

## MEMORANDUM

Agenda Item No.8(L) (1)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** January 21, 2015

**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-25-15

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



R. A. Cuevas, Jr.  
County Attorney

RAC/cp

# Memorandum



**Date:** January 21, 2015  
**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners  
**From:** Carlos A. Gimenez  
Mayor   
**Subject:** Resolution Accepting Conveyances of Various Property Interests for Road  
Purposes to Miami-Dade County, Florida

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## Recommendation

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

## Scope

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

## Fiscal Impact/Funding Source

The total annual fiscal impact as a result of these conveyances being accepted is approximately \$321.00, based on the estimated cost per lane mile, for maintenance costs associated with the subject right-of-ways 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.

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. Orlando and Noris Hernandez	RWD*	A portion of SW 97 Avenue, beginning 164.7 feet north of SW 96 Street North for 164.7 feet (Commissioner Xavier L. Suarez's District 7)	This right-of-way is obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
2.	Ged W. Toledo	RWD*	A portion of SW 280 Street, from approximately 501 feet east of the centerline of SW 157 Avenue East for approximately 167 feet (Commissioner Dennis C. Moss' District 9)	This right-of-way was obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3.	WAL-MART STORES EAST, LP	TSE*	An easement located on the south side of NW 79 Street, approximately 589 feet west of the center line of NW 32 Avenue, and a second one located on the west side of NW 32 avenue, approximately 723 feet south of the centerline of NW 79 Street (Commissioner Jean Monestime's District 2)	These Traffic Signal easements were obtained to install, operate and maintain Traffic Signal equipment.
4.	Ricardo Paez	RWD*	A portion of SW 91 Avenue beginning approximately 385 feet north of SW 78 Street North for 196 feet (Commissioner Xavier L. Suarez's District 7)	This right-of-way was obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated.
5.	Quenia Rodriguez	RWD*	A portion of SW 82 Avenue and a portion of SW 82 Court, in both cases from theoretical SW 77 Street North for 110 feet (Commissioner Xavier L. Suarez's District 7)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
6.	VANGUARDIAN VILLAGE, LLP	RWD*	A portion of SW 127 Avenue, beginning approximately 220 feet north of the centerline of SW 104 Street for approximately 442 feet (Commissioner Xavier L. Suarez's District 7)	Obtained in order to satisfy a condition for division of land without plat that requires Rights-of-Way to be dedicated

Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

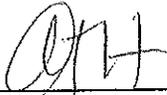
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	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
7.	Publix Super Markets, Inc.	RWD*	A portion of SW 167 Avenue, beginning 60 feet south of the centerline of SW 344 Street South for approximately 98 feet (Commissioner Dennis C. Moss' District 9)	Obtained in order to satisfy a condition for division of land without plat that requires Rights-of-Way to be dedicated
8.	Josephine H. McGarry	RWD*	A portion of NW 107 Avenue, beginning 430 feet north of NW 41 Street North for approximately 570 feet (Commissioner Jose "Pepe" Diaz's District 12)	Obtained in order to have the full width of the zoned right-of-way in order to build a sidewalk
9.	MAS. INVESTMENTS PROPERTIES, L.L.C.	TSE*	An easement located on the west side of NE 28 Court approximately 76 feet south of NE 185 Street (Commissioner Sally A. Heyman's District 4)	This Traffic Signal easement was obtained to install, operate and maintain Traffic Signal equipment.
10.	TERZETTO MASTER ASSOCIATION, INC.	TSE*	An easement located at the south side of NE 185 street at the intersection of NE 28 <sup>th</sup> Court (Commissioner Sally A. Heyman's District 4)	This Traffic Signal easement was obtained to install, operate and maintain Traffic Signal equipment.
11.	LUBAVITCH CENTER AVENTURA SOUTH, INC.	TSE*	An easement located on the southeast quadrant of the intersection of NE 185 Street and NE 28 Court, (Commissioner Sally A. Heyman's District 4)	This Traffic Signal easement was obtained to install, operate and maintain Traffic Signal equipment.
12.	AVENTI AT AVENTURA CONDOMINIUM ASSOCIATION, INC.	TSE*	An easement located at the northeast quadrant of the intersection of NE 185 Street and NE 28 Court (Commissioner Sally A. Heyman's District 4)	This Traffic Signal easement was obtained to install, operate and maintain Traffic Signal equipment.

Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

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	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
13.	TERZETTO VILLAS HOMEOWNERS' ASSOCIATION, INC.	TSE*	An easement located at the southwest quadrant of the intersection of NE 185 Street and NE 28 Court (Commissioner Sally A. Heyman's District 4)	This Traffic Signal easement was obtained to install, operate and maintain Traffic Signal equipment.



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Alina T. Hudak  
Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** January 21, 2015

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

**SUBJECT:** Agenda Item No. 8(L) (1)

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)(1)  
1-21-15

RESOLUTION NO. R-25-15

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. Orlando and Noris Hernandez
2. Ged W. Toledo
3. WAL-MART STORES EAST, LP
4. Ricardo Paez
5. Quenia Rodriguez
6. VANGUARDIAN VILLAGE, LLP
7. Publix Super Markets, Inc.
8. Josephine H. McGarry
9. MAS. INVESTMENTS PROPERTIES, L.L.C.
10. TERZETTO MASTER ASSOCIATION, INC.
11. LUBAVITCH CENTER AVENTURA SOUTH, INC.
12. AVENTI AT AVENTURA CONDOMINIUM ASSOCIATION, INC.
13. TERZETTO VILLAS HOMEOWNERS' ASSOCIATION, INC.; and

WHEREAS, upon consideration of the recommendation of the Public Works and Waste Management Department, the Board of County Commissioners (the "Board") 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:**

Section 1. The conveyances by the above described property owners/grantors 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.

Section 2. Pursuant to Resolution No. R-974-09, this Board (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 **Esteban L. Bovo, Jr.**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 21<sup>st</sup> day of January, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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

A handwritten signature in black ink, appearing to be "Debra Herman", is written over a horizontal line.

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS  
Folio No. 30-5004-001-0380

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 6th day of May, A.D. 2014, by and between Orlando Hernández and Noris Hernández, husband and wife, whose address is 9501 SW 97 Avenue, Miami, FL 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 1<sup>st</sup> Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

**The west 5 feet of Lot 6, Block 5, of NUTMEG ESTATES, according to the plat thereof as recorded in Plat Book 58, Page 18, of the Public Records of Miami-Dade County, Florida.**

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

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

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

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

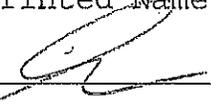
Signed, Sealed and Delivered in our presence:  
(2 witnesses for each signature of for all)

  
\_\_\_\_\_  
Witness

Maria Murillo  
Witness Printed Name

  
\_\_\_\_\_  
Witness

ESTHER VALLADARES  
Witness Printed Name

  
\_\_\_\_\_  
Witness

Maria Murillo  
Witness Printed Name

  
\_\_\_\_\_  
Witness

ESTHER VALLADARES  
Witness Printed Name

  
\_\_\_\_\_  
(Sign)

Orlando Hernández  
Printed Name

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

  
\_\_\_\_\_  
(Sign)

Noris Hernández  
Printed Name

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

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

I HEREBY CERTIFY, that on this 6<sup>th</sup> day of May, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Orlando Hernández, and Noris Hernández, 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.



Ingrid Muñoz  
Notary Signature  
Ingrid Muñoz  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: April 15, 2016  
Commission/Serial No. EE189221

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.

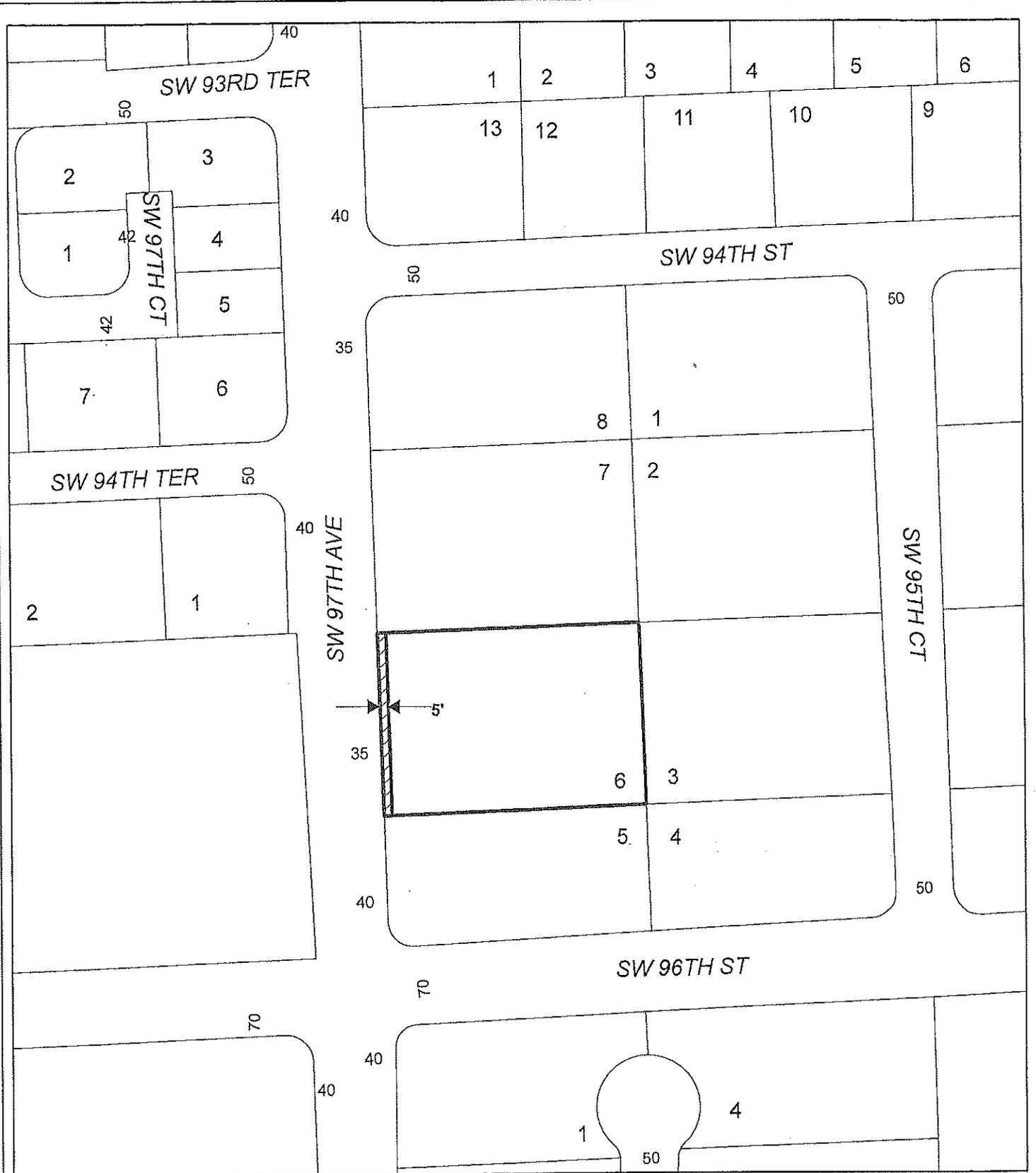
\_\_\_\_\_  
Board of County Commissioners

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

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

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



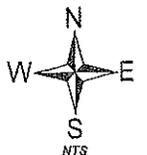
THIS IS NOT A SURVEY

**Folio No. 30-5004-001-0380**  
**ORLANDO AND NORIS HERNANDEZ**  
**SEC.55-40-04**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Xavier L. Suarez, 7

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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: May 08, 2014  
 Prepared by: sym

Return to:

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

Instrument prepared by:

Pablo Rodriguez, PLS  
Folio No. 30-7904-000-0450  
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 22<sup>nd</sup> day of April, A.D. 2014, by and between Ged W. Toledo, whose address is 15500 Waldin Drive, Homestead, FL 33032, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1<sup>st</sup> Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to 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 South 5 feet of the North 40 feet of the East ½ of the East ½ of the North ½ of the NW ¼ of the NW ¼ of the NW ¼ of Section 4, Township 57 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 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 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)

Annakaye Williams  
Witness

Annakaye Williams  
Witness Printed Name

Mercedes Avila-Diaz  
Witness

Mercedes Avila-Diaz  
Witness Printed Name

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Witness

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

Ged Toledo (Sign)

Ged Wilger Toledo  
Printed Name

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

\_\_\_\_\_  
(Sign)

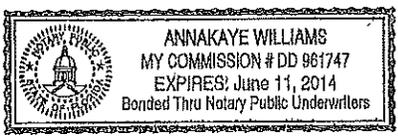
\_\_\_\_\_  
Printed Name

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

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

I HEREBY CERTIFY, that on this 22<sup>nd</sup> day of April, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Ged Wilger Toledo, personally known to me, or proven, by producing the following methods of identification: NY driver 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.



Annakaye Williams  
Notary Signature  
Annakaye Williams  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: June 11, 2014  
Commission/Serial No. DD 961747

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.

