

MEMORANDUM

Agenda Item No. 8(L)(1)

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

DATE: June 2, 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-491-15

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



R. A. Cuevas, Jr.
County Attorney

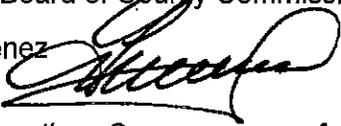
RAC/cp

Memorandum



Date: June 2, 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

Recommendation

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

Scope

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

Fiscal Impact/Funding Source

The total fiscal impact as a result of these conveyances being accepted is approximately \$513.78 annually for maintenance costs associated with the subject rights-of-way being included in the Public Works and Waste Management Department (PWWM) inventory. These costs will be funded through PWWM's General Fund allocation.

Track Record/Monitor

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

Background

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

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1. Gilberto Aguila	RWD*	A portion of Coral Way (SW 24 Street), beginning 350 feet east of the east right of way line of SW 58 Avenue East for 50 feet (Commissioner Rebeca Sosa's District 6)	This right-of-way is needed 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.	Equality Development, Inc.	RWD*	A portion of Campbell Dr. (SW 312 Street), from NE 15 Avenue (Homestead) West for approximately 305 feet, and the radius return thereof (Commissioner Daniella Levine Cava's District 9)	This right-of-way is needed to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated
3.	TRR EVERGLADES HOLDINGS, LLC	TSE*	An easement located on the north side of SW 8 Street, approximately 134.72 feet west of the west line of FEC railway's west right-of- way line (Commissioner Rebeca Sosa's District 6)	These Traffic Signal easements are needed to install, operate and maintain Traffic Signal equipment
4.	KENDALL RESIDENTIAL, LLC	RWD*	A portion of SW 86 Street beginning 630 feet east of the centerline of SW 109 Avenue East for 210 feet (Commissioner Javier D. Souto's District 10)	This right-of-way is needed to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated
5.	Jason W. Lyden	RWD*	A portion of SW 232 Street from theoretical SW 172 Avenue East for approximately 335.3 feet (Commissioner Daniella Levine Cava 's District 8)	This right-of-way is needed to satisfy a zoning requirement that all building sites about a dedicated right-of-way
6.	Saint Simon's Episcopal Church	RWD*	This dedication of the 25 foot radius returns at SW 34 Street and SW 110 Avenue; SW 34 Street and SW 109 Avenue; SW 110 Avenue and SW 35 Street and SW 109 Avenue and SW 35 Street (Commissioner Sen. Javier D. Souto's District 10)	This right-of-way is needed to satisfy a Chapter 28 requirement that property lines at street intersections should be rounded with a radius of twenty-five (25) feet

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
7.	Jose A. Garcia and Ileana Garcia	RWD*	A portion of SW 84 Street, from SW 54 Avenue East for 178 feet and the radius return thereof (Commissioner Xavier L. Suarez's District 7)	This right-of-way is needed to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
8.	PASADENA AT THE CALIFORNIA CLUB, LLC	RWD*	A portion of NE 215 Street, beginning approximately 1334 feet west of the center line of NE 10 Avenue West for approximately 1496 feet (Commissioner Barbara Jordan's District 1)	This right-of-way is needed to satisfy a RER Development Services Division to meet the ADA clearance requirements
9.	Palmetto Design Center, LLC	TSE*	An easement located at the west side of NW 87 Avenue approximately 563.77 feet north of the center line of NW 167 Street (Commissioner Barbara Jordan's District 1)	This Traffic Signal easement is needed to install, operate and maintain Traffic Signal equipment



Alina T. Hudak
Deputy Mayor



MEMORANDUM

(Revised)

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

DATE: June 2, 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)
6-2-15

RESOLUTION NO. R-491-15

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. Gilberto Aguila
2. Equality Development, Inc.
3. TRR EVERGLADES HOLDINGS, LLC
4. KENDALL RESIDENTIAL, LLC
5. Jason W. Lyden
6. Saint Simon's Episcopal Church
7. Jose A. Garcia and Ileana Garcia
8. PASADENA AT THE CALIFORNIA CLUB, LLC
9. Palmetto Design Center, LLC; and

WHEREAS, upon consideration of the recommendation of the Public Works and Waste Management Department, this 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 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 or other purposes other than as specifically set forth therein; and pursuant to Resolution No. R-974-09, (a) directs the County Mayor or County Mayor's designee to record the instruments of

conveyances accepted herein in the Public Records of Miami-Dade County and to provide a recorded copy of each instrument to the Clerk of the Board within 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 **José "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of June, 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 RIVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk



Approved by County Attorney as
to form and legal sufficiency.

Debra Herman

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS

Folio No. 30-4013-016-0020

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 21st day of November, A.D. 2014, by and between Gilberto Aguila, whose address is 2265 W. 78 St., Hialeah, Fl., party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The South 10 feet of the North 15 feet of Lot 2, Block 1, CORAL WAY HEIGHTS, according to the plat thereof, as recorded in Plat Book 14, Page 10, of the Public Records of Miami-Dade County, Florida.

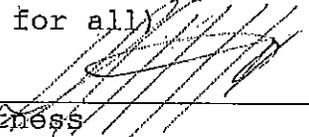
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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, his heirs and assigns, and they shall have the right to immediately re-possess the same.

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

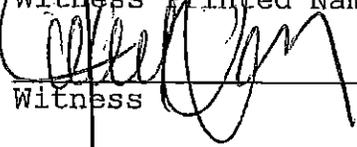
IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and seal, the day and year first above written.

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


Witness

Dalia Solaya
Witness Printed Name

Witness
Juan Carlos Hernandez
Witness Printed Name


Witness
Witness Printed Name

Witness
Witness Printed Name

B. Ruiz (Sign)

Gilberto Aguila
Printed Name

Address (if different)

(Sign)

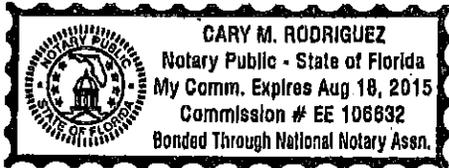
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 21st day of November, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Gilberto Aguila, 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.



Cary M. Rodriguez
Notary Signature
Cary M. Rodriguez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 8/18/15
Commission/Serial No. EE 106632

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.

Jean Monestime, Chairman

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. 30-4013-016-0020
GILBERTO AGUILA
SEC.: 54-40-13

Municipality: Coral Gables
 Commission District: Rebeca Sosa, 6

 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: December 15, 2014
 Prepared by: ym

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Return to:
Miami-Dade County Public Works and Waste Management Department
Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Damian Thomason
Fortin, Leavy, Skiles, Inc.
180 NE 168th Street
North Miami Beach, FL 33162
Folio No. 10-7908-000-0510
User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 1st day of OCTOBER, A.D. 2014, by and between Equality Development, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 280 SW 87th Ct., Miami, FL 33174, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

See Composite Exhibit "A" attached hereto

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

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

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

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

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

[Signature]
Witness

SEAR GUTIERREZ
Printed Name

[Signature]
Witness

Anabel Gutierrez
Printed Name

Equality Development, Inc.

[Signature] (Sign)
By: President

Abraham Leiva
Printed Name

Address if different

CORP SEAL

STATE OF Florida)
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 1 day of October, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Abraham Leiva who is personally known to me, or proven, by producing the following identification: _____ to be the President of Equality Development, Inc., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that Abraham Leiva 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.

Miriam Cabrera
Notary Signature
Miriam Cabrera
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 3/16/2017
Commission/Serial No. EE 863116

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.

Jean Monestime, Chairman

ATTEST: HARVEY RUVIN,

Approved as to form

Clerk of said Board

and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

SECTION 08, TOWNSHIP 57 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, N 01°03'00" W, 35.00 FEET; THENCE DEPARTING SAID EAST LINE, S 89°12'14" W, 30.00 FEET TO A POINT OF INTERSECTION OF THE EXISTING WEST RIGHT OF WAY LINE OF N.E. 15TH AVENUE AND NORTH RIGHT OF WAY LINE OF CAMPBELL DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF CAMPBELL DRIVE (ALSO KNOWN AS N.E. 8TH STREET AND S.W. 312TH STREET), S 89°12'14" W, 305.18 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, N 01°00'46" W, 5.00 FEET; THENCE DEPARTING SAID WEST LINE, ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE EXISTING NORTH RIGHT OF WAY LINE OF CAMPBELL DRIVE, N 89°12'14" E, 280.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE 39.38 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°15'13" AND A CHORD BEARING AND DISTANCE OF N 44°04'37" E, 35.43 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY OF N.E. 15TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY, S 01°03'00" E, 30.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1661.4 SQUARE FEET, MORE OR LESS.

PAGE 1 OF 2
LEGAL/SKETCH ONLY
-THIS IS NOT A BOUNDARY SURVEY-

SCALE: 1"=60'
DRAWN BY: ABT
DWG. No. 1305-100-53
PROJ. No. 1305-100-53

R/W DEDICATION
PARCEL 10-7908-000-0510

EXTREME SURVEYING OF FLORIDA, INC.

