

MEMORANDUM

Agenda Item No. 8(N)(5)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 7, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting conveyances of nine property interests for road right-of-way purposes to Miami-Dade County, Florida; and authorizing the Chairperson or Vice-Chairperson to execute the instruments of conveyance

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Transportation, Mobility and Planning Committee.




Geri Bonzon-Keenan
County Attorney

GBK/jp

Date: July 7, 2022

To: Honorable Chairman Jose “Pepe” Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

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

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances. Once these conveyances are accepted by the Board, the Right-of-Way Deeds will be recorded in the Public Records of Miami-Dade County. The grantors’ names, property locations, and reasons for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyances are estimated to be \$307.97.

Recommendation

The attached nine instruments are being forwarded as one resolution for approval by the Board. The Department of Transportation and Public Works (DTPW) needs the property interests from various entities for road purposes and recommends that the Board accept the conveyances. The proposed conveyances are attached hereto as Exhibit 1 and are further described below.

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 of accepting these conveyances is approximately \$307.97 annually for maintenance costs associated with the subject rights-of-way being included in the DTPW inventory. These costs will be funded through DTPW’s General Fund allocation.

Track Record/Monitor

DTPW is the entity overseeing this project and the person responsible for monitoring these acquisitions is Ms. Maria D. Molina, P.E., Chief, Right-of-Way Division.

Delegated Authority

The resolution delegates authority for the Chairperson or Vice Chairperson of this Board to execute the acceptances of the instruments of conveyances. Furthermore, the County Mayor or County Mayor’s designee is directed to record the instruments of conveyances accepted therein in the Public Records of Miami-Dade County

Background

These conveyances are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards. The individual sites are listed below outlining the specific requirement for each.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Rasta Village, Inc.	RWD*	A portion of NW 14 Court, from NW 79 Street North for 85 feet (Commissioner Keon Hardemon, District 3)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
2.	IRE HOMES, LLC	RWD*	A portion of SW 118 Court, from SW 220 Street North for 150 feet, and the 25-foot-radius return at the NE corner of the intersection of SW 118 Court and SW 220 Street (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3.	BAC FUNDING CORPORATION	RWD	A 25-foot radius return at the intersection of NW 21 Avenue and NW 68 Terrace (Commissioner Keon Hardemon, District 3)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet.
4.	Lisa Rezende	RWD*	A portion of SW 248 Street, from approximately 165 feet east of SW 164 Avenue, East for approximately 165 feet (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
5.	Sovereign Construction Group LLC	RWD*	A 25-foot radius return at the intersection of SW 188 Avenue and SW 354 Street (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
6.	SUEBERT CORPORATION	TSE*	A portion of Tract A, Regency Place, as recorded in Plat Book 172, Page 78, located south of the south right of way line of SW 104 Street, east of SW 79 Avenue (Commissioner Raquel A. Regalado, District 7)	This traffic signal easement is needed in order to install a traffic signal and ancillary equipment in this intersection.
7.	HP 5550 LLC	RWD*	A 25-foot-radius return at the intersection of SW 56 Avenue and SW 74 Street (Commissioner Raquel A. Regalado, District 7)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25)
8.	Edmundo Gonzalez and Christianne N. Lloveras	RWD*	A portion of SW 88 Street, from 221.2 feet West of Old Cutler Road West for 207.50 feet (Commissioner Raquel A. Regalado, District 7)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way.
9.	Charles Raymond Burr & Idena Burr	RWD*	A portion of SW 127 Avenue, from SW 216 Street, from SW 127 Avenue West for 668.86 feet, and a radius return thereof (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of- way.



Jimmy Morales
Chief Operations Officer

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-3111-037-0010
User Department: DTPW

**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 8 day of Sept., A.D. 2021, by and between Rasta Village, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 1441 NW 79 Street, Miami, FL 33147, 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:

That portion of Tract 1-A, of REVISED PLAT OF LITTLE RIVER TERRACE, according to the plat thereof, as recorded in Plat Book 35, at Page 50, of the Public Records of Miami-Dade County, Florida, all lying in Section 11, Township 53 South, Range 41 East, Miami-Dade County, Florida, and being described as follows:

The East 11 feet of said Tract 1-A, less the South 15 feet thereof; and the external area of a 25-foot-radius circular curve concave to the Northwest and tangent to the North line of the South

15 feet of said Tract 1-A and the West line of the East 11 feet of said Tract 1-A.

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

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

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

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

Signed, Sealed, Attested and delivered in our presence:

(2 witnesses for each signature or for all).

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

STATE OF Florida)

COUNTY OF Miami-Dade) SS

Rasta Village, Inc.

Name of Corporation

Stenneth E. Scarlett (Sign)

By: SS President

Stenneth E. Scarlett
Printed Name

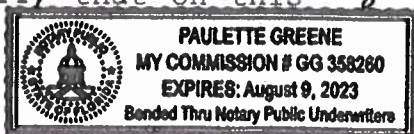
144 N.W. 79 St
Address if different

J. S. White (Sign)
Attest: SS Secretary

Printed Name

Address if different

I HEREBY CERTIFY, that on this 8 day of Sept 2021,



Paulette Greene

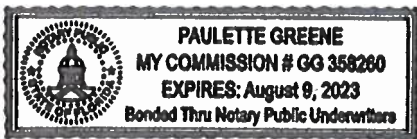
A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of [☒]physical or [☐]online notarization STENNETH SCARLETT and JADA WHITE, personally known to me, or proven, by producing the following identification: _____ to be the _____ President and _____ Secretary of Rasta Village, 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 _____ executed said instrument acting under the authority duly vested by said corporation.

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

Paulette Greene
Notary Signature

Paulette Greene
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 8-8-2023

Commission/Serial No. 356260

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

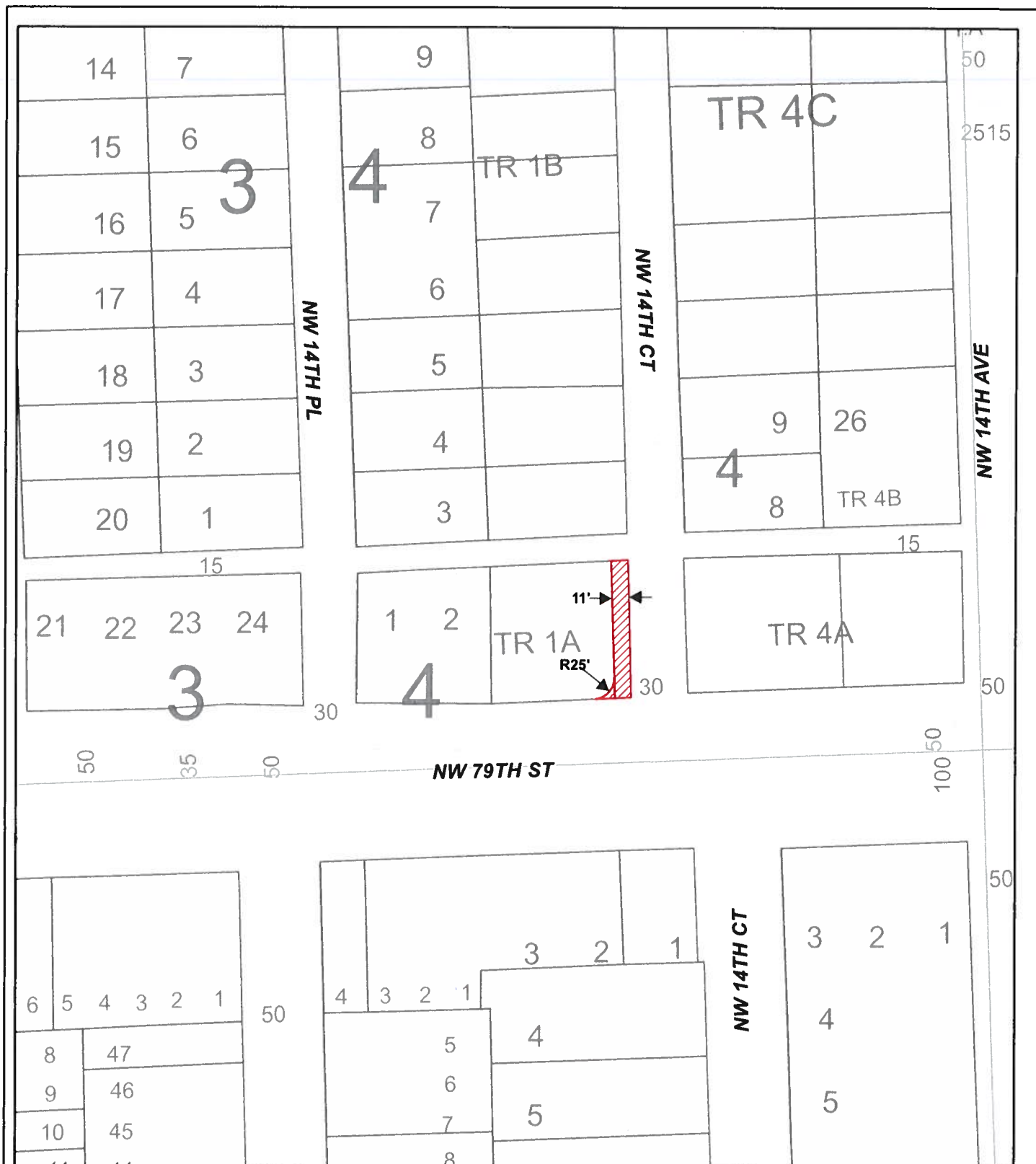
Chairman of the Board of
County Commissioners

