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

MEMORANDUM

Agenda Item No.8(L)(4)

TO: Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners

DATE: September 3, 2014

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-762-14

The accompanying resolution was prepared by the Public Works and Waste Management Department placed on the agenda at the request of Prime Sponsor Infrastructure & Capital Improvements Committee.

R. A. Cuevas, Jr.
County Attorney

RAC/lmp

Memorandum

MIAMI-DADE COUNTY

Date: September 3, 2014

To: Honorable Chairwoman Rebeca Sosa
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
It is recommended that the Board of County Commissioners accept the conveyances of various property interests for road purposes to Miami Dade County. 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 is approximately $225.00 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 PWWM's General Fund allocation.

Track Record/Monitor
PWWM is the entity overseeing this project and the person responsible for monitoring these acquisitions is Mr. Leandro Ona, Chief, Roadway Engineering and Right-of-Way Division.

Background
These right-of-way dedications are being obtained to fulfill various zoning and land development requirements to effectuate the improvements needed within the public right-of-way to meet county roadway standards. Each individual site is listed below outlining the specific requirement for each.

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	ALBERT MAURY AND SILVIA MAURY	RWD*	A portion of SW 136 Street, from SW 104 Court to SW 105 Avenue; SW 104 Court, from SW 136 Street North for approximately 158 feet and both of the radius returns thereof. (Commissioner Lynda Bell's District 8)	This right-of-way is obtained in order to satisfy a condition for division of land without plat (Waiver of Plat) that requires that Rights-of-Ways be dedicated

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

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
2.	JOSE A. ABREU AND ANA C. ABREU	**RWD***	A 25 radius return, at SW 184 Avenue and SW 212 Street (Commissioner Lynda Bell's District 8)	This Right-of-Way was obtained in order to satisfy a condition for division of land without plat (Waiver of Plat) that requires that Rights-of-Way be dedicated.
3.	MARIO ZALDIVAR	**RWD***	A portion of SW 118 Avenue, beginning 165 feet north of the centerline of SW 220 Street, North for 50 feet (Commissioner Dennis C. Moss" District 9)	This right-of-way was obtained in order to satisfy a zoning code requirement that all building sites abut a dedicate right-of-way.
4.	AQUAFARMING TILAPIA FISH CORP.	**RWD***	A portion of SW 184 Street beginning approximately 1024 feet west of the centerline of theoretical SW 152 Avenue West for 341.4 feet (Commissioner Lynda Bell's District 8)	This right-of-way was obtained in order to satisfy a zoning code requirement that all building sites abut a dedicate right-of-way.
5.	EQUITY ONE (FLORIDA PORTFOLIO) INC.	**TSE***	A portion of Section 3 Township 57 South, Range 39 East located West of 137 Avenue and 453.27 feet South of the centerline of SW 288 Street (Commissioner Lynda Bell's District 8)	This Traffic Signal easement was obtained to install, operate and maintain Traffic Signal equipment.

Alina T. Hudak
Deputy Mayor

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

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: September 3, 2014

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

SUBJECT: Agenda Item No. 8(L)(4).

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 Mayor'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(L)(4)
9-3-14

RESOLUTION NO. R-762-14

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 Mayor's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owners/Grantors

1. ALBERT MAURY AND SILVIA MAURY
2. JOSE A. ABREU AND ANA C. ABREU
3. MARIO ZALDIVAR
4. AQUAFARMING TILAPIA FISH CORP.
5. EQUITY ONE (FLORIDA PORTFOLIO) INC.

WHEREAS, upon consideration of the recommendation of the Public Works and Waste Management Department, the Board of 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 **Lynda Bell** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of September, 2014. 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:
Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez, PLS
Folio No. 30-5017-000-0630
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 4th day of **February**, A.D. **2014**, by and between **Albert Maury** and **Silvia Maury**, whose address is 410 Leucadendra Dr., Coral Gables, FL 33156, *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 Exhibit "A" attached (two pages)

1/5

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

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

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

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

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

Witness

Rosalia Castro
Witness Printed Name

Witness

Adianis Marin
Witness Printed Name

Witness

Rosalia Castro
Witness Printed Name

Witness

Adianis Marin
Witness Printed Name

(Sign)