LB No. 7425
29340 RHODIN PLACE
WESLEY CHAPEL, FLORIDA 33545
PH. (813) 973-2092
EMail: alex@extreme-surveying.com
PROFESSIONAL SURVEYING AND MAPPING SERVICES



16

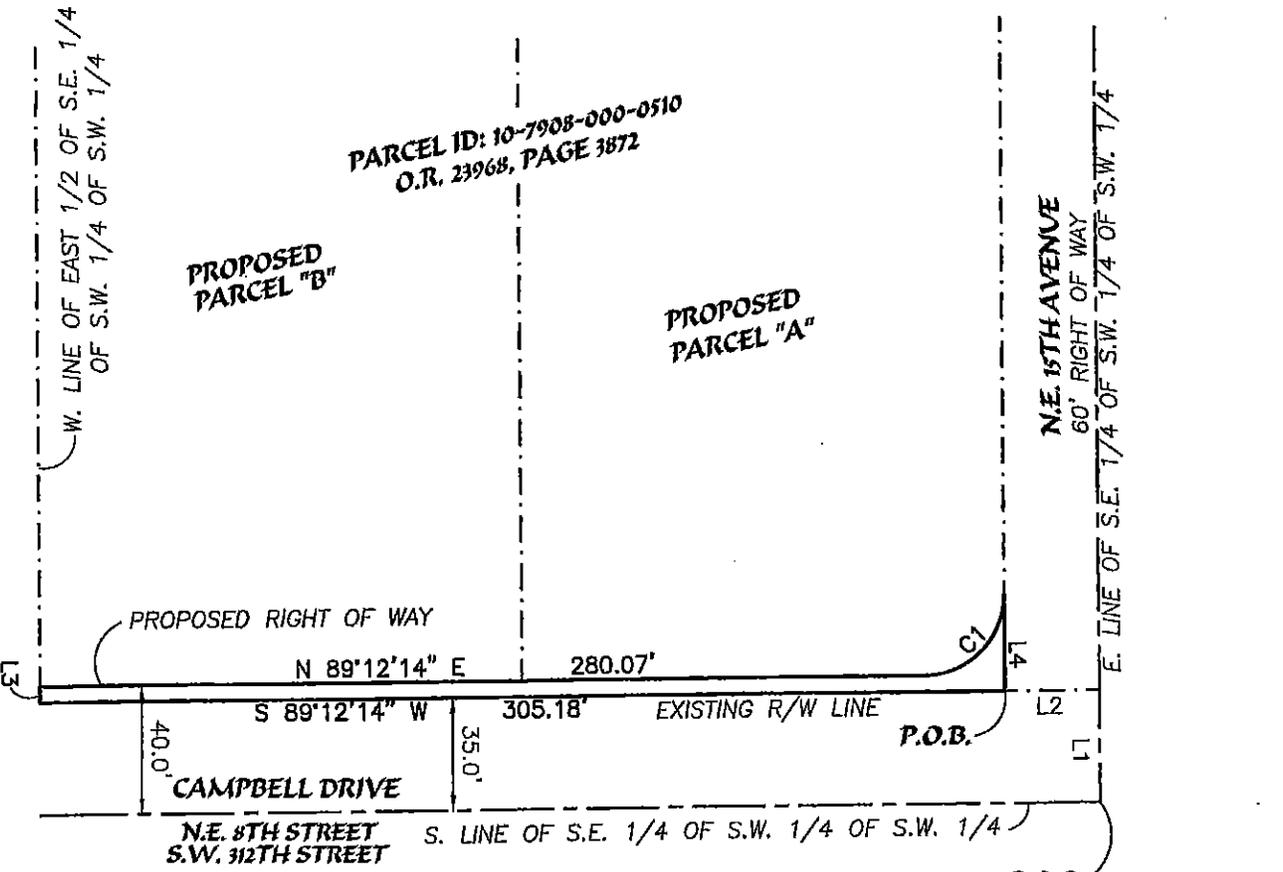
SECTION 08, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 MIAMI-DADE COUNTY, FLORIDA

1"=60'

PARCEL ID: 10-7908-000-0510
 O.R. 23968, PAGE 3872

PROPOSED
 PARCEL "B"

PROPOSED
 PARCEL "A"



LINE	BEARING	DISTANCE
L1	N 01°03'00" W	35.00'
L2	S 89°12'14" W	30.00'
L3	N 01°00'46" W	5.00'
L4	S 01°03'00" E	30.11'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.38'	35.43'	N 44°04'37" E	90°15'13"

SURVEYOR'S NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY. THIS IS A LEGAL AND SKETCH ONLY.
- 2) BEARINGS REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AS BEING N 01°03'00" W, PER GEODETIC BEARINGS, N.A.D. 1983 DATUM, 1990 ADJUSTMENT
- 3) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY

(Signature)
 Alex B. Thompson Jr. P.L.S.
 State of Florida No. 5318
 Registered Land Surveyor and Mapper
 Date Signed: 10-8-14

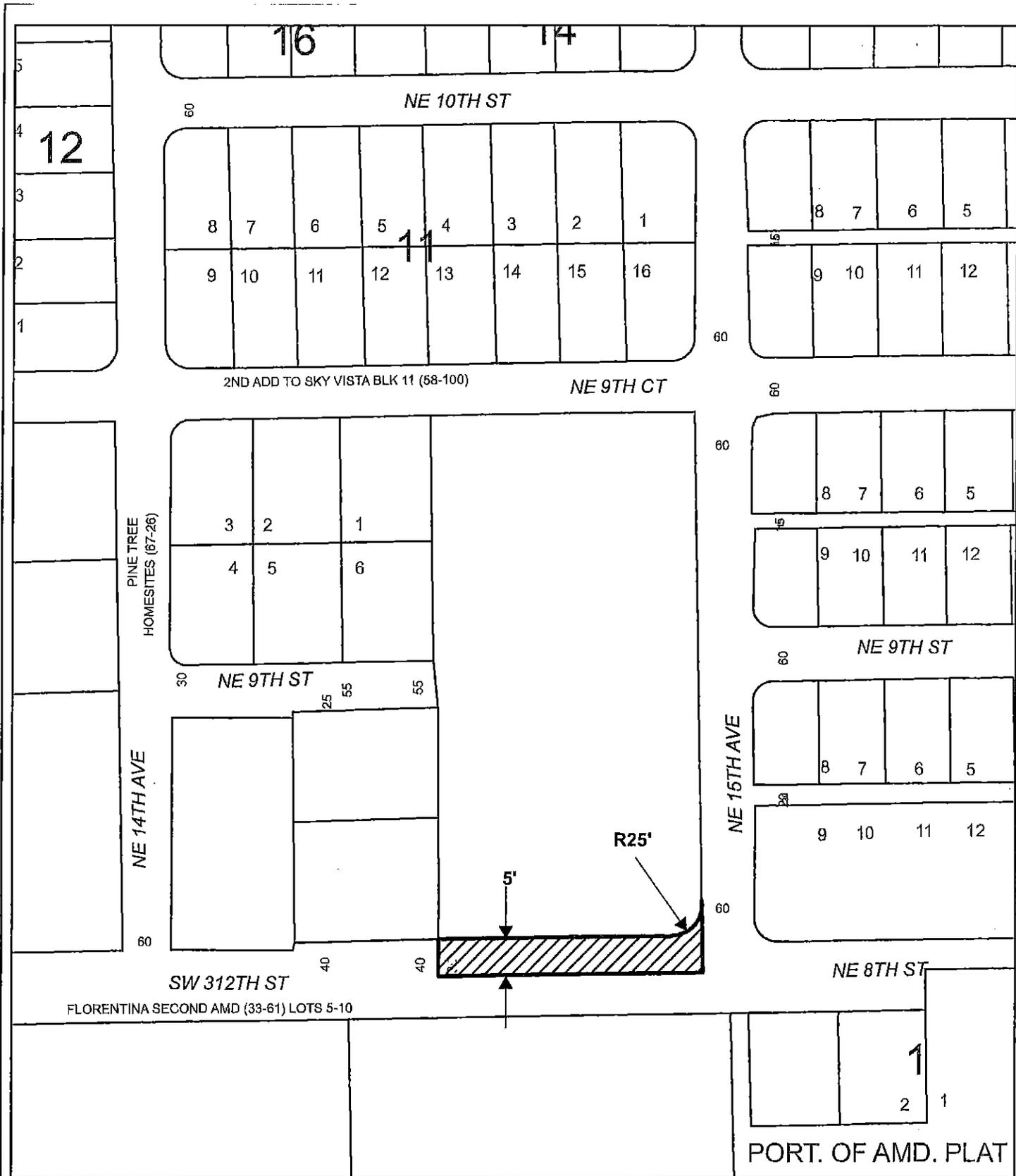
PAGE 2 OF 2
 LEGAL/SKETCH ONLY
 -THIS IS NOT A BOUNDARY SURVEY-

SCALE: 1"=60'
 DRAWN BY: ABT
 DWG. No. 1305-100-53
 PROJ. No. 1305-100-53

R/W DEDICATION
 PARCEL 10-7908-000-0510

EXTREME SURVEYING OF FLORIDA, INC.
 LB No. 7425
 29340 RHODIN PLACE
 WESLEY CHAPEL, FLORIDA 33545
 PH. (613) 873-2092
 EMail: alex@extreme-surveying.com
 PROFESSIONAL SURVEYING AND MAPPING SERVICES

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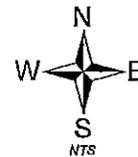


THIS IS NOT A SURVEY

Folio No. 10-7908-000-0510
 EQUALITY DEVELOPMENT, INC.
 SEC.: 57-39-08

Municipality: HOMESTEAD
 Commission District: Danella Levine Cava, 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: Rev. January 21, 2011
 Prepared by: ym

Return to:

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

Instrument prepared by:

Greg D. Wilfong for .
Kimley-Horn and Associates, Inc .
445 24TH Street, Suite 200 .
Vero Beach, Fl, 32960 .

Folio No. 01-4002-019-0020 .
User: Public Works Waste Management.

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

. THIS EASEMENT, Made this 25th day of August , A.D. 2014 ,
between TRR EVERGLADES HOLDINGS, LLC a limited liability company
under the laws of the State of Florida, and having its office and
principal place of business at 1175 NE 125th Street, Suite 102,
North Miami, Florida 33161, 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

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.