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.30-3111-037-0010

RASTA VILLAGE, INC.

SEC.11-53-41

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Keon Hardemon 3

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4413 FAX (305) 375-2825



Date: September 8, 2021
Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey Whitmore, PSM
Folio No. 30-6913-002-0120
User Department: DTPW

**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 9 day of SEPTEMBER A.D. 2021, by and between IRE HOMES LLC, a Florida limited liability company, whose Post Office Address is 14200 SW 286 St, Homestead, FL 33033, 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 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 and the West 5 feet of Lot 21, Block 1, RANDOLPH'S ADDITION TO GOULDS FLORIDA, according to the Plat thereof, as recorded in Plat Book 6, at Page 52, of the Public Records of Miami-Dade County, Florida, and the area bounded by the East line

of the West 5 feet of said Lot 21, the North line of the South 10 feet of said Lot 21, and a 25-foot-radius curve concave to the Northeast, said curve being tangent to both of the last described lines.

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

It is expressly provided that if and when 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 Member(s), has caused these presents to be signed for and on its behalf, the day and year first above written.

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

Witness

Bryan Castro
Witness Printed Name

Witness

Saidi Padron
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

IRE HOMES LLC

Name of LLC

By: Member

Ryonda A. Arac
Printed Name

14200 SW 28th St Hialeah, FL 33033
Address (if different)

(Sign)

(Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 9th day of September, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Raymundo A. Aranz and N/A personally known to me, or proven, by producing the following forms of identification: FLDL AB15-721-PT-22A-6 to be the Member(s) duly authorized on behalf of IRE HOMES LLC, a Florida limited liability company. Said Member(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.



FRANK PADRON
Commission # GG 953806
Expires March 16, 2024
Bonded Thru Budget Notary Services

Notary Signature

Frank Padron

Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: March 16, 2024

Commission/Serial No. GG953806

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

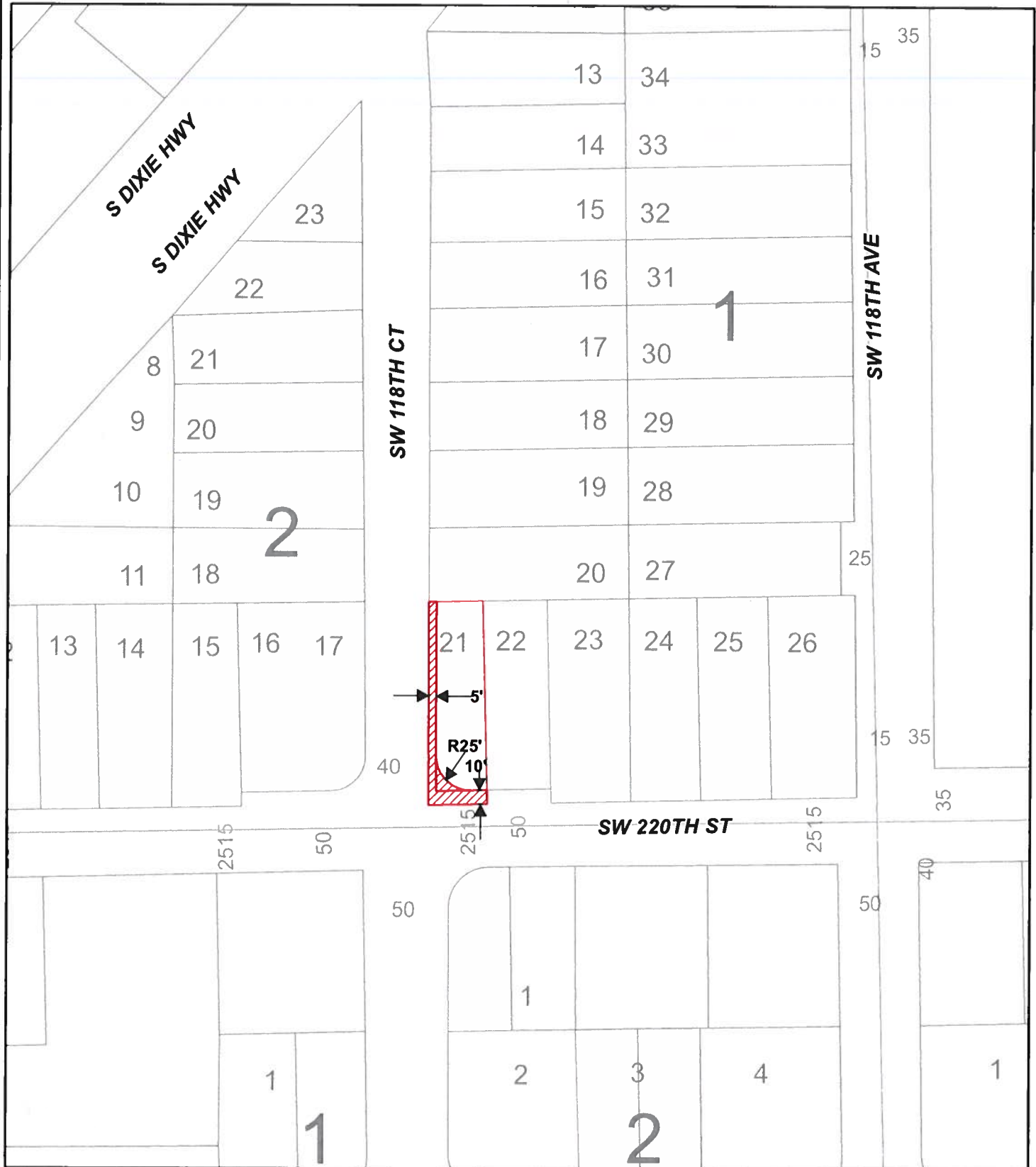
Chairman of the Board of County Commissioners

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 No30-6913-002-0120
IRE HOMES, LLC
SEC.13-56-39

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date: September 15, 2021
 Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-3115-020-0190
User Department: DTPW

**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 23rd day of August, A.D. 2021, by and between **BAC Funding Corporation**, a corporation under the laws of the State of Florida, and having its office and principal place of business at **6600 NW 27th Avenue, Miami, FL 33147**, 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:

That portion of Lot 6, Block 6, ORANGE RIDGE, according to the Plat thereof, as recorded in Plat Book 4, at Page 129, of the Public Records of Miami-Dade County, Florida, bounded by the North line of said Lot 6, the West line of said Lot 6, and a 25-foot-radius curve concave to the Southeast, said curve being tangent to both of the last described lines.

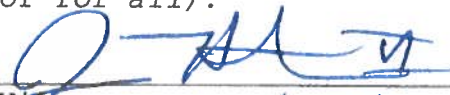
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

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

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

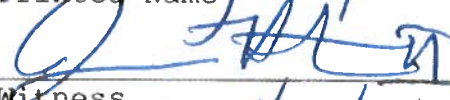
Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).