Albert Maury
Printed Name

410 Leucadendra Dr, Coral Gables, FL 331
Address (if different)

(Sign)

Silvia Maury
Printed Name

Address (if different)

Approved by: _____

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

I HEREBY CERTIFY, that on this 11th day of MARCH, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Albert Maury, and Silvia Maury, personally known to me, or proven, by producing the following methods of identification: N/A 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

Priscilla Garmendia
Printed Notary Name

NOTARY SEAL/STAMP

Priscilla Garmendia
COMMISSION # FF039979
EXPIRES: JULY 25, 2017
WWW.AARONNOTARY.com

Notary Public, State of Florida

My commission expires: JULY 25, 2017

Commission/Serial No. FF039979

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.

_____

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney

Approved by: _____

3/5

January 31, 2014

EXHIBIT "A"

LEGAL DESCRIPTION:

The North 5 feet of the South 40 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 55 South, Range 40 East, less the East 25 feet and West 25 feet thereof; AND

The external area bounded by a 25.00 foot radius arc concave to the Northwest, tangent to and bounded by the North line of the South 40 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 55 South, Range 40 East, and tangent to and bounded by the West line of the East 25 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 17; AND

The external area bounded by a 25.00 foot radius arc concave to the Northeast, tangent to and bounded by the North line of the South 40 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 55 South, Range 40 East, and tangent to and bounded by the East line of the West 25 feet of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 17; AND

The East 25 feet of the South 1/4 of the remaining portion of the following described property, after deducting the South 35 feet therefrom:

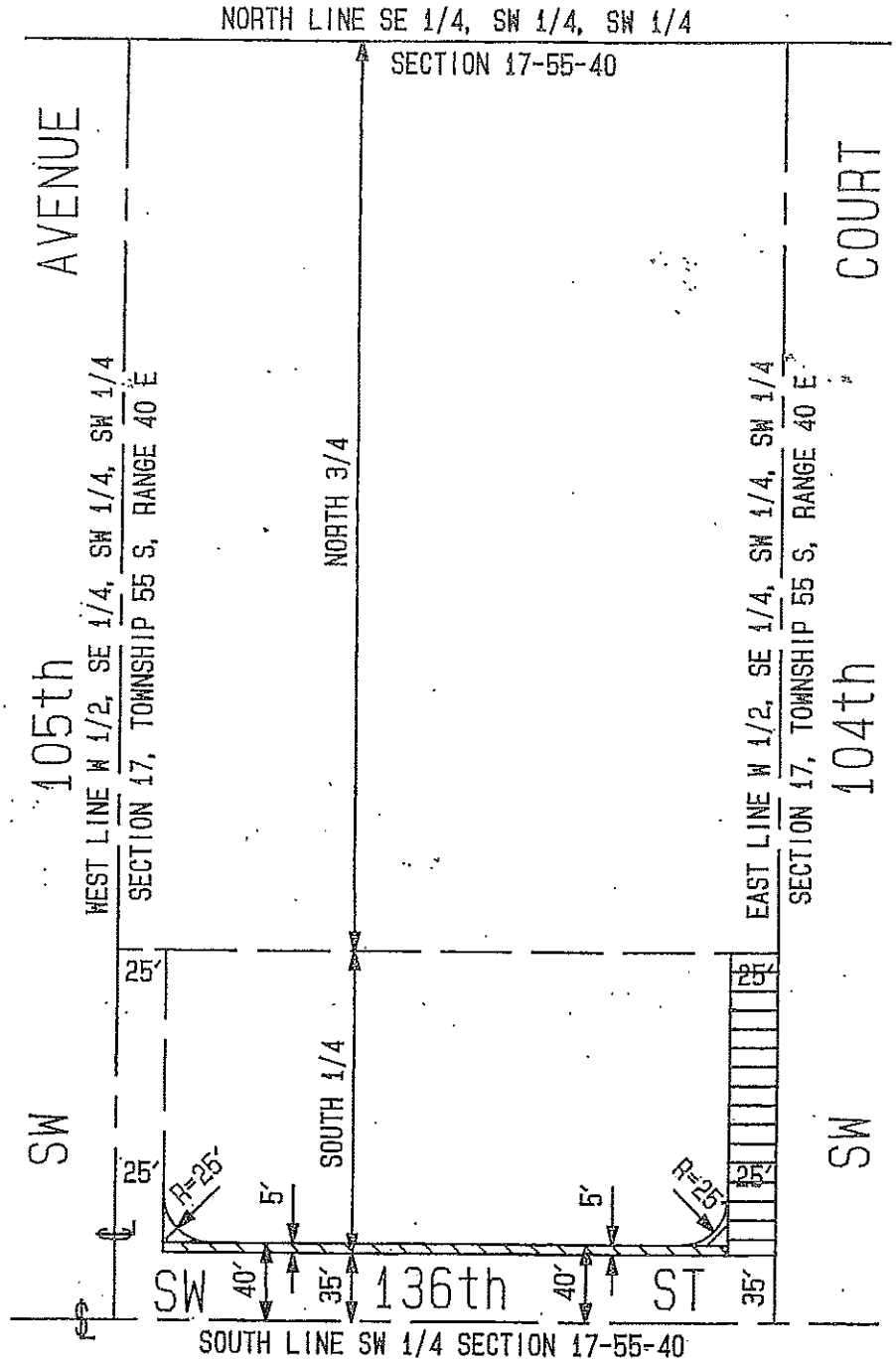
The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 55 South, Range 40 East, Miami-Dade County, Florida.