Printed Name

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

TRR Everglades Holdings LLC
Corporate Name - Printed

Mary Terakla
Witness

[Signature]
By: _____ President

MARY IZRAILOV
Printed Name

JAMES A. TATE
Printed Name

Dennis Paz
Witness

Address if different

Dennis Paz
Printed Name

By: _____ Secretary

Witness

Printed Name

Printed Name

Address if different

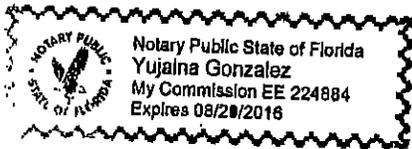
Witness

CORP SEAL

STATE OF Florida
COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 25th day of August, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____ and _____, personally known to me, or proven, by producing the following identification: James D. Tate to be the President and _____ Secretary of TRR Everglades Holdings LLC, 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 / 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.



Yujaina Gonzalez
Notary Signature

Yujaina Gonzalez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 8/20/2016

Commission/Serial No. EE 224884

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

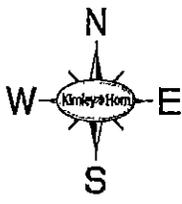
Deputy Mayor - Alina T. Hudak

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney



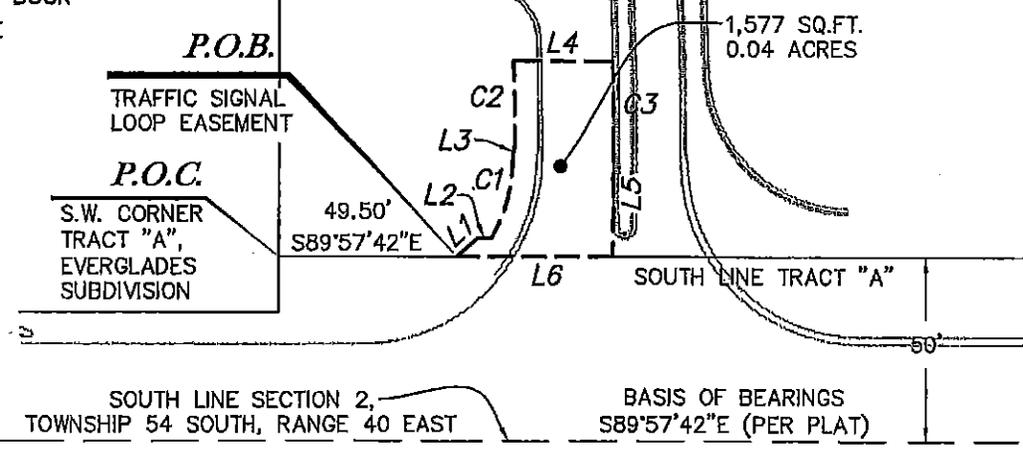
LEGEND

- EASEMENT LINE
- _____ PROPERTY LINE
- SECTION LINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PB PLAT BOOK
- PG PAGE

NOT PLATTED
PORTION OF SECTION 2,
TOWNSHIP 54 S., RANGE 40 E.

WEST LINE TRACT "A"

TRACT "A"
EVERGLADES
SUBDIVISION
PB 82, PG 91



S.W. 8TH STREET (S.R. 90)

SURVEYORS NOTES

- 1) THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
- 2) THE BEARING BASE FOR THIS SURVEY IS THE SOUTH LINE OF SECTION 2, TOWNSHIP 54 SOUTH, RANGE 40 EAST AS SHOWN ON THE PLAT OF EVERGLADES SUBDIVISION AS RECORDED IN PLAT BOOK 92, PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE. SAID LINE BEARS SOUTH 89°57'42" EAST
- 3) THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES. **Exhibit "A"**

This certifies that a legal description and sketch of the property described hereon was made under my supervision and that this legal description and sketch meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Subject to notes and notations shown hereon.
E.C. Demeter
 E.C. DEMETER, P.S.M. No. 6179
 DATE: **8-04-14**
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER ABOVE.

SHEET NUMBER	DATE
1	5/30/14
PROJECT NO.	047253587

LEGAL DESCRIPTION AND SKETCH
TRAFFIC SIGNAL LOOP EASEMENT

SCALE	1"=50'
DESIGNED BY	
DRAWN BY	PCS
CHECKED BY	ECD

Kimley»Horn
 © 2014 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM LB 698

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N51° 03' 07"E	7.81'
L2	S89° 51' 15"E	3.99'
L3	N09° 36' 29"E	3.04'
L4	S89° 41' 20"E	27.52'
L5	S00° 08' 45"W	29.42'
L6	N89° 57' 42"W	43.97'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	42.00'	031°25'48"	N15° 12' 21"E	22.75'	23.04'
C2	679.34'	001°57'31"	N00° 41' 20"W	23.22'	23.22'
C3	718.36'	001°52'38"	S00° 38' 42"E	23.53'	23.54'

Exhibit "A"

SHEET NUMBER 2	DATE 5/30/14	LEGAL DESCRIPTION AND SKETCH TRAFFIC SIGNAL LOOP EASEMENT	SCALE N/A	Kimley»Horn
	PROJECT NO. 047253587		DESIGNED BY ---	
			DRAWN BY PCS	© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM 18 696
			CHECKED BY ECC	

This document, together with the exhibits and designs presented thereto, is an instrument of service, to be recorded only for the specific purpose and effect for which it was prepared. Hence, it and any reference to this document, without further authorization and adoption by Kimley-Horn and Associates, Inc. shall be without effect. Kimley-Horn and Associates, Inc.
 Drawing name: K:\VRB_Survey\147253587-EVERGLADES LUMBER\CADD\NEW EASEMENTS\TRAFF SIG LOOP ESMT.dwg Boundary (2) May 30, 2014 11:40am by: Paul.Suthard

24

LEGAL DESCRIPTION
TRAFFIC SIGNAL LOOP
EASEMENT

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT "A" OF EVERGLADES SUBDIVISION, AS RECORDED IN PLAT BOOK 82, AT PAGE 91 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A";

THENCE, BEARING SOUTH 89°57'42" EAST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 49.50 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID SOUTH LINE, BEARING NORTH 51°03'07" EAST, A DISTANCE OF 7.81 FEET TO A POINT;

THENCE, BEARING SOUTH 89°51'15" EAST, A DISTANCE OF 3.99 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 31°25'48", A CHORD LENGTH OF 22.75 FEET BEARING NORTH 15°12'21" EAST;

THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.04 FEET TO A POINT;

THENCE, BEARING NORTH 09°36'29" EAST, A DISTANCE OF 3.04 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 679.34 FEET, A CENTRAL ANGLE OF 01°57'31", A CHORD LENGTH OF 23.22 FEET BEARING NORTH 00°41'20" WEST;

THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.22 FEET TO A POINT;

THENCE, BEARING SOUTH 89°41'20" EAST, A DISTANCE OF 27.52 FEET TO A POINT;

SAID POINT BEING THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 718.36 FEET, A CENTRAL ANGLE OF 01°52'38", A CHORD LENGTH OF 23.53 FEET BEARING SOUTH 00°38'41" EAST;

THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.54 FEET TO A POINT;

THENCE, BEARING SOUTH 00°08'45" WEST, A DISTANCE OF 29.42 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF TRACT "A";

THENCE, BEARING NORTH 89°57'42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 43.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 1,577 SQUARE FEET OR 0.04 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

Exhibit 'A'

SHEET NUMBER 3	DATE 5/30/14	LEGAL DESCRIPTION AND SKETCH TRAFFIC SIGNAL LOOP EASEMENT	SCALE N/A	Kimley»Horn
	PROJECT NO. 047253587		DESIGNED BY ---	
			DRAWN BY PGS	©2014 KIMLEY-HORN AND ASSOCIATES, INC. 448 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM LB 898
			CHECKED BY ECD	

This document, together with the concepts and design presented herein, are the intellectual property of Kimley-Horn and Associates, Inc. and are intended only for the specific purpose and client for which it was prepared. It is not to be used for any other purpose without the express written consent of Kimley-Horn and Associates, Inc. It shall be voided if used for any other purpose without the express written consent of Kimley-Horn and Associates, Inc.
 Drawing name: K:\VRB_Survey\147253587-EVERGLADES LUMBER\CADD\NEW EASEMENTS\TRAFF SIG LOOP ESMT.dwg Boundary (3) May 30, 2014 11:40am by: Paul.Suthord

25

Return to:

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

Instrument prepared by:

Michael L. Elion, Esq. – Florida Bar Number 0098390

Folio No. 30-4031-000-0120

User Department: Public Works and Waste Management

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

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

THIS INDENTURE, made this 19th day of September, A.D. 2014, by and between **KENDALL RESIDENTIAL, LLC**, a Florida limited liability company, whose address is 2090 Palm Beach Lakes Blvd., Suite 701, West Palm Beach, FL 33409, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

THE NORTH 5 FEET OF THE SOUTH THIRTY FEET OF THE EAST 210.00 FEET OF THE WEST 840.00 FEET OF THE SOUTH 208.00 FEET OF THE SOUTH ¼ OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; *PR.*

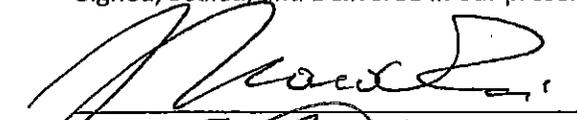
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

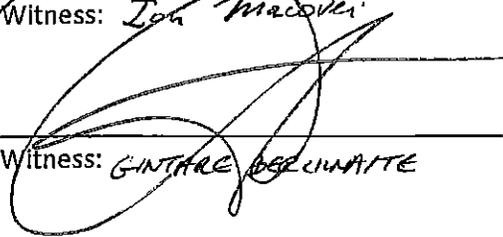
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its heirs and assigns, and it shall have the right to immediately repossess the same.

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

IN WITNESS WHEREOF, the said party of the first part, by its Manager, 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.



