



MEMORANDUM

Agenda Item No. 8(M)(3)

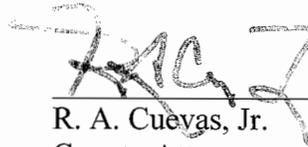
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 5, 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-462-12

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: June 5, 2012

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

From: Carlos A. Gimenez 
Mayor

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

Recommendation

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

Scope

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

Fiscal Impact/Funding Source

The total fiscal impact as a result of these conveyances being accepted would be approximately \$209 annually for maintenance costs associated with the subject rights-of-way being included to the Public Works and Waste Management Department (PWWM) inventory. These costs will be funded through the Department's General Fund allocation.

Track Record/Monitor

PWWM is the entity overseeing this project and the person responsible for monitoring these acquisitions is Mr. Raul A. Pino, Chief, Land Development/Right-of-Way Division.

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 NEW BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, INC.	RWD*	A portion of SW 117 Avenue, from the North right-of-way line of SW 220 Street North for approximately 310 feet and the radius return thereof. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires rights- of-way to be dedicated.
2 Southwest Dade Trust Community Development Corporation f/k/a Grace of God Community Rehabilitation Center	RWD*	A 25 foot radius return, at SW 112 Avenue and SW 226 Terrace. (District 8)	Obtained in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of 25 feet.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
3	8300 INVEST, LLC.	RWD*	A portion of NW 58 Street, beginning approximately 529 feet West of the centerline of NW 82 Avenue, West for 264 feet. (District 12)	Obtained in order to satisfy a condition for division of land, without plat that requires rights-of-way to be dedicated.
4	Nariela C. Bauta & Alvin D. Lodish	RWD*	A portion of SW 107 Avenue from approximately 293 feet North of SW 124 Street, North for 150 feet. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way.
5	ANURADHA REDDY AND ARATHI C. REDDY	RWD*	A portion of SW 32 Street beginning approximately 181 feet West of the west right-of-way line of SW 134 Court, West for 80.6 feet. (District 11)	Obtained in order to satisfy a zoning requirement that all building sites about a dedicated right-of-way.
6	Grapeland Boulevard Realty, Inc.	ESM*	Portions of Lots 2 and 57, Block 3 of Silver Bluff Business Center, Plat Book 14 Page 76, adjacent to the east right-of-way line of SW 27 Avenue between SW 28 Street and US-1 (District 7)	Obtained in order to be able to install landscaping on the east side of SW 27 Avenue as part of improvement project No.20040337 from US1 to Main Highway.
7	Felix I. Rodriguez	RWD*	A portion of NW 117 Avenue, from NW 154 Street North for approximately 330 feet, and a portion of NW 154 Street, from NW 117 Avenue to NW 122 Avenue, and the radius returns thereof. (District 12)	Obtained in order to satisfy zoning requirement that all building sites about a dedicated right-of-way.
8	B & D PLUS 3 INVESTMENTS, LLC	RWD*	A portion of NW 36 Avenue, from NW North River Drive to NW 32 Street and the radius return thereof. (District 2)	Obtained to satisfy a zoning requirement that all building sites about a dedicated right-of-way.

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
9 Juan A. Rodriguez	RWD*	A portion of SW 179 Avenue, beginning approximately 336 feet North of the centerline of SW 228 Street, North for 161.15 feet, this location is outside the Urban Development Boundary (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.



Alina T. Hudak
County Manager/Deputy Mayor

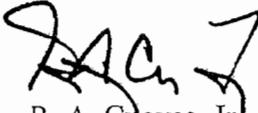


MEMORANDUM

(Revised)

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

DATE: June 5, 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)
6-5-12

RESOLUTION NO. R-462-12

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:

Property Owners/Grantors

1. NEW BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, INC
2. Southwest Dade Trust Community Development Corporation f/k/a Grace of God Community Rehabilitation Center
3. 8300 INVEST, LLC.
4. NARIELA C. BAUT & ALVIN D. LODISH
5. ANURADHA REDDY AND ARATHI C. REDDY
6. Grapeland Boulevard Realty, Inc.
7. Felix I. Rodriguez
8. B & D PLUS 3 INVESTMENTS, LLC
9. Juan A. Rodriguez

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

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of June, 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:
Land Development/Right-of-Way Division
Miami-Dade County Public Works and
Waste Management Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodriguez, PLS
Folio No. 30-6018-000-0400
User Department: PWWM

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 8th day of December, A.D. 2011, by and between NEW BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 11695 SW 220 Street, Goulds, 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 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 South 345 feet of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 56 South, Range 40 East, less the south 35 feet thereof, Miami-Dade County, Florida; and the area bounded by the north line of the South 35 feet and by the east line of the West 40 feet of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

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

It is expressly provided that if and when 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
ANTHONY J. REMBERT
Printed Name

Elizabeth C. White
Witness

Elizabeth C. White
Printed Name
[Signature]
Witness

ANTHONY J. REMBERT
Printed Name

Elizabeth C. White
Witness

Elizabeth C. White
Printed Name

NEW BETHEL AFRICAN METHODIST EPISCOPAL CHURCH, INC.
Name of Corporation

Robert Shaw (Sign)
By: President

Robert Shaw
Printed Name

1169 5 SW 720 Street, Gwicks, Fl. 33313
Address if different

[Signature] (Sign)
Attest: Secretary

Denise Rembert
Printed Name

11368 SW 167th St. Miami, Fl 33157
Address if different

CORP SEAL

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

I HEREBY CERTIFY, that on this 8 day of December,
A.D. 2011, before me, an officer duly authorized to administer
oaths and take acknowledgments personally appeared Robert Shaw and
Denise Rembert, personally known to me, or proven, by producing the
following identification: _____ to be the
President and Secretary of NEW BETHEL AFRICAN METHODIST EPISCOPAL
CHURCH, INC., a corporation under the laws of the State of Florida,
and in whose name the foregoing instrument is executed and that
said officers severally acknowledged before me that they executed
said instrument acting under the authority duly vested by said
corporation and its Corporate Seal is affixed thereto.

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

NOTARY PUBLIC-STATE OF FLORIDA
 Elizabeth C. White
Commission #DD754095
Expires: JAN. 31, 2012
BONDED THROUGH ATLANTIC BONDING CO., INC.

Elizabeth C. White
Notary Signature

Elizabeth C. White
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 1-31-12

Commission/Serial No. DD754095

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.

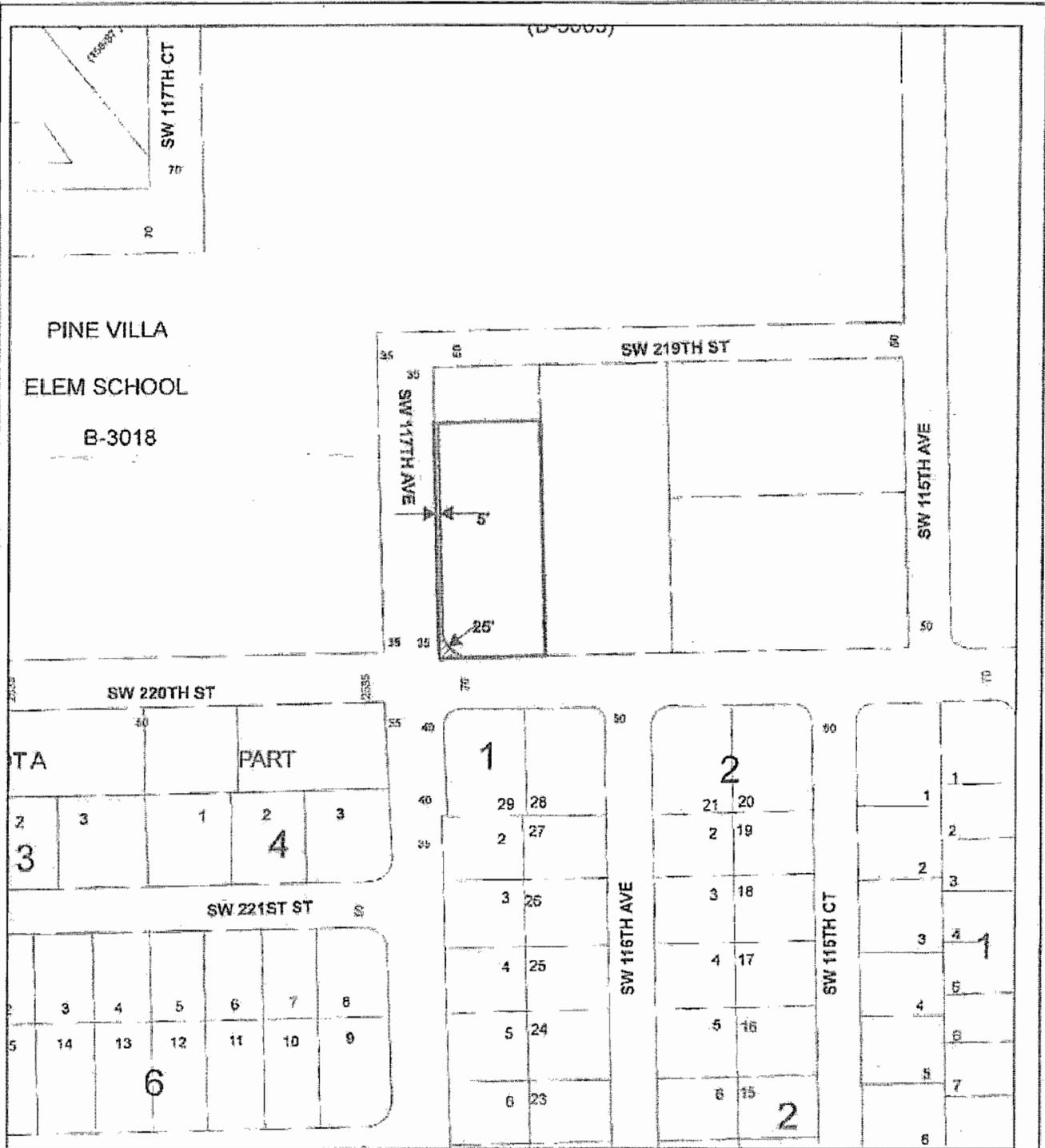
County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

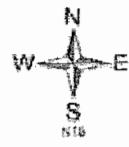


THIS IS NOT A SURVEY

Municipality UNINCORPORATED MIAMI-DADE
Commission District, District C, Most 5

Folio No. 30-6018-000-0400
NEW BETHEL AFRICAN METHODIST
EPISCOPAL CHURCH, INC.