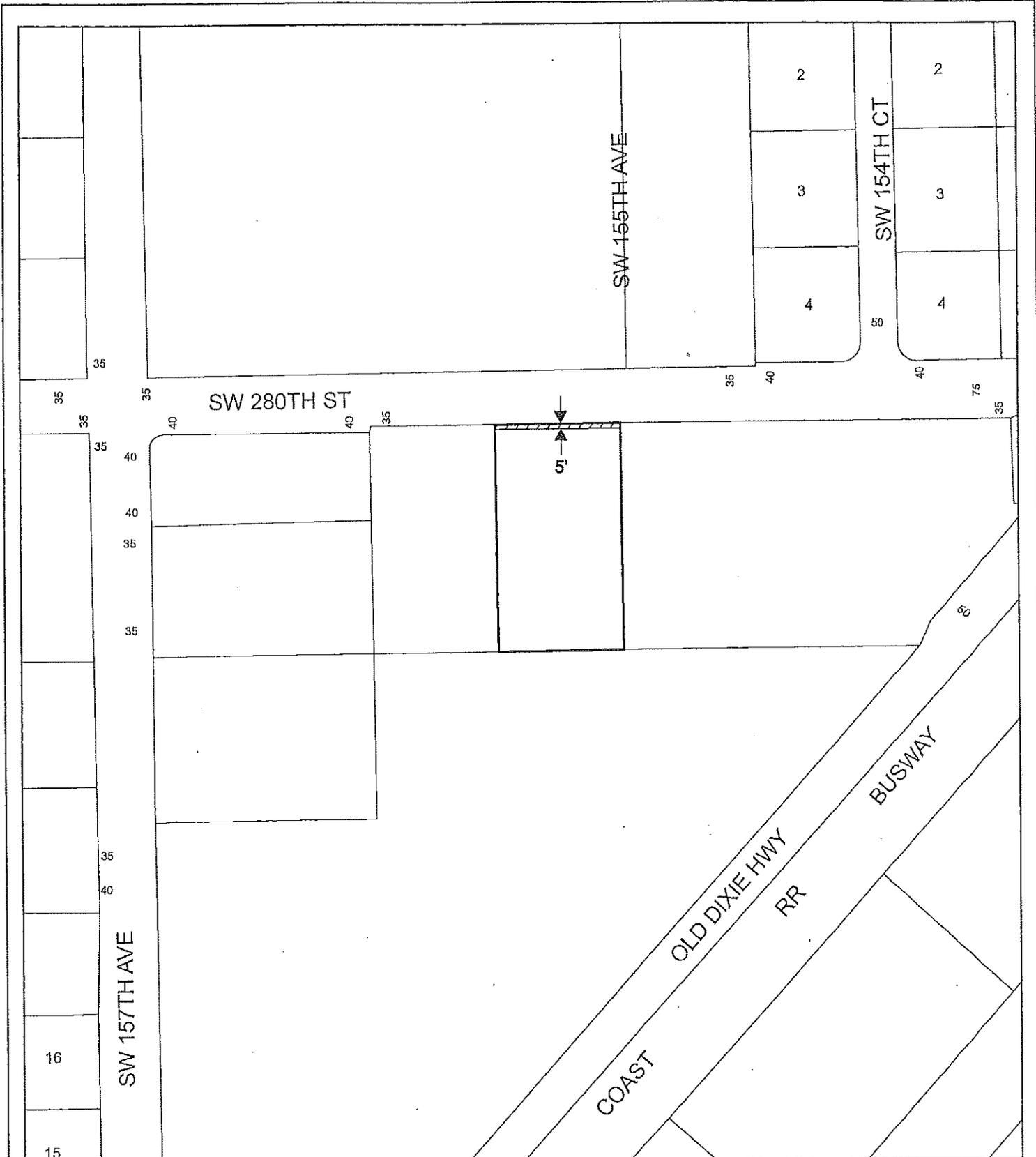
\_\_\_\_\_  
Board of County Commissioners

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

**Folio No. 30-7904-000-0450**  
**GED W. TOLEDO**  
**SEC. 57-39-04**

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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

Date : April 25, 2014  
 Prepared by sym

**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:**

Janice L. Russell  
Akerman LLP  
One SE Third Avenue  
25<sup>th</sup> floor  
Miami, Florida 33131

Folio No. 30-3109-000-0291  
User: Public Works & Waste Management

**TRAFFIC SIGNAL EASEMENT**

THIS EASEMENT, made this 8 day May, 2014, between **WAL-MART STORES EAST, LP**, a Delaware limited partnership ("Grantor"), whose mailing address is 2001 S.E. 10th Street, Bentonville, Arkansas 72716-0550, 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:

[Signature]  
Name: JANE BENNETT

[Signature]  
Name: NORMA MASSINGILL

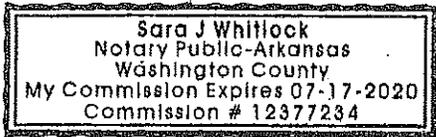
WAL-MART STORES EAST, LP,  
a Delaware limited partnership

By: WSE Management, LLC, a Delaware limited liability company, General Partner

By: [Signature]  
Name: MARY ROTTNER  
Title: Vice President

STATE OF ARKANSAS  
COUNTY OF BENTON

The foregoing instrument was acknowledged before me this 8 day of May, 2014, by Mary Rottner, as Vice President of WSE Management, LLC, a Delaware limited liability company, the General Partner of Wal-Mart Stores East, LP, a Delaware limited partnership, on behalf of the company and the partnership. She  is personally known to me or     produced     as identification.



[Notary Seal]

[Signature]  
Notary Public, State of Arkansas  
Print Name: Sara J Whitlock  
Commission No.: 12377234  
My commission expires: 7/17/20

The foregoing Easement was accepted and approved on the     day of    , 2014, by Resolution No.     of the Board of County Commissioners of Miami-Dade County, Florida.

Assistant County Manager

ATTEST:  
HARVEY RUVIN,  
Clerk of said Board

Approved as to form and legal sufficiency.

By:      
Deputy Clerk

Assistant County Attorney

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
LYING IN SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST,  
MIAMI-DADE COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

**TRAFFIC LOOP EASEMENT 1:**

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE SOUTH 87°38'01" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9, A DISTANCE OF 588.78 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 02°21'59" EAST, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 9; THENCE SOUTH 42°38'01" WEST, A DISTANCE OF 16.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 42°38'01" WEST, A DISTANCE OF 39.60 FEET; THENCE SOUTH 02°21'59" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 87°38'01" WEST, A DISTANCE OF 85.00 FEET; THENCE NORTH 02°21'59" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 47°21'59" WEST, A DISTANCE OF 56.57 FEET TO AN INTERSECTION WITH A LINE THAT IS 62.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 9; THENCE NORTH 87°38'01" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 153.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 6,122 SQUARE FEET OR 0.14054 ACRES, MORE OR LESS.

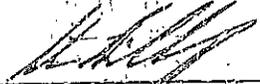
TOGETHER WITH

**TRAFFIC LOOP EASEMENT 2:**

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE SOUTH 02°13'31" EAST, ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9, A DISTANCE OF 722.70 FEET; THENCE SOUTH 87°46'29" WEST, DEPARTING SAID EAST LINE, A DISTANCE OF 52.50 FEET TO AN INTERSECTION WITH A LINE THAT IS 52.50 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 9 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°46'29" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 02°13'31" WEST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 87°46'29" WEST, A DISTANCE OF 54.00 FEET; THENCE NORTH 02°13'31" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 87°46'29" EAST, A DISTANCE OF 51.00 FEET; THENCE NORTH 02°13'31" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 87°46'29" EAST, A DISTANCE OF 7.00 FEET TO AN INTERSECTION WITH SAID LINE THAT IS 52.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 9; THENCE SOUTH 02°21'33" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1,788 SQUARE FEET OR 0.04105 ACRES, MORE OR LESS.

**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.

  
STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 6841

MARCH 28, 2014  
DATE OF SIGNATURE

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

**SURVEYOR'S NOTES**

1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 90 ADJUSTMENT) AND ARE REFERENCED TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST, HAVING A BEARING OF SOUTH 02°13'31" EAST.
2. THE TWO PARCELS DESCRIBED HEREIN CONTAIN AN OVERALL AREA OF 7,910 SQUARE FEET OR 0.18159 ACRES, MORE OR LESS.

**THIS IS NOT A SURVEY**

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 2-4 OF 4 OF THIS DOCUMENT.

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

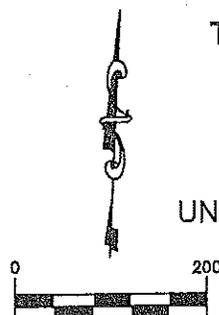
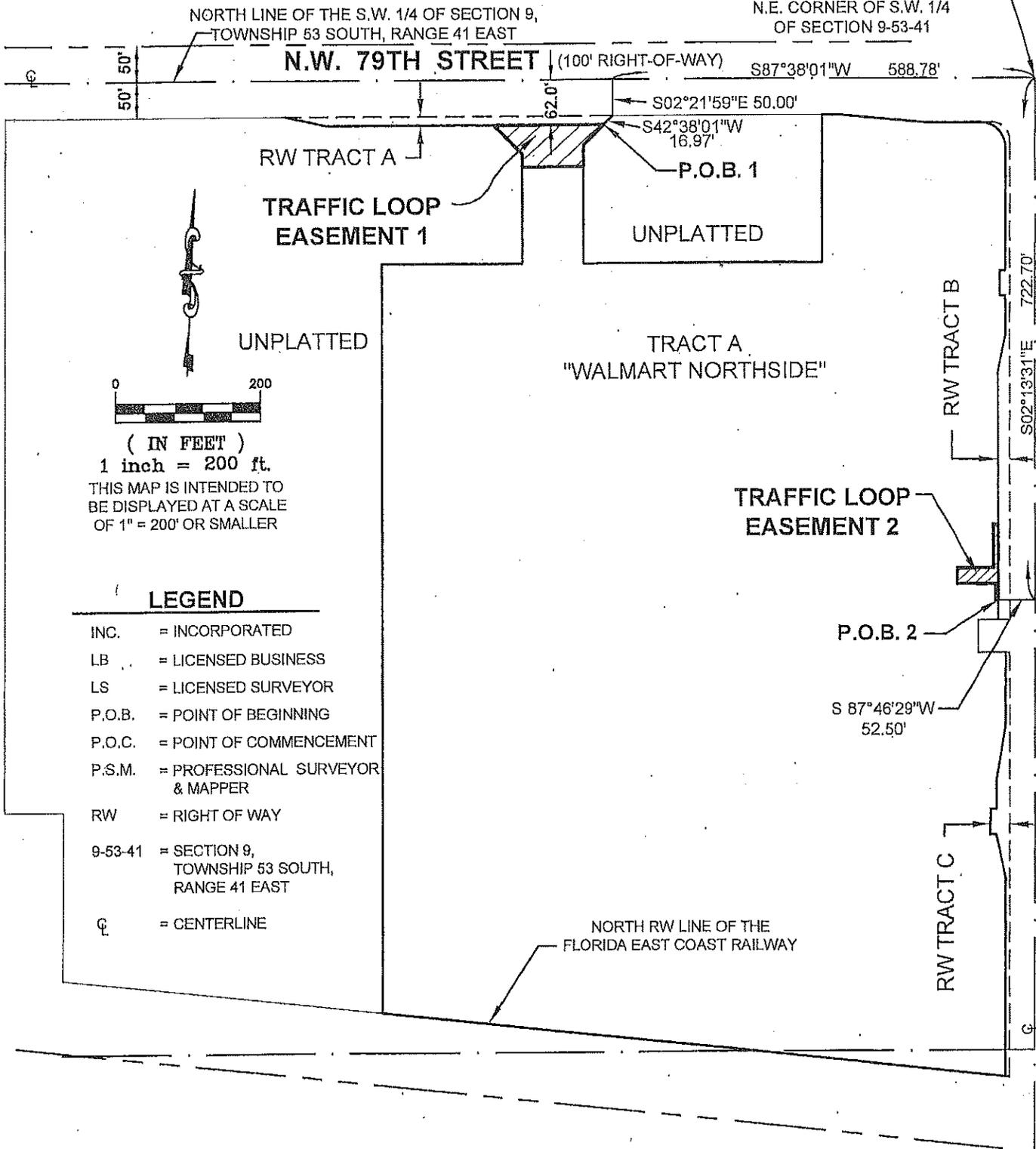
**CREECH ENGINEERS, INC.**  
CIVILIZATION ENGINEERED  
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413  
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139  
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-006705

**WAL-MART NORTHSIDE  
TRAFFIC LOOP EASEMENTS**

<b>MIAMI-DADE COUNTY</b>		<b>FLORIDA</b>
PROJECT NO. 24169.04(01000001-001)	REVISED DATE: 3-28-14	DATE: JAN. 10, 2014
200 FILE: 2416904 TRAFFIC LOOP ESMTS	SCALE: N/A	SHEET 1 OF 4

**SKETCH OF DESCRIPTION**  
 LYING IN SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST,  
 MIAMI-DADE COUNTY, FLORIDA

**POINT OF COMMENCEMENT**  
 N.E. CORNER OF S.W. 1/4  
 OF SECTION 9-53-41



( IN FEET )  
 1 inch = 200 ft.  
 THIS MAP IS INTENDED TO  
 BE DISPLAYED AT A SCALE  
 OF 1" = 200' OR SMALLER

**LEGEND**

- INC. = INCORPORATED
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- RW = RIGHT OF WAY
- 9-53-41 = SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST
- ☉ = CENTERLINE

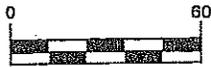
NOTE: SEE SHEET 1 OF 4 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION. THIS IS NOT A SURVEY

**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

**WAL-MART NORTHSIDE  
 TRAFFIC LOOP EASEMENTS**

<b>MIAMI-DADE COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 24169_04(01009001-001)	REVISED DATE: 3-28-14	DATE: JAN. 10, 2014	
ADD FILE: 2416904 TRAFFIC LOOP ESMTS	SCALE: 1"=200'	SHEET 2 OF 4	

**SKETCH OF DESCRIPTION**  
 LYING IN SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 EAST,  
 MIAMI-DADE COUNTY, FLORIDA