Witness

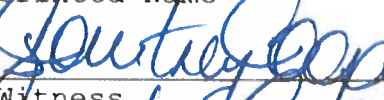
Sessie Houston
Printed Name


Witness

Sautter Cooper
Printed Name


Witness

Sessie Houston
Printed Name


Witness

Sautter Cooper
Printed Name

BAC Funding Corporation

Name of Corporation

 (Sign)

By: Ronald Frazier- Chairman

Ronald E Frazier
Printed Name

Address if different

 (Sign)

Attest: Otto Latimer - Secretary

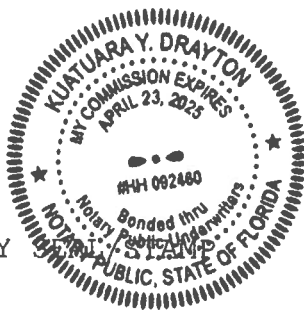
Otto Latimer
Printed Name

Address if different

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

I HEREBY CERTIFY, that on this 23rd day of August, A.D. **2021**, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of ☒ physical or ☐ online notarization Ronald Frazier and Otto Latimer, personally known to me, or proven, by producing the following identification: personally known to be the President and Secretary of **BAC Funding Corporation**, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that THEY executed said instrument acting under the authority duly vested by said corporation.

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



NOTARY

[Signature]
Notary Signature

Kuaruara Drayton
Printed Notary Name

Notary Public, State of Florida

My commission expires: April 23, 2025

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

NW 69TH TER

19

18

NW 69TH ST

2

3

NW 68TH TER

NW 68TH TER

R25'

NW 20TH AVE

5

NW 21ST AVE

6

NW 68TH ST

10

THIS IS NOT A SURVEY

Folio No.30-3115-020-0190

BAC FUNDING CORPORATION

SEC. 15-53-41

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Keon Hardemon 3



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4413 FAX (305) 375-2825



Date: September 28, 2021
Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-6920-000-0480

User Department: DTPW

**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 12 day of July, A.D. 2021,
by and between Lisa Rezende, whose address is 20200 SW 280 Street,
Homestead, Florida 33031, 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 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 South 40 feet of the East ½ of the West ½ of the SW ¼ of the SE ¼ of the SW ¼ of
Section 20, Township 56 South, Range 39 East, 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
or for all)



Witness

FRANK CASTRO


Witness Printed Name



Witness

SPENCER CROW

Witness Printed Name



(Sign)

Lisa Rezende

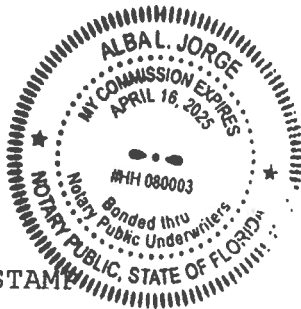
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 12 day of July, 2021,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared Lisa Rezende, personally known
to me, or proven, by producing the following methods of
identification: _____ to be the person who
executed the foregoing instrument freely and voluntarily for the
purposes therein expressed.

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



Notary Signature _____

Printed Notary Name _____

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: April 16, 2025

Commission/Serial No. HH 080003

The foregoing was accepted and approved on the _____ day of
_____, A.D. 202_, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

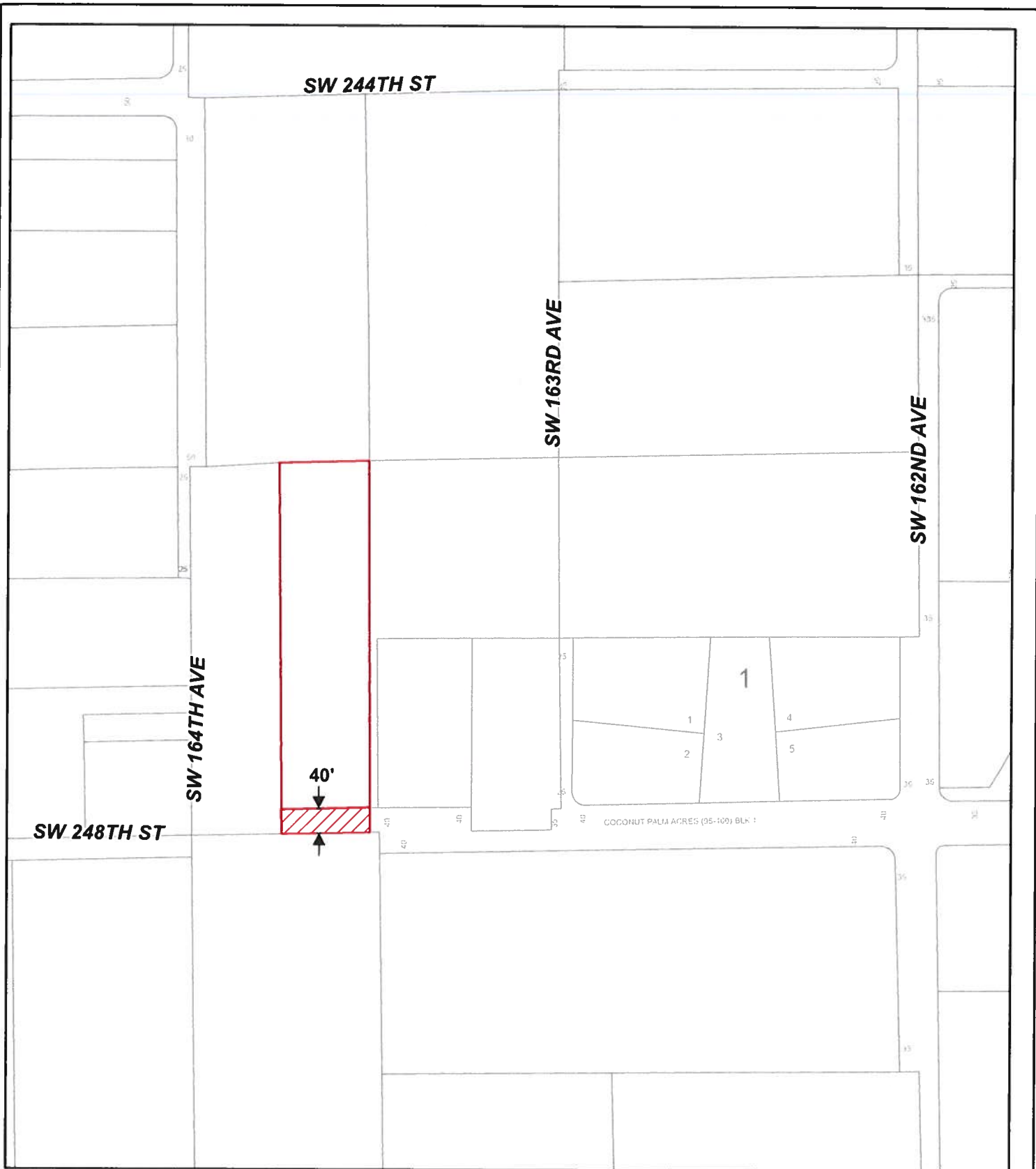
Chairman of the Board of
County Commissioners

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.30-6920-000-048
LISA REZENDE
SEC. 20-56-39

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Danielle Cohen Higgins 8

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date: September 30, 2021
 Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey Whitmore, PSM
Folio No. 30-7826-007-0990
User Department: DTPW

**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 16 day of August, A.D. 2021, by and between **SOVEREIGN CONSTRUCTION GROUP LLC**, a Florida limited liability company, whose Post Office Address is **c/o Jose E. Lopez, 801 Brickell Avenue, Suite 800, Miami, FL 33131**, and **SCS BUILDERS, LLC**, a Florida limited liability company, whose address is **c/o Frank Castro, 1661 NW 17th Street, Homestead, FL 33030**, 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 it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The area bounded by the North line and by the West line of Lot 12, Block 5, FLA. City Highlands, according to the Plat thereof, as recorded in Plat Book 20, Page 36, of the Public Records of Miami-Dade County, Florida, and bounded by a 25-foot-radius curve concave to the Southeast, said curve being tangent to both of the last described lines.