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



SEC. 56-40-18



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1670, MIAMI FLORIDA 33129
PH (305) 375-2714 FAX (305) 375-2625

Date: March 9, 2012
Prepared by: jph

Return to:
Miami-Dade County Public Works and
Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Rene Diaz, Esq.
Vila, Padron & Diaz, PA
2320 Ponce De Leon Blvd.
Coral Gables, FL 33134

Folio No. Portion of 30-6018-000-0585

User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 1st day of March, A.D. 2012, by and between Southwest Dade Trust Community Development Corporation, a Florida not-for-profit corporation f/k/a Grace of God Community Rehabilitation Center (CDC), Inc., a Florida not-for-profit corporation, under the laws of the State of Florida, and having its office and principal place of business at 11000 SW 216 St., Miami, FL 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 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

1 OF 4

Approved by: PR

The external area formed by a 25 foot radius arc concave to the Southeast, tangent to the line 150 feet South of and parallel with the North Line of the South 1/2 of the Northwest 1/4 of the Southeast 1/4, of Section 18, Township 56 South, Range 40 East, Miami Dade County, Florida, and tangent to the line 50 feet East of and parallel with the West Line of the South 1/2, of the Northwest 1/4 of the Southeast 1/4, of said Section 18.

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 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).

Southwest Dade Trust Community Development Corporation, a Florida not-for-profit corporation E/K/a Grace of God Community Rehabilitation Center (GRC), Inc., a Florida not-for-profit corporation

[Signature]
Witness

Melissa Medina
Printed Name

[Signature]

By: Mark Coats
Its: President

[Signature]
Witness

ELSA LEON
Printed Name

Approved by: *PR.*

Walter Nolas
Witness

Melissa Medina
Printed Name

Elsa R Leon
Witness
Printed Name

Mark Coats
Attest: Mark Coats Secretary
Print Name:

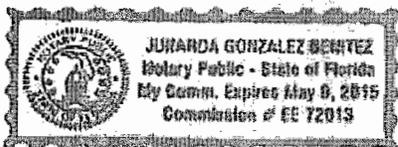
STATE OF Florida ---) SS
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 1st day of March, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Mark Coats, personally known to me, or proven, by producing the following identification: _____ to be the President and Secretary Secretary Of Southwest Dade Trust Community Development Corporation, a Florida not-for-profit corporation f/k/a Grace of God Community Rehabilitation Center (CDC), Inc., a Florida not-for-profit corporation, 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 Mark Coats 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.

Juranda Gonzalez Benitez
Notary Signature
Juranda Gonzalez Benitez
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 5/9/2015
Commission/Serial No. EE 72013

Approved by: JR

The foregoing was accepted and approved on the _____ day of _____, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

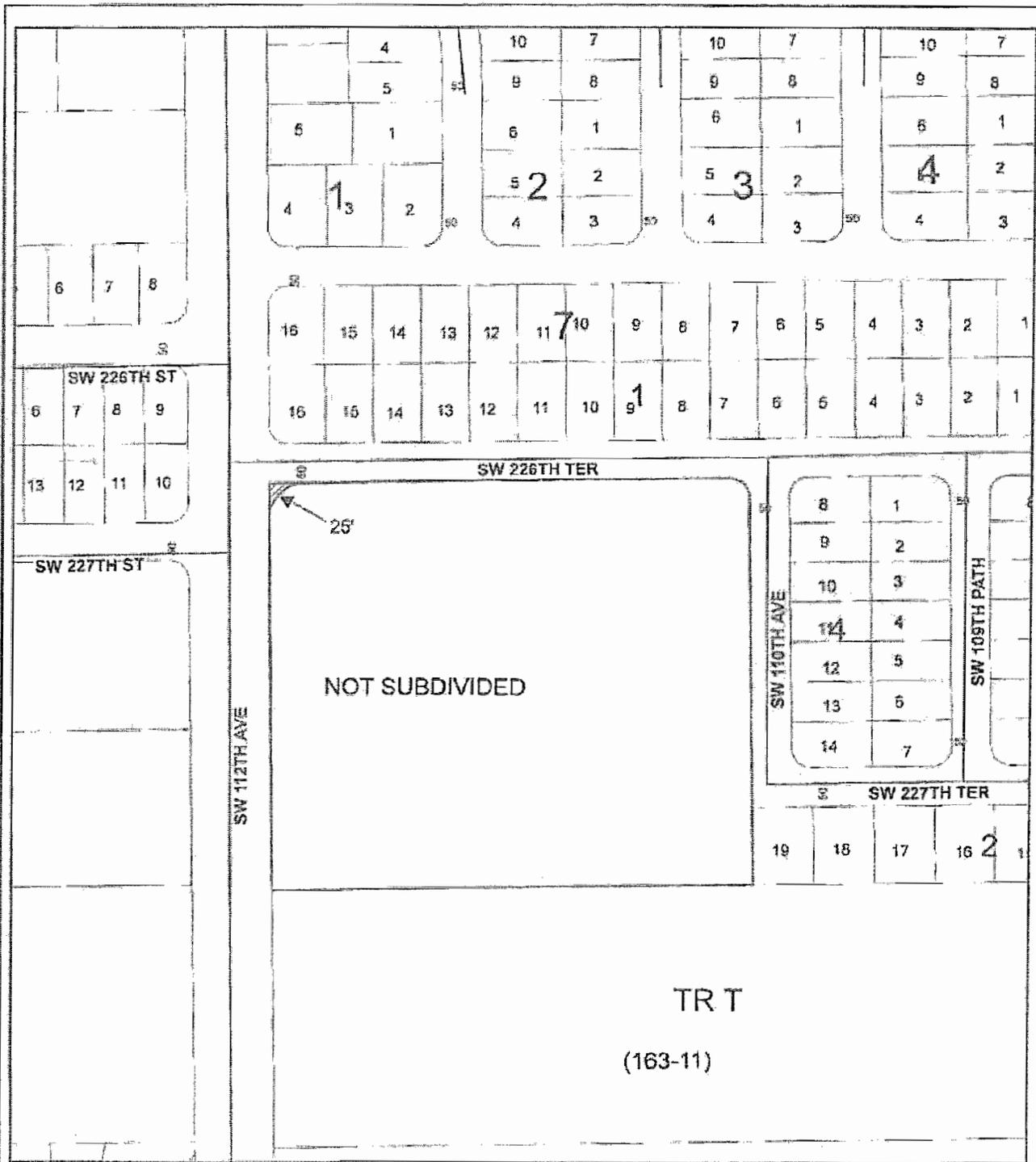
Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

4 of 4

Approved by:  _____



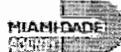
THIS IS NOT A SURVEY

Municipality UNINCORPORATED MIAMI DAD CP
 Commission District Lynda Bell, B

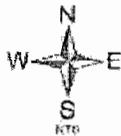
Folio No. 30-6018-000-0585
 GRACE OF GOD COMMUNITY
 REHABILITATION CENTER (CDC), INC.

▨▨▨▨ TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

SEC.56-40-18



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



Date: March 8, 2013
 Prepared by: JYH

Return to:
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
MILDEED D. MARCH
Folio No. 5-3022-000-0370/0470
User Department: PWD

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 15 day of February, A.D. 2012, by and between 8300 INVEST, LLC, a Florida limited liability company, whose address is 8260 NW 58 STREET, DORAL FLORIDA 33166, 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 ATTACHED EXHIBIT "A" *ff.*

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 managing member(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)

Michael A. Martinez
Witness

MICHAEL A MARTINEZ
Witness Printed Name

Michelle
Witness

Michelle Morel
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

8300 INVEST, LLC
Name of LLC

Joseph Russo (Sign)

By: General Partner
Joseph Russo
Printed Name

Address (if different)

By: General Partner (Sign)

Printed Name

Address (if different)

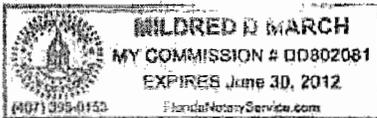
STATE OF FLORIDA)

155

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 15 day of Feb, A.D. 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Giuseppe Russo 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 8300 Invest, 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.



