHERSON**

Printed Name

  
Witness

  
Printed Name

Jimenez and Associates  
Enterprises Corp., a Florida  
corporation

  
(Sign)  
By: Francisco J. Jimenez,  
President

  
(Sign)  
Attest: Maria E. Jimenez,  
Secretary

CORP SEAL

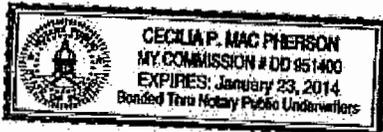
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 23<sup>rd</sup> day of September, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Francisco J. Jimenez and Maria E. Jimenez, personally known to me, or proven, by producing the following identification: N/A to be the President and Secretary of Jimenez and Associates Enterprises Corp., 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 Francisco J. Jimenez and Maria E. Jimenez 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.

*Cecilia P. Mac Pherson*  
Notary Signature



CECILIA P. MAC PHERSON  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 1/23/14

Commission/Serial No. DD 951400

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2011, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

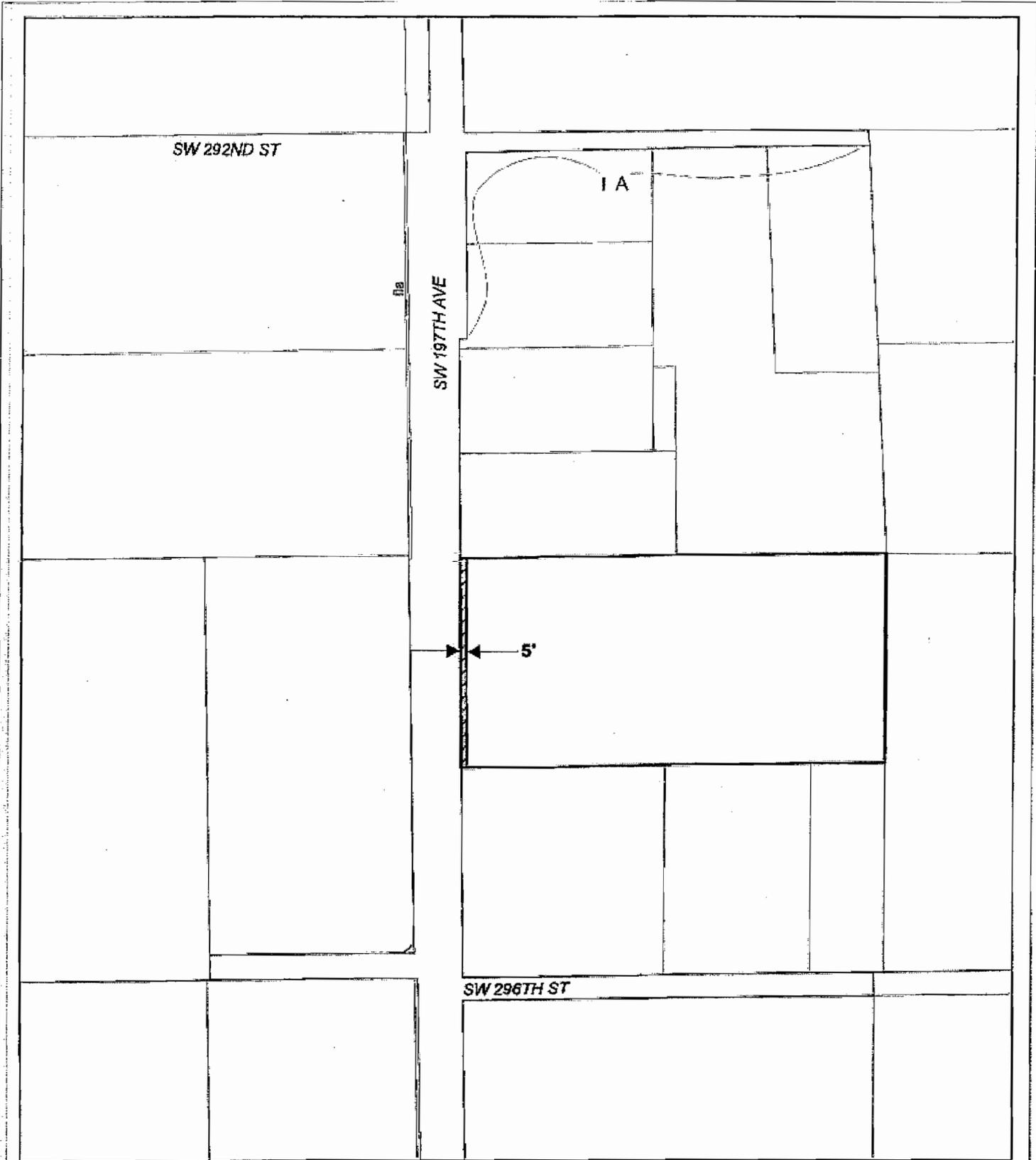
\_\_\_\_\_  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