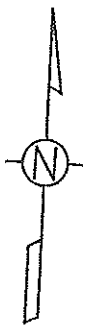
This Exhibit consists of 2 pages and each page shall not be considered full, valid and complete unless attached to the others with the signature and the original raised seal of a Florida licensed surveyor and mapper on page 2 of 2.

E.R. BROWNELL & ASSOCIATES, INC.

4/5

EXHIBIT "A"





SURVEYOR'S NOTES:

℄ DENOTES CENTERLINE

$ DENOTES SECTION LINE

R RADIUS

THIS IS SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY

PREPARED BY: Thomas Brownell

THOMAS BROWNELL, PLS # 2891

SKETCH TO ACCOMPANY LEGAL DESCRIPTION	E. R. BROWNELL & ASSOCIATES, INC. LAND SURVEYORS - CONSULTING ENGINEERS 2434 SW 28th LANE MIAMI, FL 33133 (305)860-3866		
	DR. BY : TB	DATE : 01-31-14	SK.# SM-2627
	JOB # 57585-A	SCALE: 1" = 100'	

THIS DOCUMENT CONSISTS OF MULTIPLE PAGES AND IS NOT COMPLETE UNLESS ATTACHED TO THE OTHER

CERTIFICATE OF AUTHORIZATION: LB761

5/5

THIS IS NOT A SURVEY

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

Folio No. 30-5017-000-0630
ALBERT MAURY AND SILVIA MAURY
SEC. 17-55-40
(WAIVER OF PLAT)

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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W E
S
NTS

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

MIAMI-DADE COUNTY

Date: March 14, 2014
Prepared by :ym

Return to:
Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez, PLS
Folio No. **30-6812-000-0295**
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 17th day of **March**, A.D. **2014**, by and between **José A. Abreu** and **Ana C. Abreu**, husband and wife, whose address is 12761 SW 248 Terrace Homestead, FL 33032, *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:

The area bounded by the south line of the north 25 feet and by the east line of the west 25 feet of the NW ¼ of the SE ¼ of the SW ¼ of Section 12, Township 56 South, Range 38 East, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

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

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

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

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

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

O. Marrero
Witness

Omar Marrero
Witness Printed Name

Elizabeth Marrero
Witness

Elizabeth Marrero
Witness Printed Name

O. Marrero
Witness

Omar Marrero
Witness Printed Name

Elizabeth Marrero
Witness

Elizabeth Marrero
Witness Printed Name

(Sign)

José A. Abreu
Printed Name

Address (if different)

(Sign)

Ana C. Abreu
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 17TH day of **March**, **2014**, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **José A. Abreu**, and **Ana C. Abreu**, (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.

Richard Rios
Notary Signature

RICHARD RIOS
MY COMMISSION # FF 052659
EXPIRES: September 22, 2017
Bonded Thru Budget Notary Services

Richard Rios
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: Sept 22, 2017
Commission/Serial No. FF052659

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.