NOTARY SEAL/STAMP

Mildred D March
 Notary Signature
MILDRED D MARCH
 Printed Notary Signature

Notary Public, State of FLORIDA
 My commission expires: JUNE 30, 2012
 Commission/Serial No. DD802081

The foregoing was accepted and approved on the _____ day of _____, A.D. 2012, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

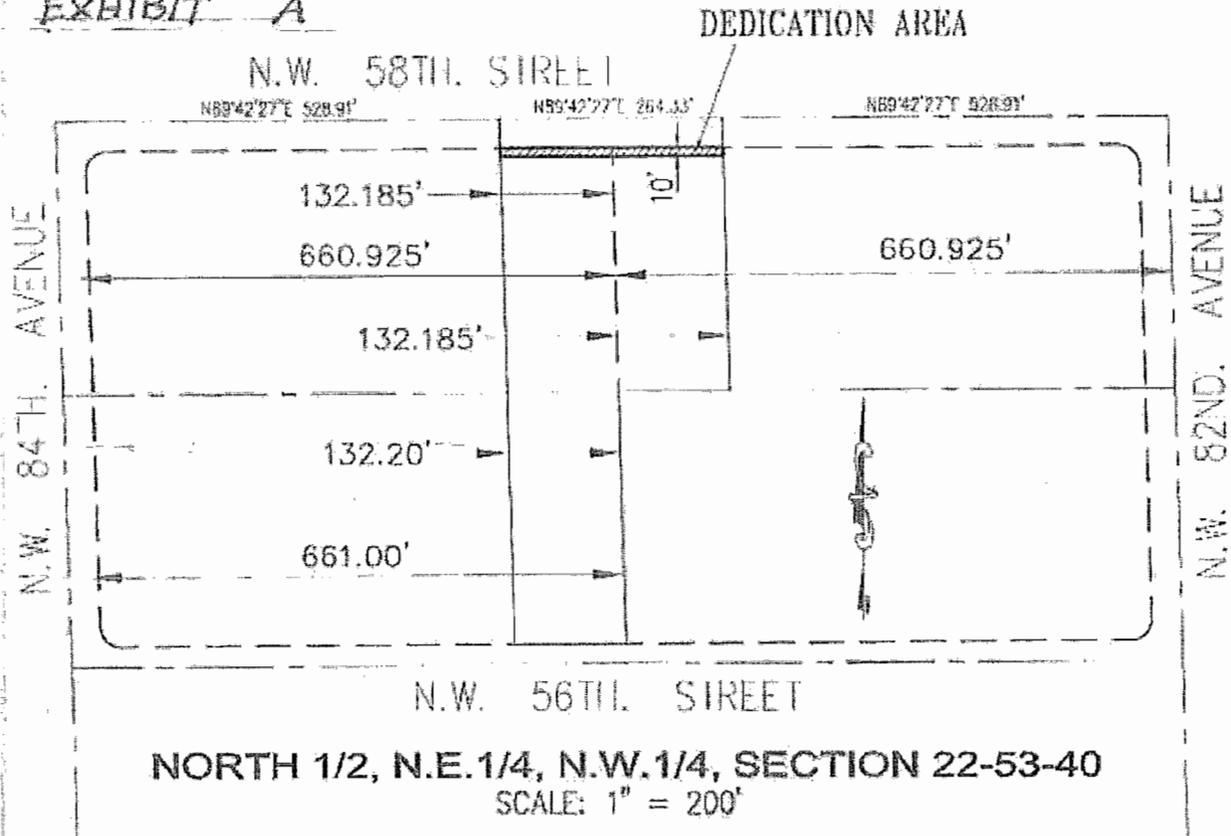
 Deputy County Manager

ATTEST: HARVEY RUVIN,
 Clerk of said Board

By: _____
 Deputy Clerk

SKETCH & LEGAL DESCRIPTION PROPOSED RIGHT-OF-WAY DEDICATIONS

EXHIBIT "A"



NORTH 1/2, N.E.1/4, N.W.1/4, SECTION 22-53-40
SCALE: 1" = 200'

LEGAL DESCRIPTION OF PROPOSED DEDICATION:

The North 10 feet of the following described parcel of land:

The East 132.185 feet of the West 660.925 feet of the North 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 53 South, Range 40 East, less the North 35 feet thereof.

Also Known As Lot 5, Block 2 of "HAMPTON ACRES", an unrecorded plat, AND

The West 132.185 feet of the East 660.925 feet of the North 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4, LESS the North 35 feet, in Section 22, Township 53 South, Range 40 East.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

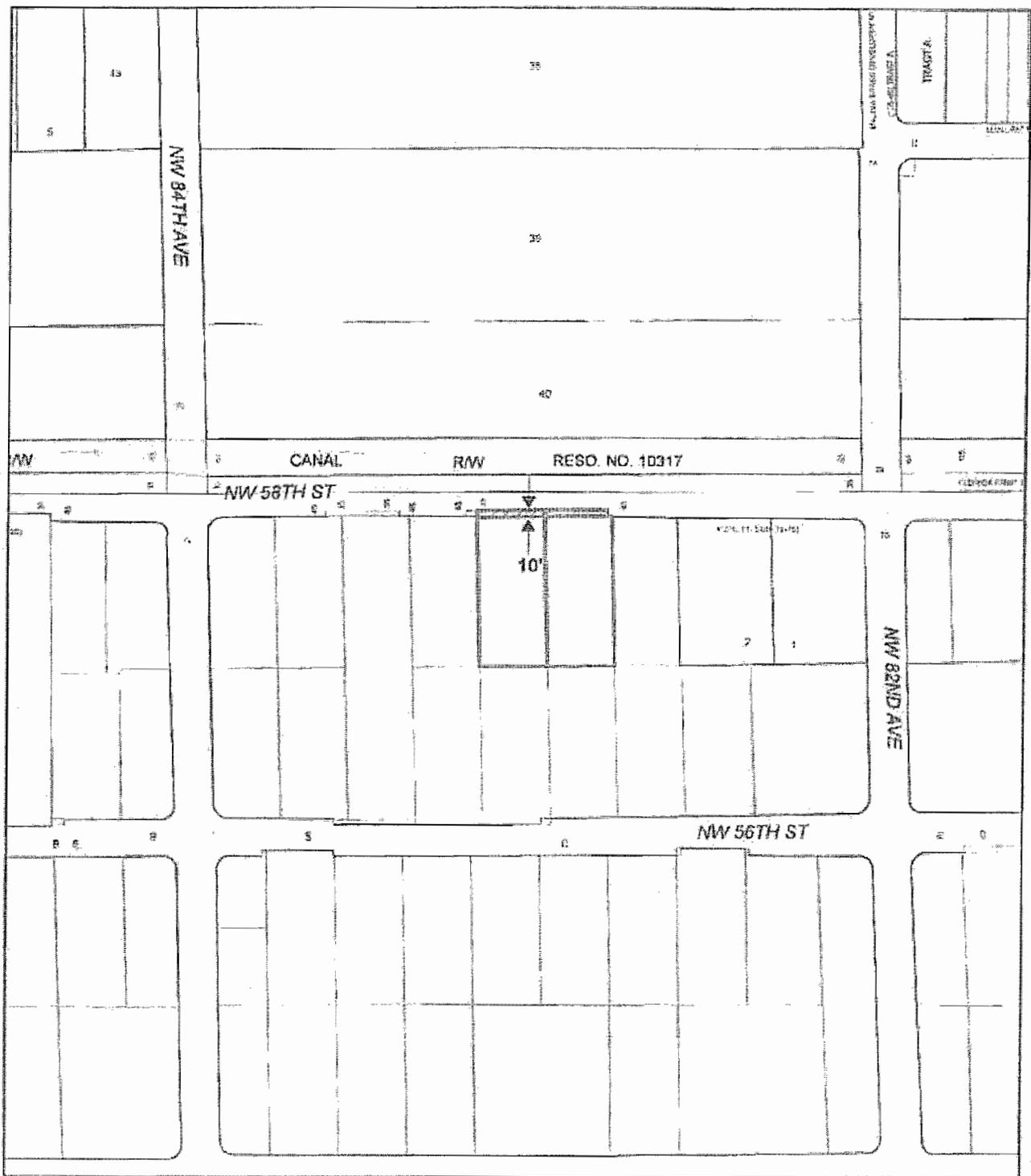
NOTE: This Sketch is NOT A BOUNDARY SURVEY.

Dated 02/14/12

Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No. 5880

Page 1 of 1

ROYAL POINT LB #7282
LAND SURVEYORS, INC.
8175 NW 153rd STREET SUITE 321, MIAMI LAKES, FL. 33014
PHONE: 305-822-6082 * FAX: 305-827-9669



This is not a survey

Municipality: DORAL
Commission District: Jose "Pepo" Diaz 12

Folio No. 35-3022-000-0370
35-3022-000-0370
8300 INVEST, LLC.
SEC. 53-40-22

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
Public Works & Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st STREET, SUITE 1510, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

Date: February 16, 2012
Prepared by: [illegible]

Return to:

Miami-Dade County Public Works and Waste Management Department
Land Development/Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Alvin D. Lodish
Folio No. 30-50170000230

User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 25th day of January, A.D. 2012, by and between Nariela C. Bauta and Alvin D. Lodish, whose address is 12301 SW 107 Avenue, Miami, Florida 33176, parties of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

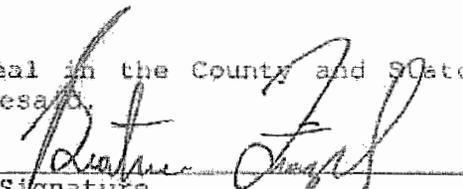
See survey attached hereto as Exhibit "A"

Approved by: 

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

I HEREBY CERTIFY, that on this 25th day of January, 2012, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Nariela C. Bauta, and Alvin D. Lodish, 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.

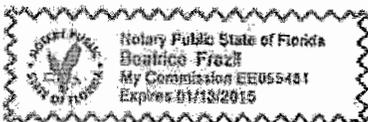
WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



Notary Signature
Beatrice Frazil

Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 01/13/2015
Commission/Serial No. EE055481

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.