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

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



This is not a survey

Folio No. 30-7802-000-0310

JIMENEZ AND ASSOCIATES ENTERPRISES CORP.  
SEC.02-57-38

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Lynda Bell, 8

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

Date: September 27, 2011  
Prepared by: YR



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

Roberto Acosta  
Witness Printed Name

[Signature]  
Witness

Juan Mendez  
Witness Printed Name

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Witness

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

Atlantic Holdings Group, LLC  
Name of LLC

[Signature] (Sign)

By: General Partner  
Scott Glaser  
Printed Name

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

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

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

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

77

STATE OF FLORIDA )  
 ) SS  
COUNTY OF DADE )

I HEREBY CERTIFY, that on this 26<sup>th</sup> day of July, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared SCOTT GLASER and \_\_\_\_\_ personally known to me, or proven, by producing the following forms of identification:

\_\_\_\_\_ to be the General Partner(s) duly authorized on behalf of ATLANTIC HOLDINGS GROUP LLC, a FL 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.



John M Knouff  
Notary Signature

JOHN M KNOUFF  
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 3/12/2012

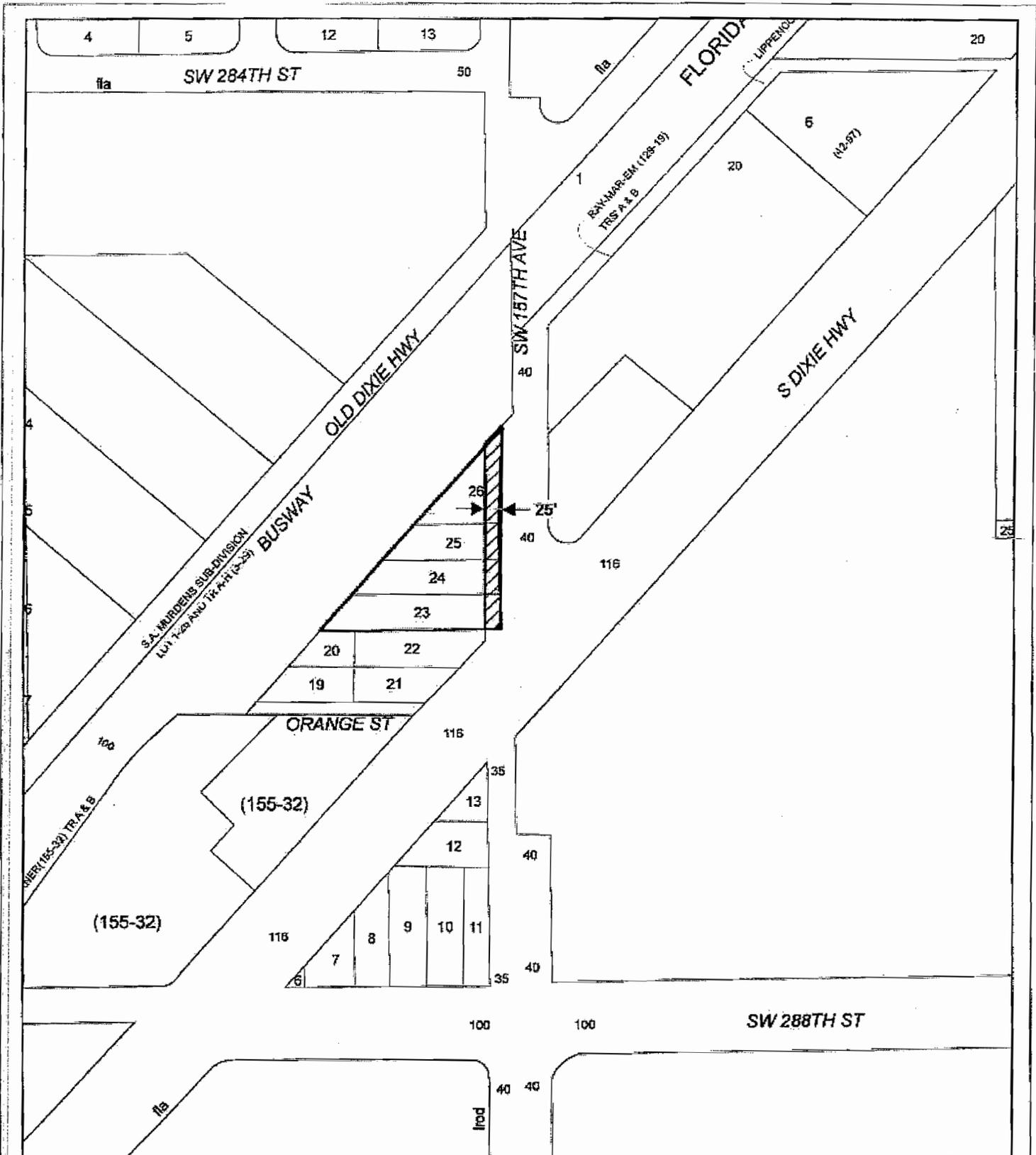
Commission/Serial No. DD768200

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
Deputy County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

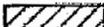
By: \_\_\_\_\_  
Deputy Clerk



This is not a survey

Folio No. 30-7905-001-0150  
 ATLANTIC HOLDINGS GROUP.  
 SEC. 05-57-39

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY  
 Public Works & Waste Management Department  
 111 NW 1st STREET, SUITE 1810, MIAMI FLORIDA 33128  
 PH (305) 375-2714 FAX (305) 375-2825

Date: September 27, 2011 2011  
 Prepared by: VM

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

Instrument prepared by:  
Ryan D. Bailine, Esq.  
Stearns Weaver Miller Weissler  
Alhadeff & Sitterson, P.A.  
150 West Flagler Street, Suite 2200  
Miami, Florida 33130

Folio No. Being a portion of [30-6927-015-0015]  
User Department: Public Works

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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, is made this 13 day of May, A.D. 2011, by and between MCR Lumber & Materials Supply, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 26140 South Dixie Highway, Naranja, Florida 33032, 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 consideration, 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:

See Composite Exhibit "A" attached hereto

75

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).