Witness: *John Macovei*


Witness: *GINTARE OSCEVIUTE*

KENDALL RESIDENTIAL, LLC


Andrius Pranskevicius, Manager

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I HEREBY CERTIFY, that on this 20th day of ~~SEPTEMBER~~ SEPTEMBER A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared ANDRIUS PRANSKEYICIUS and personally known to me or proven, by producing the following forms of identification: Manager to be the General Partner(s), duly authorized on behalf of HENDALL RESIDENTIAL LLC a FLORIDA limited partnership. Said General Partner(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

[Signature]

Notary Signature

MICHAEL L. ELION, ESQ.

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA



My commission expires: 9-13-2016

Commission/Serial No. 834744

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.

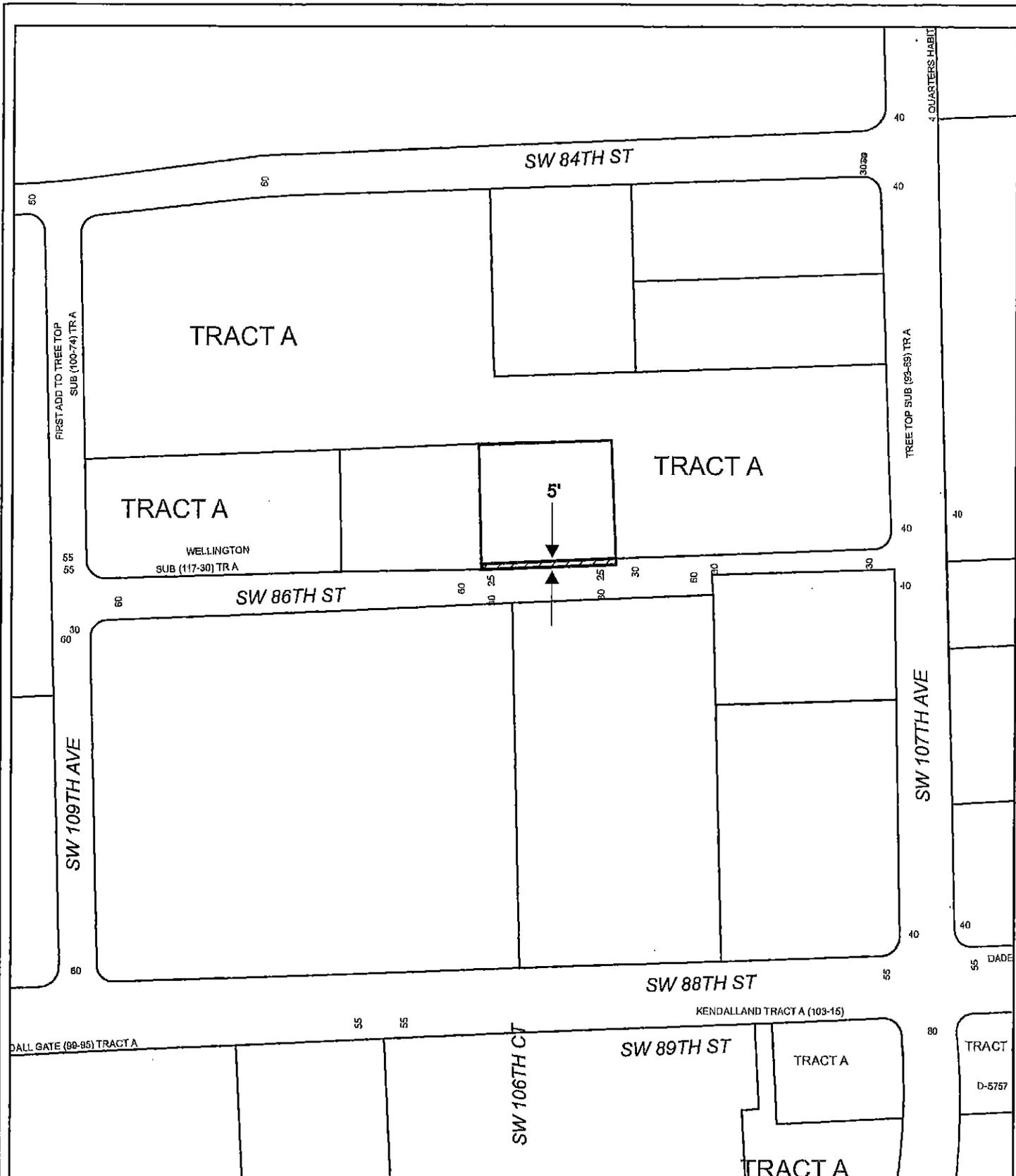
Jean Monestime, Chairman

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-4031-000-0120
 KENDALL RESIDENTAIL, LLC
 SEC.: 54-40-31

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Sen. Javier D. Souto, 10

 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: November 3rd, 2014
 Prepared by: yjn

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS

Folio No. 30-6919-000-0133

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 9th day of April, A.D. 2014, by and between Jason W. Lyden, whose address is 1380 S. Audubon Dr., Homestead, FL 33035, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The North 40 feet of the West ½ of the NW ¼ of the NW ¼ of the NE ¼ of Section 19, Township 56 South, Range 39 East.

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

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

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

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

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

[Signature]
Witness

Cory Dominguez
Witness Printed Name

Cecilia Redonda
Witness

Cecilia Redonda
Witness Printed Name

Witness

Witness Printed Name

Jason Lyden (Signature)
n)

Jason Lyden
Printed Name

1380 S. Audubon Dr., Homestead, FL
Address (if different) 33031

Approved by: [Signature]

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

I HEREBY CERTIFY, that on this 9 day of April, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jason Lyden, and _____, 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.



C. Mitchell
Notary Signature

C. Mitchell
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 25 March 2014
Commission/Serial No. EE 182858

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.

Jean Monestime, Chairman

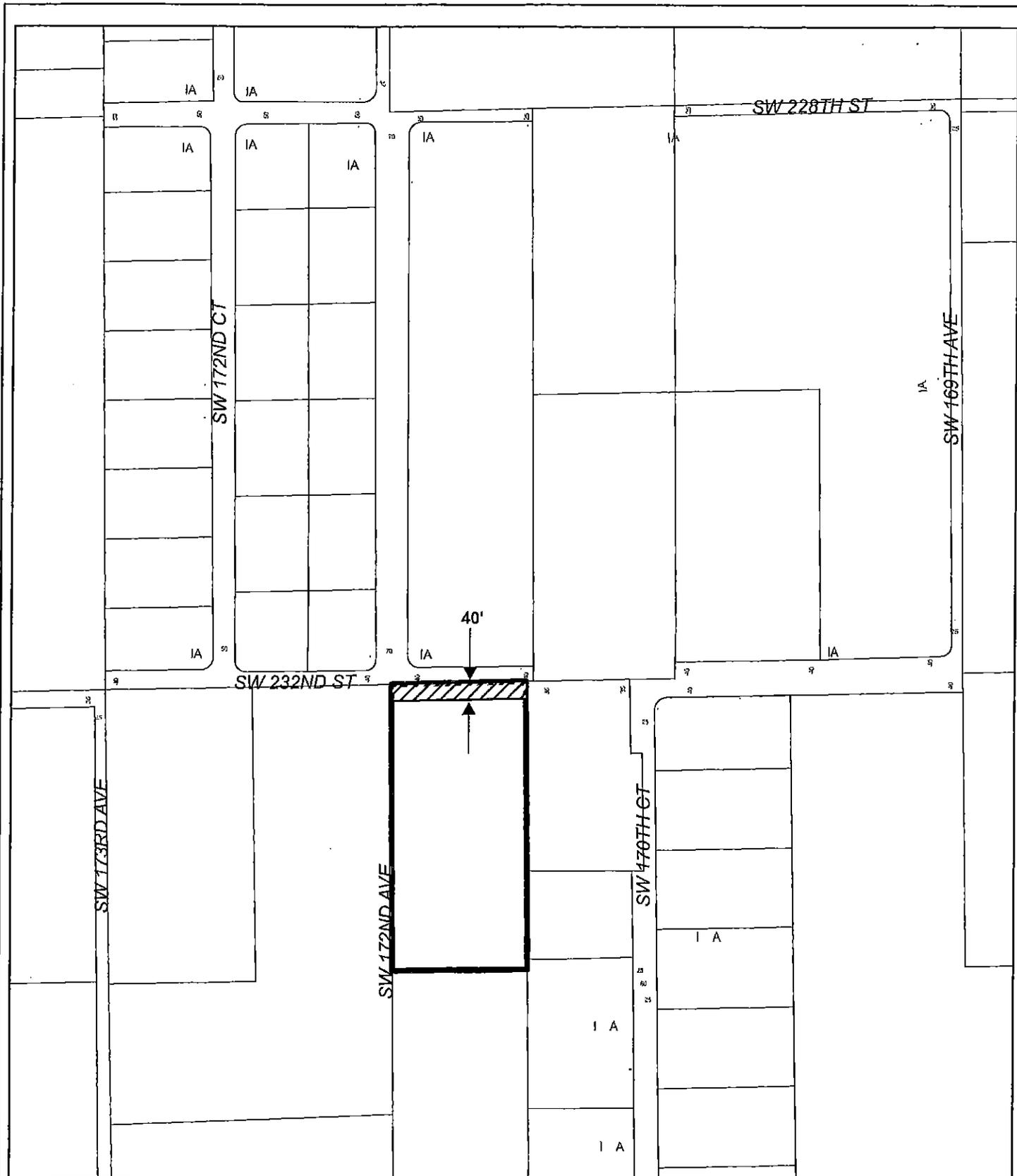
By: _____
Deputy Clerk

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. 30-6919-000-0133

JASON W. LYDEN

SEC.: 56-39-19

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: October 23, 2014
Prepared by: ym

Return to:

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

Instrument prepared by:

Patricia Rodriguez, P.E.