County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

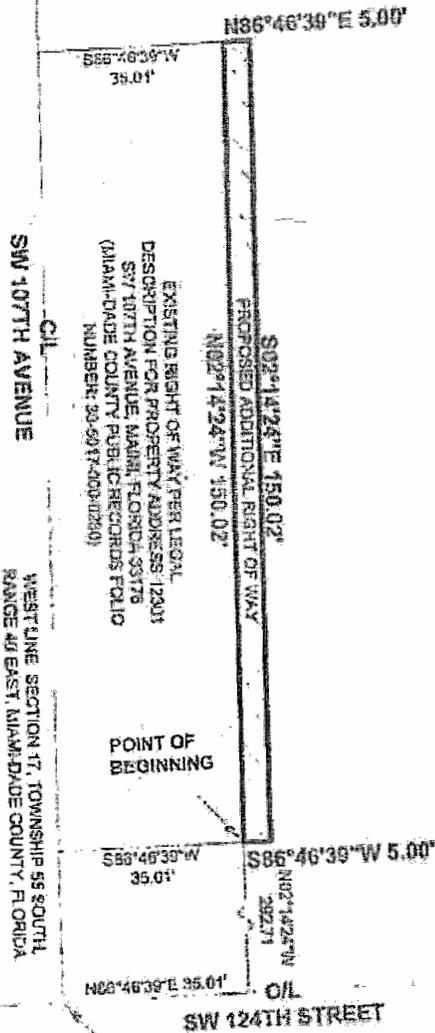
Approved by: 

EXHIBIT 'A'

SKETCH AND LEGAL DESCRIPTION

FOR A PARCEL OF LAND TO BE DEDICATED FOR ROAD RIGHT OF WAY TO
MIAMI-DADE COUNTY, FLORIDA

PREPARED FOR NARIELA BAUTA
JANUARY 19, 2012



DESCRIPTION:
A PORTION OF SECTION 17, TOWNSHIP 55 SOUTH,
RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE
NORTHWEST ONE-QUARTER (NW 1/4) OF THE
NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION
17, TOWNSHIP 55 SOUTH, RANGE 40 EAST;

THENCE NORTH 86°46'39" EAST, 35.01 FEET;

THENCE NORTH 02°14'24" WEST, 292.71 FEET TO
THE POINT OF BEGINNING;

THENCE NORTH 02°14'24" WEST, 150.02 FEET;

THENCE NORTH 86°46'39" EAST, 5.00 FEET;

THENCE SOUTH 02°14'24" EAST, 150.02 FEET;

THENCE SOUTH 86°46'39" WEST, 5.00 FEET TO THE
POINT OF BEGINNING.

NOTE:
THIS IS NOT A SKETCH OF SURVEY, IT IS ONLY THE
GRAPHIC REPRESENTATION OF THE LEGAL
DESCRIPTION DEPICTED HEREON.

INVOICE NO.: 12-36595

ALL COUNTY SURVEYORS
PROFESSIONAL SURVEYORS AND MAPPERS
LICENSE NO. 6677
Phone: (954) 777-4747
Fax: (954) 777-2707
allcountysurveyors.com
5950 W. Oakland Pk. Blvd. • Suite 103 • Lauderdale, FL 33313

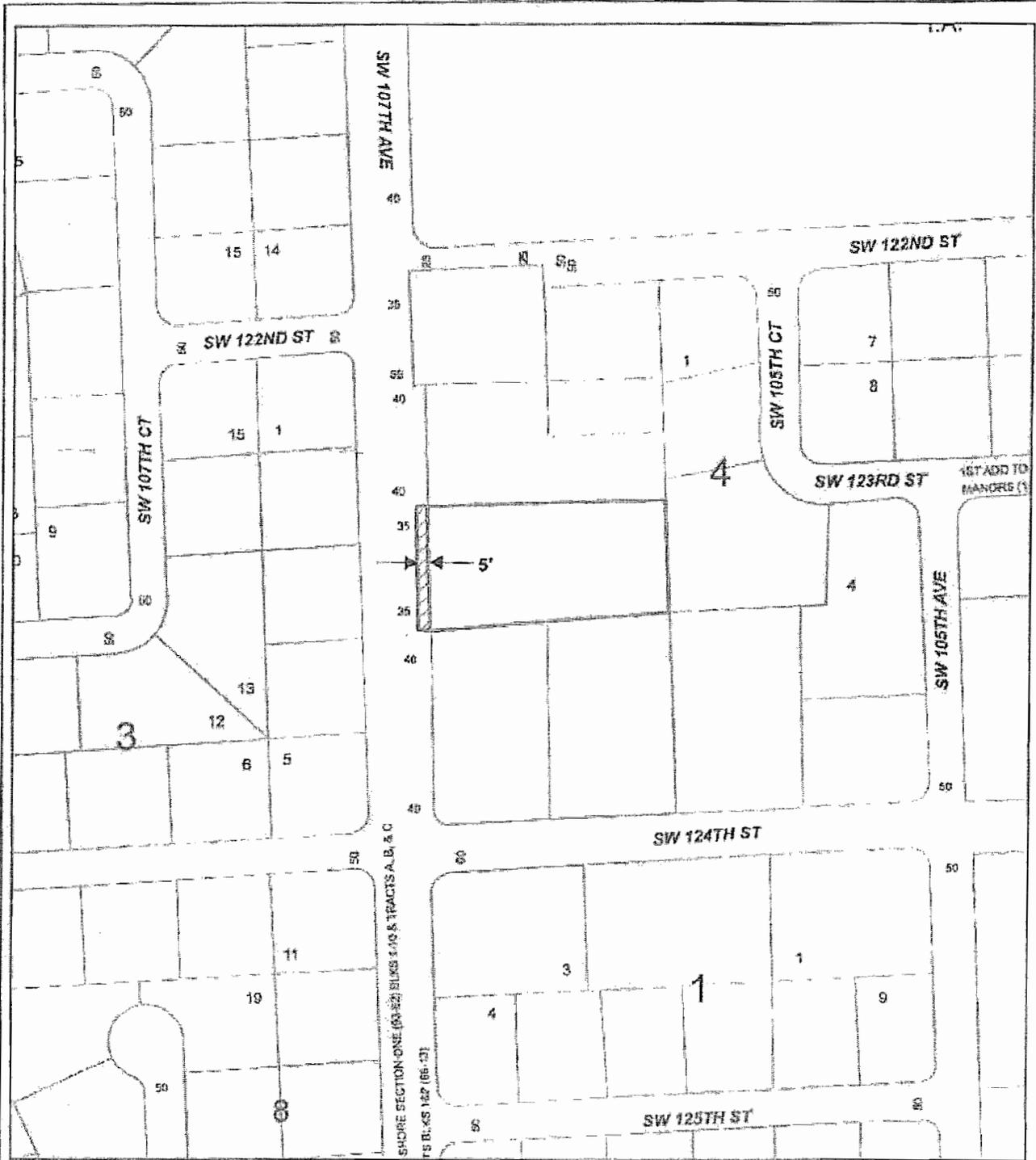
I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION
MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS
SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS
IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED:
GINO FURLANO, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5044
(NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED
SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER
SHOWN ABOVE)

POINT OF COMMENCEMENT:
THE SW CORNER, NW 1/4,
NW 1/4 OF SECTION 17,
TOWNSHIP 55 SOUTH,
RANGE 40 EAST,
MIAMI-DADE COUNTY,
FLORIDA



SCALE: 1"=30'



THIS IS NOT A SURVEY

Folio No. 30-5017-0000-230
 NARIELA C. BAUTA &
 ALVIN D. LODISH

SEC.55-40-17



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Municipality UNINCORPORATED MIAMI DADC
 Commission District Lynda Bell, 6



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Land Development/Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-2714 FAX (305) 375-2625

Date: March 22, 2011
 Prepared by: PAM

Return to:
Land Development/Right-of-Way Division
Miami-Dade County Public Works and
Waste Management Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Paola A. Gomez-Perez, P.A.
Folio No. 30-4914-002-0147
User Department: PWWM

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 14th day of December, A.D. 2011, by and between ANURADHA REDDY and ARATHI C. REDDY, whose address is 13731 S.W. 38th Street, Miami, Florida 33175, 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 her 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 North 25.00 feet of the West 80.60 feet of the East 1916.36 feet of Tract 11, Section 14, Township 54 South, Range 39 East, of J.G. HEAD'S FARMS, as recorded in Plat Book 46, Page 44, of the Public Records of Miami-Dade County, Florida.

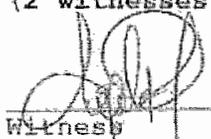
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

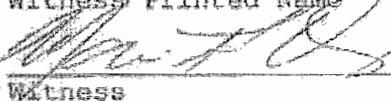
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set their hand and seal, the day and year first above written.

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


Witness

ANGELA VEASQUEZ
Witness Printed Name


Witness

Harriet F. Dicke
Witness Printed Name

[Signature]
Witness

ANGELA VERA-SQUEZ
Witness Printed Name

[Signature]
Witness

Rana F. Diaz
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

x Anuradha Reddy (Sign)

Anuradha Reddy
Printed Name

x Arathi Reddy (Sign)

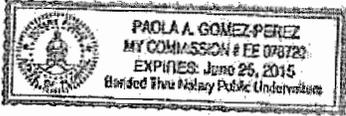
Arathi C. Reddy
Printed Name

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

I HEREBY CERTIFY, that on this 14 day of Dec, 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ANURADHA REDDY and ARATHI C. REDDY, personally known to me, or proven, by producing the following methods of identification: driver licenses 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 least aforesaid.



NOTARY SEAL/STAMP

Notary Signature

Printed Notary Name

Notary Public, State of Florida
My Commission expires: 6/26/15
Commission/ Serial No.: EE 078720

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.