[Signature]  
Witness

Andrea L. Romero  
Printed Name

[Signature]  
Witness

Eugenia ANDERSON  
Printed Name

[Signature]  
Witness

Andrea L. Romero  
Printed Name

[Signature]  
Witness

Eugenia Anderson  
Printed Name

MCR Lumber & Materials Supply,  
Inc., a Florida corporation

[Signature] (Sign)  
By: President

Jose M. Romero, Jr.  
Printed Name

Address if different

[Signature] (Sign)  
Attest: Secretary

Jose M. Romero, Jr.  
Printed Name

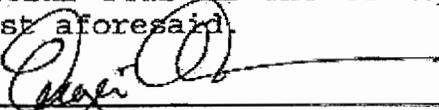
Address if different

CORP SEAL

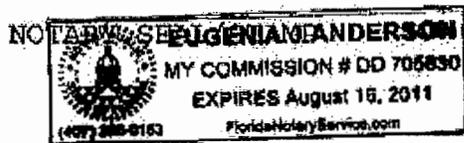
STATE OF FLORIDA )  
 ) SS:  
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 13 day of May, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Jose M. Romero, Jr., personally known to me, or proven, by producing the following identification: to be the President and Secretary of MCR Lumber & Materials Supply, 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 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

Eugenia Anderson  
\_\_\_\_\_  
Printed Notary Name



Notary Public, State of FLORIDA

My commission expires: 8/16/11

Commission/Serial No. DD705830

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 201\_, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

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

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

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

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

**DESCRIPTION**

**Casa Matias Right-of Way Dedication**

Two parcels of land, being a portion of Tract A and a portion of Tract B, "CASA MATIAS", according to the plat thereof, as recorded in Plat Book 169, Page 16 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

**BEGIN** at the northwest corner of said Tract A; thence along the North line of said Tract A; North 89°22'22" East, 72.44 feet to the most northerly northeast corner of said Tract A (said point being on the arc of a non-tangent curve with a radial line through said point bearing North 37°24'26" West); thence along an easterly line of said Tract A and southwesterly along the arc of said curve being concave to the southeast, having a radius of 80.00 feet, a central angle of 8°43'03", a chord bearing of South 48°14'03" West, a chord distance of 12.16 feet and an arc distance of 12.17 feet; thence along a line parallel with and 8.00 feet South of the North line of said Tract A, South 89°22'23" West, 70.04 feet to a point on the westerly line of said Tract A; thence along said line, North 39°34'20" East, 10.47 feet to the Point of Beginning. *CR*

**TOGETHER WITH:**

**BEGIN** at the northwest corner of said Tract B; thence along the North line of said Tract B, North 89°22'22" East, 107.78 feet to the northeast corner of said Tract B; thence along the easterly line of said Tract B; South 41°17'47" West, 10.76 feet; thence along a line being parallel with and 8.00 feet South of the North line of said Tract B, South 89°22'22" West, 100.61 feet to a point on the West line of said Tract B; thence along said line, North 00°35'49" West, 8.00 feet to the Point of Beginning.

Said lands lying and situate in Miami-Dade County, Florida, and containing 0.0321 acres, (1,402 square feet) in aggregate, more or less.

**SURVEYOR'S NOTES**

1. Measurements shown hereon are expressed in feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements. Sources of information used in the preparation of this Sketch and Description are as follows:
  - A. Plat of "CASA MATIAS", recorded in Plat Book 169, Page 16
  - B. Plat of M.C.R. INDUSTRIAL PARK, recorded in Plat Book 148, Page 41 of the Public Records of Miami-Dade County, Florida.
  - C. Survey prepared by Sun-Tech Engineering, Inc., Job No. 3279.
  - D. Site Plan prepared by Corwill Architects, Job No. 2009-06, Date 2-20-2009.
  - E. Florida Department of Transportation Right of Way Maps Section 99088-2585, Sheet 18 & 19 of 31, Dated 9-2-90 and Section 87021-Misc. 1, Sheet 12 & 13 of 26, Dated 12-88.
8. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional Regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited. Bearings shown hereon are based on the record plat "CASA MATIAS", and are relative to the centerline of S.W. 280th STREET, bearing South 89°22'22" West.