Folio No. 30-4018-000-0960

User Department: Public Works and Waste Management

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

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

THIS INDENTURE, Made this 26 day of May, A.D. 2014, by and between SAINT SIMON'S EPISCOPAL CHURCH, a corporation under the laws of the State of FLORIDA, and having its office and principal place of business at 10950 SW 34 ST MIAMI FL 33165, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

EXHIBIT "A" ATTACHED

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

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

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

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

Signed, Sealed, Attested and delivered in our presence:

(2 witnesses for each signature or for all)

[Signature]
Witness

LUIS A M RODRIGUEZ
Printed Name

[Signature]
Witness

Andrea Hoelscher
Printed Name

[Signature]
Witness

Idalmis Zayas
Printed Name

[Signature]
Witness

HENRY ALFONS
Printed Name

St. Simon's Episcopal Church
Name of Corporation

[Signature] (Sign)
By: President Rector

Carlos Sandoval
Printed Name

Address if different

[Signature] (Sign)
Attest: Parish Secretary

Carlotta Mendoza Pastorelli
Printed Name

Address if different

CORP SEAL

STATE OF Florida)

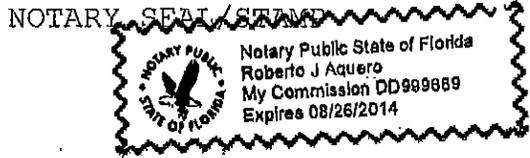
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 15th day of JUNE, 2014, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Carlos Sandoval and Carolina Mendoza, personally known to me, or proven, by producing the following identification: to be the Rector President and Parish Secretary of St. Simon's Episcopal Church, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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

[Signature]
Notary Signature

Roberto J. Agüero
Printed Notary Name



Notary Public, State of Florida

My commission expires: 8/26/2014

Commission/Serial No. DD 999689

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.

Jean Monestime, Chairman

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

Legal Description:

Those portions of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 54 South, Range 40 East, described as follows:

The area bounded by the south line of the north 25 feet and by the east line of the west 25 feet of said North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines;

And

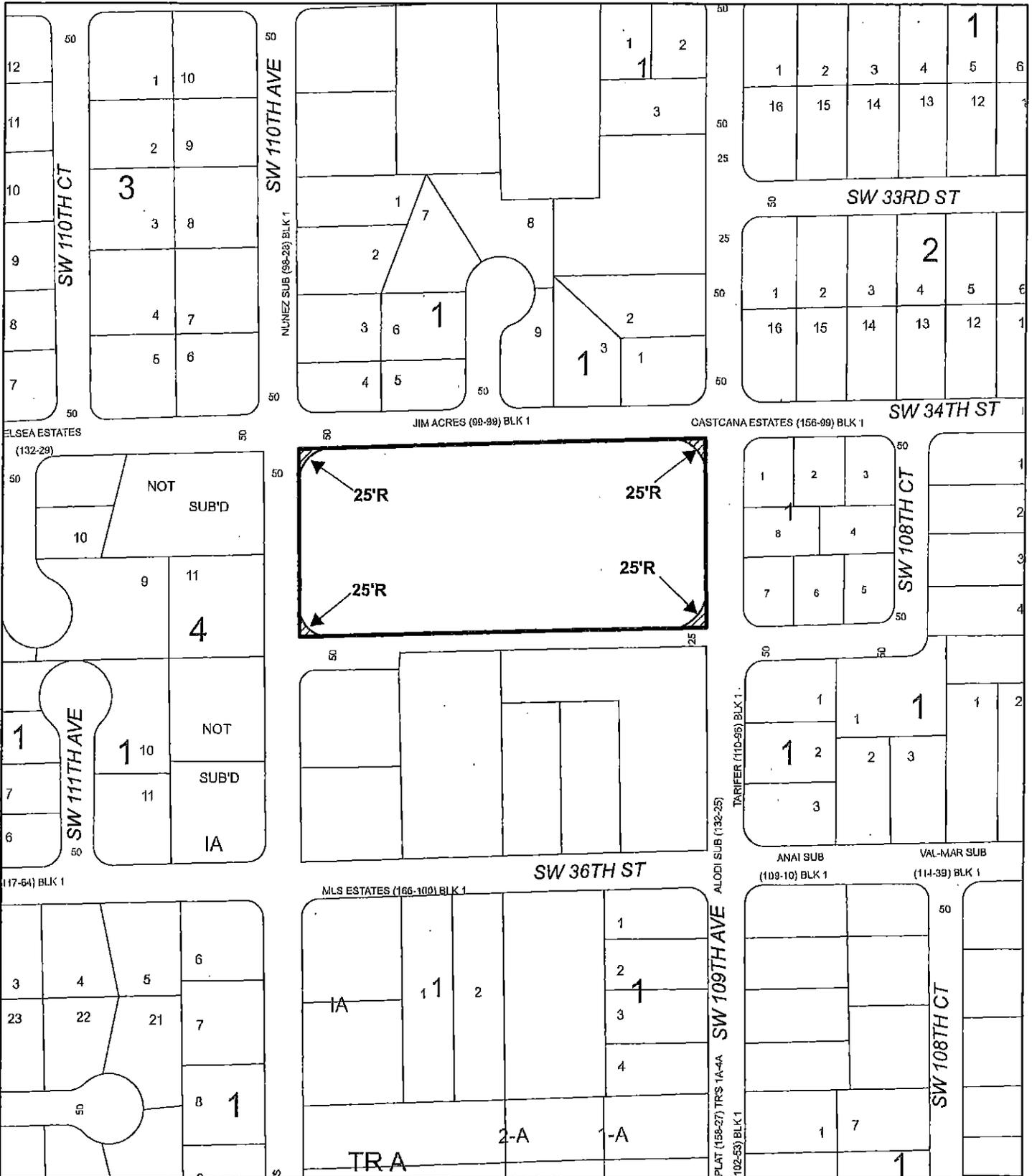
The area bounded by the south line the of the north 25 feet and by the west line of the east 25 feet of said North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines;

And

The area bounded by the north line the of the south 25 feet and by the west line of the east 25 feet of said North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines;

And

The area bounded by the north line the of the south 25 feet and by the east line of the west 25 feet of said North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.



THIS IS NOT A SURVEY
 Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Sen. Javier D Souto, 10

Folio No. 30-4018-000-0960
SAINT SIMON'S EPISCOPAL CHURCH, INC.
SEC.: 54-40-18

 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: August 19, 2014
 Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, PLS
Folio No. 30-4131-003-0560

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 _____ day of _____, A.D. 2014, by and between José A. García and Ileana García, whose address is 1120 Hardee Rd., Coral Gables, Florida 33142, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The north 5 feet of the west 178 feet of Lot 4, Block 3, of W.T. HARDEE'S SUBDIVISION, as recorded in Plat Book B, Page 50, of the Public Records of Miami-Dade County, Florida; and the area bounded by the west line of said Lot 4, by the south line of the north 5 feet of said Lot 4, and by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

PR

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)

William Morales
Witness

William Morales
Witness Printed Name

Milaida
Witness

Milaida
Witness Printed Name

William Morales
Witness

William Morales
Witness Printed Name

Milaida
Witness

Milaida
Witness Printed Name

José A. García (Sign)

José A. García
Printed Name

Address (if different)

Ileana García (Sign)

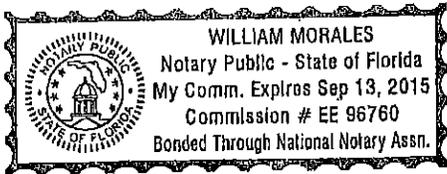
Ileana García
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 24 day of July, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jose Garcia, and Ileana Garcia, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL/STAMP

William Morales
Notary Signature
WILLIAM MORALES
Printed Notary Name

Notary Public, State of FLORIDA
My commission expires: Sep. 13, 2015
Commission/Serial No. EE 96760

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.