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

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately repossess 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, by their Members, have caused these presents to be signed for and on their 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

Witness

Witness Printed Name

Witness

Witness Printed Name

SOVEREIGN CONSTRUCTION GROUP
LLC

Name of LLC

By: Member

Printed Name

Address (if different)

By: Member (Sign)

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 5 day of August, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Jose E Lopez and KL Dm Lm personally known to me, or proven, by producing the following forms of identification: KL Dm Lm to be the Member(s) duly authorized on behalf of **SOVEREIGN CONSTRUCTION GROUP LLC**, a **Florida** limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL

[Signature]
Notary Signature

Lourdes Cuenca
Printed Notary Signature

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____

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

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

SCS BUILDERS, LLC

Name of LLC

By: Member

Printed Name

Address (if different)

(Sign)

(Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 6 day of August, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Spencer Castro and FL Drunk Line personally known to me, or proven, by producing the following forms of identification: FL Drunk Line to be the Member(s) duly authorized on behalf of SCS BUILDERS, a **Florida** limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Notary Signature

Lourdes Cuenca
Printed Notary Signature

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 2021, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

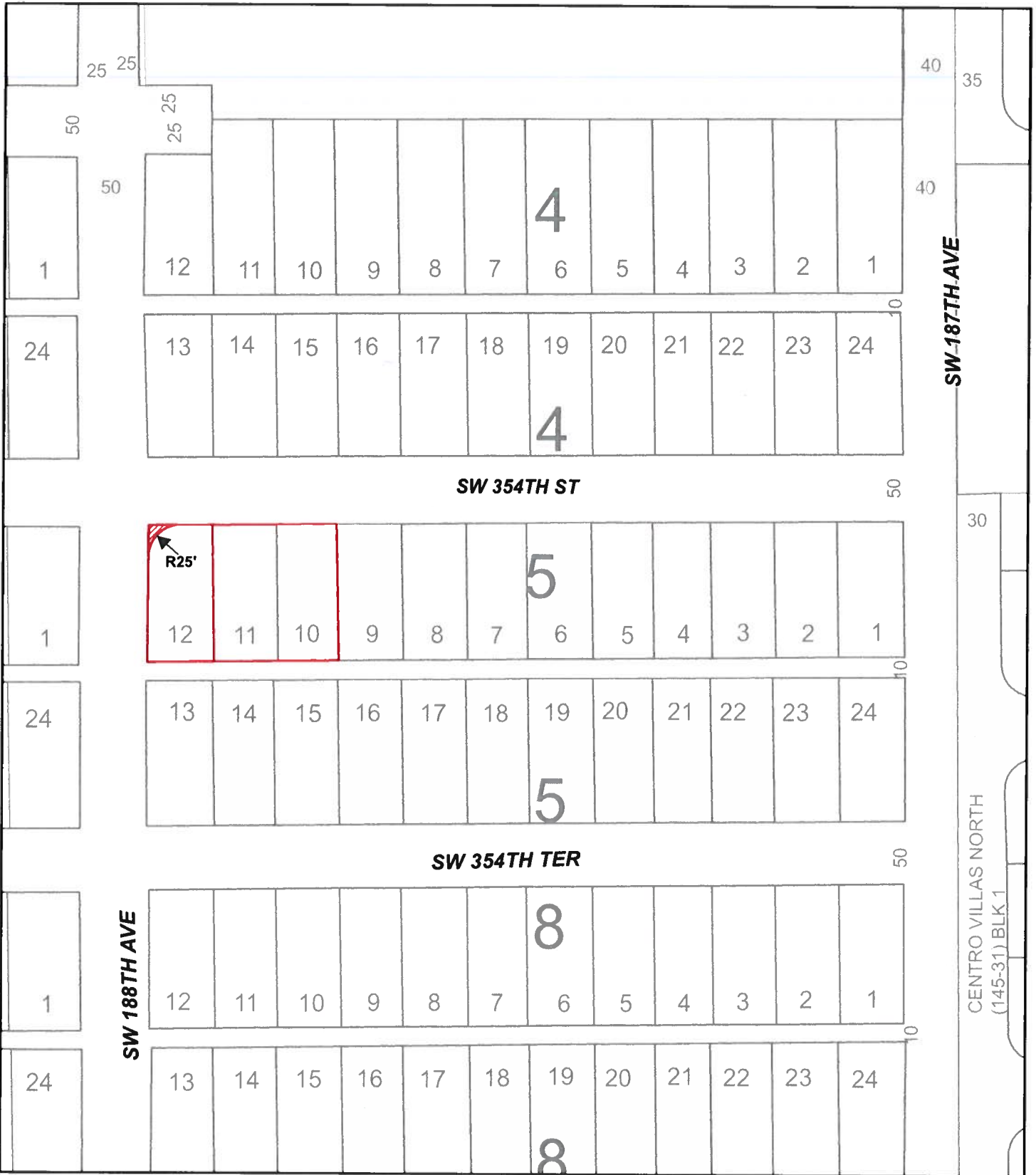
Chairman of the Board of County Commissioners

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.30-7826-007-0990

**SOVEREIGN CONSTRUCTION GROUP LLC AND
SCS BUILDERS LLC
SEC. 20-56-39**

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Kionne McGhee 9



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Right-of-Way Division
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-4413 FAX (305) 375-2825

27



Date September 30, 2021
Prepared by: ym

Return to:

Right of Way Division .
Miami-Dade County Transportation & .
Public Works Department .
111 N.W. 1st Street .
Miami, FL 33128-1970 .
Instrument prepared by: .
Carlos D. Socarras .
111 N.W. 1st Street S-1610 .
Miami, FL 33128-1970 .

Folio No. 30-5010-073-0010 .
User: M-DC DTPW .

**TRAFFIC SIGNAL EASEMENT
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this _____ day of _____, A.D. 20____, between SUEBERT CORPORATION, a Florida corporation, as Trustee under an unrecorded Land Trust Agreement No. 1 dated April 9, 2002, and having its office and principal place of business at 1012 Lugo Avenue, Coral Gables, FL 33156, 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

Signal Easement (002).doc

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.

SUEBERT CORPORATION, As Trustee
Corporate Name - Printed

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


Witness

MARCEL PRAWTIGAN
Printed Name


Witness

Edward P. Harris
Printed Name


Witness

MARCEL PRAWTIGAN
Printed Name


Witness

Edward P. Harris
Printed Name

TS Esmt by Corp


By: _____ President

BERTRAM J. GOLDSMITH, JR.
Printed Name

Address if different


By: _____ Secretary

SUSAN G. SHELLEY
Printed Name

3471 MAIN Hwy Unit 412
Address if different
MIAMI, FL 33133

CORP SEAL

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.

Jimmy Morales/
Chief Operations Officer

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney

TS Esmt by Corp

STATE OF Florida)
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 22 day of April,
A.D. 2021, before me, an officer duly authorized to administer
oaths and take acknowledgments, personally appeared Bertram J
Goldsmith, JR and Susan G. Shelley, personally known
to me, or proven, by producing the following identification: FL Driver
License to be the ✓ President and ✓ Secretary of Suebert Corporation
a corporation under the laws of the State of Florida, and in
whose name the foregoing instrument is executed and that said
officer(s) severally acknowledged before me that 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.



Silena Osorio
State of Florida
My Commission Expires 01/06/2024
Commission No. GG 944543

Silena Osorio
Notary Signature

Silena OSORIO

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 01/06/2024

Commission/Serial No. GG 944543

TS Esmt by Corp

Exhibit A



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@puliceLANDSURVEYORS.COM CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION: (TRAFFIC SIGNAL EASEMENT)

A PORTION OF TRACT "A", "REGENCY PLACE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 78, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 87°58'59" EAST, ALONG THE NORTH LINE OF SAID TRACT "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SW 104TH STREET, 480.54 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE CONTINUE NORTH 87°58'59" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 51.36 FEET; THENCE SOUTH 01°27'14" EAST 9.26 FEET; THENCE SOUTH 87°49'27" WEST 26.75 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE EASTERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 75°00'11" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 33.05 FEET, A CENTRAL ANGLE OF 16°34'36", FOR AN ARC DISTANCE OF 9.56 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02°18'50" EAST 21.11 FEET; THENCE SOUTH 87°48'49" WEST 23.05 FEET; THENCE NORTH 02°12'05" EAST 39.92 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, CONTAINING 1186 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF TRACT "A" BEING N87°58'59"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

FILE: KIMLEY-HORN AND ASSOCIATES, INC.

SCALE: N/A

DRAWN: L.H.