**SURVEYOR'S CERTIFICATION**

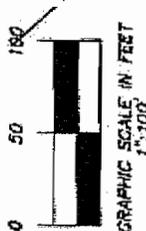
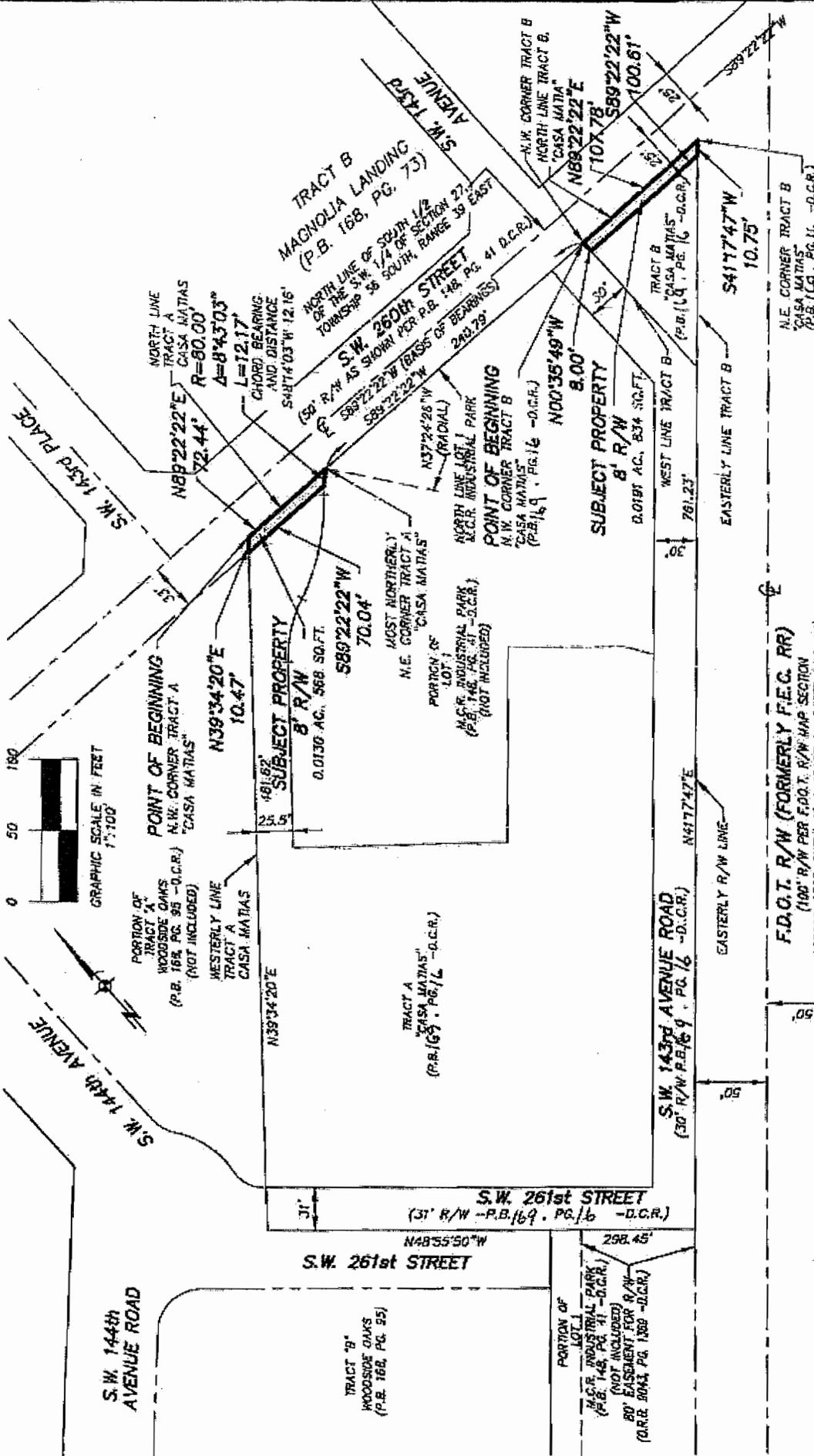
I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.  
Date of Preparation: May 9, 2011

*[Signature]* 5-17-2011 Date  
 Charles E. Rossi, P.L.S.  
 Professional Surveyor and Mapper  
 Florida Registration No. 4798

DATE	REVISION	BY	CHK.