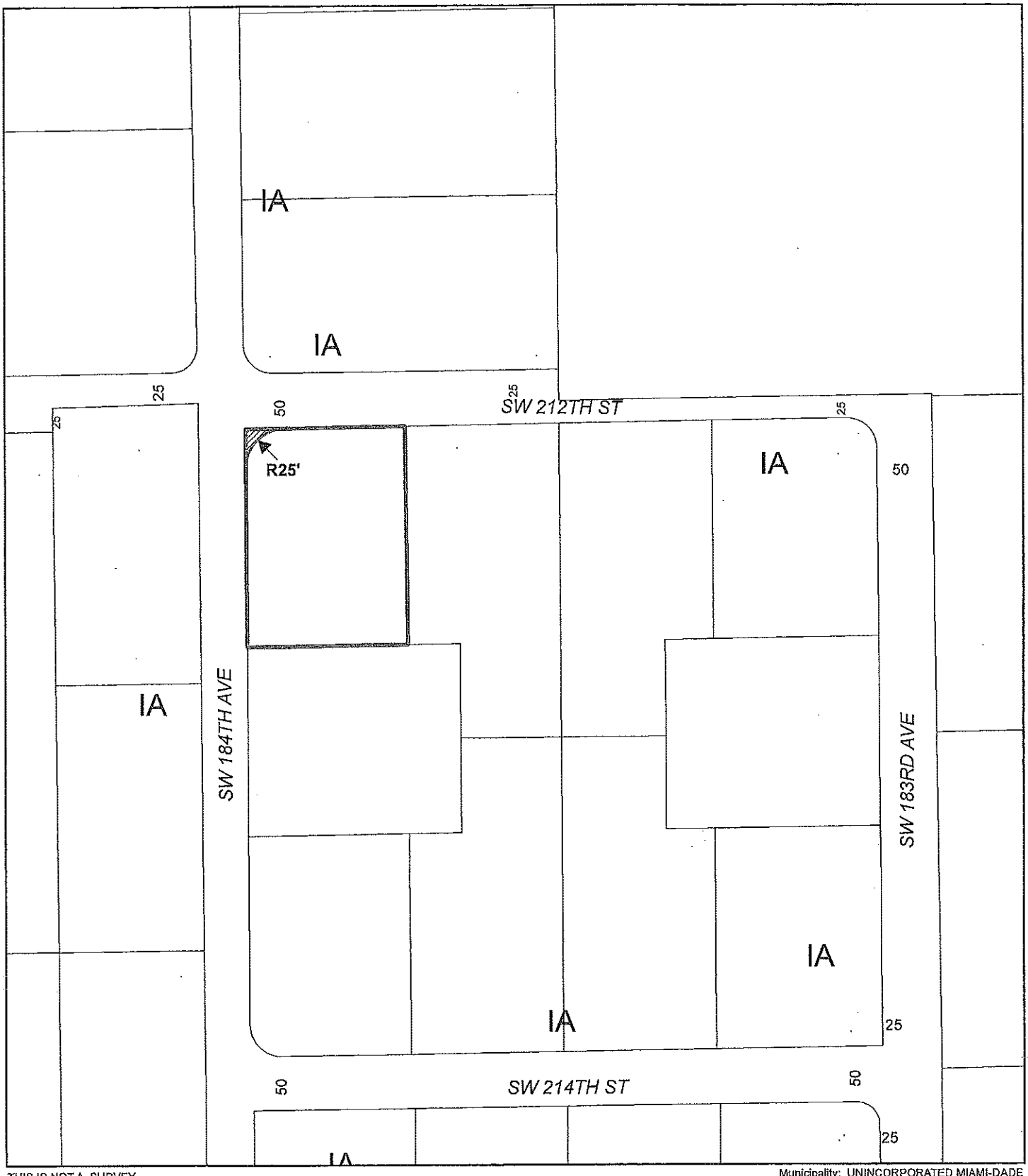
_____
Rebeca Sosa, Chairwoman of the
Board of County Commissioners

Approved as to form
and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

_____
Assistant County Attorney

By: _____
Deputy Clerk



THIS IS NOT A SURVEY

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

Folio No. 30-6812-000-0295
JOSE A. ABREU AND ANA C. ABREU
SEC.: 56-38-12
(WAIVER OF PLAT)

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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W E
S
NTS

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

MIAMI-DADE COUNTY

Date: March 19, 2014
Prepared by :ym

Return to:
Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez, PLS
Folio No. **30-6913-002-0180**
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 11th day of **March**, A.D. 2014, by and between **Mario Zaldivar**, whose address is 12745 SW 33 Terrace, 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 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 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 10 feet of Lot 27, Block 1, of RANDOLPH'S ADDITION TO GOULDS FLORIDA, according to the plat thereof, recorded in Plat Book 6, Page 52, of the Public Records of Miami-Dade County, Florida.