ORDER NO.: 67498

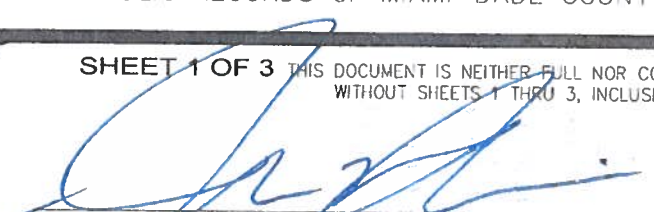
DATE: 8/24/20

TRAFFIC SIGNAL EASEMENT

DADELAND TARGET, SW 104TH STREET

MIAMI-DADE COUNTY, FLORIDA

SHEET 1 OF 3 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 3, INCLUSIVE

- 
- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

PLS

SKETCH AND LEGAL DESCRIPTION

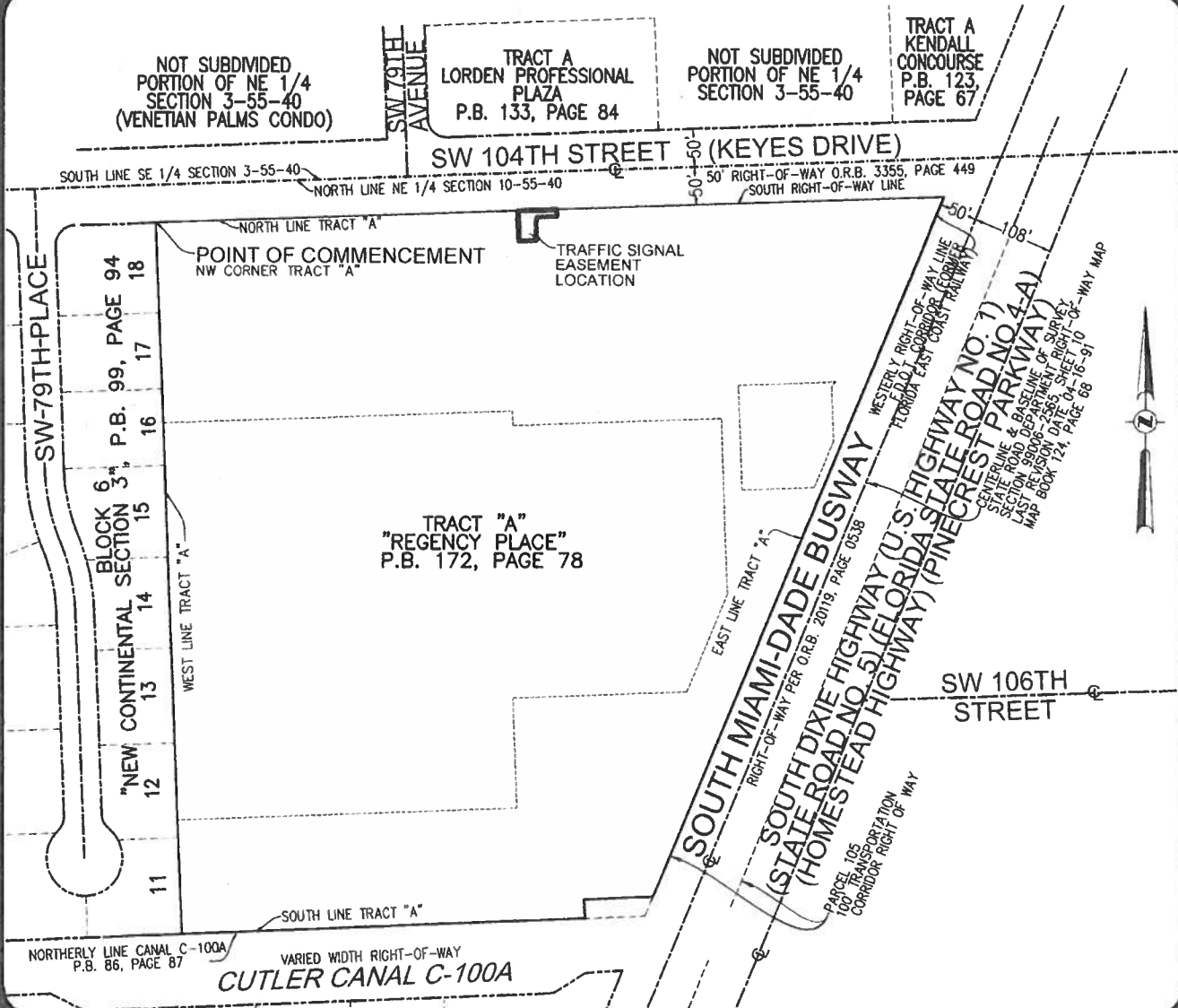
BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

PLS



FILE: KIMLEY-HORN AND ASSOCIATES, INC.

SCALE: 1" = 200'

DRAWN: L.H.

ORDER NO.: 67498

DATE: 8/24/20

TRAFFIC SIGNAL EASEMENT

DADELAND TARGET, SW 104TH STREET

MIAMI-DADE COUNTY, FLORIDA

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 3, INCLUSIVE

LEGEND:

Ⓢ	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
P.B.	PLAT BOOK

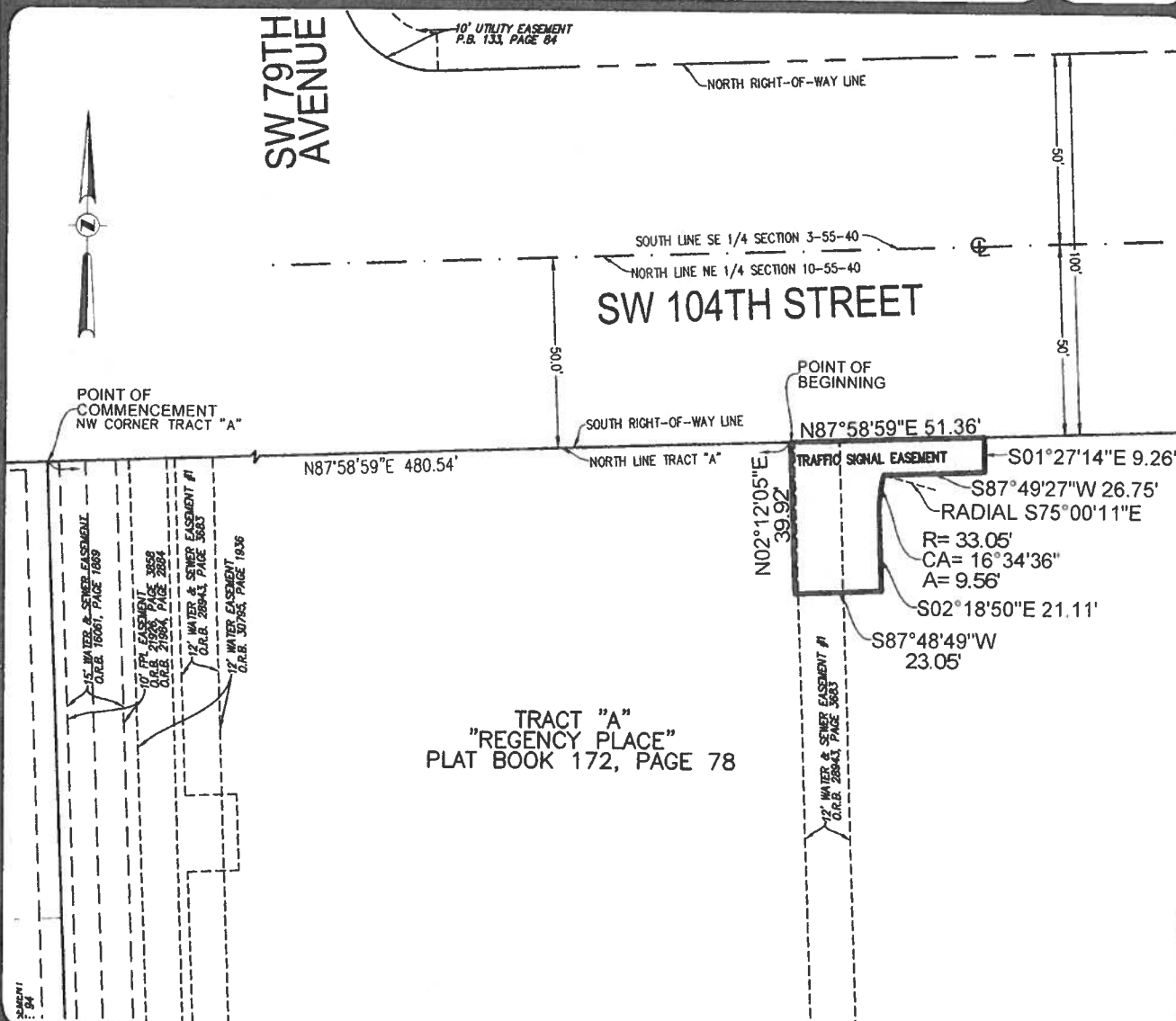


SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: KIMLEY-HORN AND ASSOCIATES, INC.