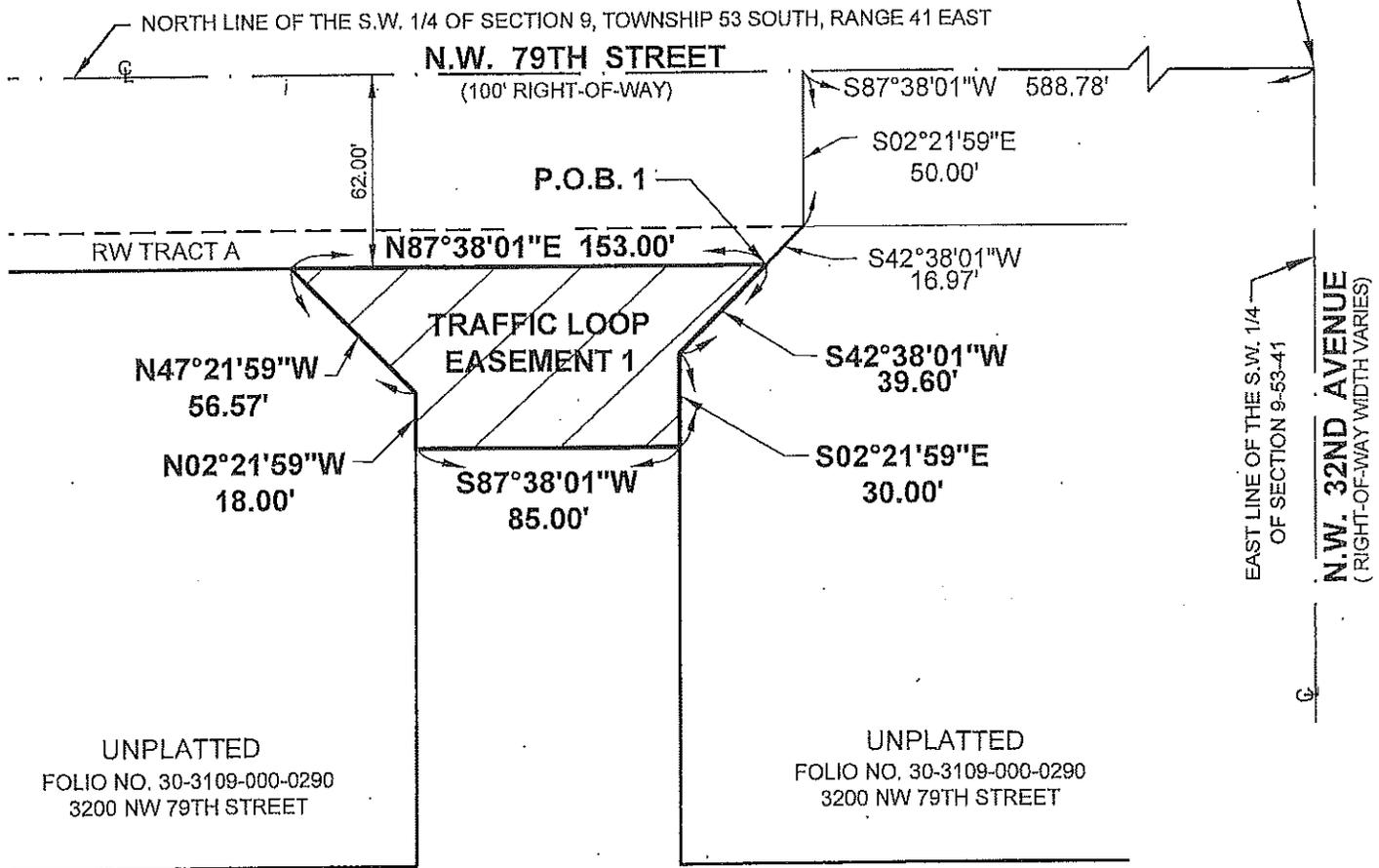


( IN FEET )

1 inch = 60 ft.

THIS MAP IS INTENDED TO  
 BE DISPLAYED AT A SCALE  
 OF 1" = 60' OR SMALLER

**POINT OF  
 COMMENCEMENT**  
 N.E. CORNER OF  
 S.W. 1/4 OF  
 SECTION 9-53-41



UNPLATTED  
 FOLIO NO. 30-3109-000-0290  
 3200 NW 79TH STREET

UNPLATTED  
 FOLIO NO. 30-3109-000-0290  
 3200 NW 79TH STREET

TRACT A  
 "WALMART NORTHSIDE"  
 FOLIO NO. 30-3109-000-0291  
 WALMART STORES EAST

NOTE: SEE SHEET 1 OF 4 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

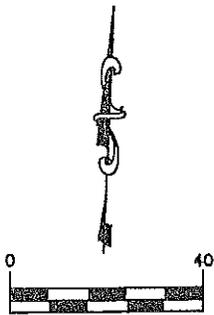
THIS IS NOT A SURVEY

**CREECH**  
**ENGINEERS, INC.**  
 CIVILIZATION ENGINEERED  
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34987 (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

**WAL-MART NORTHSIDE  
 TRAFFIC LOOP EASEMENTS**

<b>MIAMI-DADE COUNTY</b>		<b>FLORIDA</b>	
PROJECT NO. 24169.04(01009001-001)	REVISED DATE: 3-28-14	DATE: JAN. 10, 2014	
24169.04 TRAFFIC LOOP ESMTS	SCALE: 1"=100'	SHEET 3 OF 4	

**SKETCH OF DESCRIPTION**  
 LYING IN SECTION 9, TOWNSHIP 53 SOUTH, RANGE 41 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

NORTH LINE OF THE S.W. 1/4 OF SECTION 9,  
 TOWNSHIP 53 SOUTH, RANGE 41 EAST

POINT OF  
 COMMENCEMENT  
 N.E. CORNER OF  
 S.W. 1/4 OF  
 SECTION 9-53-41

TRACT A  
 "WALMART NORTHSIDE"  
 FOLIO NO. 30-3109-000-0291  
 WALMART STORES EAST

TRAFFIC LOOP  
 EASEMENT 2

N02°13'31"W 22.00'

N87°46'29"E  
 7.00'

N02°13'31"W  
 60.00'

N87°46'29"E  
 51.00'

S87°46'29"W  
 54.00'

N02°13'31"W  
 23.00'

S87°46'29"W 4.00'

P.O.B. 2

RW TRACT B

S02°21'33"E 105.00'

EAST LINE OF THE S.W. 1/4  
 OF SECTION 9-53-41

722.70'

S02°13'31"E

N.W. 32ND AVENUE  
 (RIGHT-OF-WAY WIDTH VARIES)

35'

UNPLATTED  
 P.I.D. =  
 30-3109-000-0295  
 MLIP, LLC

NOTE: SEE SHEET 1 OF 4 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

**CREECH**  
**ENGINEERS, INC.**

CIVILIZATION ENGINEERS  
 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 9139  
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

**WAL-MART NORTHSIDE  
 TRAFFIC LOOP EASEMENTS**

**MIAMI-DADE COUNTY**

**FLORIDA**

PROJECT NO. 24169.04(01009001-001) REVISED DATE: 3-28-14

DATE: JAN. 10, 2014

24169 FILE: 2416904 TRAFFIC LOOP ESMTS

SCALE: 1"=100'

SHEET 4 OF 4

Return to:

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

Instrument prepared by:

Pablo Rodríguez

Folio No. 30-4033-001-0660

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 28<sup>th</sup> day of May, A.D. 2014, by and between Ricardo Paez, whose address is 15755 SW 188 Street, Miami, Florida 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 1<sup>st</sup> Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to 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 North 15 feet of the following described parcel of land:**

**Commence at the southeast corner of Tract 40 of DADE COUNTY DEVELOPMENT COMPANY, Section 33, Township 54 South, Range 40 East, as recorded in Plat Book 1, Page 84, of the Public Records of Miami-Dade County, Florida and run on an assumed bearing of N2°15'16"W along the east line of said Tract 40 for 385.02 feet to the Point of Beginning; thence continue on the last described course for 196.15 feet to a point on the southeasterly right of way line of the South Dade Expressway as shown on the State Right of Way map Section No. 87005-2507; thence S27°27'43"W along said right of way line for 226.96 feet to a point that is 385 feet north of the south line of said Tract 40; thence N87°15'12"E, parallel with and 385 feet north of the south line of said Tract 40, for 112.51 feet to the Point of Beginning.**



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 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)

[Signature]  
Witness

YAZMIN MORENO  
Witness Printed Name

[Signature]  
Witness

PABLO RODRIGUEZ  
Witness Printed Name

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Witness

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

[Signature] (Sign)

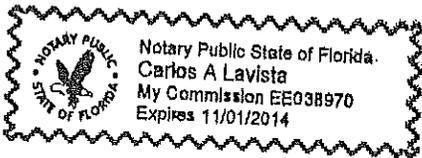
Ricardo Paez  
Printed Name

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

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

I HEREBY CERTIFY, that on this 28<sup>th</sup> day of May, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Ricardo Paez, personally known to me, or proven, by producing the following methods of identification: FDL# P200-721-76-098-0 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 SEAL/STAMP

Carlos A. Lavista  
Notary Signature  
Carlos A. Lavista  
Printed Notary Name

Notary Public, State of Florida  
My commission expires: 11/01/2014  
Commission/Serial No. EE 038970

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

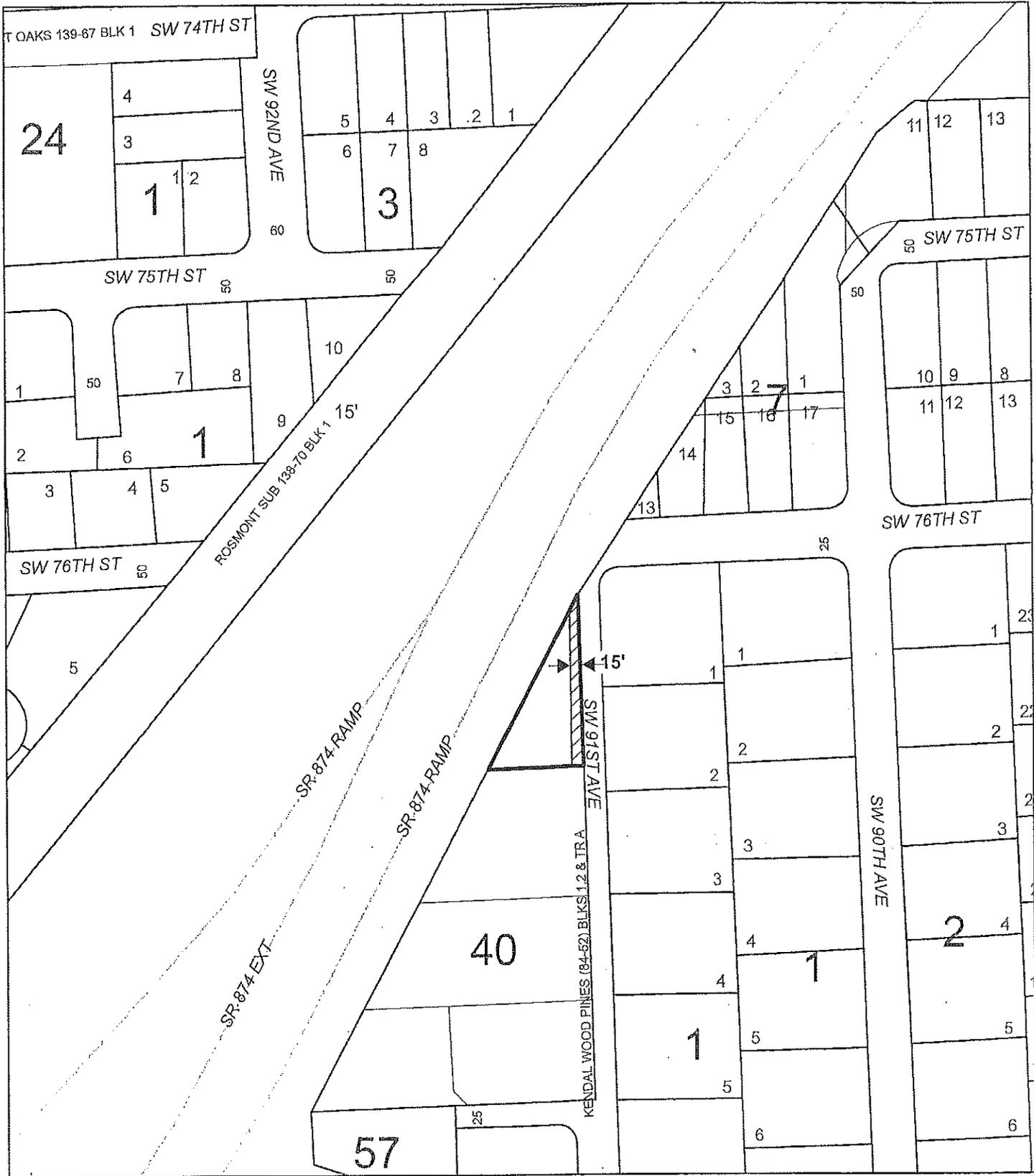
\_\_\_\_\_  
Board of County Commissioners

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  
**Folio No. 30-4033-001-0660**  
**RICARDO PAEZ**  
**SEC.54-40-33**

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Xavier L. Suarez, 7

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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: May 29, 2014  
 Prepared by: jym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS  
Folio No. 30-4034-000-0030

User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 28<sup>th</sup> day of May, A.D. 2014, by and between Quenia Rodríguez, whose address is 269 Costanera Road, Miami, Florida 33143, 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 1<sup>st</sup> Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to 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 West 25 feet and the East 35 feet of the following described parcel:

The South 110 feet of the North 330 feet of the East 330 of the North ½ of the NE ¼ of the SE ¼ of the NW ¼ of Section 34, Township 54 South, Range 40 East.

*DR.*

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, her 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 her 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)

[Signature]  
Witness

Pablo Rodriguez  
Witness Printed Name

[Signature]  
Witness

John White  
Witness Printed Name

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
(Sign)  
Quenia Rodriguez  
Printed Name

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

\_\_\_\_\_  
(Sign)

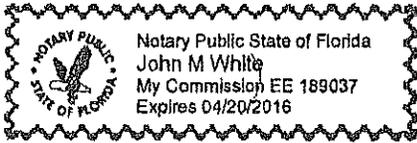
\_\_\_\_\_  
Printed Name

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

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

I HEREBY CERTIFY, that on this 28<sup>th</sup> day of May, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Quenia Rodriguez, personally known to me, or proven, by producing the following methods of identification: FL Driver's 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.



[Signature]  
Notary Signature  
John M. White  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
My commission expires: 4/20/16  
Commission/Serial No. EE 189037

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.