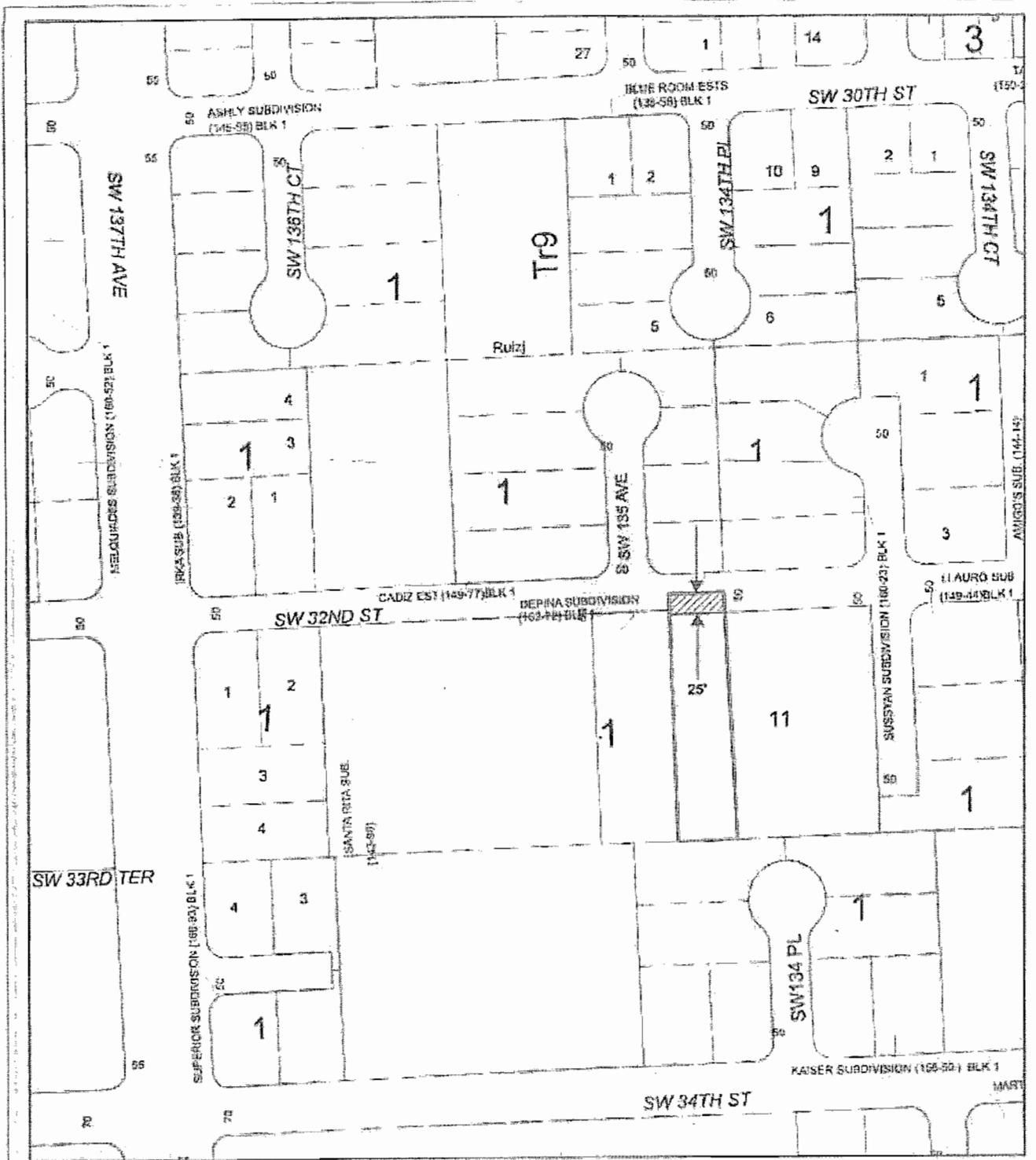
Assistant County Manager

ATTEST: HARVEY ROVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
And legal sufficiency

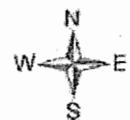
Assistant State Attorney



This is not a survey.
ANURADHA REDDY AND ARATHI C. REDDY
 Folio No. 30-4814-002-0147
 SEC. 94-39-14

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Joe A. Martinez 11

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

Date: January 23, 2012
 Prepared by: gsm

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

Instrument prepared by:
Jose Vidal
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Folio No. 01-4115-041-0560 & 0720
User Department: Miami-Dade County
Public Works and Waste Management

Project No. 20040337
Parcel No. 40
Section 54-41-15

EASEMENT

STATE OF FLORIDA)
)
COUNTY OF Miami-Dade)

THIS EASEMENT, Made this 31 day of January, A.D. 20
, by and between Grapeland Boulevard Realty, Inc. a corporation
under the laws of the State of Florida, and having its office and
principal place of business at 2795 SW 27 Ave., Miami FL 33133
, Grantor, and the MIAMI-DADE COUNTY, a Political Subdivision of the
State of Florida, and its successors in interest, whose Post Office
address is 111 N.W. 1st Street, Miami, Florida 33128-1970, Grantee,

WITNESSETH:

That the said Grantor, for and in consideration of the sum of
One Dollar (\$1.00) to it in hand paid by the Grantee, the receipt
whereof is hereby acknowledged, and for other and further good and
valuable considerations, does hereby grant to the Grantee, and its
successors in interest, an easement, license and privilege to enter
upon, and to perform any acts required for the planting of trees, the
installation of tree grates, and the maintenance and repair of those
trees and tree grates, all for the purpose of beautification of the
road upon the following described land, situate, lying and being in
the County of Miami-Dade, State of Florida, to-wit:

See Exhibit "A" and "B" Attached

Witness Jose V. CHAO
Witness Printed Name

CORP SEAL

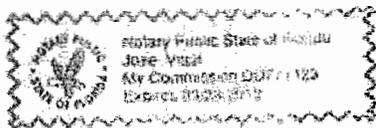
STATE OF Florida)
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 31 day of January, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Karl Crook and Lidia Belder Crook, personally known to me, or proven, by producing the following identification: to be the President and Secretary of Grapeland Boulevard Realty, 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 Karl & Lidia Crook executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

[Signature]
Notary Signature

Jose Vidal
Printed Notary Name



NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 3/23/2012

Commission/Serial No. 00771423

The foregoing was accepted and approved on the 31 day of

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

The purpose of this Easement is to allow Grantee sufficient space to install landscaping on the east side of S.W. 27th Avenue without the necessity of eliminating the left turn lane which allows south bound traffic on S.W. 27th Avenue to turn left into S.W. 28th Street. Should Grantee ever eliminate the left turn lane or prevent left turns into S.W. 28th Street from south bound S.W. 27th Avenue, this Easement shall terminate automatically and Grantee shall remove its improvements from Grantor's property.

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

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

Grapeland Boulevard Realty, Inc.
A Florida Corporation



Witness

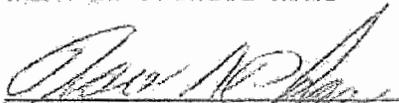


(Sign)

Susana B. CRUZ
Witness Printed Name

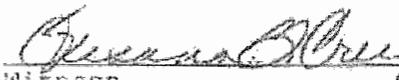
By: Karl Crook, President

Address (if different)

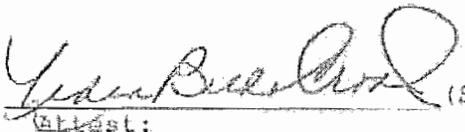


Witness

JOSE V. CHAO
Witness Printed Name



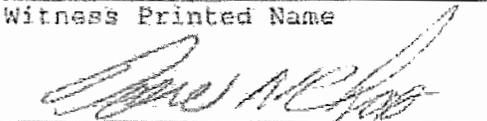
Witness



(Sign)
Attest: _____

Secretary
Susana B. CRUZ
Witness Printed Name

Address (if different)



, A.D. 20 12, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Special Assistant
County Manager's Office