**SUN-TECH**  
**Sun-Tech Engineering, Inc.**  
 Engineering - Surveying - Planning  
 Certificate of Authorization Number LB 7019  
 1600 West Oakland Park Boulevard Phone (954) 777-3123  
 Ft. Lauderdale, FL 33311 Fax (954) 777-3114



**F.D.O.T. R/W (FORMERLY F.E.C. RR)**  
 (100' R/W PER F.D.O.T. R/W MAP SECTION  
 90086-2565, SHEET 18 & 19 OF 31, DATED 3-2-80)

**STATE ROAD 5 (OLD DIXIE HIGHWAY)**  
 (100' R/W PER F.D.O.T. R/W MAP SECTION  
 87020-MISC. 1, SHEET 12 & 13 OF 26, DATED 12-26)

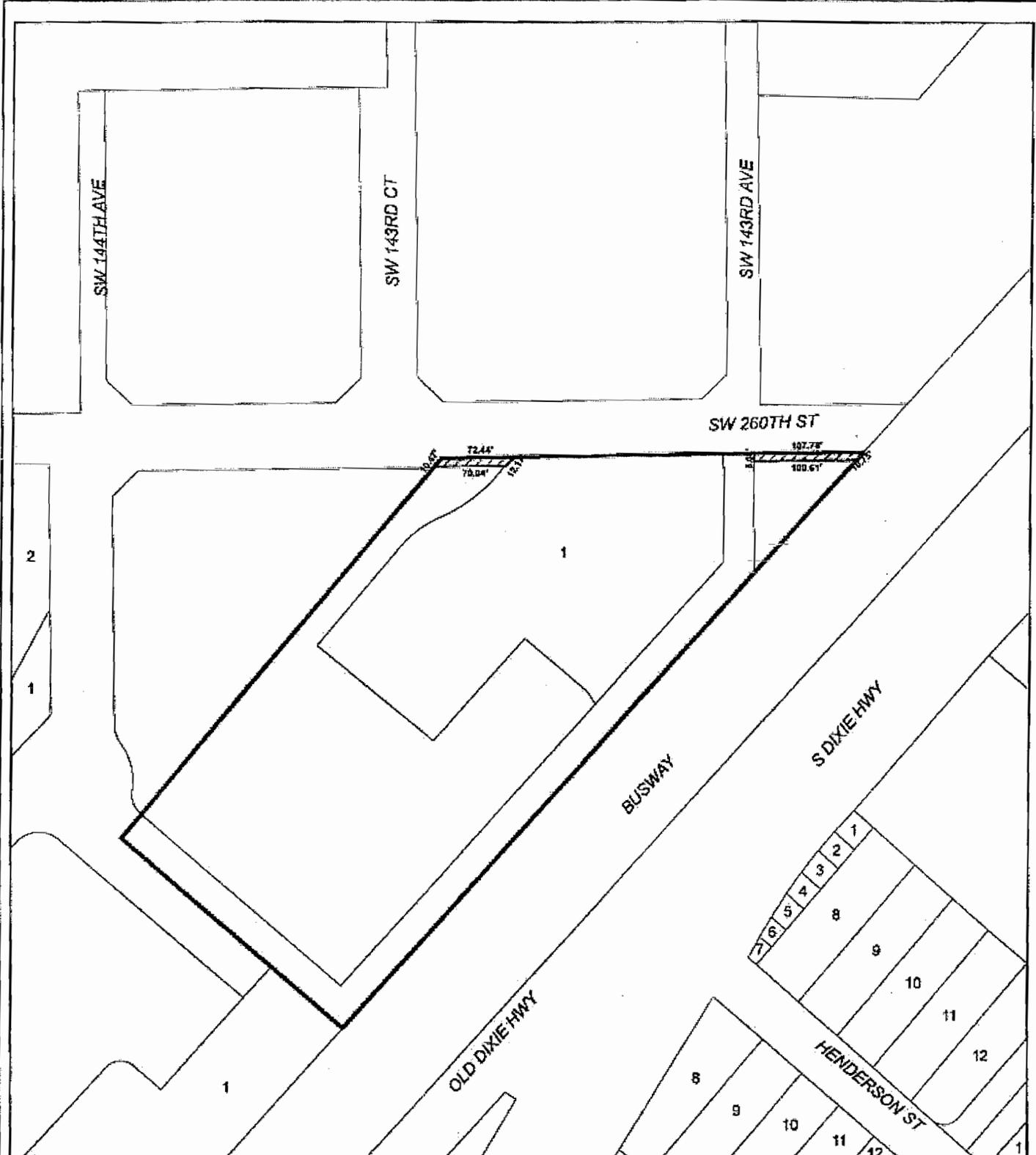
**ABBREVIATIONS**

- D.C.R. MIAMI-DADE COUNTY RECORDS
- F.B. PLAT BOOK
- P.G. PAGE
- R/W RIGHT OF WAY
- U.E. UTILITY EASEMENT
- F.P.A.L.C. FLORIDA POWER & LIGHT COMPANY
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- RR RAIL ROAD
- F.E.C. FLORIDA EAST COAST

**Sun-Tech Engineering, Inc.**  
 Engineering - Surveying - Planning  
 Certificate of Authorization Number LE 7019

**TECH**

1600 West Oakland Park Boulevard Phone (954) 777-3123  
 Ft. Lauderdale, FL 33311 Fax (954) 777-3114



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Linda Bell, B

**FOLIO: 30-6927-015-0015**  
**MCR LUMBER & MATERIALS SUPPLY, INC.**  
**SEC.27-56-39**

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

Date: September 28, 2011  