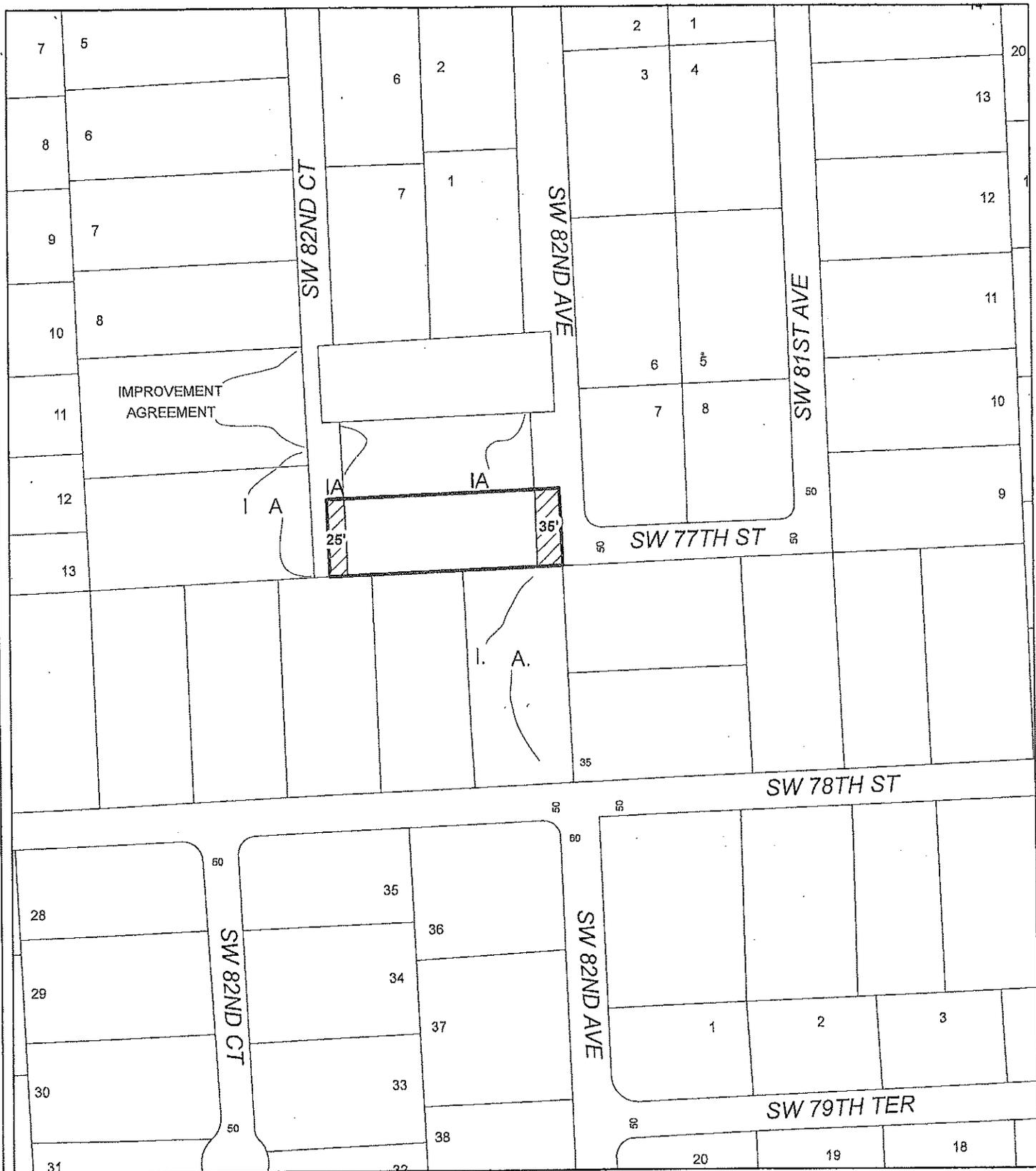
\_\_\_\_\_  
Board of County Commissioners

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

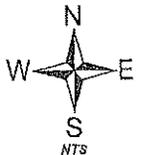
Folio No. 30-4034-000-0030

QUENIA RODRIGUEZ

SEC.54-40-34

Municipality: UNINCORPORATED MIAMI-DADE  
 Commission District: Xavier L. Suarez, 7

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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: May 30, 2014  
 Prepared by :ym

**Return to:**

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

**Instrument prepared by:**

PAOLO RODRIGUEZ PLS

Folio No. 30-5901-000-0070/0120

User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 27<sup>th</sup> day of May, A.D. 2014, by and between VANGUARDIAN VILLAGE, LLP, a Florida limited liability partnership, whose address is 305 Alcazar Ave., Suite 3, Coral Gabels, FL 33134, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1<sup>st</sup> Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

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

**SEE EXHIBIT "A" ATTACHED**

Approved by: RR

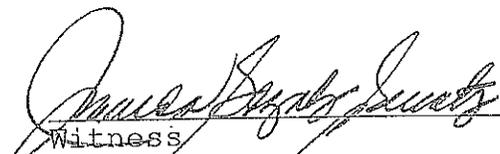
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

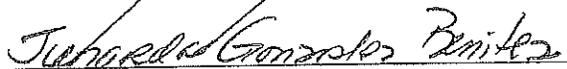
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

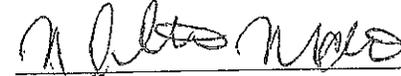
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

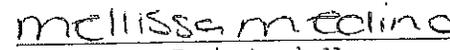
IN WITNESS WHEREOF, the said party of the first part, by its Managing Partner, has caused these presents to be signed for and on its behalf, the day and year first above written.

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

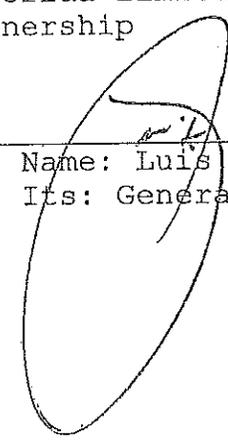
  
Witness

  
Witness Printed Name

  
Witness

  
Witness Printed Name

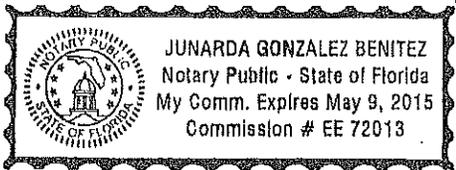
VANGUARDIAN VILLAGE, LLP,  
a Florida limited liability  
partnership

By:   
Name: Luis Machado  
Its: General Partner

STATE OF Florida )  
COUNTY OF Miami-Dade ) SS

I HEREBY CERTIFY, that on this 27th day of May, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LUSI MACHADO, personally known to me, to be the General Partner duly authorized on behalf of VANGUARDIAN VILLAGE, LLP, a Florida limited liability partnership. Said General Partner 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

[Signature]  
Notary Signature

Junarda Gonzalez Benitez  
Printed Notary Signature

Notary Public, State of Florida

My commission expires: May 9, 2015

Commission/Serial No. EE 72013

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.

\_\_\_\_\_  
Chairman of the Board

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency

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

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

Approved by: [Signature]

# EXHIBIT "A"

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION

Scale: 1"=100'

**RIGHT-OF-WAY DEDICATION  
LEGAL DESCRIPTION:**

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

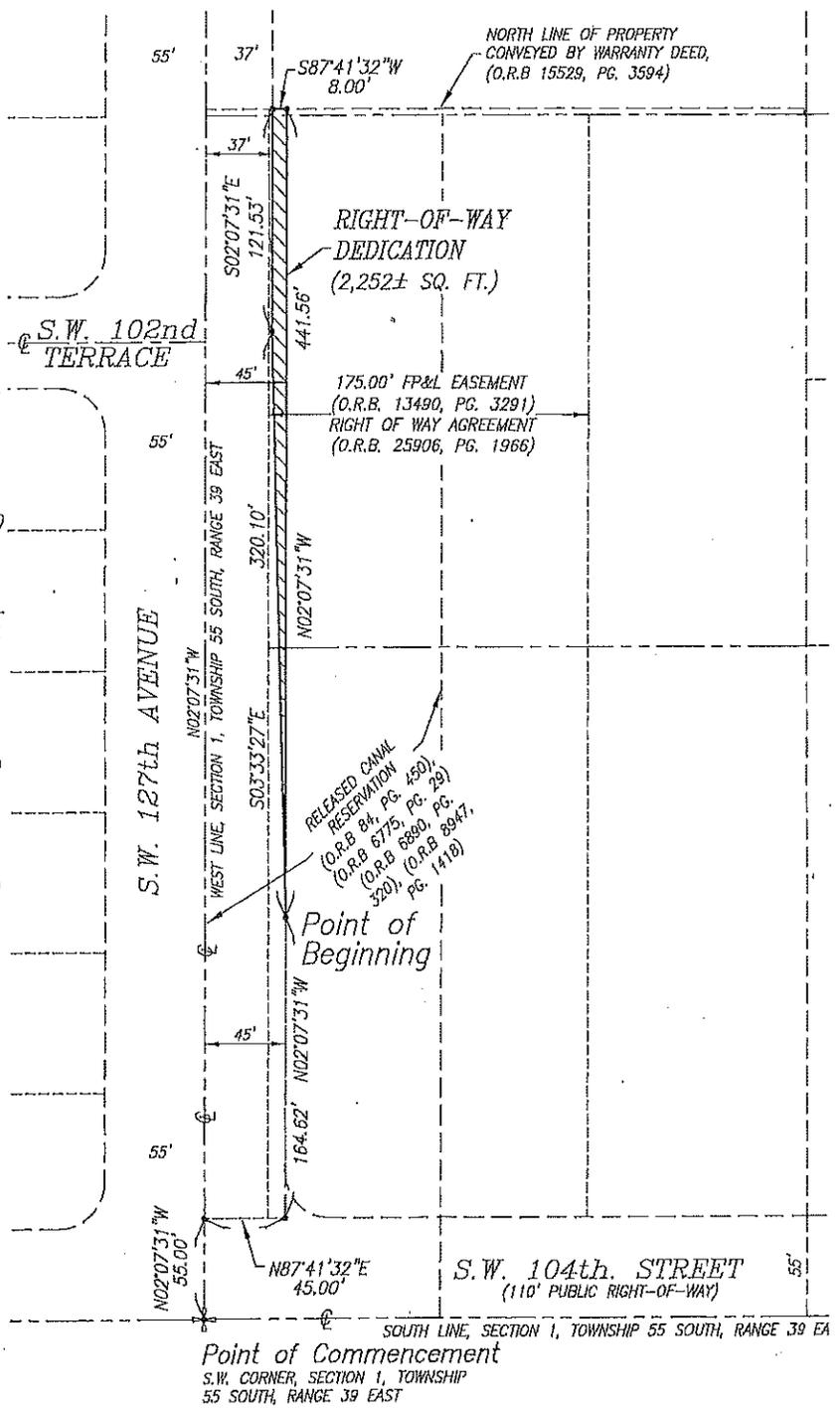
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE RUN NORTH 02 DEGREES 07 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 1, FOR A DISTANCE OF 55.00 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 41 MINUTES 32 SECONDS EAST, ALONG A LINE 55.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 1, FOR A DISTANCE OF 45.00 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 07 MINUTES 31 SECONDS WEST, ALONG A LINE 45.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SAID WEST LINE OF SECTION 1, FOR A DISTANCE OF 164.62 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED RIGHT-OF-WAY DEDICATION; THENCE CONTINUE NORTH 02 DEGREES 07 MINUTES 31 SECONDS WEST, ALONG A LINE 45.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SAID WEST LINE OF SECTION 1, FOR A DISTANCE OF 441.56 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 41 MINUTES 32 SECONDS WEST, ALONG THE NORTH LINE OF THE PROPERTY CONVEYED BY WARRANTY DEED, DATED MAY 15, 1992, RECORDED IN OFFICIAL RECORDS BOOK 15529, AT PAGE 3594, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 8.00 FEET TO A POINT; THENCE RUN SOUTH 02 DEGREES 07 MINUTES 31 SECONDS EAST, ALONG A LINE 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SAID WEST LINE OF SECTION 1, FOR A DISTANCE OF 121.53 FEET TO A POINT; THENCE RUN SOUTH 03 DEGREES 33 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 320.10 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2,252 SQUARE FEET, MORE OR LESS.

SAID LANDS LYING AND BEING IN SECTION 1, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOTE:  
1. BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (N02°07'31"W) ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

⊕ - DENOTES "CENTERLINE"

PREPARED FOR: VANGUARDIAN VILLAGE, LLP



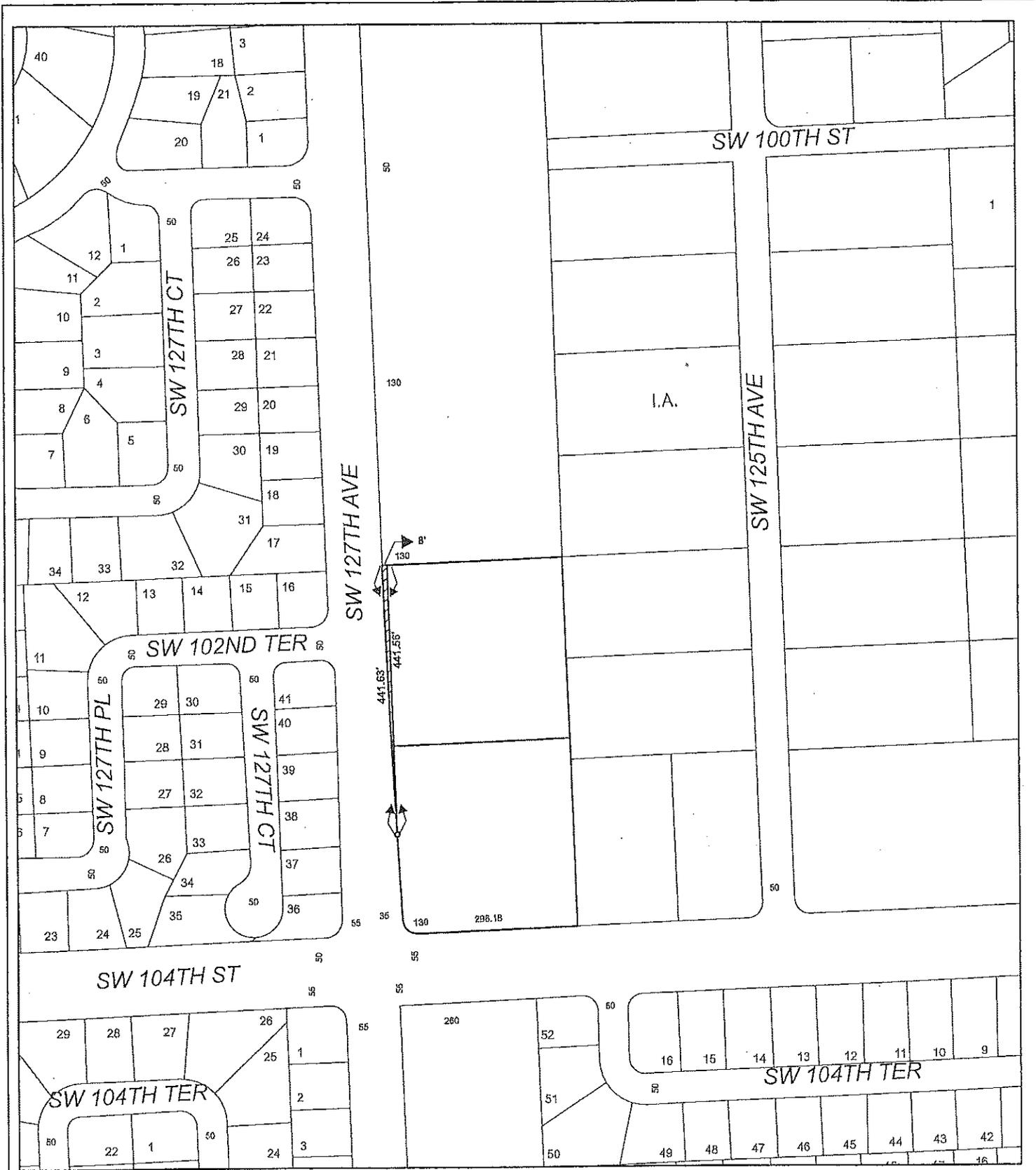
*Schwabke-Shiskin & Associates, Inc.*  
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

THIS IS NOT A "LAND SURVEY."  
SHEET 1 OF 1 SHEET(S)

ORDER NO.: 202596  
DATE: 03-25-2014  
F.B.: N.A.