SCALE: 1" = 40'

DRAWN: L.H.

ORDER NO.: 67498

DATE: 8/24/20

TRAFFIC SIGNAL EASEMENT

DADELAND TARGET, SW 104TH STREET

MIAMI-DADE COUNTY, FLORIDA

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 3, INCLUSIVE

LEGEND:

Ⓢ CENTERLINE
R= RADIUS
CA= CENTRAL ANGLE
A= ARC LENGTH
FPL FLORIDA POWER & LIGHT COMPANY

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-4131-019-1010
User Department: DTPW

**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 28 day of Sept., A.D. 2021, by and between HP 5550 LLC, a Florida limited liability company, whose Post Office Address is c/o Yagoda + Lehrman Law Firm, LLC, 232 Andalusia Avenue, Suite 201, Coral Gables, 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 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

That portion of the North 75 feet of the West 1/2 of Tract 11, REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, according to the Plat thereof, as recorded in Plat Book 31, Page 57, of the Public Records of Miami-Dade County, Florida, being bounded by the North

and West lines of said Tract 11 and a 25-foot-radius curve concave to the Southeast and tangent to both of the last described lines.

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

It is expressly provided that if and when 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: **(2 witnesses**
for each signature or for all)

Witness

ANABEN YAGODA

Witness Printed Name

Witness

Diosana Aleman

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

HP 5550 LLC

By: Yagoda + Lehrman Law Firm
LLC, Manager

By: Jeffrey E. Lehrman, Manager

JEFFREY E. LEHRMAN (Sign)

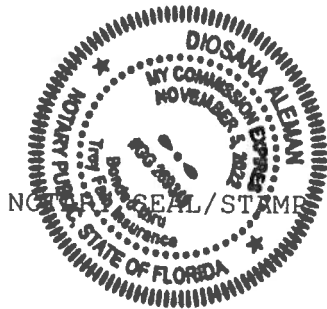
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 28th day of September, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Tiffany E. Lehman and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Manager duly authorized on behalf of HP 5550 LLC, a Florida limited liability company. Said Manager 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

Diosana Aleman
Printed Notary Signature

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Return to:

Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-4131-015-0030
User Department: DTPW

**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 8th day of September, A.D. 2021,
by and between Edmundo Gonzalez and Christianne N. Lloveras,
husband and wife, whose address is 4801 SW 88th Street, Miami, FL
33156, parties of the first part, and **MIAMI-DADE COUNTY**, a
political subdivision of the State of Florida, and its successors
in interest, whose Post Office Address is 111 NW 1st Street, Miami,
Florida 33128-1970, party of the second part,

WITNESSETH:

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

The South 5 feet of Lot 3, Block 1, of COLLINS MANOR,
according to the plat thereof, as recorded in Plat Book 55, at Page
79, 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 hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in
our presence:


(2 witnesses for each signature
or for all)


Witness
Jeana H. Castro
Witness Printed Name


Witness
Amelia Barructa
Witness Printed Name


Witness
Jeana H. Castro
Witness Printed Name


Witness
Amelia Barructa
Witness Printed Name


(Sign)
Edmundo Gonzalez
Printed Name

Address (if different)


(Sign)

Christianne N. Lloveras
Printed Name

Address (if different)

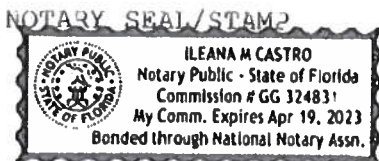
STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 8th day of Sept, 2021,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of ☒ physical or
☐ online notarization Edmundo Gonzalez, and Christianne N.
Lloveras, 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 signature and official seal in the County and State
aforesaid, the day and year last aforesaid.

[Signature]
Notary Signature

Ileana M Castro
Printed Notary Name



Notary Public, State of Florida
My commission expires: April 19, 2023
Commission/Serial No. GG 324831

The foregoing was accepted and approved on the _____ day of
_____, A.D. 202_, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

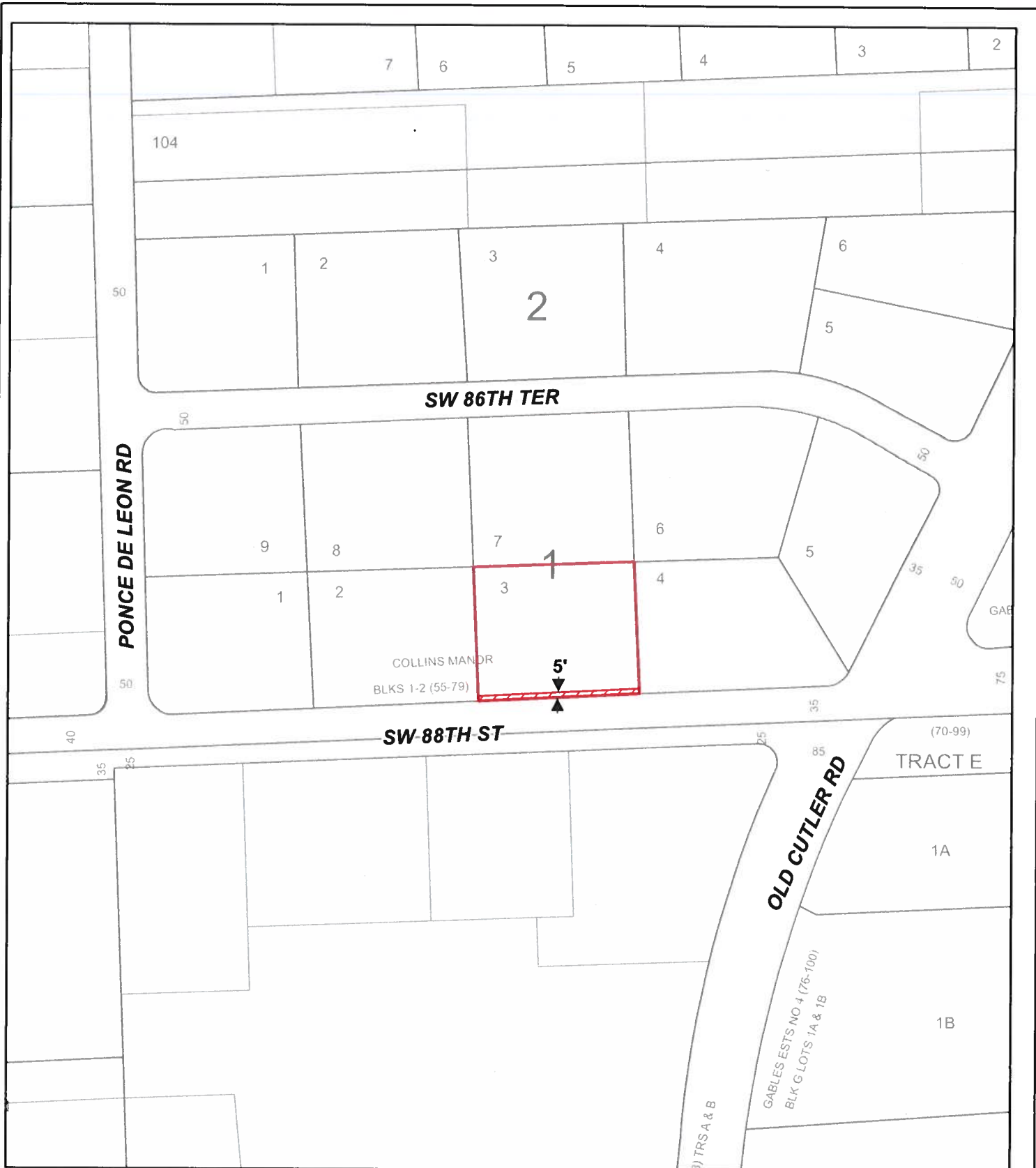
Chairman of the Board of
County Commissioners

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. 30-4131-015-0030

EDMUNDO GONZALEZ AND CHRISTIANNE N. LLOVERAS

SEC. 31-54-41

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Raquel Regalado 7



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
Department of Transportation & Public Works
Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date: October 26, 2021
 Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Road Engineering and Right-of-Way Division
111 NW 1st Street, Suite 1620
Miami, FL 33128-1970

Instrument prepared by:

Amanda M. Naldjieff, Esq.