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

LEGEND

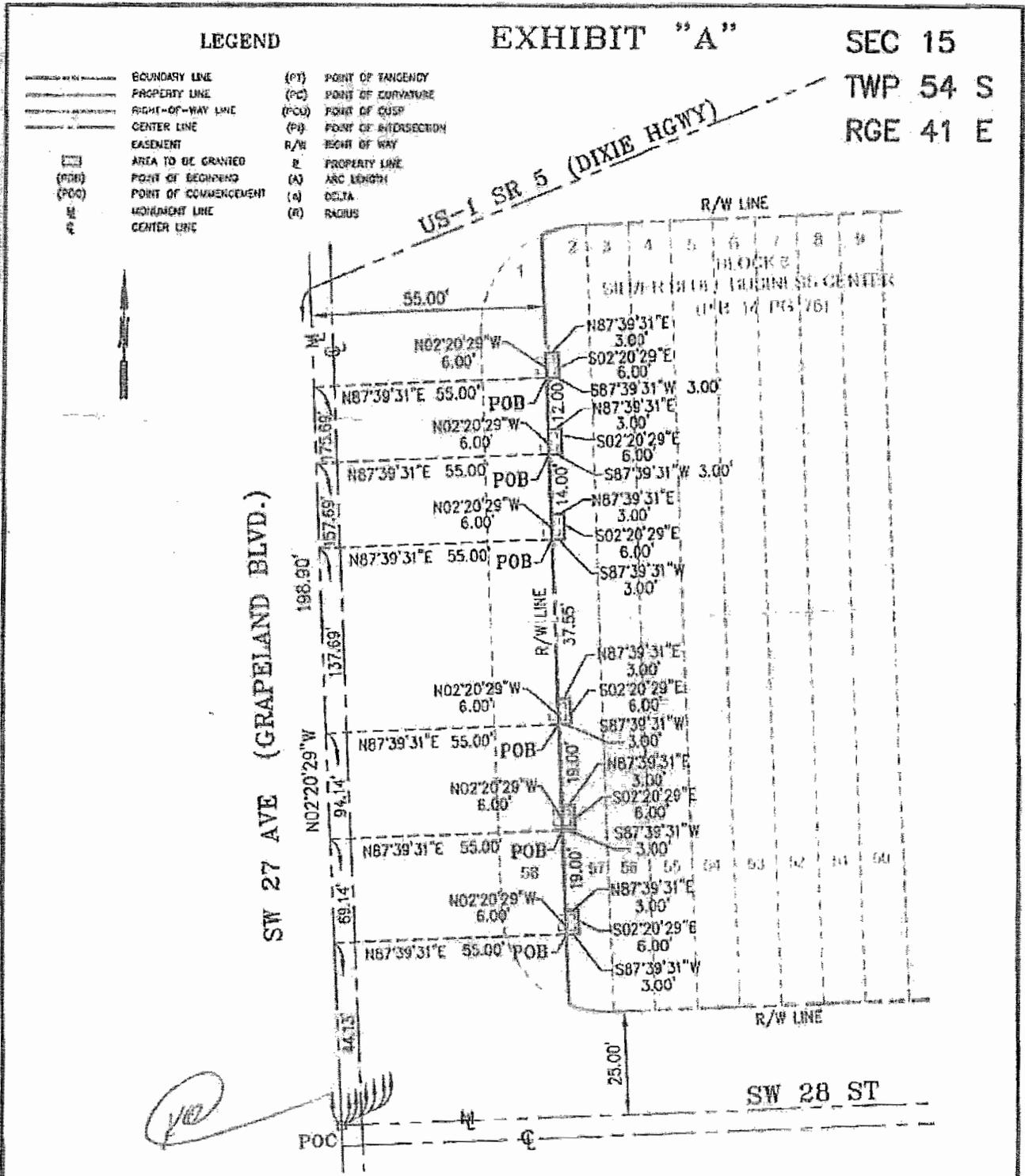
- BOUNDARY LINE (PT) POINT OF TANGENCY
- PROPERTY LINE (PC) POINT OF CURVATURE
- RIGHT-OF-WAY LINE (POC) POINT OF CURVE
- CENTER LINE (PI) POINT OF INTERSECTION
- EASEMENT R/W RIGHT OF WAY
- AREA TO BE GRANTED R PROPERTY LINE
- (PMB) POINT OF BEGINNING (A) ARC LENGTH
- (POC) POINT OF COMMENCEMENT (Δ) DELTA
- (M) MONUMENT LINE (R) RADIUS
- (C) CENTER LINE

EXHIBIT "A"

SEC 15

TWP 54 S

RGE 41 E



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



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY ENGINEERING SECTION	SW 27 AVENUE	SCALE: 1" = 30' DATE: 10-24-11
	PERMANENT EASEMENT	DRAWN BY: L. Espinosa CHECKED BY: C. Socarras PROJECT 2004-0537 SHEET 1 OF 3

EXHIBIT "B"

Permanent Easement

LEGAL DESCRIPTION:

A permanent easement in Lots 1 and 2 Block 3 of SILVER BLUFF BUSINESS CENTER, according to the plat thereof recorded in Plat Book 14, Page 76 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

COMMENCE at a City monument at the intersection of SW 28 Street and SW 27 Avenue (Grapeland Boulevard) monument lines; thence run N 2°20'29" W, along said monument line of SW 27 Avenue, for a distance of 44.13 feet to a point; thence run N 87°39'31" E, along a line perpendicular to the previous course, for a distance of 55.00 feet to the **POINT OF BEGINNING**; thence run N 2°20'29" W, along the Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet; thence run N 87°39'31" E for a distance of 3.00 feet to a point; thence run S 2°20'29" E, along a line 3.00 feet East and parallel to said Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet to a point; thence run S 87°39'31" W, for a distance of 3.00 feet to a point of intersection with said Easterly right of line of said SW 27 Avenue and the **POINT OF BEGINNING**, containing 18 square feet, more or less.

AND

COMMENCE at a City monument at the intersection of SW 28 Street and SW 27 Avenue (Grapeland Boulevard) monument lines; thence run N 2°20'29" W, along said monument line of SW 27 Avenue, for a distance of 69.14 feet to a point; thence run N 87°39'31" E, along a line perpendicular to the previous course, for a distance of 55.00 feet to the **POINT OF BEGINNING**; thence run N 2°20'29" W, along the Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet; thence run N 87°39'31" E for a distance of 3.00 feet to a point; thence run S 2°20'29" E, along a line 3.00 feet East and parallel to said Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet to a point; thence run S 87°39'31" W, for a distance of 3.00 feet to a point of intersection with said Easterly right of line of said SW 27 Avenue and the **POINT OF BEGINNING**, containing 18 square feet, more or less.

AND

COMMENCE at a City monument at the intersection of SW 28 Street and SW 27 Avenue (Grapeland Boulevard) monument lines; thence run N 2°20'29" W, along said monument line of SW 27 Avenue, for a distance of 94.14 feet to a point; thence run N 87°39'31" E, along a line perpendicular to the previous course, for a distance of 55.00 feet to the **POINT OF BEGINNING**; thence run N 2°20'29" W along the Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet; thence run N 87°39'31" E for a distance of 3.00 feet to a point; thence run S 2°20'29" E, along a line 3.00 feet East and parallel to said Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet to a point; thence run S 87°39'31" W, for a distance of 3.00 feet to a point of intersection with said Easterly right of line of said SW 27 Avenue and the **POINT OF BEGINNING**, containing 18 square feet, more or less.

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



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIAMI-DADE COUNTY PUBLIC WORKS DEPT. RIGHT OF WAY ENGINEERING SECTION	SW 27 AVENUE	NOT TO SCALE	DATE: 10-24-11
	PERMANENT EASEMENT	DRAWN BY: L. Espinosa	
		CHECKED BY: C. Spoorras	
		PROJECT 2004-0337 SHEET 2 OF 3	

AND

COMMENCE at a City monument at the intersection of SW 28 Street and SW 27 Avenue (Grapeland Boulevard) monument lines; thence run N 2°20'29" W, along said monument line of SW 27 Avenue, for a distance of 137.69 feet to a point; thence run N 87°39'31" E, along a line perpendicular to the previous course, for a distance of 55.00 feet to the POINT OF BEGINNING; thence run N 2°20'29" W along the Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet; thence run N 87°39'31" E for a distance of 3.00 feet to a point; thence run S 2°20'29" E, along a line 3.00 feet East and parallel to said Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet to a point; thence run S 87°39'31" W, for a distance of 3.00 feet to a point of intersection with said Easterly right of line of said SW 27 Avenue and the POINT OF BEGINNING, containing 18 square feet, more or less.

AND

COMMENCE on City monument at the intersection of SW 28 Street and SW 27 Avenue (Grapeland Boulevard) monument lines; thence run N 2°20'29" W, along said monument line of SW 27 Avenue, for a distance of 157.69 feet to a point; thence run N 87°39'31" E, along a line perpendicular to the previous course, for a distance of 55.00 feet to the POINT OF BEGINNING; thence run N 2°20'29" W along the Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet; thence run N 87°39'31" E for a distance of 3.00 feet to a point; thence run S 2°20'29" E, along a line 3.00 feet East and parallel to said Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet to a point; thence run S 87°39'31" W, for a distance of 3.00 feet to a point of intersection with said Easterly right of line of said SW 27 Avenue and the POINT OF BEGINNING, containing 18 square feet, more or less.

AND

COMMENCE at a City monument at the intersection of SW 28 Street and SW 27 Avenue (Grapeland Boulevard) monument lines; thence run N 2°20'29" W, along said monument line of SW 27 Avenue, for a distance of 175.69 feet to a point; thence run N 87°39'31" E, along a line perpendicular to the previous course, for a distance of 55.00 feet to the POINT OF BEGINNING; thence run N 2°20'29" W along the Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet; thence run N 87°39'31" E for a distance of 3.00 feet to a point; thence run S 2°20'29" E, along a line 3.00 feet East and parallel to said Easterly right of line of said SW 27 Avenue, for a distance of 6.00 feet to a point; thence run S 87°39'31" W, for a distance of 3.00 feet to a point of intersection with said Easterly right of line of said SW 27 Avenue and the POINT OF BEGINNING, containing 18 square feet, more or less.

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

For: Miami-Dade County Public Works Department
Right of Way Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

SURVEYOR'S NOTE:

Bearings as shown herein refer to a bearing of N2°20'29"W along the Monument line of SW 27 Ave. (Grapeland Boulevard) The bearing was derived from a Topographic Survey Map prepared by Hodonne, Corp. LB 7097, Job No. 6107, last revision dated 10-24-10 for Miami-Dade County Public Works Department Highways Division.

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

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



THIS IS NOT A SURVEY

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

SW 27 AVENUE

PERMANENT EASEMENT

NOT TO SCALE DATE: 10-24-11
DRAWN BY: J. Espinosa
CHECKED BY: C. Socarras
PROJECT 2004-0337 (SHEET 3 OF 3)

Return to:
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
JORGE NAVARRO, ESQ.
Folio No. 30-2913-001-0531/0560
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 29th day of August, A.D. 2011,
by and between Felix I. Rodriguez, whose address is 315 Atlantic
Island Miami Beach, Florida 33160, party of the first part, and
MIAMI-DADE COUNTY, a political subdivision of the State of Florida,
and its successors in interest, whose Post Office Address is 111
N.W. 1st Street, Miami, Florida 33128-1970, party of the second
part,

WITNESSETH:

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

SEE ATTACHED EXHIBIT "A"

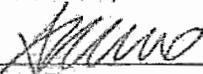
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

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

IN WITNESS WHEREOF, the said party of the first part, had hereunto set his hand and seal, the day and year first above written.