THIS IS NOT A SURVEY

Folio No. 30-5901-000-0070  
30-5901-000-0120

VANGUARDIAN VILLAGE, LLP  
SEC.: 55-39-01

Municipality: UNINCORPORATED MIAMI-DADE  
Commission District: Xavier L. Suarez, 7

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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: May 30, 2014  
Prepared by: ym

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

Folio No. 10-7929-001-0050  
User Department: Public Works

---

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

STATE OF FLORIDA        )  
                                  ) SS  
COUNTY OF POLK        )

THIS INDENTURE, Made this 19<sup>th</sup> day of May, A.D. 2014, by and between Publix Super Markets, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 3300 Publix Corporate Parkway, Lakeland, FL 33811, 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:

See Exhibit A attached hereto and made a part hereof.

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).

Christy Leahy  
Witness  
Christy Leahy

Ashley Attaway  
Witness  
Ashley Attaway

Printed Name

Printed Name  
Publix Super Markets, Inc.,  
a Florida corporation  
Name of Corporation

Jeffrey Chamberlain (Sign)  
By: Vice President Real Estate

Jeffrey Chamberlain  
Printed Name

Address if different



STATE OF FLORIDA)  
COUNTY OF Polk )

I HEREBY CERTIFY, that on this 19th day of May, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Jeffrey Chamberlain, personally known to me, or proven, by producing the following identification: personally known to be the Vice President Real Estate of Publix Super Markets, Inc., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Christy Leahy  
Notary Signature  
Christy Leahy

Printed Notary Name

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

Commission/Serial No. \_\_\_\_\_



The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

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

ATTEST: HARVEY RUVIN,  
Clerk of said Board

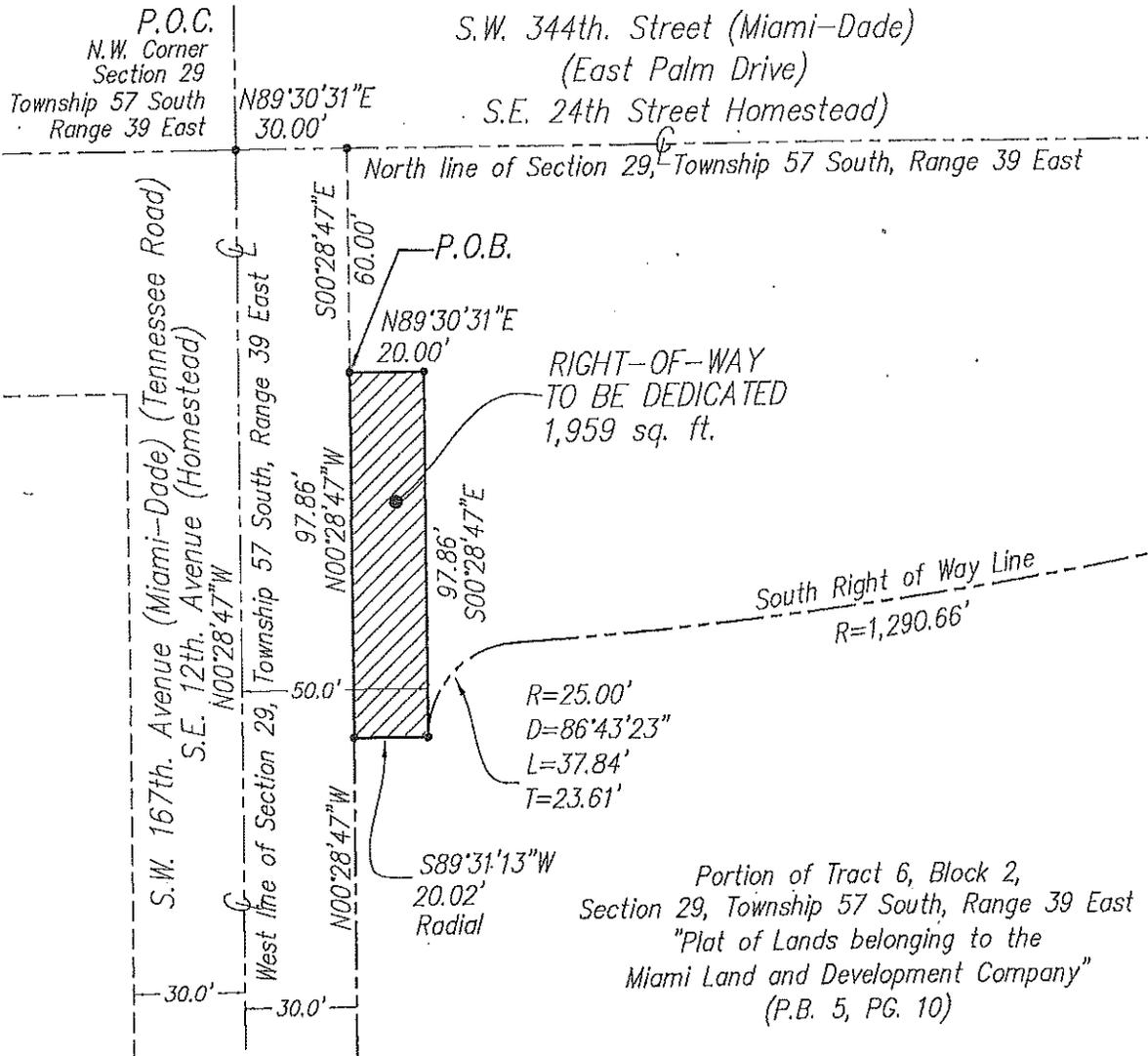
Approved as to form  
and legal sufficiency

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

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

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## RIGHT OF WAY TO BE DEDICATED



**LEGEND:**

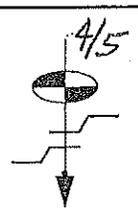
- ⊕— DENOTES CENTER LINE
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING

**EXHIBIT "A"**

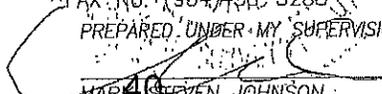
SCALE 1"=50'

NO. 4775

SHEET 1 OF 2 SHEETS

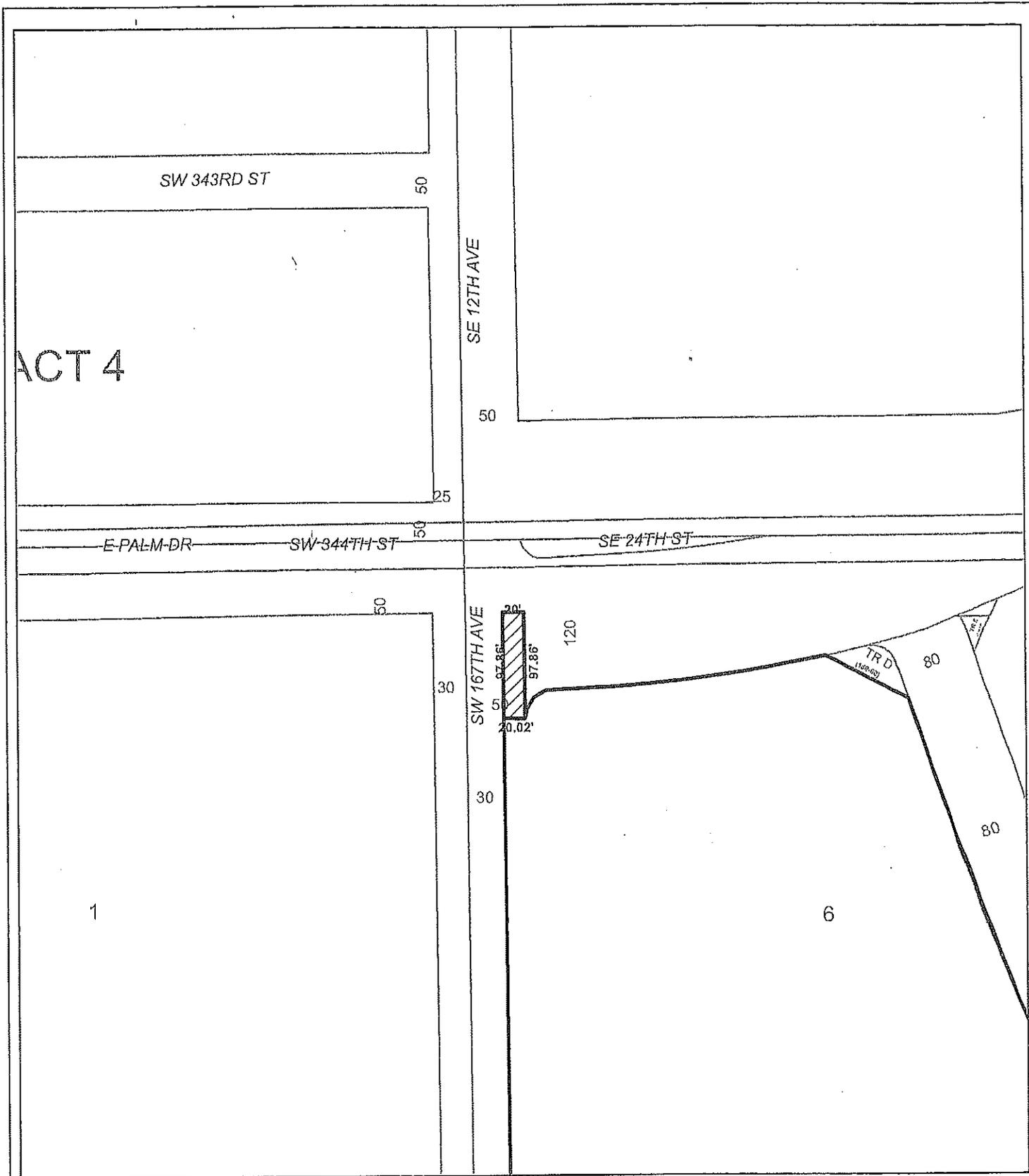


*Schwebke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS—ENGINEERS—LAND PLANNERS — 3240 CORPORATE WAY—MIRAMAR, FL 33025  
 PHONE No. (954) 435-7010 FAX No. (954) 438-3288  
 ORDER NO. 201762  
 DATE: JAN. 14, 2014  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
  
 MARCO STEVEN JOHNSON SEC'Y & TREAS.  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS





THIS IS NOT A SURVEY

Folio No. 10-7929-001-0050  
 PUBLIX SUPER MARKETS, INC  
 SEC.: 54-39-29

Municipality: HOMESTEAD  
 Commission District: Dennis G. Moss, 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MIAMI-DADE COUNTY  
 Public Works & Waste Management Department  
 Right-of-Way Division  
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128  
 PH (305) 375-2114 FAX (305) 375-2825

Date: June 02, 2014  
 Prepared by: jym

**Return to:**

Miami-Dade County Public Works and Waste Management Department

Right-of-Way Division

111 NW 1<sup>st</sup> Street

Miami, FL 33128-1970

Instrument prepared by:

Luis F. Lacau Jr., P.L.S.

Folio No. ~~30-3019-001-0500~~ 35-3019-001-0500

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 19 day of June, A.D. 2014, by and between Josephine H. McGarry, whose address is 508 De Soto Drive, Miami Springs, 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 NW 1<sup>st</sup> Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to 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 West 5' feet of the East 25 feet of Tract 55 of the Plat of Florida Fruit Land Company Subdivision No. 1, as recorded in Plat Book 2, Page 17 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, her heirs and assigns, and she 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 her 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)

*[Signature]*  
Witness

Patricia M. Kaine  
Witness Printed Name

*[Signature]*  
Witness

Patrick Kaine  
Witness Printed Name

\_\_\_\_\_  
Witness

*J.M.*

Witness Printed Name

\_\_\_\_\_  
Witness

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

*Josephine H. McGarry* (Sign)  
Josephine H. McGarry

*JOSEPHINE H. M<sup>C</sup>GARRY*  
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 10<sup>th</sup> day of June, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Josephine F. McCarty and \_\_\_\_\_, personally known to me, or proven by producing the following methods of identification: FLA DRIVER'S 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.



[Signature]  
Notary Signature



Ybelice Garzaro  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of

My commission expires:

\_\_\_\_\_

The foregoing was accepted and approved on the \_\_\_\_\_ day  
of \_\_\_\_\_, A.D. 2014, by Resolution No. \_\_\_\_\_  
of the Board of County Commissioners of Miami-Dade County,  
Florida.