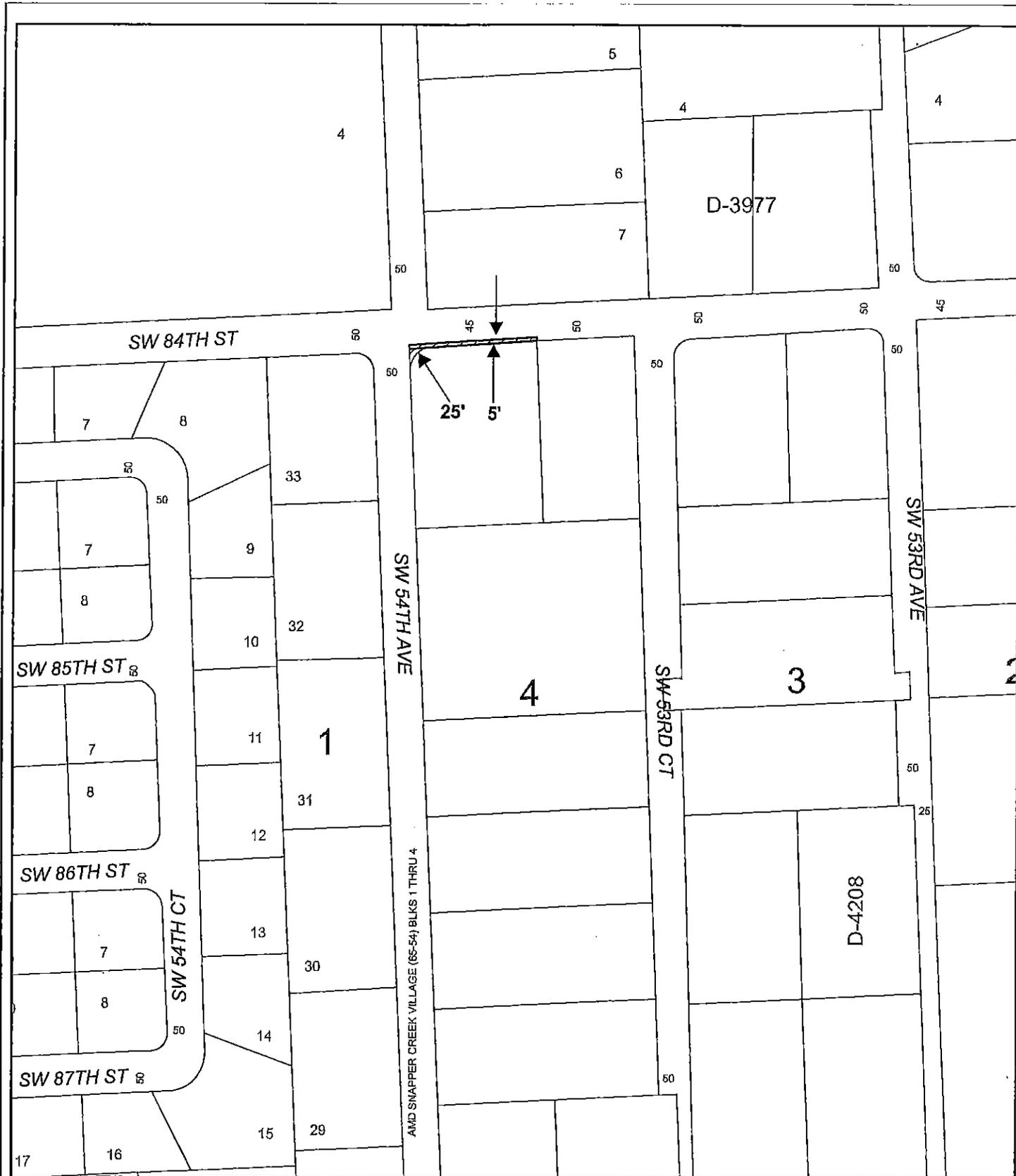
Jean Monestime, Chairman

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. 30-4131-003-0560

JOSE A. GARCIA AND ILEANA GARCIA

SEC.: 54-41-31

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: August 19, 2014
 Prepared by: ym

Return to:

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

Instrument prepared by:

Juan J. Mayol, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

30-1231-128-0010, 30-1231-001-0011 & 30-1231-127-0020

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

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

THIS INDENTURE, made this 17th day of DECEMBER A.D. 2014, by and between **PASADENA AT THE CALIFORNIA CLUB, LLC**, a limited liability company under the laws of the State of Florida, and having its office and principal place of business at 3350 Bridle Path Lane, Weston, Florida 33331, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

See Exhibit "A"

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

1/8

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.

[EXECUTION PAGES CONTINUE]

2/8

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 and Delivered in our presence:

PASADENA AT THE CALIFORNIA CLUB, LLC,
a Florida limited liability company

By: PASADENA COMMUNITIES INC.,
a Florida corporation, its Manager

R. P. Mick
Witness

By: [Signature]
Signature

R. P. Mick
Witness Printed Name

Robert B. Miller
Print

[Signature]
Witness

President
Title

BRIAN SELIGMAN
Witness Printed Name

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

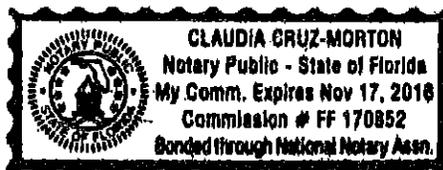
I HEREBY CERTIFY, that on this 17 day of December, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert Miller as President of PASADENA COMMUNITIES INC., a Florida corporation, as Manager of PASADENA AT THE CALIFORNIA CLUB, LLC, a Florida limited liability company, personally known to me, or proven, by producing the following methods of identification: _____ to be the persons 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
CLAUDIA CRUZ MORTON
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 11-17-18
Commission/Serial No. FF 170852



3/8

45

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.

Jean Monestime, Chairman

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

4/8

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EXHIBIT "A"

LEGAL DESCRIPTION:

THE NORTH 2.00 FEET OF TRACT "A", OF "WESTERN ELECTRIC SITE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, AT PAGE 70, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 2.00 FEET OF TRACT "B", OF "FOUNTAINS AT SAN SIMEON", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTH 2.00 FEET OF TRACT "A", OF "FOUNTAINS AT SAN SIMEON PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 167, AT PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL OF THE ABOVE DESCRIBED LAND BEING, SITUATED AND LYING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 2,991.14 SQUARE FEET OR 0.07 ACRES MORE OR LESS.

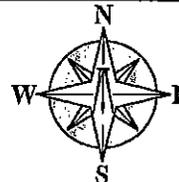
LEGEND

C/L - CENTER LINE
S.F. - SQUARE FEET
P.B. - PLAT BOOK
PG. - PAGE
R/W - RIGHT-OF-WAY

6/8

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

Project No.:	PASADENA AT CALIFORNIA CLUB	
Drawn by: R.R.	2' R/W DEDICATION	Date: 11/13/2014
Approved by: R.R.	SHEET 2 OF 4	Scale: N/A



RICARDO RODRIGUEZ, P.S.M.
LAND SURVEYOR, LAND PLANNER
LAND DEVELOPMENT CONSULTANT
13712 SW 145th COURT
MIAMI, FLORIDA 33186
Call: 786.307.3911
Fax: 305.258.6511
ricardo.psm@wmr.com

GRAPHIC SCALE

EXHIBIT "A"



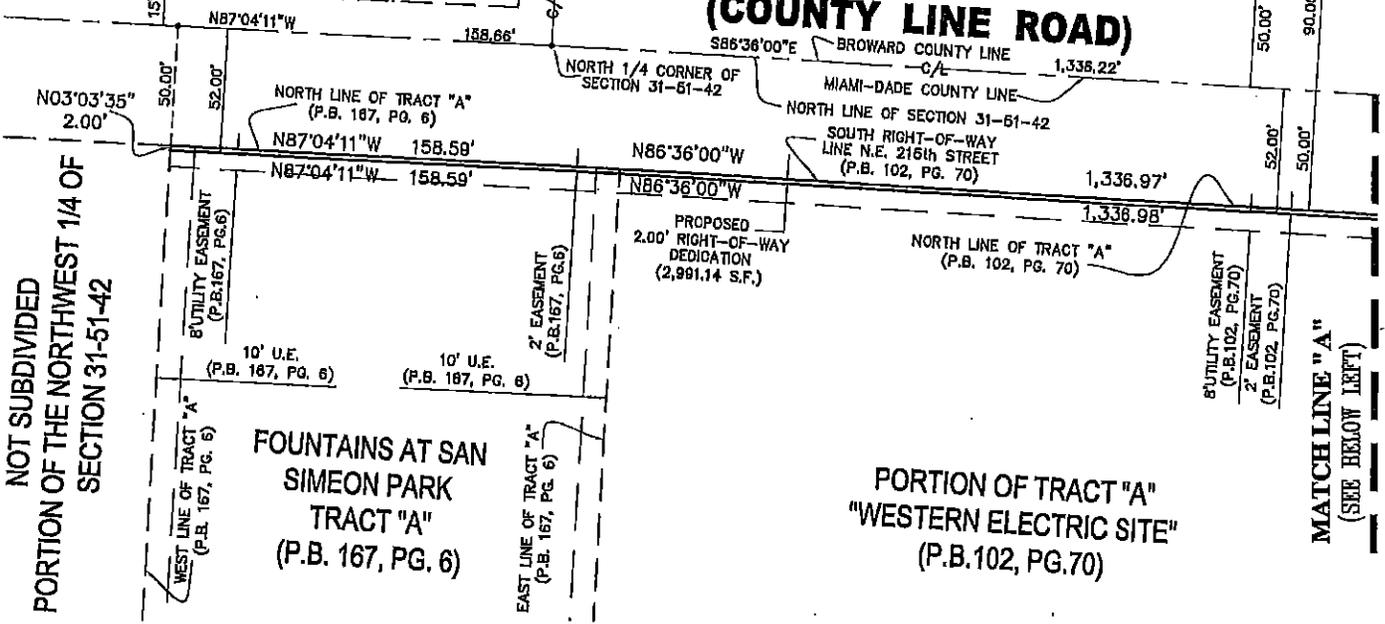
(IN FEET)
1 inch = 80 feet

HOLLYWOOD RIDGE FARMS
(P.B. 2, PG. 16)
BROWARD COUNTY

S.W. 48th AVENUE

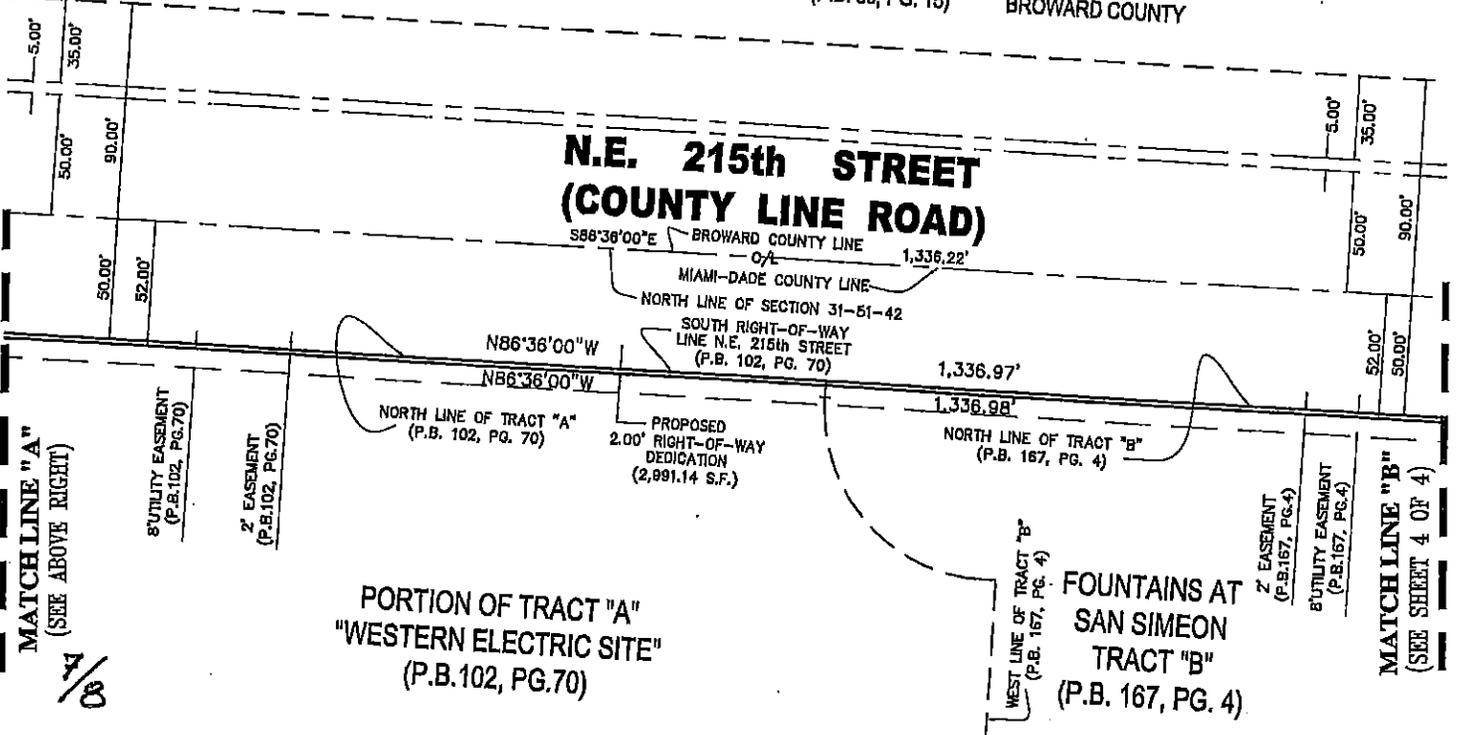
SECTION THREE
(P.B. 35, PG. 15)
BROWARD COUNTY