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

I HEREBY CERTIFY, that on this 11 day of March, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Maria Zaldivar, and _____, 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 Signature

John M. White
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public State of Florida
John M White
My Commission EE 189037
Expires 04/20/2016

Notary Public, State of Florida

My commission expires: 4/20/16

Commission/Serial No. EE189037

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.

_____
Rebeca Sosa, Chairwoman of the
Board of County Commissioners

Approved as to form
and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

_____
Assistant County Attorney

By: _____
Deputy Clerk

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

John M. White
Witness Printed Name

Witness

Pablo Rodriguez
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

(Sign)

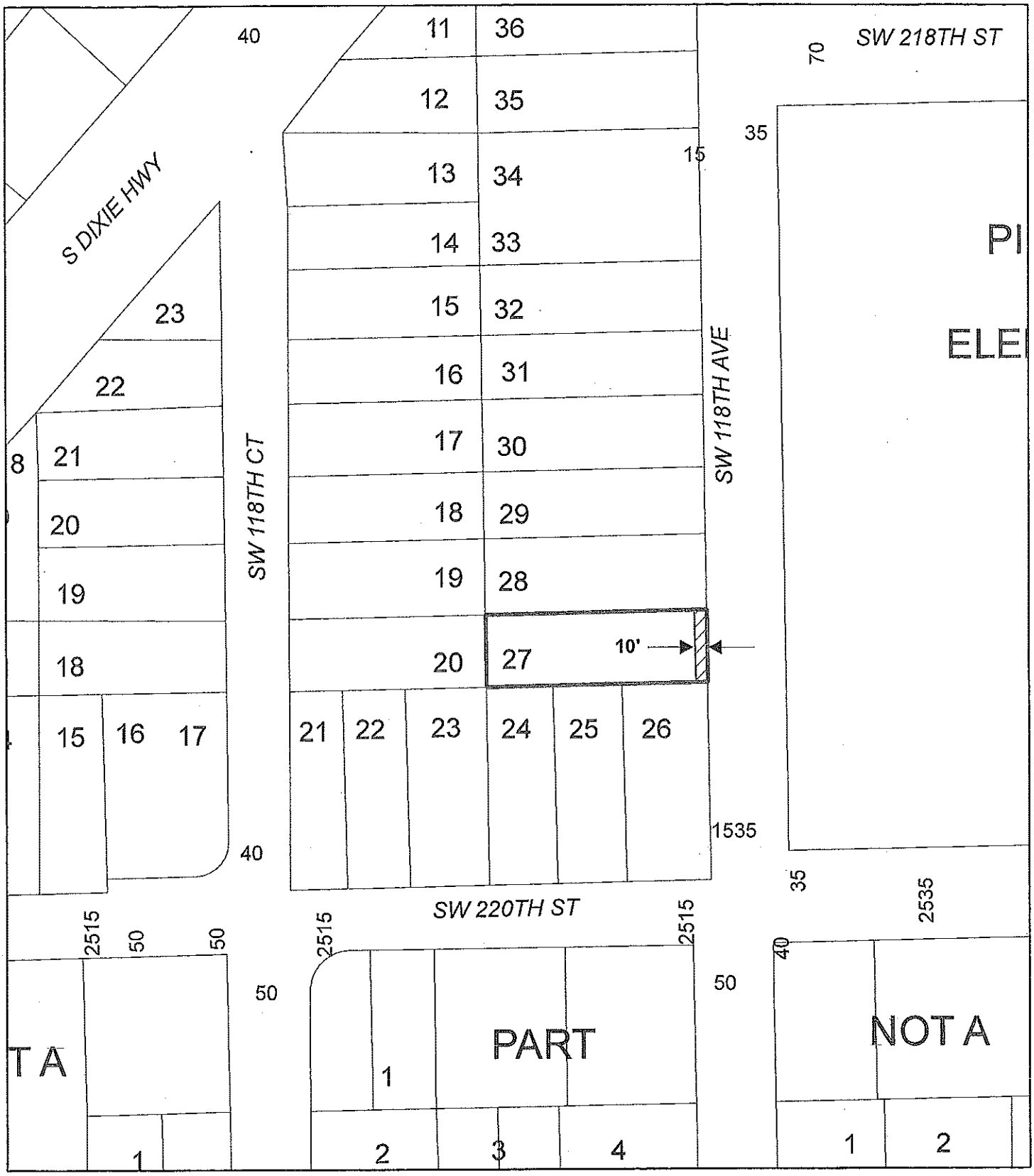
Maria Zaldivar
Printed Name

12745 SW. 33 Terrace, Miami 33175
Address (if different)

(Sign)

Printed Name

Address (if different)



THIS IS NOT A SURVEY

Folio No. 30-6913-002-0180
MARIO ZALDIVAR
SEC.: 13-56-39

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

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
W E
S
NTS

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

Date: March 14, 2014
Prepared by: ym

Return to:
Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez, PLS
Folio No. 30-6904-000-0210