Folio No.: 30-6911-000-0290, 0310, 0350, 0360, and 0361
User Department: DTPW

**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 10th day of June, A.D. 2020,
by and between the **CHARLES RAYMOND BURR REVOCABLE TRUST DATED JULY 11, 1988**, whose address is 3806 Hield Road NW, Palm Bay, Florida 32907, **AND the MARY IDENA BURR REVOCABLE TRUST DATED JULY 11, 1988**, whose address is 3806 Hield Road NW, Palm Bay, Florida 32907, 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 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 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 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 successors 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.

[SIGNATURE PAGE(S) TO FOLLOW]

[SIGNATURE PAGE TO RIGHT-OF-WAY DEED - CRB REVOCABLE TRUST]

Signed, Sealed and Delivered in
our presence:

Janet Y. Brown
Witness
Janet Y. Brown
Witness Printed Name
Judith R. Burr
Witness
Judith R. Burr
Witness Printed Name

CHARLES RAYMOND BURR REVOCABLE
TRUST DATED JULY 11, 1988,

By: C.R.B.
Charles Raymond Burr Jr, as Successor Trustee of the
Charles Raymond Burr Revocable Trust

STATE OF FLORIDA
COUNTY OF Brevard) SS:

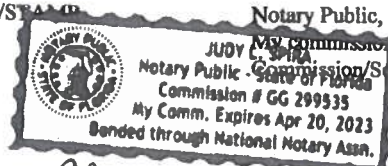
I HEREBY CERTIFY, that on this 10th day of June, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CHARLES RAYMOND BURR JR, as SUCCESSOR TRUSTEE of the CHARLES RAYMOND BURR REVOCABLE TRUST DATED JULY 11, 1988, on behalf of the Trust. He/she is personally known to me, or proven, by producing the following methods of identification: Personally Known to be the person 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.

Judy L Spira
Notary Signature

JUDY L SPIRA
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

JUDY L. SPIRA

My commission expires: 4.20.2023

Commission/Serial No. _____

Commission # GG 299935

My Comm. Expires Apr 20, 2023

Bonded through National Notary Assn.

Personally Known

[SIGNATURE PAGE TO RIGHT-OF-WAY DEED – MIB REVOCABLE TRUST]

Signed, Sealed and Delivered in
our presence:

Witness

John L. Thomas II
Witness Printed Name

Witness

Vernie T. Ziebart
Witness Printed Name

MARY IDENA BURR REVOCABLE TRUST
DATED JULY 11, 1988,

By:

Mary K. Magee
Mary K. Magee, as Successor Co-Trustees of the
Mary Idena Burr Revocable Trust

STATE OF FLORIDA

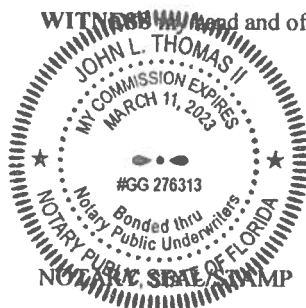
)

) SS:

COUNTY OF ORANGE

)

I HEREBY CERTIFY, that on this 10 day of JUNE, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MARY K. MAGEE, as SUCCESSOR CO-TRUSTEE of the MARY IDENA BURR REVOCABLE TRUST DATED JULY 11, 1988, on behalf of the Trust. He/she is personally known to me, or proven, by producing the following methods of identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.



Notary Signature

Printed Notary Name

Notary Public, State of Florida

My commission expires: March 11, 2023

Commission/Serial No. GG 276313

[SIGNATURE PAGE TO RIGHT-OF-WAY DEED - MIB REVOCABLE TRUST]

Signed, Sealed and Delivered in
our presence:

Janet Y. Brown
Witness

Janet Y. Brown
Witness Printed Name

Judith R. Burr
Witness

Judith R. Burr
Witness Printed Name

MARY IDENA BURR REVOCABLE TRUST
DATED JULY 11, 1988,

By: Charles R. Burr Jr.
Charles Raymond Burr Jr, as Successor Co-Trustees
of the Mary Idena Burr Revocable Trust

STATE OF FLORIDA

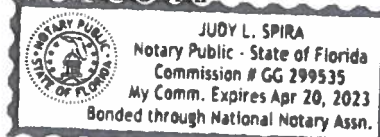
COUNTY OF Brevard } SS:

I HEREBY CERTIFY, that on this 10th day of June, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared CHARLES RAYMOND BURR JR, as SUCCESSOR CO-TRUSTEE of the MARY IDENA BURR REVOCABLE TRUST DATED JULY 11, 1988, on behalf of the Trust. He/she is personally known to me, or proven, by producing the following methods of identification: personally known to be the person 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.

Judy L. Spira
Notary Signature
JUDY L SPIRA
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 4.20.2023
Commission/Serial No. _____

personally known

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

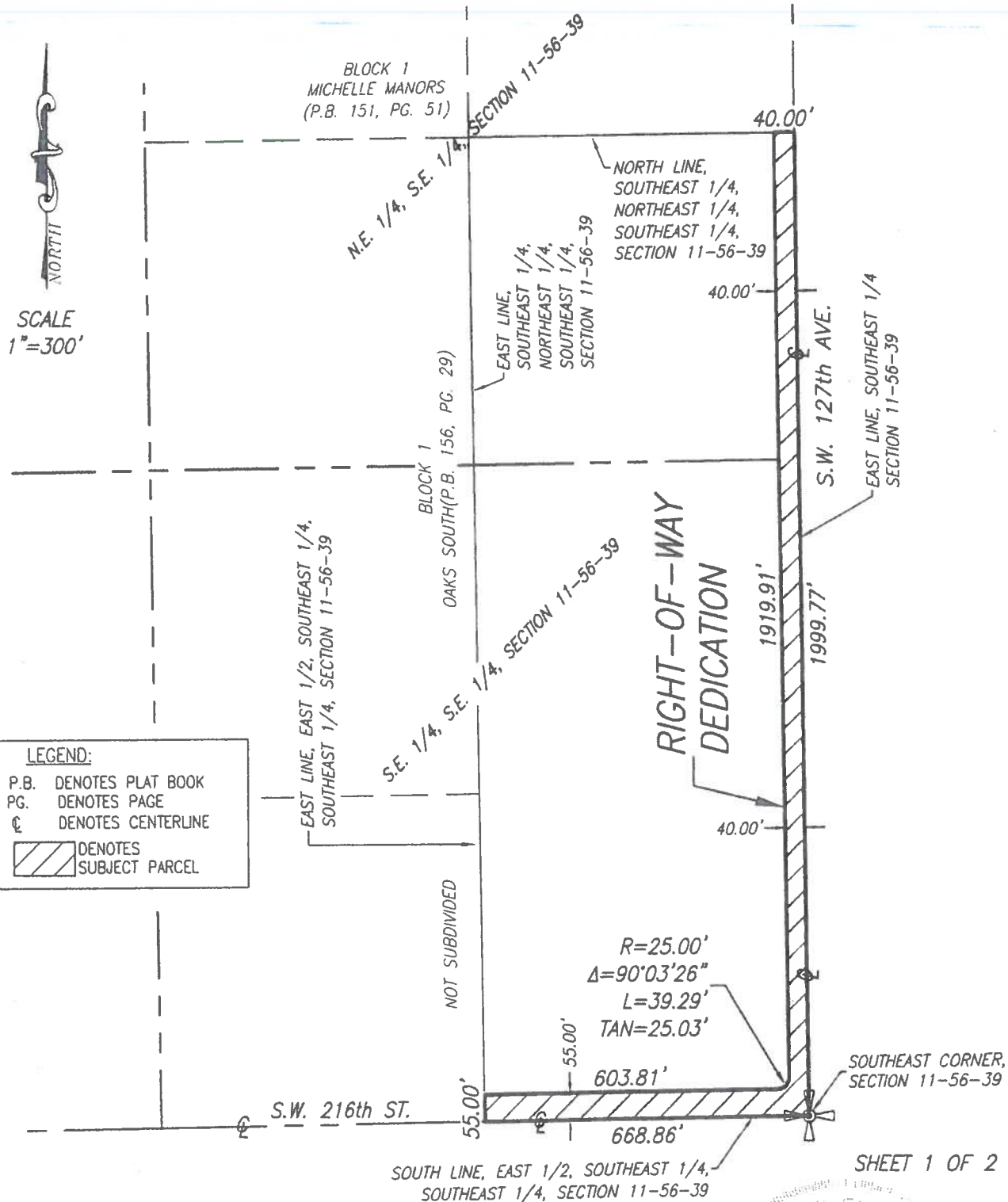
Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SHEET 1 OF 2 SHEETS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

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. 211579
 DATE: FEBRUARY 26, 2020
 THIS IS NOT A "BOUNDARY SURVEY"
 CERTIFICATE OF AUTHORIZATION No. LB-87
 PREPARED UNDER MY SUPERVISION
 Mark Steven Johnson
 MARK STEVEN JOHNSON, PRINCIPAL
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 40.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11.