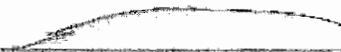
Signed, Sealed and Delivered in our presence:
(2 witnesses for each signature of for all)


Witness

JORIEL ANARRO
Witness Printed Name


Witness

Daqmaria Amaro
Witness Printed Name

 (Sign)

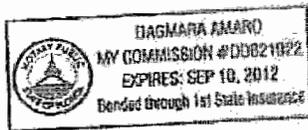
Felix I. Rodriguez
Printed Name

Address: 315 Atlantic Avenue
Miami Beach, Fl. 33160

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

I HEREBY CERTIFY, that on this 29th day of August, 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Félix I. Rodriguez, 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.



[Signature]
Notary Signature

Dagmara Amaro
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 9/10/2012

Commission/Serial No. DB021922

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

Assistant County Attorney

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

EXHIBIT "A"

Legal Description:

Those portions of Tracts 56 and 57, of Section 13, Township 52 South, Range 39 East, of the plat of FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 1, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, lying within the South 40 feet and East 40 feet of said Section 13;

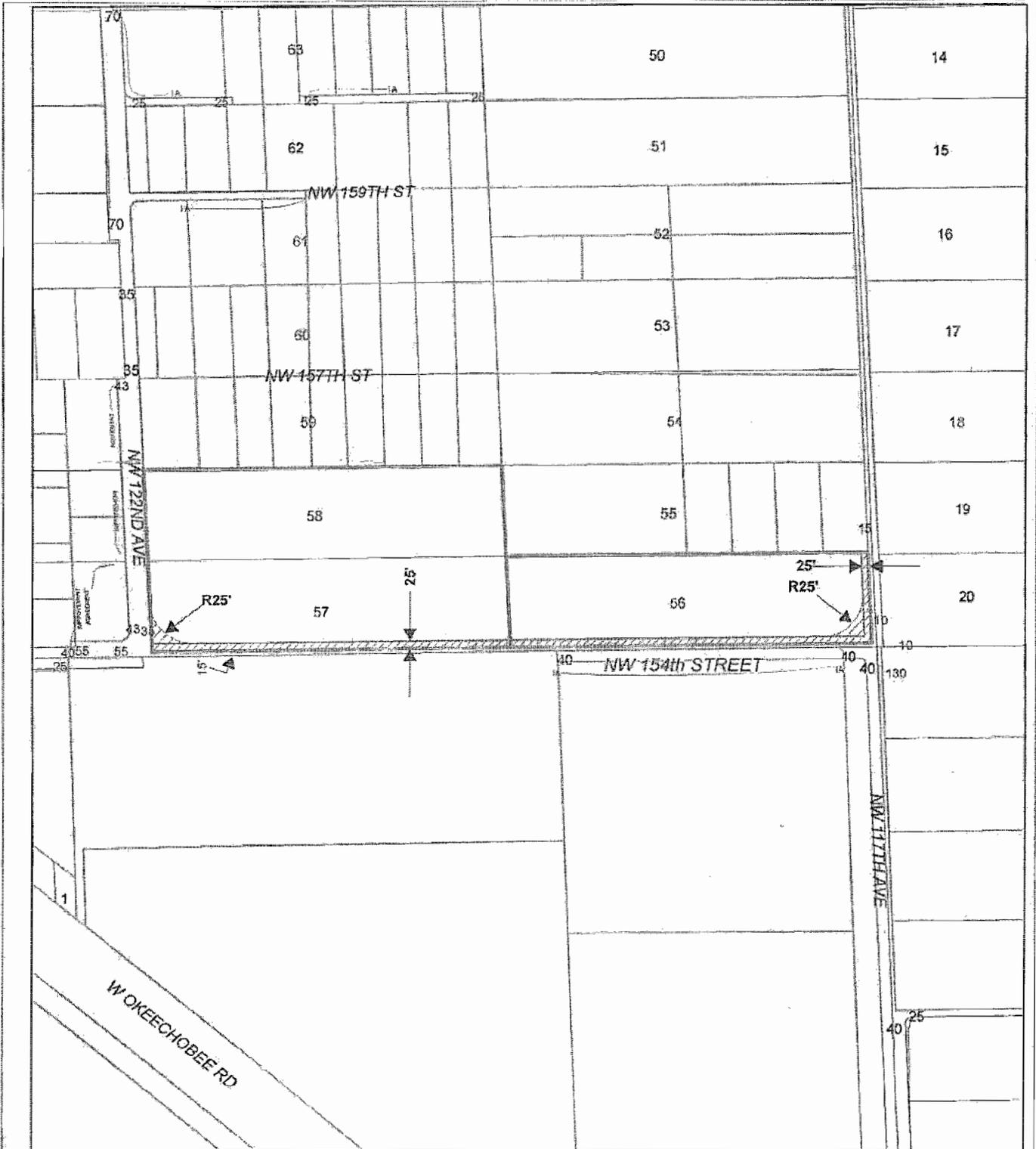
And

The area bounded by the north line of said South 40 feet, the west line of said East 40 feet and a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines;

And

The area bounded by the north line of said South 40 feet, the east line of the West 35 feet of the SE $\frac{1}{4}$ of said Section 13 and a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

EP

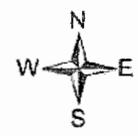


This is not a survey
 Folio No. 30-2913-001-0531 / 0560
 FELIX I RODRIGUEZ
 SEC. 52-39-13

EXHIBIT "A"

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Jose "Pepe" Diaz

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY
 Public Works & Waste Management Department
 Land Development/Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-0000 FAX (305) 375-2825

Date: December 27, 2011
 Prepared by: JYM

Return to:
Land Development/Right-of-Way Div.
Miami-Dade County Public Works
and Waste Management Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez, PLS
Folio No. 30-3128-014-1080
User Department: PWMM

**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 18th day of November, A.D. 2011, by and between B&D PLUS 3 INVESTMENTS, LLC, a Florida limited liability company, whose address is 3180 NW 36 Avenue, Miami, Florida, 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 attached Legal Description and Sketch.

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 managing members, 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)

Constanza Maurice
Witness

CONSTANZA MAURIQUE
Witness Printed Name

[Signature]
Witness

William Fusco
Witness Printed Name

[Signature]
Witness

[Signature]
Witness Printed Name

[Signature]
Witness

[Signature]
Witness Printed Name

B&D PLUS 3 INVESTMENTS, LLC
Name of LLC

[Signature] (Sign)
By: member
Roberto J. Correa, Jr.

Address (if different)

[Signature] (Sign)
By: member
Deanna C. Correa
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 18TH day of NOVEMBER, A.D. 2011, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Roberto J. Correa, Jr. and Deanna C. Correa personally known to me, or proven, by producing the following forms of identification: _____ to be the General Partner(s) duly authorized on behalf of B&D PLUS 3 INVESTMENTS, LLC, a Florida limited liability company. Said managing members 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.

Roxana Batista
Notary Signature
Roxana Batista
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of FL.
My commission expires: 09/05/2011.
Commission/Serial No. DD711790

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.

County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,
Clerk of said Board

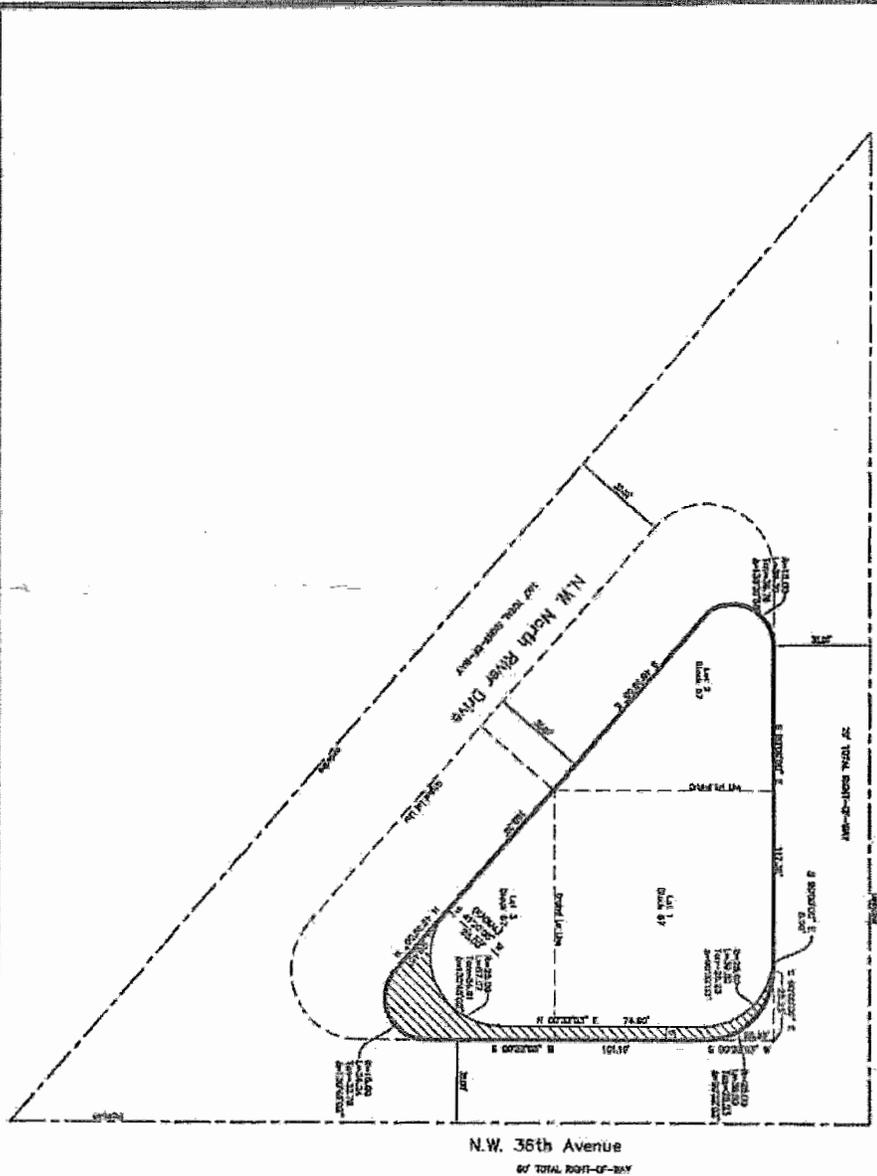
Approved as to form and
Legal Sufficiency.