**N.E. 215th STREET
(COUNTY LINE ROAD)**



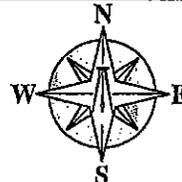
LAKE FORREST SECTION THREE (P.B. 35, PG. 15) BROWARD COUNTY

**N.E. 215th STREET
(COUNTY LINE ROAD)**



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Project No.:	PASADENA AT CALIFORNIA CLUB	
Drawn by: R.R.	2' R/W DEDICATION	Date: 11/13/2014
Approved by: R.R.	SHEET 3 OF 4	Scale: AS SHOWN



RICARDO RODRIGUEZ, P.S.M.
LAND SURVEYOR, LAND PLANNER
LAND DEVELOPMENT CONSULTANT
13712 SW 145th COURT
MIAMI, FLORIDA 33186
Cell: 788.307.3948
Fax: 305.256.6524
ricardo.psm5936@att.net

GRAPHIC SCALE

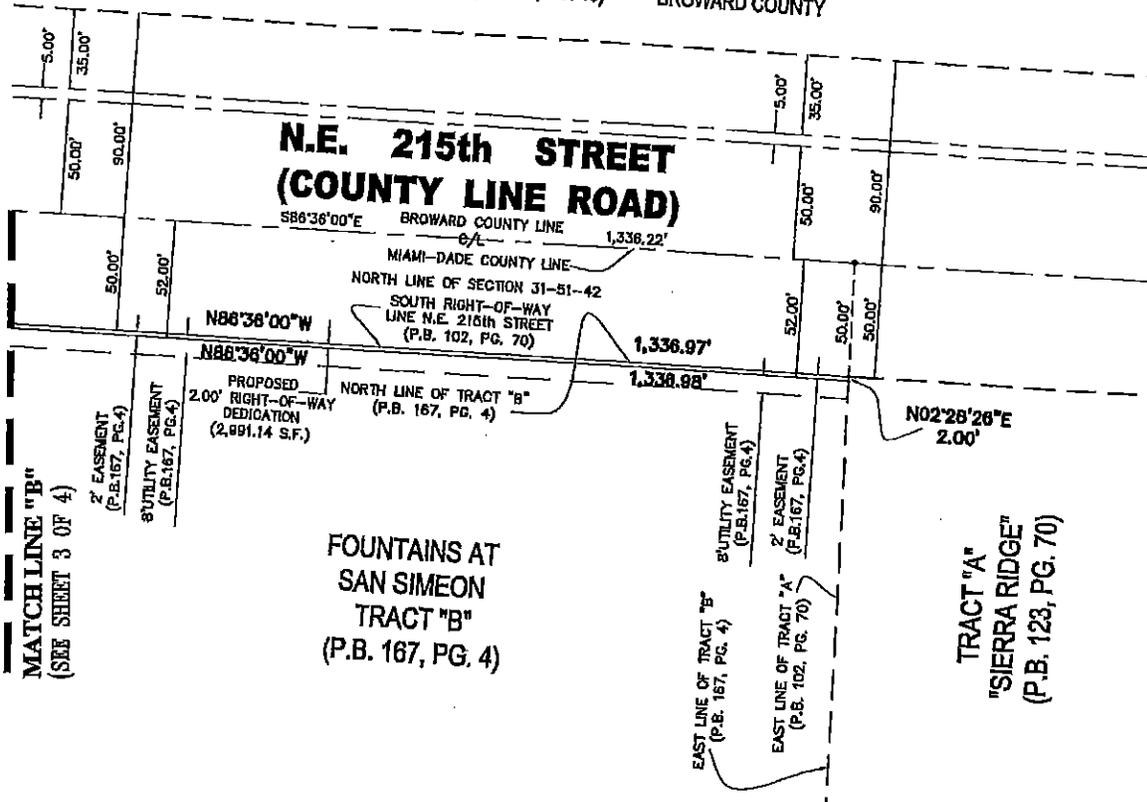


(IN FEET)

1 inch = 80 feet

EXHIBIT "A"

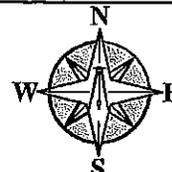
LAKE FORREST SECTION THREE (P.B. 35, PG. 15) BROWARD COUNTY



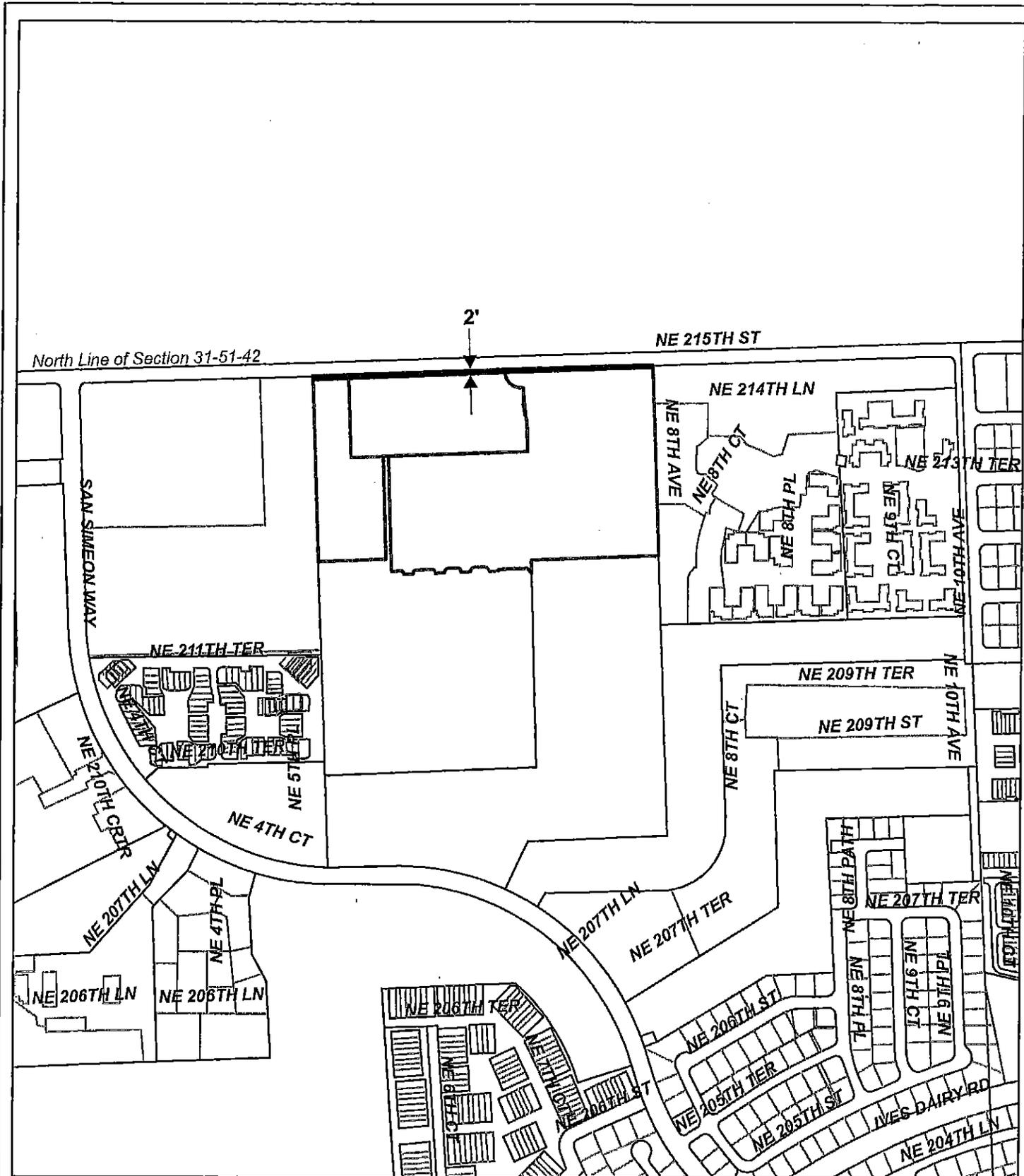
8/8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

Project No.: PASADENA AT CALIFORNIA CLUB		
Drawn by: R.R.	2' R/W DEDICATION	Date: 11/13/2014
Approved by: R.R.	SHEET 4 OF 4	Scale: AS SHOWN



**RICARDO
RODRIGUEZ, P.S.M.**
LAND SURVEYOR, LAND PLANNER
LAND DEVELOPMENT CONSULTANT
13712 SW 145th COURT
MIAMI, FLORIDA 33188
Call: 305.343.6700
Fax: 305.258.6524
ricardo@transflorida.net



THIS IS NOT A SURVEY

Folio No. 30-1231-128-0010
 30-1231-001-0011
 30-1231-127-0020

PASADENA AT THE CALIFORNIA CLUB, LLC
 SEC.:31-51-42

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Barbara J. Jordan, 1

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: January 7, 2016
 Prepared by: ym

Return to:

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

Folio No. 30-2108-004-0120 .
User: Public Works & W. Management .