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 2 day of 26, A.D. 2014 by and between **AQUAFARMING TILAPIA FISH CORP.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 15390 SW 184 Street, Miami, FL 33187, 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:

The South 5 feet of the North 40 feet of the West ½ of the West ½ of the NE ¼ of the NW ¼ of Section 4, Township 56 South, Range 39 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 said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

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

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

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

Witness

Isabel M. Pla'
Printed Name

Witness

Humberto Concepcion
Printed Name

Witness

Printed Name

Witness

Printed Name

Aquafarming tilapia fish corp.
Name of Corporation

(Sign)
By: _____ President

Nelson Santana -
Printed Name

15390 SW 184 st MIAMI 33187.
Address if different

(Sign)
Attest: Vice Secretary

Tania Pereira
Printed Name

15390 SW 184 st · MIAMI 33187
Address if different

CORP SEAL

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

I HEREBY CERTIFY, that on this 2 day of 26, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Nelson Santana and Tania Pereira, personally known to me, or proven, by producing the following identification: FL. Driver Lic. to be the Nelson President and Tania Secretary of Aquafarming Tilapia Fish. 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 _____ 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

Isabel M. Plá

Printed Notary Name

NOTARY SEAL/STAMP

ISABEL MARIA PLA
MY COMMISSION EXPIRES
September 22, 2015
#EE 118871
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public, State of Florida