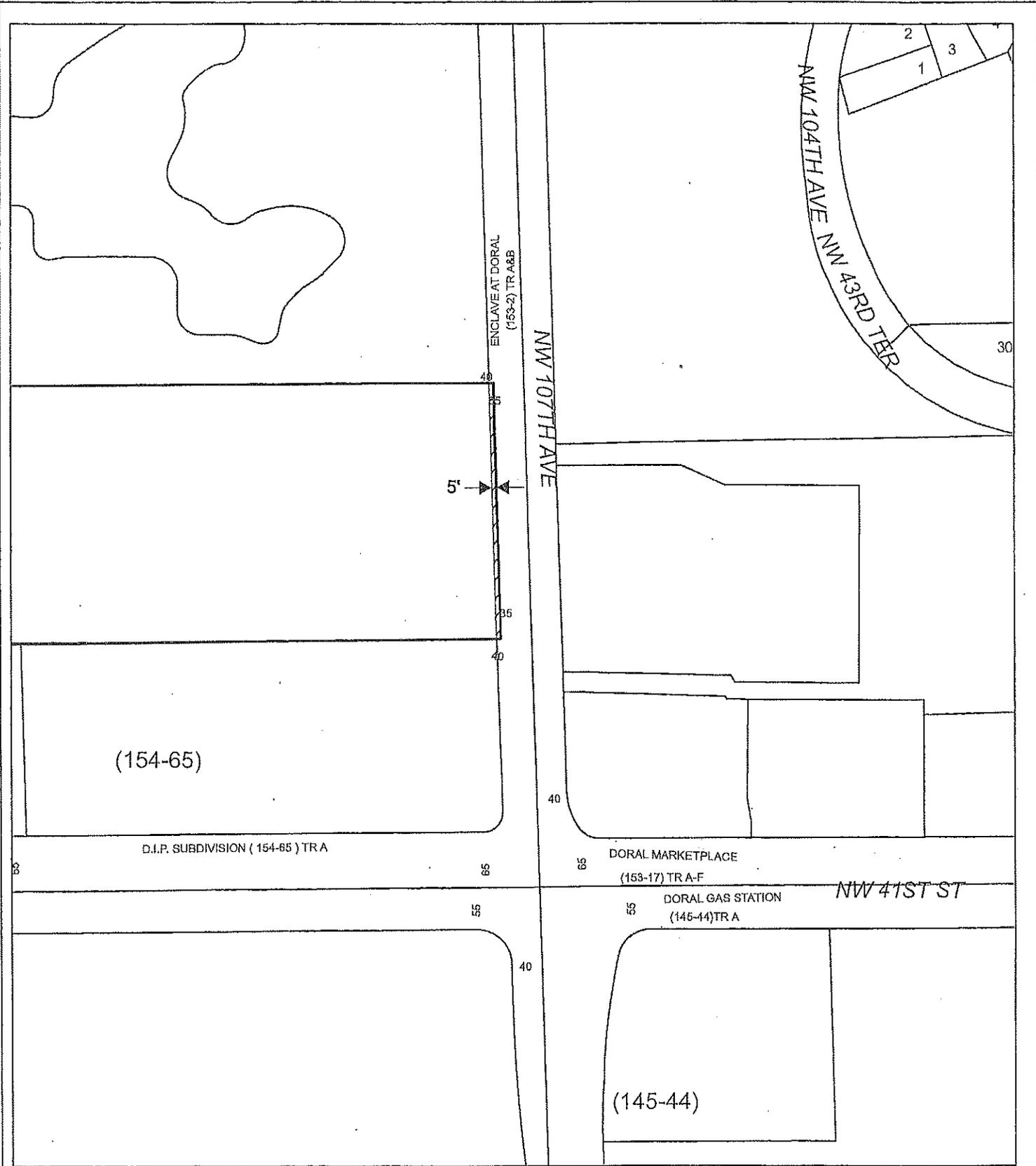
\_\_\_\_\_  
County Manager/Deputy Mayor

ATTEST: HARVEY RUVIN,  
Clerk of said Board

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

Approved as to form  
and legal sufficiency

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



THIS IS NOT A SURVEY

**Folio No. 35-3019-001-0500**  
**JOSEPHINE H. McGARRY**  
**SEC.: 53-40-19**

Municipality: DORAL  
 Commission District: Jose "Pepe" Diaz, 12

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



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: July 23, 2014  
 Prepared by: jym



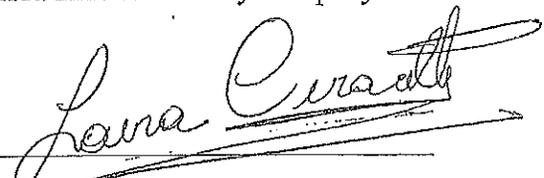
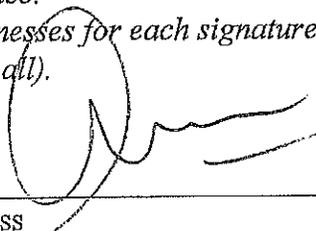
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

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).*

MAS. INVESTMENTS PROPERTIES, L.L.C., a Florida limited liability company



Witness

By:

Marcela Lulinski

Name:

Printed Name

Title:

Witness

Address if different

Miguel Lulinski

Printed Name

By:

Title: Secretary

Witness

Address if different

Printed Name

**CORP SEAL**

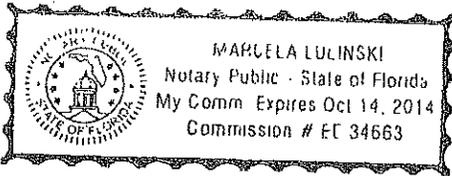
Witness

Printed Name

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 05 day of February, A.D. <sup>2014</sup>~~2012~~; before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LAURA DURANDE and \_\_\_\_\_, personally known to me, or proven, by producing the following identification: \_\_\_\_\_ to be the Manager Member, and Secretary of MAS. INVESTMENTS PROPERTIES, L.L.C., a Florida limited liability company, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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



NOTARY SEAL/STAMP

[Signature]  
Notary Signature

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

Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

Commission/Serial No. \_\_\_\_\_

The foregoing was accepted and approved on the \_\_\_ day of \_\_\_\_\_, A.D. 201<sup>4</sup>, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

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

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency.

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

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

EXHIBIT "A"

FORM OF TRAFFIC SIGNAL EASEMENT

**EXHIBIT "A"**  
**SKETCH AND LEGAL DESCRIPTION**

③

FOR: CITY OF AVENTURA **SKETCH AND DESCRIPTION  
TRAFFIC SIGNAL EASEMENT  
N.E. 28 COURT & N.E. 185 STREET**

**LEGAL DESCRIPTION:**

A PORTION OF LOT 1, BLOCK 1, MERCO AT AVENTURA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST NORTHWEST CORNER OF TRACT "D" OF SAID MERCO AT AVENTURA, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS SOUTH 34°11'40" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 40.01 FEET, THROUGH A CENTRAL ANGLE OF 55°51'35", FOR AN ARC DISTANCE OF 39.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°03'34" WEST, A DISTANCE OF 35.98 FEET, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE WEST BOUNDARY OF SAID TRACT "D" AND THE EAST BOUNDARY OF TRACT "C" OF SAID PLAT; THENCE NORTH 89°58'15" WEST, A DISTANCE OF 4.01 FEET; THENCE NORTH 00°03'34" EAST, A DISTANCE OF 6.33 FEET; THENCE SOUTH 89°12'43" WEST, A DISTANCE OF 5.62 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 80°41'26" WEST; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 89°12'43" WEST, A DISTANCE OF 12.60 FEET; THENCE NORTH 01°18'38" WEST, A DISTANCE OF 10.69 FEET; THENCE NORTH 88°41'22" EAST, A DISTANCE OF 14.02 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 86°56'17" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 06°14'50", FOR AN ARC DISTANCE OF 10.90 FEET TO THE POINT OF BEGINNING, THE LAST DESCRIBED COURSE LYING ALONG THE EAST BOUNDARY OF SAID LOT 1.

SAID LANDS SITUATE IN THE TOWN OF AVENTURA, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 144 SQUARE FEET OR 0.001 ACRES MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF TRACT "F", MERCO AT AVENTURA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH BEARS SOUTH 89°59'25" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

GRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

**LEGEND**

M.D.C.R. DADE COUNTY RECORDS  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
P.G. PAGE

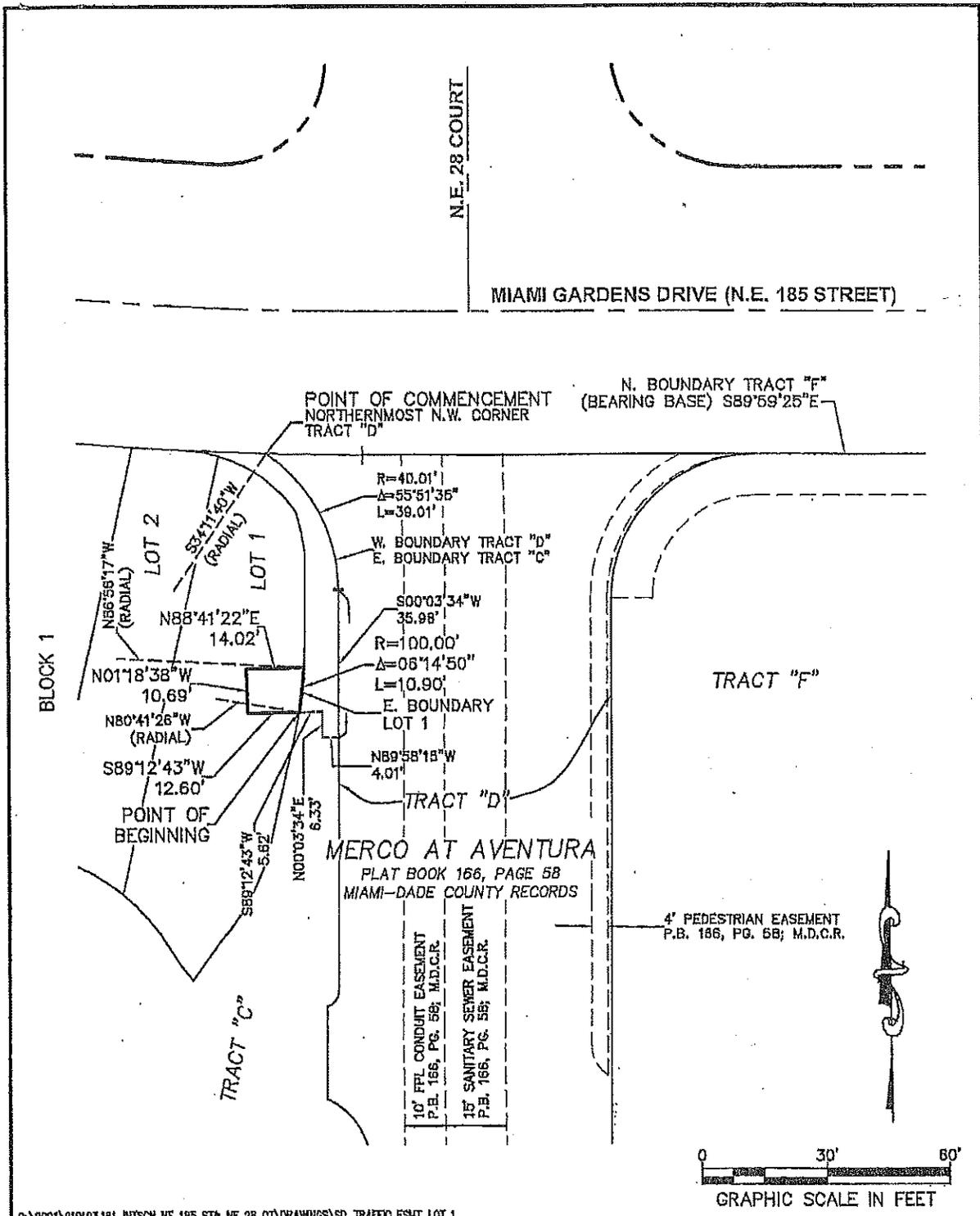
RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

G:\2001\010103161\_RTSCH NE 185 STA NE 28 CT\DRAWINGS\SD\_TRAFFIC ESMT.LOT 1

<p>THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of this information shown hereon.</p> <p>The undersigned and GRAVEN THOMPSON &amp; ASSOCIATES, INC. make no representations or warranties as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title investigation. Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>	<p>UPDATES and/or REVISIONS</p>	<p>DATE</p>	<p>BY</p>	<p>CHK'D</p>
	<p>JOB NO.: 01-0103-161</p>	<p>SHEET 1 OF 2 SHEETS</p>		
<p>DRAWN BY: RY</p>	<p>F.B. N/A</p>	<p>P.G. N/A</p>		
<p>CHECKED BY: TCS</p>	<p>DATED: 07-23-12</p>			

**GRAVEN THOMPSON & ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
3602 N.W. 20TH STREET, MIAMI, FLORIDA 33109-1416 (305) 736-1400 FAX (305) 736-9400  
FLORIDA LICENSED ENGINEERS, SURVEYORS & MAPPERS LICENSE #16, 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF GRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. © 2012



G:\2001\010103.161\_NYSCH NE 185 ST & NE 28 CT\DRAWINGS\SD\_TRAFFIC ESMT\_LOT 1

**GRAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYOR'S  
 3543 N.W. 33RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 734-8109 TEL: (954) 730-8100  
 FLORIDA LICENSED ENGINEERING SURVEYING & MAPPING BUSINESS NO. 271  
 MATERIAL HEREON IS THE PROPERTY OF GRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL  
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2012

JOB NO.: 01-0103-161	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 07-23-12

**RETURN TO:**

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

**INSTRUMENT PREPARED BY:**

Lillian M. Arango, Esq.  
Weiss Serota Helfman Pastoriza  
Cole & Boniske, P.L.  
2525 Ponce de Leon Blvd., Suite 700  
Coral Gables, Florida 33134  
Folio No.: 28-2203-082-0660  
User: Public Works & Waste Management

---

**TRAFFIC SIGNAL EASEMENT**

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

THIS EASEMENT, Made this 20<sup>th</sup> day of May, A.D. 2014, between TERZETTO MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, and having its office and principal place of business at 18430 NE 27 Court, Aventura, 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 it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of 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  
FOR SKETCH AND LEGAL DESCRIPTION OF EASEMENT

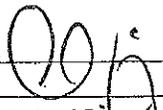
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

**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]*

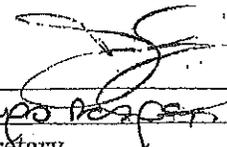
  
Witness  
Maria Griew  
Printed Name

TERZETTO MASTER ASSOCIATION, INC., a  
Florida not-for-profit corporation

  
By:  
Name: CHRISTINA FERNANDEZ  
Title: President

290 NW 165<sup>th</sup> Street # P45, Miami,  
Address if different FL 33169.

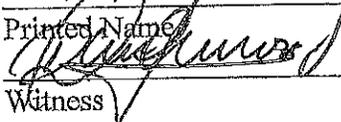
  
Witness  
Lillian Miller  
Printed Name

  
By: Tereza Lopez  
Title: Secretary

290 NW 165<sup>th</sup> Street, # P45, Miami,  
Address if different FL 33169.

  
Witness  
KARINA BLANDIN  
Printed Name

[CORPORATE SEAL]

  
Witness  
RODRIGO MONTEYARANI  
Printed Name

STATE OF FLORIDA

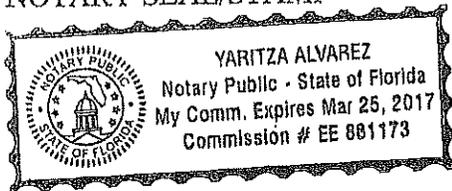
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 16 day of May, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Christian Finkelberg and Diego Besga, personally known to me, or proven, by producing the following identification: FL ID to be the President and Secretary of TERZETTO MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

[Signature]  
Notary Signature  
Yaritza Alvarez  
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida  
Commission expires: 3/25/17  
Commission/Serial No. EE 881173

The foregoing was accepted and approved on the \_\_\_ day of \_\_\_\_\_, A.D. 2014, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

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

ATTEST: HARVEY RUVIN,  
*Ex-Officio* Clerk of said Board

Approved as to form  
and legal sufficiency.