By: _____
Deputy Clerk

LEGAL DESCRIPTION AND SKETCH

3180 N.W. 36TH AVENUE
MIAMI, FL 33142

Sheet 2 of 2



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

Handwritten signature

A15

LEGAL DESCRIPTION AND SKETCH

Sheet 1 of 2

3180 N.W. 36TH AVENUE
MIAMI, FL 33142

LEGAL DESCRIPTION: A portion of Lots 1 and 3, of Block 67, "MELROSE HEIGHTS", according to the Plat thereof, as recorded in Plat Book 17 at Page 22 of the Public Records of Miami-Dade County, Florida, described as follows:

The East 5.00 feet of Lots 1 and 3, of Block 67, "MELROSE HEIGHTS", according to the Plat thereof, as recorded in Plat Book 17 at Page 22 of the Public Records of Miami-Dade County, Florida,
TOGETHER WITH:

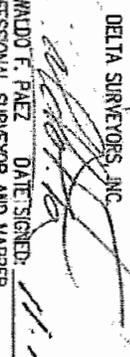
The external area formed by a 25.00 foot radius arc, concave to the Southwest, tangent to the South right-of-way line of N.W. 32nd Street, as shown on said plat of "MELROSE HEIGHTS", and tangent to the West line of the East 5.00 feet of said Lot 1, Block 67 as shown on said plat of "MELROSE HEIGHTS",

TOGETHER WITH:

The external area formed by a 25.00 foot radius arc, concave to the Northwest, tangent to the West line of the East 5.00 feet of said Lot 3, Block 67 as shown on said plat of "MELROSE HEIGHTS", and tangent to a line parallel to and 35.00 feet Northeastly of the Northeastly right-of-way line of N.W. North River Drive, as shown on said plat of "MELROSE HEIGHTS", containing 1202 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 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA SURVEYORS, INC.
13092 SW 133RD COURT
MIAMI, FLORIDA 33186

DELTA SURVEYORS, INC.

WALDO F. PAEZ DATE SIGNED: 11.10.11
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 3385
STATE OF FLORIDA

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

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 90 00'00" E FOR THE SOUTH RIGHT OF WAY LINE OF NW 32ND STREET

FIELD SURVEY DATE: 10-05-10
DRAWING DATE: 10-05-11

SCALE: 1" = 50'
FB: SKETCH
DRAWING NO.: 10-0531 LEGAL

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

NOT A BOUNDARY SURVEY

LEGAL AND SKETCH
3180 N.W. 36TH AVENUE
MIAMI, FL 33142

PREPARED BY:
DELTA SURVEYORS, INC.
13092 SW 133RD CT. MIAMI, FLORIDA
PH: 305-253-0909

5/5



This is not a survey.

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

B & D PLUS 3 INVESTMENTS, LLC
 Folio No. 30-3128-014-3000
 SEC.28-53-41

 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

11/14/2011
 Prepared by: SW

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. 30-6813-000-0570
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 7 day of November, A.D. 2011, by and between Juan A. Rodriguez, a married man whose address is 22720 SW 179 Avenue, Miami, FL 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 him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The East 25 feet of the North 161.15 feet of the South 497.30 feet of the East ½ of the NW ¼ of the SE ¼ of Section 13, Township 56 South, Range 38 East. 

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

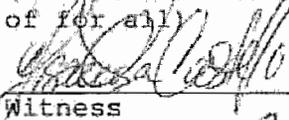
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, his heirs and assigns, and they shall have the right to immediately re-possess the same.

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

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and seal, the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)


Witness

Lisandra Castillo
Witness Printed Name


Witness

Eulema Gonzalez
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name


_____ (Sign)

Juan A. Rodriguez
Printed Name

Address (if different)

_____ (Sign)

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 7 day of November, 2011 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Juan A. Rodriguez personally known to me, or proven, by producing the following methods of identification: FL Drivers License to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

NOTARY PUBLIC STATE OF FLORIDA
 Brunet Hernandez
Commission #DD937796
Expires: DEC. 18, 2013
BONDED THROUGH ATLANTIC BONDING CO., INC.

Brunet Hernandez
Notary Signature
Brunet Hernandez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: DEC 18, 2013
Commission/Serial No. DD937796

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.

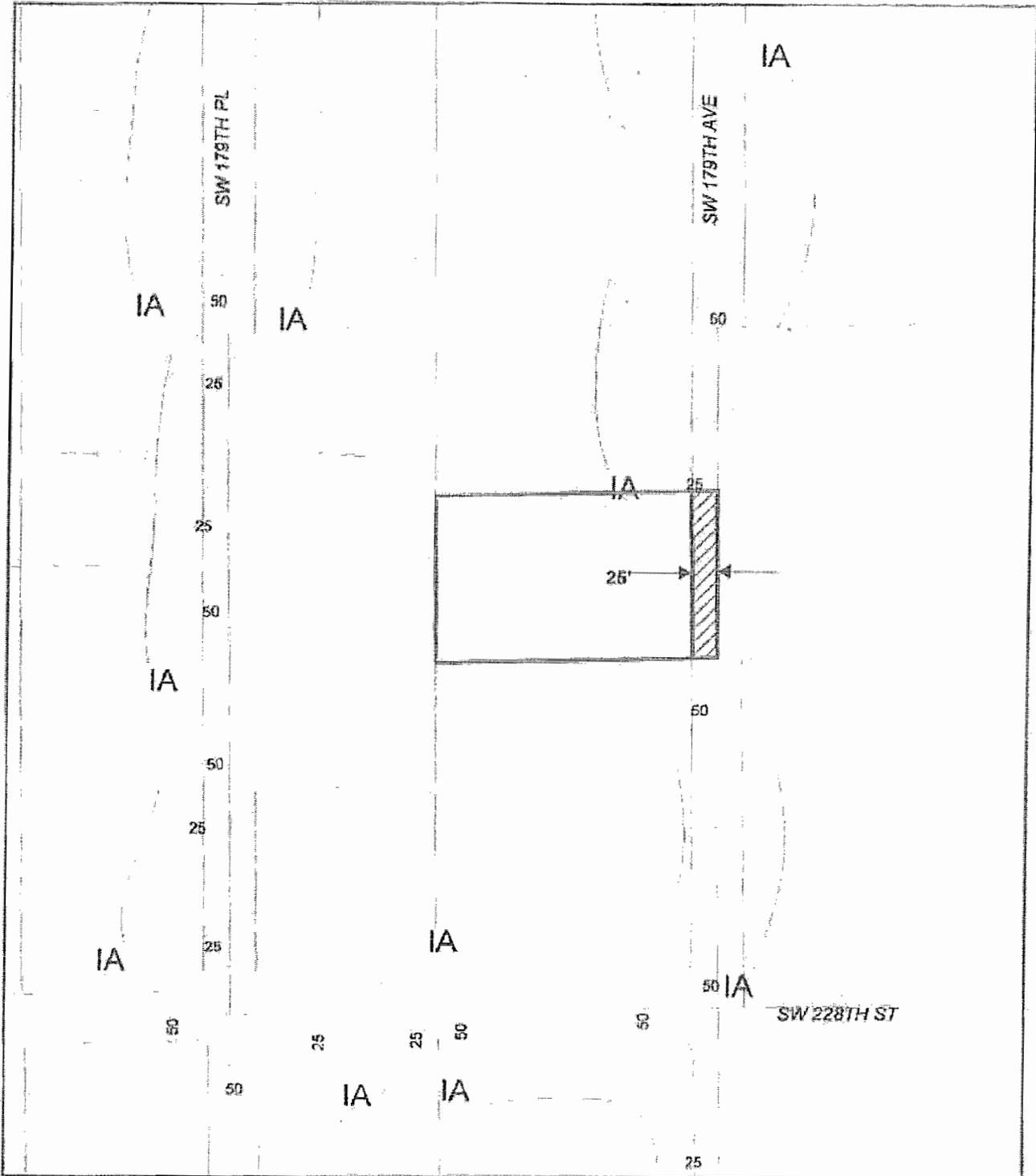
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

Assistant County Attorney

By: _____
Deputy Clerk

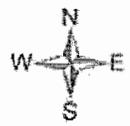
Approved as to form
and legal sufficiency



This is not a survey
 Folio No. 30-6813-000-0570
 JUAN A. RODRIGUEZ
 SEC.13-56-38

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: District C, Block 9

 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) 376-2714 FAX (305) 275-2825

Date: November 12, 2009
 Prepared by: IM