My commission expires: 09/22/2015

Commission/Serial No. EE118871

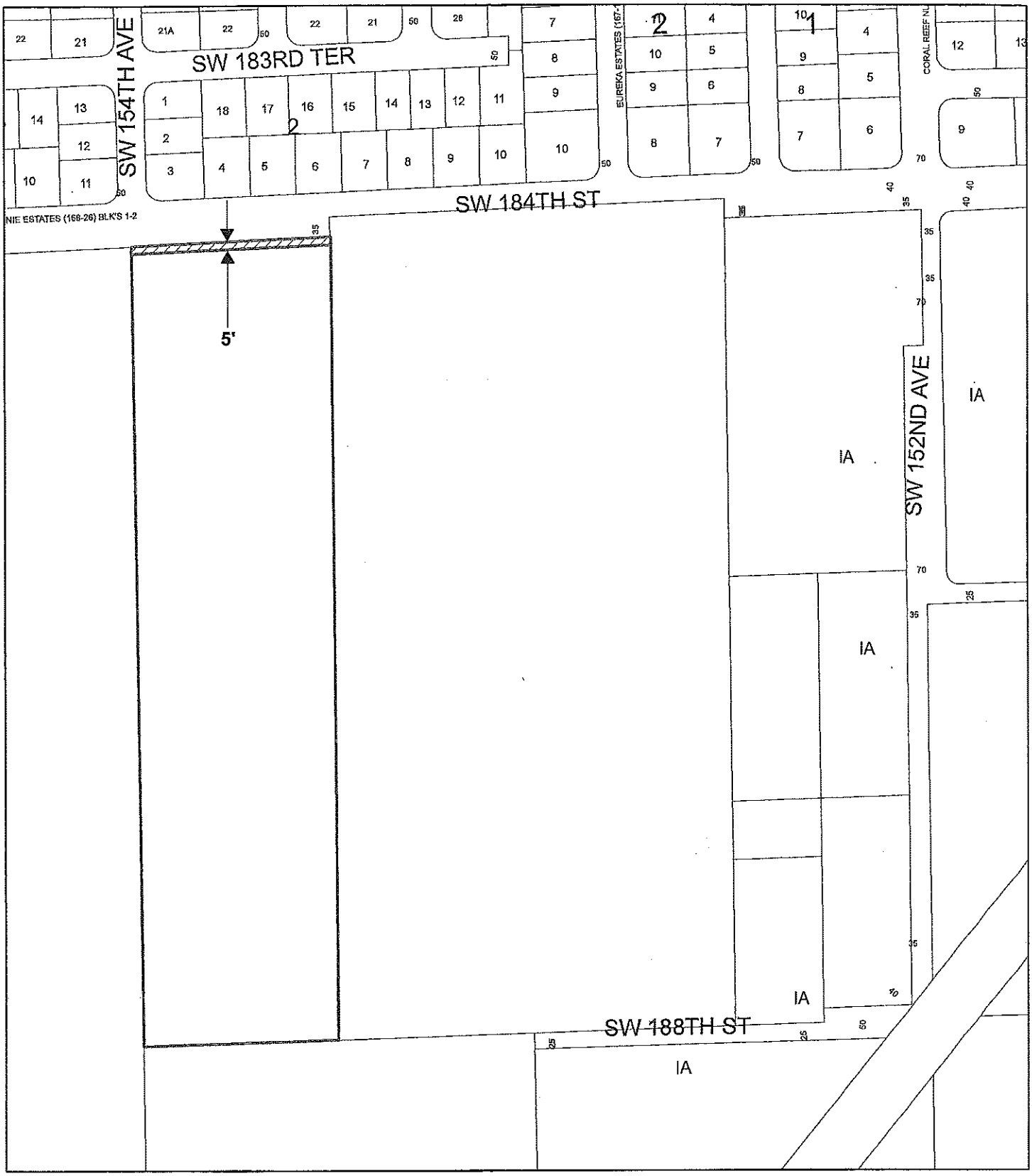
The foregoing was accepted and approved on the _____ day of _____, A.D. 201_, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

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

Folio No. 30-6904-000-0210
AQUAFARMING TILAPIA FISH CORP.
SEC.: 56-39-4

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
W E
S
NTS

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

Date :March 17, 2013
Prepared by :ym

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

Instrument prepared by:
Rosel Rodríguez Pine, Esq.
Edwards Cohen
200 W. Forsyth Street, Suite 1300
Jacksonville, FL 32202

Folio No. 10-7903-000-0201
User: Public Works & Waste Management

TRAFFIC SIGNAL EASEMENT

THIS EASEMENT, made this 4 day of February, 2018, L.B. 4 between **EQUITY ONE (FLORIDA PORTFOLIO) INC.**, a Florida corporation, successor by merger to Equity One (Waterstone) Inc., a Florida corporation, f/k/a Homestead Market Center, Inc., a Florida corporation ("Grantor"), whose mailing address is 1600 N.E. Miami Gardens Drive, North Miami Beach, Florida 33179, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida ("Grantee"), and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970,

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, and for other and further good and valuable consideration, does hereby grant to Grantee, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, poles, controllers, detector loops, and related equipment for the purpose of traffic signalization, upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

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

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

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

Witnesses:

Name: Renee Guillante

Name: Tamara McLaren

EQUITY ONE (FLORIDA PORTFOLIO) INC.,
a Florida corporation, successor by merger to Equity One (Waterstone) Inc., a Florida corporation, f/k/a Homestead Market Center, Inc., a Florida corporation

By: _____

Name: Ken Choquette

Title: Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 4 day of February, 2013, by Ken Choquette, as VP of Equity One (Florida Portfolio) Inc., a Florida corporation, on behalf of the corporation. He/She ✓ is personally know to me or ___ produced _____ as identification.