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

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

**EXHIBIT "A"**

**FORM OF TRAFFIC SIGNAL EASEMENT**

**EXHIBIT "A"**  
**SKETCH AND LEGAL DESCRIPTION**

(4)

FOR: CITY OF AVENTURA **SKETCH AND DESCRIPTION**  
**TRAFFIC SIGNAL EASEMENT**  
**N.E. 28 COURT & N.E. 185 STREET**

**LEGAL DESCRIPTION:**

A PORTION OF TRACT "D", MERCO AT AVENTURA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERNMOST NORTHEAST CORNER OF SAID TRACT "D"; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 89°58'00", FOR AN ARC DISTANCE OF 64.97 FEET, THE LAST DESCRIBED COURSE LYING ALONG THE WEST BOUNDARY OF TRACT "F" AND THE EAST BOUNDARY OF TRACT "D" OF SAID PLAT; THENCE NORTH 89°28'18" WEST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 82.78 FEET; THENCE SOUTH 00°03'34" WEST, A DISTANCE OF 33.80 FEET; THENCE NORTH 89°28'15" WEST, A DISTANCE OF 4.25 FEET; THENCE NORTH 00°03'34" EAST, A DISTANCE OF 35.88 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 40.01 FEET, THROUGH A CENTRAL ANGLE OF 55°51'35", FOR AN ARC DISTANCE OF 39.01 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 01°41'01" EAST FROM THE LAST DESCRIBED POINT, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE WEST BOUNDARY OF TRACT "D" AND THE EAST BOUNDARY OF TRACT "D" OF SAID PLAT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 808.00 FEET, THROUGH A CENTRAL ANGLE OF 01°40'08", FOR AN ARC DISTANCE OF 23.63 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°50'25" EAST, A DISTANCE OF 86.03 FEET TO THE POINT OF BEGINNING, THE LAST TWO DESCRIBED COURSES LYING ALONG THE NORTH BOUNDARY OF SAID TRACT "D".

SAID LANDS SITUATE IN THE TOWN OF AVENTURA, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 2,822 SQUARE FEET OR 0.067 ACRES MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF TRACT "F", MERCO AT AVENTURA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH BEARS SOUTH 89°58'25" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 6J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

GRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

**LEGEND**

M.D.C.R.     DADE COUNTY RECORDS  
O.R.B.       OFFICIAL RECORD BOOK  
P.B.         PLAT BOOK  
P.G.         PAGE

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

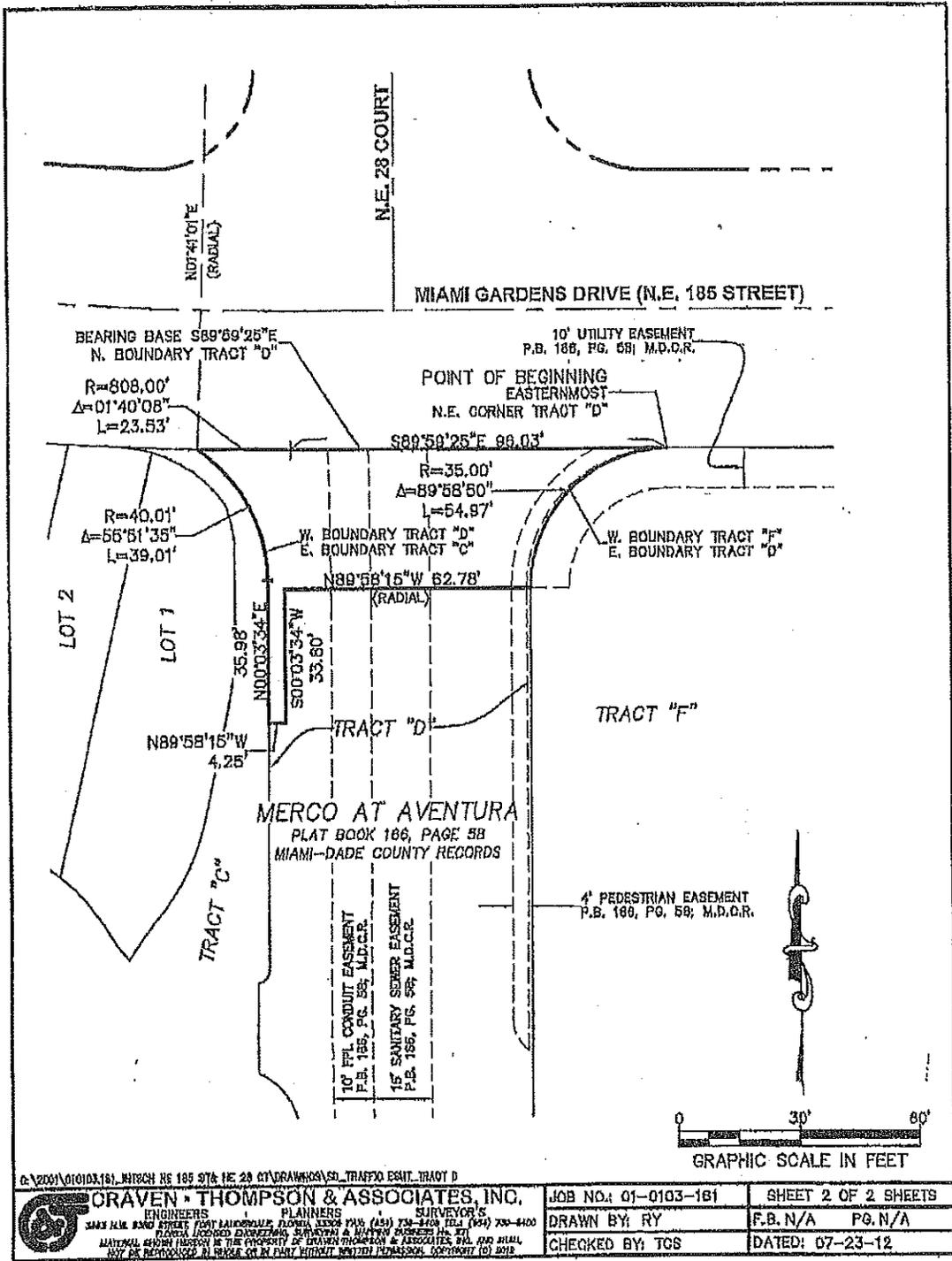
0:\2001\0103\161\_RISCH NE 185 ST & NE 28 CT\DRAWINGS\60\_TRAFFO EGMT\_TRACT D

THIS IS ONLY A SKETCH OF SURVEY, but only a graphic depiction of the details shown hereon. There has been no field work, staking of the subject property or monuments set in connection with the preparation of this instrument shown hereon.

The undersigned and GRAVEN THOMPSON & ASSOCIATES, INC. make no representation or guarantee as to the information reflected hereon pertaining to easements, right-of-way, tax back lines, reservations, covenants and other similar matters, and further, this instrument is not intended to reflect or set forth or such matters. Such information should be obtained and examined by others through appropriate title verification. Leads shown hereon were not obtained for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CHK'D

 <b>GRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> ENGINEERS     PLANNERS     SURVEYORS 3645 N.W. 34th STREET, FORT LAUDERDALE, FLORIDA 33409     (954) 344-2100     (Toll Free) 778-4100 FLORIDA LICENSED ENGINEERING SURVEYING & PLANNING BOARD REG. NO. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF GRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THIS FIRM.	JOB NO. 01-0103-161	SHEET 1 OF 2 SHEETS
	DRAWN BY: RY	F.B. N/A    P.G. N/A
CHECKED BY: TGS	DATED: 07-23-12	



Q:\2003\010103\161\_MITRCH N.E. 185 ST & N.E. 28 CT\DRAWINGS\SD\_TRAFFIC ESMT\_TRACT D

**ORAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYOR'S  
 3345 N.W. 33RD STREET, SUITE 100, MIAMI, FLORIDA 33142 (305) 751-3100 (FAX) 751-3101 (TOLL FREE) 751-3100  
 FLORIDA LICENSED ENGINEER, SURVEYOR & ARCHITECT (P.L.L.C.) No. 171  
 MATERIAL SHOWN HEREON IS THE PROPERTY OF ORAVEN THOMPSON & ASSOCIATES, P.L.L.C. AND SHALL  
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. (07/23/12)

JOB NO.: 01-0103-161	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 07-23-12

**Return to:**

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

**Instrument prepared by:**

Lillian M. Arrango, Esq.  
Weiss Serota Helfman Pastoriza  
Cole & Boniske, P.L.  
2525 Ponce de Leon Blvd., Suite 700  
Coral Gables, Florida 33134  
Folio No. 28-2203-082-0670  
User: Public Works & Waste Management

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA                    )  
  )  
COUNTY OF MIAMI-DADE            )

THIS TRAFFIC SIGNAL EASEMENT, made this 27 day of February, A.D. 2014, between LUBAVITCH CENTER AVENTURA SOUTH, INC., a Florida not-for-profit corporation, and having its office and principal place of business at 18449 NE 28th Court, Aventura, 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 it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of 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  
FOR SKETCH AND LEGAL DESCRIPTION

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.

[Signature Pages Follow]



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).

LUBAVITCH CENTER AVENTURA SOUTH,  
INC., a Florida not-for-profit corporation

[Signature]  
Witness  
Lucia V. Greyer  
Printed Name

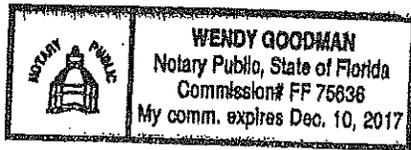
[Signature]  
By: Dov Schmerling  
Secretary  
4043 Wall In  
North Port, FL 34287

[Signature]  
Witness  
Luci B. Hersey  
Printed Name

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

I HEREBY CERTIFY, that on this 27 day of FEB, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Dov Schmerling, personally known to me, or proven, by producing the following identification: FLORLIC 55414080800 to be the Secretary of Lubavitch Center Aventura South, Inc., a Florida non profit corporation, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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



NOTARY SEAL/STAMP

[Signature]  
Notary Signature  
Wendy Goodman  
Printed Notary Name  
Notary Public, State of Florida

My commission expires: 12-10-17

Commission/Serial No. FF 75636

The foregoing was accepted and approved on the \_\_\_ day of \_\_\_\_\_, A.D. 2014, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

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

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency.

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

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

EXHIBIT "A"  
SKETCH AND LEGAL DESCRIPTION

①

FOR: CITY OF AVENTURA

# SKETCH AND DESCRIPTION TRAFFIC SIGNAL EASEMENT N.E. 28 COURT & N.E. 185 STREET

### LEGAL DESCRIPTION:

A PORTION OF TRACT "F", MERCO AT AVENTURA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERNMOST NORTHEAST CORNER OF TRACT "D" OF SAID MERCO OF AVENTURA PLAT; THENCE SOUTH 00°00'35" WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 89°58'50" FOR AN ARC DISTANCE OF 39.26 FEET, THE LAST DESCRIBED COURSE LYING ALONG THE SOUTHEAST BOUNDARY OF THAT CERTAIN UTILITY EASEMENT AS SHOWN ON SAID PLAT; THENCE NORTH 89°58'15" WEST ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVE, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 33.00 FEET, THROUGH A CENTRAL ANGLE OF 89°58'50", FOR AN ARC DISTANCE OF 54.97 FEET TO THE POINT OF BEGINNING, THE LAST DESCRIBED COURSE LYING ALONG THE EAST BOUNDARY OF SAID TRACT "D" AND THE WEST BOUNDARY OF SAID TRACT "F".

SAID LANDS SITUATE IN THE TOWN OF AVENTURA, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 471 SQUARE FEET OR 0.011 ACRES MORE OR LESS.

### NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF TRACT "D" AND TRACT "F", MERCO AT AVENTURA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHICH BEARS SOUTH 89°58'25" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

### CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

### LEGEND

M.D.C.R.     DADE COUNTY RECORDS  
O.R.B.       OFFICIAL RECORD BOOK  
P.B.         PLAT BOOK  
P.G.         PAGE

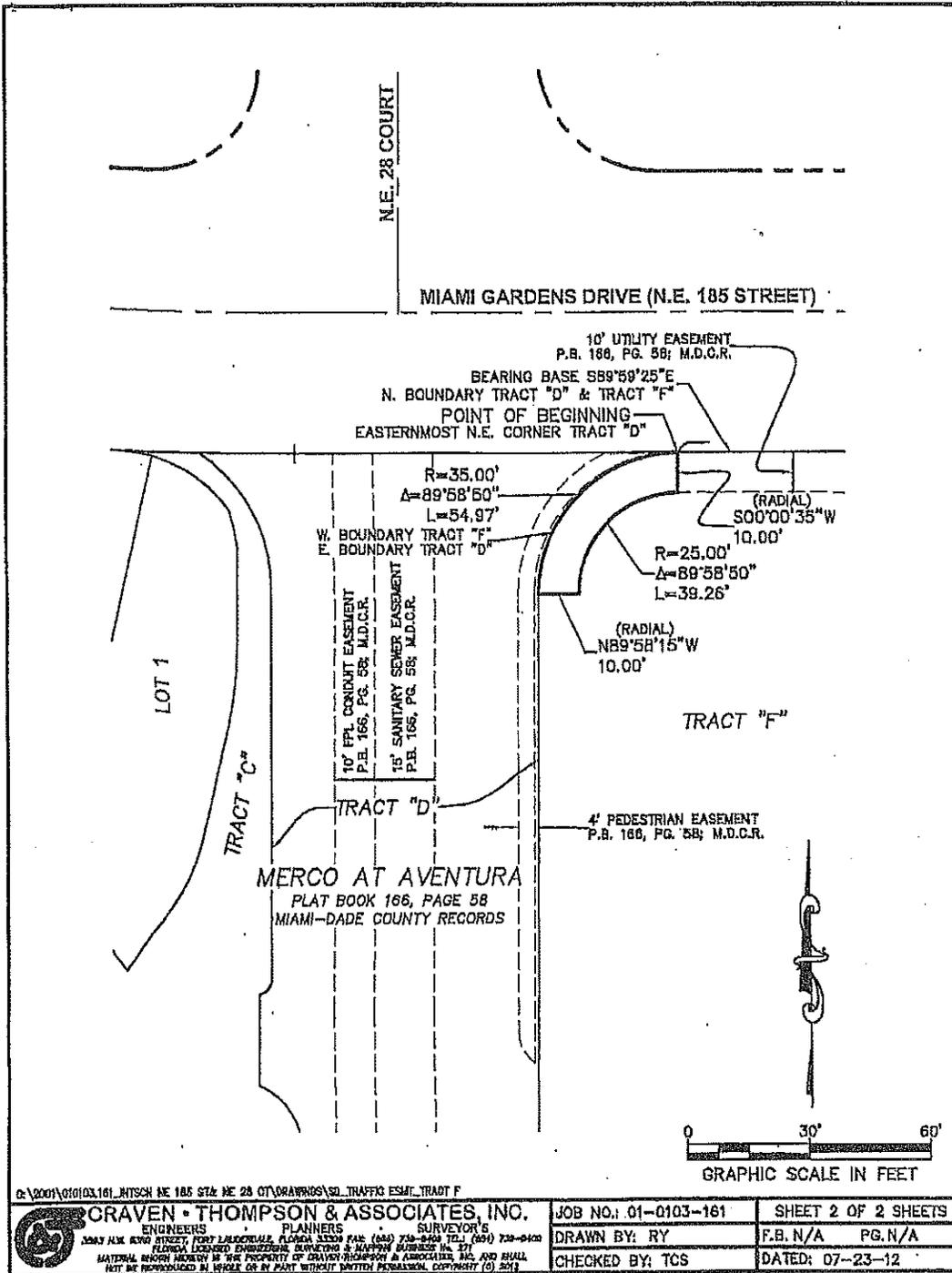
RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA  
THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Q:\2001\010103161\_INTSCH NE 185 STA NE 28 CT\DRAWINGS\GD\_TRAFFIC ESMT\_TRACT F

UPDATES and/or REVISIONS	DATE	BY	CK'D

 <b>CRAVEN - THOMPSON &amp; ASSOCIATES, INC.</b> ENGINEERS     PLANNERS     SURVEYORS <small>3545 N.W. 23RD STREET, FORT LAUDERDALE, FLORIDA 33309 (954) 730-4400 (TOLL FREE) (954) 730-4400          FLORIDA LICENSED ENGINEERING SURVEYING &amp; MAPPING BUSINESS #18, 271          NATIONAL BRANCH LOCATED IN THE PROPERTY OF CRAVEN THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2012</small>	JOB NO.: 01-0103-161	SHEET 1 OF 2 SHEETS
	DRAWN BY: RY	F.B. N/A    P.G. N/A
	CHECKED BY: TCS	DATED: 07-23-12



**Return to:**

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

**Instrument prepared by:**

Lillian M. Arrango, Esq.  
Weiss Serota Helfman Pastoriza  
Cole & Boniske, P.L.  
2525 Ponce de Leon Blvd., Suite 700  
Coral Gables, Florida 33134

Folio No. 28-2203-067-001

User: Public Works & Waste Management

---

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

THIS EASEMENT, Made this 14 day of April, A.D. 2014, between **AVENTI AT AVENTURA CONDOMINIUM ASSOCIATION, INC.**, a Florida non-profit corporation, and having its office and principal place of business at 2901 NE 185<sup>th</sup> Street, Aventura, Florida 33180, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of 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  
FOR SKETCH AND LEGAL DESCRIPTION

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).

AVENTI AT AVENTURA CONDOMINIUM ASSOCIATION a Florida non-profit corporation

Witness

JOAQUIN A. CESPEDES JR.  
Printed Name

By: [Signature]  
Name: Joaquin Cespedes  
Title: President

Address if different

[Signature]  
Witness  
LUIS MARAGNO  
Printed Name

[Signature]  
By: Devanand A. Persad  
Title: Secretary

Address if different

[Signature]  
Witness  
MANUEL J. SANCHEZ  
Printed Name

CORP SEAL

[Signature]  
Witness  
SUSAN HELMCKE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 14 day of April, A.D. 2012<sup>4</sup>, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Joaquin Cespedes and Devanand A. Persad, personally known to me, or proven, by producing the following identification: D/L, to be the President and Secretary of Aventi at Aventura Condominium Association, a Florida non-profit corporation, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

Susan Helmeke  
Notary Signature

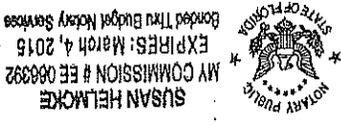
Susan Helmeke  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: 3-4-2015

Commission/Serial No. EE-066392



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

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

ATTEST: HARVEY RUVIN,  
Clerk of said Board

Approved as to form  
and legal sufficiency.

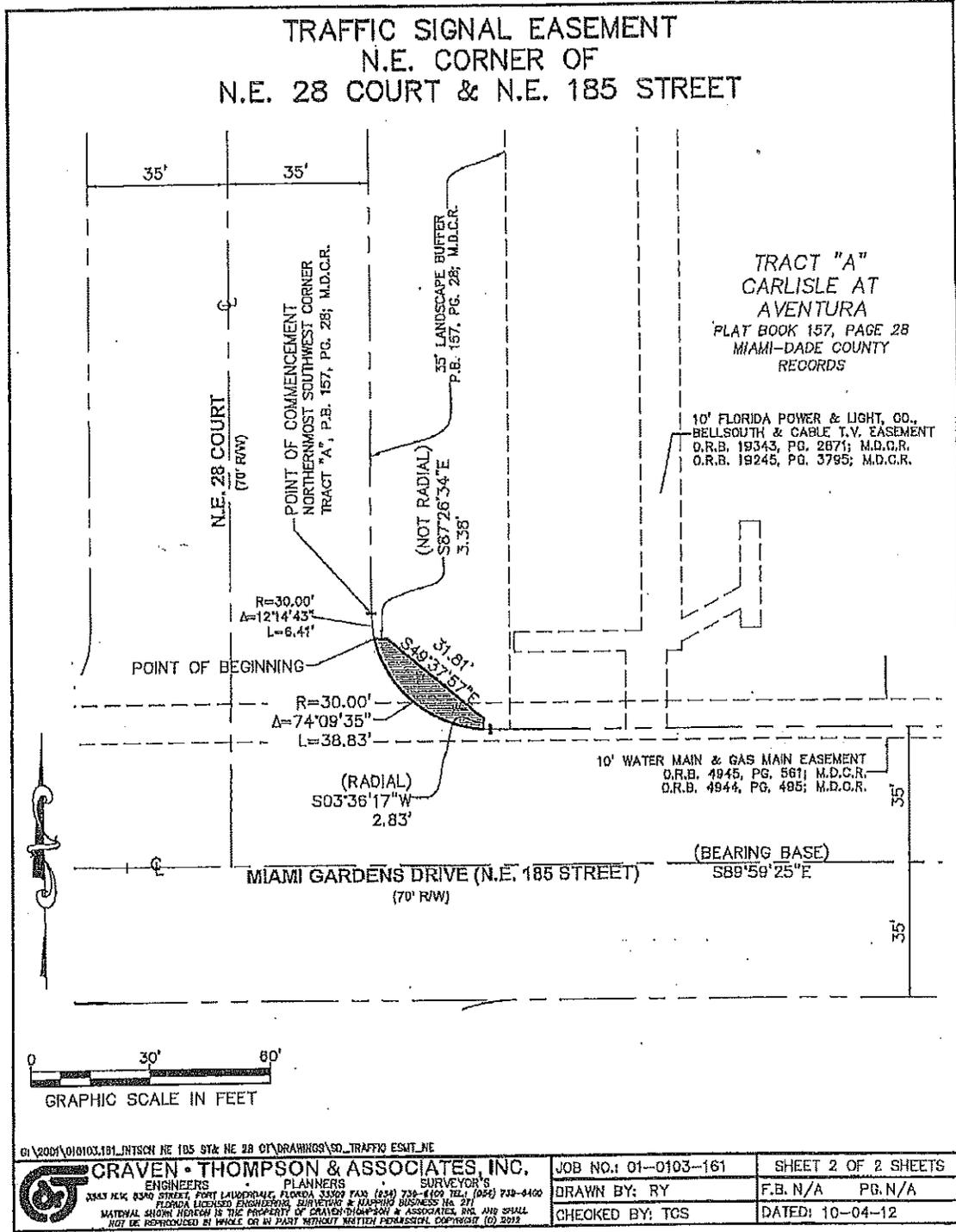
By: \_\_\_\_\_  
Deputy Clerk

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

**EXHIBIT "A"**

**FORM OF TRAFFIC SIGNAL EASEMENT**

**EXHIBIT "A"**  
**SKETCH AND LEGAL DESCRIPTION**



FOR: CITY OF AVENTURA

SKETCH AND DESCRIPTION  
TRAFFIC SIGNAL EASEMENT  
N.E. CORNER OF  
N.E. 28 COURT & N.E. 185 STREET

**LEGAL DESCRIPTION:**

A PORTION OF TRACT "A", CARLISLE AT AVENTURA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 28 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID TRACT "A", SAID CORNER BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 12°14'43", FOR AN ARC DISTANCE OF 6.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°28'34" EAST ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 3.38 FEET; THENCE SOUTH 49°37'57" EAST, A DISTANCE OF 31.81 FEET; THENCE SOUTH 03°38'17" WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 2.83 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 74°08'35", FOR AN ARC DISTANCE OF 38.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF AVENTURA, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 223 SQUARE FEET OR 0.005 ACRES MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE CENTERLINE OF N.E. 185 STREET IS ASSUMED TO BEAR SOUTH 89°59'25" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

**LEGEND**

- L ARO LENGTH
- M.D.C.R. DADE COUNTY RECORDS
- O.F.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- R RADIUS
- R/W RIGHT-OF-WAY
- Δ CENTRAL ANGLE
- ⊙ CENTERLINE

GRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5789  
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Q:\2001\01010111\_1111\_N105 STR NE 28 CT DRAWINGS\SD\_TRAFFIC ESMT.DWG

<p>THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, staking of the subject property, or measurements set in connection with the preparation of the information shown hereon.</p> <p>The undersigned and GRAVEN THOMPSON &amp; ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon, pertaining to easements, rights-of-way, wet back lines, reservations, covenants and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>	<p>UPDATES and/or REVISIONS</p>	<p>DATE</p>	<p>BY</p>	<p>CK'D</p>
 <p><b>GRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYORS 3000 N.W. 50th STREET, FORT LAUDERDALE, FLORIDA 33309 FAX (954) 708-6400 TEL (954) 730-8400 FLORIDA LICENSED ENGINEERING SURVEYING &amp; MAPPING BUSINESS NO. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF GRAVEN THOMPSON &amp; ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2012</p>	<p>JOB NO.: 01-0103-161</p>	<p>SHEET 1 OF 2 SHEETS</p>		
	<p>DRAWN BY: RY</p>	<p>F.B. N/A</p>	<p>PG. N/A</p>	
	<p>CHECKED BY: TCS</p>	<p>DATED: 10-04-12</p>		

**RETURN TO:**

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

**INSTRUMENT PREPARED BY:**

Lillian M. Arango, Esq.  
Weiss Serota Helfman Pastoriza  
Cole & Boniske, P.L.  
2525 Ponce de Leon Blvd., Suite 700  
Coral Gables, Florida 33134  
Folio No.: 28-2203-082-0650  
User: Public Works & Waste Management

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**TRAFFIC SIGNAL EASEMENT**

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

THIS EASEMENT, Made this 20<sup>th</sup> day of May, A.D. 2014, between TERZETTO VILLAS HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, and having its office and principal place of business at 18430 NE 27 Court, Aventura, 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 it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of 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:

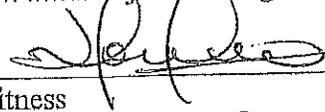
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
FOR SKETCH AND LEGAL DESCRIPTION OF EASEMENT

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:

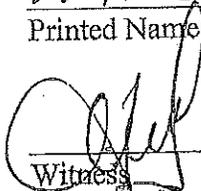
[2 Witnesses for each signature]

  
Witness

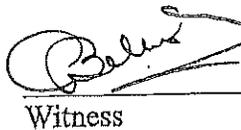
Marina Frew  
Printed Name

  
Witness

Lillian Miller  
Printed Name

  
Witness

KARUN BRANDOLINI  
Printed Name

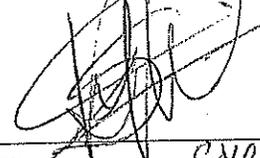
  
Witness

CASIMIRO POLENISKI  
Printed Name

TERZETTO VILLAS HOMEOWNERS'  
ASSOCIATION, INC., a Florida not-for-profit  
corporation

  
By: TERZETTO VILLAS HOA  
Name: CHRISTIAN FINKELBORG  
Title: President

Address if different

  
By: CYRO RUFFA  
Title: Secretary

Address if different

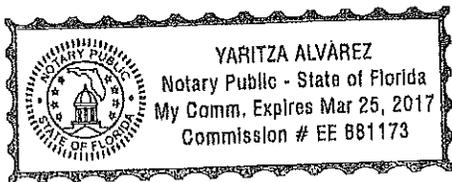
[CORPORATE SEAL]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY, that on this 26 day of May, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ Christian Finkelberg and Cyro Sartori Raffo \_\_\_\_\_, personally known to me, or proven, by producing the following identification: FC Drive Cir to be the President and Secretary of TERZETTO VILLAS HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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



[Signature]  
Notary Signature

Yaritza Alvarez  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida  
Commission expires: 3/25/17  
Commission/Serial No. EE 881173

The foregoing was accepted and approved on the \_\_\_ day of \_\_\_\_\_, A.D. 2014, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

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

ATTEST: HARVEY RUVIN,  
*Ex-Officio* Clerk of said Board

Approved as to form  
and legal sufficiency.

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

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

**EXHIBIT "A"**

**FORM OF TRAFFIC SIGNAL EASEMENT**