Prepared by: Yuzmina 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 RODRIGUEZ, PLL  
Folio No. 30-3104-003-2680  
User Department: PWD

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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 22nd day of September, A.D. 2011, by and between Guzman Homes, LLC, a Florida limited liability company, whose address is 17132 NW 87th Court, Miami, Florida 33018, 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:

**The South 10 feet of Lot 11, Block 38, of AMENDED PLAT OF THE TROPICS, as recorded in Plat Book 10, Page 17, of the Public Records of Miami-Dade County, Florida.**

*PR*

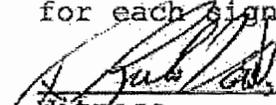
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

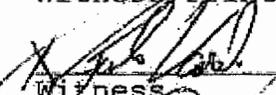
Signed, Sealed and Delivered  
in our presence: (2 witnesses  
for each signature or for all)

  
\_\_\_\_\_  
Witness

JULIO VARELA  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
Witness

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

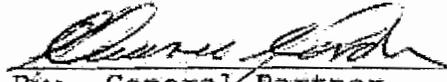
  
\_\_\_\_\_  
Witness

JULIO VARELA  
\_\_\_\_\_  
Witness Printed Name

  
\_\_\_\_\_  
Witness

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

Guzman Homes, LLC  
\_\_\_\_\_  
Name of LLC

 (Sign)