LISSETTE G. BAJRA
MY COMMISSION EXPIRES
February 24, 2016
#EE 157102
[Notary Seal]

Notary Public, State of Florida
Print Name: Lissette G. Bajra
Commission No.: EE157102
My commission expires: 2/24/16

The foregoing Easement was accepted and approved on the _____ day of _____, 2013, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

_____
Assistant County Manager

ATTEST:
HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Approved as to form and legal sufficiency.

_____
Assistant County Attorney

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE SOUTH 00°34'13" EAST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 453.27 FEET; THENCE SOUTH 89°25'47" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 17619, PAGE 3230, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°25'47" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 38.00 FEET; THENCE SOUTH 00°34'13" EAST, A DISTANCE OF 22.00 FEET; THENCE NORTH 89°25'47" EAST, A DISTANCE OF 38.00 FEET TO AN INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE; THENCE NORTH 00°34'13" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 836 SQUARE FEET OR 0.01919 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE GRID AND REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT), AS PUBLISHED BY NATIONAL GEODETIC SURVEY (NGS). THE WEST RIGHT-OF-WAY OF S.W. 137TH AVENUE HAVING A BEARING OF N 00°34'13"W.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA 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.

OCTOBER 28, 2013
DATE OF SIGNATURE

STEVEN N. BRICKLEY, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No: LS - 6841

CREECH ENGINEERS, INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CREECH
ENGINEERS, INC.
CIVILIZATION ENGINEERED
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

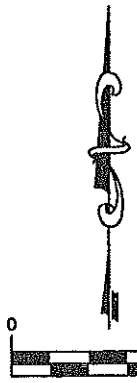
WALMART NARANJA
EXHIBIT "A"
W. TRAFFIC SIGNAL EASEMENT

MIAMI-DADE COUNTY FLORIDA

PROJECT NO. 10013.01 (14)	REVISED DATE: OCT 28, 2013	DATE: JULY 12, 2013
ADD FILE: 10013.01 W. TRAF SIG EASEMENT	SCALE: N/A	SHEET 1 OF 2

SKETCH OF DESCRIPTION

LYING IN SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA



(IN FEET)
1 inch = 40 ft.

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER

S.W. 288TH STREET

NORTH LINE OF S.E. 1/4 SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST

POINT OF COMMENCEMENT
N.E. CORNER OF S.E. 1/4 OF SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST

S00°34'13"E 453.27'

NORTH LINE OF S.W. 1/4 SECTION 2, TOWNSHIP 57 SOUTH, RANGE 39 EAST

NORTH 378.00' OF SW 1/4 OF SECTION 2

20.00' | 55.00' | 53.00'

POINT OF BEGINNING

S89°25'47"W 38.00'

S 89°25'47" W 75.00'

TRAFFIC SIGNAL EASEMENT

S00°34'13"E 22.00'

N00°34'13"W 22.00'

N89°25'47"E 38.00'

SECTION 3
TOWNSHIP 57 SOUTH
RANGE 39 EAST

WEST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE

20' RIGHT-OF-WAY PER O.R.B. 17619, PAGE 3230 FINAL JUDGEMENT CASE NO. 97-2847

EAST LINE OF S.E. 1/4 SECTION 3, TOWNSHIP 57 SOUTH, RANGE 39 EAST

S.W. 137TH AVENUE
108' RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 87099-2517 DATED JUNE 29, 1995

EAST RIGHT-OF-WAY LINE OF S.W. 137TH AVENUE

SECTION 2
TOWNSHIP 57 SOUTH
RANGE 39 EAST

LEGEND

= TRAFFIC SIGNAL EASEMENT

O.R.B. = OFFICIAL RECORDS BOOK

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

CREECH ENGINEERS, INC.
CIVILIZATION ENGINEERED
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

WALMART NARANJA
EXHIBIT "A"
W. TRAFFIC SIGNAL EASEMENT

MIAMI-DADE COUNTY FLORIDA

PROJECT NO. 10013.01 (14)	REVISED DATE: OCT 28, 2013	DATE: JULY 12, 2013
CADD FILE: 10013.01 W. TRAF SIG EASEMENT	SCALE: 1"=40'	SHEET 2 OF 2