THE EAST 40.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11.

THE SOUTH 55.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, LESS THE EAST 40.00 FEET THEREOF.

TOGETHER WITH:

THAT CERTAIN EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHWEST, BEING TANGENT TO A LINE 40.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11, AND BEING TANGENT TO A LINE 55.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11.

ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

SAID DESCRIBED LANDS CONTAIN 114,715 SQUARE FEET, MORE OR LESS (2.633 ACRES, MORE OR LESS)

NOTE:

1. SEE SHEET 1 FOR SKETCH TO ACCOMPANY LEGAL DESCRIPTION.
2. BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF SOUTH 89 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 216TH STREET BETWEEN SOUTHWEST 128TH PLACE AND SOUTHWEST 127TH AVENUE.

SHEET 2 OF 2 SHEETS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775


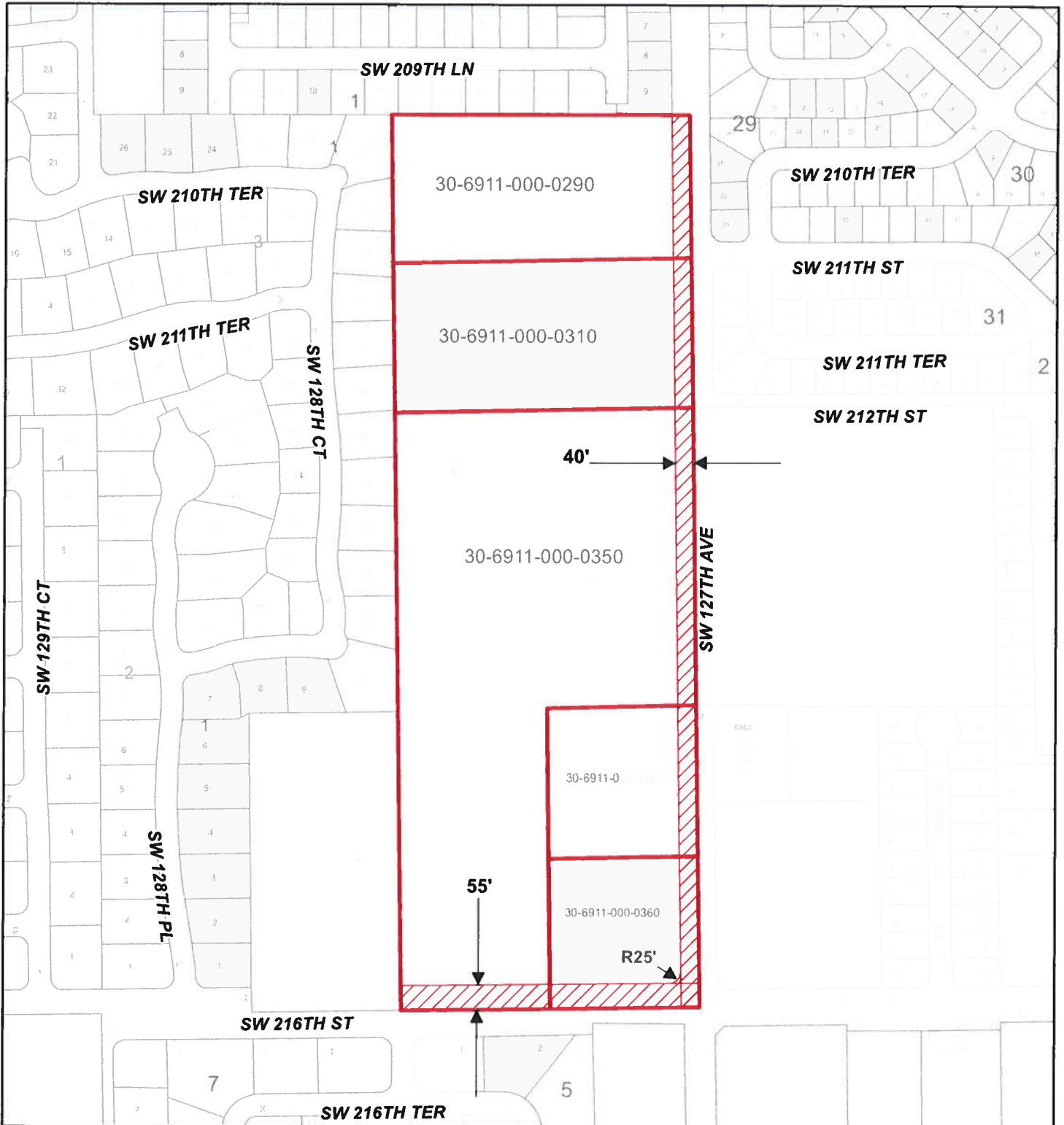
	Schwebke - Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3288	REVISIONS
	ORDER NO. 211579 DATE: FEBRUARY 26, 2020 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION: <i>Mark Steven Johnson</i> MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

EXHIBIT "A"



THIS IS NOT A SURVEY

Folio No. 30-6911-000-0290 - 0310- 0350- 0360 and 0361
CHARLES RAYMOND BURR REVOCABLE TRUST DATED JULY 11, 1988. AND
MARY IDENA BURR REVOCABLE TRUST DATED JULY 11, 1988

SEC. 11-56-39

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Daniella Levine Cava 8

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

MIAMI-DADE COUNTY
 Department of Transportation & Public Works
 Roadway Engineering & Right-of-Way Division
 111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
 PH (305) 375-4413 FAX (305) 375-2825



Date August 4, 2020
 Prepared by: ym



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 7, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(5)

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
- _____ Statement of social equity 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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ 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(N)(5)
7-7-22

RESOLUTION NO. _____

RESOLUTION ACCEPTING CONVEYANCES OF NINE
PROPERTY INTERESTS FOR ROAD RIGHT-OF-WAY
PURPOSES TO MIAMI-DADE COUNTY, FLORIDA; AND
AUTHORIZING THE CHAIRPERSON OR VICE-
CHAIRPERSON TO EXECUTE THE INSTRUMENTS OF
CONVEYANCE

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County (County) the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the County Mayor's Memorandum and the instruments of conveyance, all of which are attached as Exhibit 1 to the County Mayor's Memorandum and made a part thereof:

Property Owners/Grantors

1. Rasta Village, Inc.
2. IRE HOMES, LLC
3. BAC FUNDING CORPORATION
4. Lisa Rezende
5. Sovereign Construction Group LLC
6. SUEBERT CORPORATION
7. HP 5550
8. Edmundo Gonzalez and Christianne N. Lloveras
9. Charles Raymond Burr & Idena Burr; and

WHEREAS, upon consideration of the recommendation of the Department of Transportation and Public Works, 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:

Section 1. This Board incorporates and approves the foregoing recitals and County Mayor's Memorandum as if fully set forth herein.

Section 2. 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.

Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

Section 4. Pursuant to Resolution No. R-974-09, (a) the County Mayor or County Mayor's designee shall record the instruments of conveyance accepted herein in the public records of Miami-Dade County and shall provide a recorded copy of each instrument to the Clerk of the Board within 30 days of execution of said instruments; and (b) the Clerk of the Board shall attach and permanently store a recorded copy of each of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

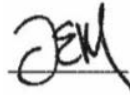
The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of July, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Lauren E. Morse