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this _____ day of _____, A.D. 20____, between PALMETTO DESIGN CENTER, LLC, a corporation under the laws of the State of FLORIDA, and having its office and principal place of business at 17071 WEST DIXIE HIGHWAY, NORTH MIAMI, 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

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).

x [Signature]
Witness

Dina Winer
Printed Name

[Signature]
Witness

TARA PANACEAU
Printed Name

x [Signature]
Witness

Dina Winer
Printed Name

[Signature]
Witness

TARA PANACEAU
Printed Name

Palmetto Design Center UC
Corporate Name - Printed

[Signature]
By: President MANAGER

Alan S. HICKEN
Printed Name

Address if different

[Signature]
By: Secretary

Andrew Verzura
Printed Name

Address if different

CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI DADE)

I HEREBY CERTIFY, that on this 30 day of OCTOBER, A.D. 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Andy VERZURA and ALAN MACKEN, personally known to me, or proven, by producing the following identification: _____ to be the _____ President and _____ Secretary of _____ Manager Manager, 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 / 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

JENETTA A TELLIAN
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: 10/31/2016

Commission/Serial No. EE848321

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

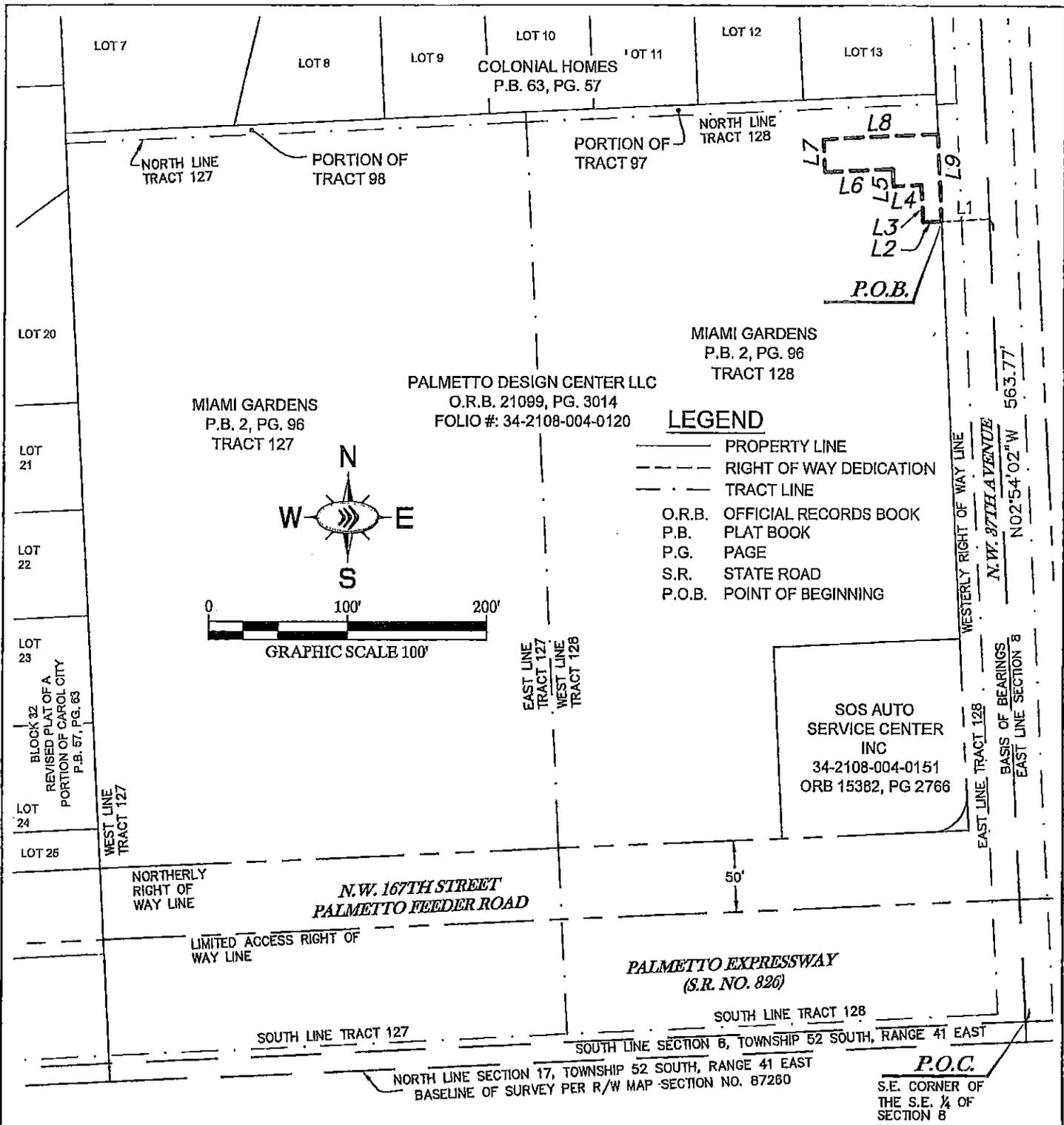
Deputy Mayor/Alina T. Hudak

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney



SURVEYORS NOTES

1. THIS IS A SKETCH OF LEGAL DESCRIPTION ONLY, NOT A BOUNDARY RETRACEMENT SURVEY.
2. REFER TO THE ALTA SURVEY PERFORMED BY KIMLEY-HORN AND ASSOCIATES, INC., JOB NO. 147253616, DATED 4-18-13.
3. THE BEARING BASE FOR THIS LEGAL DESCRIPTION IS THE EAST LINE OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 41 EAST. SAID LINE HAVING A BEARING OF N02°54'02"W.
4. THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES

Exhibit "A"

This certifies that a legal description and sketch of the property described hereon was made under my supervision and that this legal description and sketch meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Subject to notes and notations shown hereon.

E.C. Demeter
 E.C. DEMETER, P.S.M. No. 5179

DATE: 10-2-14

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

SHEET NUMBER	DATE
1	10/2/2014
OF	PROJECT NO.
3	147253616

**SIGNAL POLE EASEMENT
 PALMETTO DESIGN CENTER**

SCALE	1"=100'
DESIGNED BY	
DRAWN BY	PCS
CHECKED BY	ECD

Kimley»Horn
 ©2014 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM

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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S87° 05' 58"W	35.00'
L2	S87° 05' 58"W	12.00'
L3	N02° 54' 02"W	26.07'
L4	S87° 05' 58"W	20.00'
L5	N02° 54' 02"W	12.07'
L6	S87° 17' 14"W	49.87'
L7	N02° 54' 02"W	23.00'
L8	N87° 17' 14"E	81.87'
L9	S02° 54' 02"E	61.03'

Exhibit "A"

SHEET NUMBER 2 OF 3	DATE 10/2/2014	SIGNAL POLE EASEMENT PALMETTO DESIGN CENTER	SCALE N/A	Kimley»Horn
	PROJECT NO. 147253616		DESIGNED BY ----	
			DRAWN BY PCS	
			CHECKED BY ECD	

This document, together with the concepts and designs presented herein, is an instrument of service, to be used only for the specific purpose and client for which it was prepared. Review of and hereafter reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without effect. Drawing name: K:\VRB_Survey\147253616 - MIAMI GARDENS(PALMETTO)\CADD\SIGNAL POLE EASEMENT.dwg BOUNDARY Oct 02, 2014 12:37pm by: paul.sulthord

57

LEGAL DESCRIPTION
SIGNAL POLE EASEMENT

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT 128, PLAT OF MIAMI GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 96 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 41 EAST, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CORRIDOR MAP SECTION NO. 87260;

THENCE, BEARING NORTH 02°54'02" WEST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 563.77 FEET TO A POINT;

THENCE, LEAVING SAID EAST LINE, BEARING SOUTH 87°05'58" WEST, A DISTANCE OF 35.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 87°05'58" WEST, A DISTANCE OF 12.00 FEET TO A POINT;

THENCE, BEARING NORTH 02°54'02" WEST, A DISTANCE OF 26.07 FEET TO A POINT;

THENCE, BEARING SOUTH 87°05'58" WEST, A DISTANCE OF 20.00 FEET TO A POINT;

THENCE, BEARING NORTH 02°54'02" WEST, A DISTANCE OF 12.07 FEET TO A POINT;

THENCE, BEARING SOUTH 87°17'14" WEST, A DISTANCE OF 49.87 FEET TO A POINT;

THENCE, BEARING NORTH 02°54'02" WEST, A DISTANCE OF 23.00 FEET TO A POINT;

THENCE, BEARING NORTH 87°17'14" EAST, A DISTANCE OF 81.87 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 37TH AVENUE;

THENCE, BEARING SOUTH 02°54'02" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 61.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 2,580 SQUARE FEET OR 0.06 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

Exhibit "A"

SHEET NUMBER 3 OF 3	DATE 10/2/2014	SIGNAL POLE EASEMENT PALMETTO DESIGN CENTER	SCALE N/A	 ©2014 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM 48 658
	PROJECT NO. 147253616		DESIGNED BY	
			CHECKED BY ECD	