By: General Partner  
Mildred March

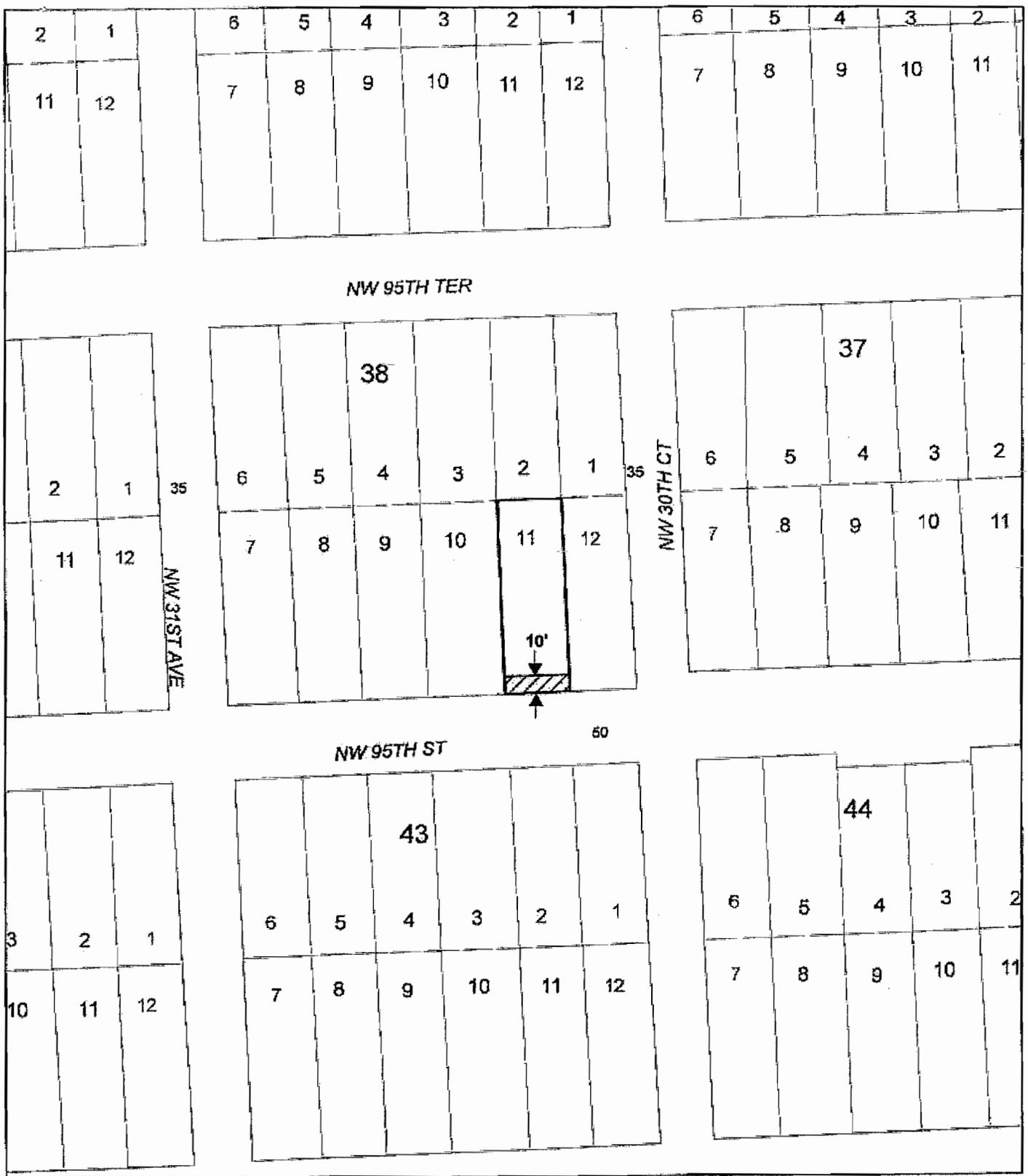
Printed Name  
17132 NW 87 Ct, Miami, Fl 33018  
Address (if different)

 (Sign)

By: General Partner  
Robinson Guzman

Printed Name  
17132 NW 87 Ct, Miami, Fl 33018  
Address (if different)





This is not a survey  
 Folio No. 30-3104-003-2680  
 GUZMAN HOMES, LLC  
 SEC.04-53-41

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

Date: September 27, 2011, 2011  
 Prepared by: JYM



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