

MEMORANDUM

Agenda Item No. 8(N)(3)


TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: December 12, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting conveyances of 11 property interests for road purposes to Miami-Dade County, Florida; and authorizing the Chairperson or Vice-Chairperson to execute the acceptances of 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/ks

MDC001

Date: December 12, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Resolution Accepting Conveyances of Eleven 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 instruments 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 \$3,867.

Recommendation

The attached eleven 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 estimated to be \$3,867 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 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 shall 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.

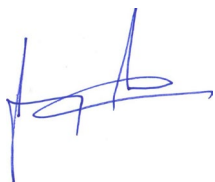
RWD* Right-of-Way Deed

Attachment: Exhibit 1 – Various Deeds with Location Maps

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Scionti Construction Group, LLC	RWD*	A portion of SW 52 Avenue from approximately 250 feet north of SW 76 Street north for 100 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. (File 20230034)
2.	F & E Investment, LLC	RWD*	A portion of SW 184 Street from SW 103 Court east for approximately 51 feet and the Radius Return at the northeast corner of the intersection of SW 184 Street and SW 103 Court (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 and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20230035)
3.	Arinitica, LLC	RWD*	A portion of SW 213 Street from approximately 131 feet west of SW 119 Avenue west for 50 feet (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. (File 20230036)
4.	Nicole Anthony Holdings LLC	RWD*	The Radius Return at the southwest corner of the intersection of NW 31 Avenue and NW 70 Street (Commissioner Marleine Bastien, District 2)	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. (File 20230037)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	Sam C. Accursio, III and Ashley A. Accursio	RWD*	A portion of SW 280 Street from approximately 421 feet east of SW 212 Avenue east for 406 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. (File 20230038)
6.	Florida Power & Light Company	RWD*	A portion of SW 232 Street from SW 227 Avenue to SW 219 Avenue, SW 248 Street from SW 227 Avenue to SW 217 Avenue, SW 227 Avenue from SW 248 Street to SW 232 Street, and SW 217 Avenue from SW 248 Street to SW 236 Street, and the Radius Return at the southeast corner of the intersection of SW 232 Street and SW 227 Avenue, at the northeast corner of the intersection of SW 227 Avenue and SW 248 Street, and at the northwest corner of the intersection of SW 248 Street and SW 217 Avenue (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 and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 20230039)
7.	Jesus Sanchez, Jr.	RWD*	A portion of SW 123 Avenue from approximately 335 feet north of SW 240 Street north for 335 feet (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a condition for the approval of a waiver of plat. (File 20230040)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
8.	Snapbox West Dixie LLC	RWD*	A portion of Harriet Tubman Highway from NE 193 Street northeast for approximately 253 feet (Commissioner Micky Steinberg, District 4)	This right-of-way is needed in order to satisfy a condition for the approval of ASPR A2109000083. (File 20230041)
9.	Aventura Owner LLC	RWD*	A portion of Harriet Tubman Highway from approximately 253 feet northeast of NE 193 Street northeast for approximately 643 feet (Commissioner Micky Steinberg, District 4)	This right-of-way is needed in order to satisfy a condition for the approval of ASPR A2109000083. (File 20220004)
10.	Doral Atrium Retail Investments, LLC	RWD*	A portion of NW 36 Street from NW 79 Avenue west for approximately 425 feet (Commissioner Juan Carlos Bermudez, District 12)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20230042)
11.	Doral Atrium Retail Investments, LLC	RWD*	A portion of NW 36 Street from approximately 530 feet west of NW 79 Avenue west for approximately 20 feet (Commissioner Juan Carlos Bermudez, District 12)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 20230043)



Jimmy Morales
Chief Operations Officer

RWD* Right-of-Way Deed
Attachment: Exhibit 1 – Various Deeds with Location Maps

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. 30-4131-019-1740
User Department: DTPW

This space reserved for recording

**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 5 day of JANUARY, A.D. 2023, by and between **SCIONTI CONSTRUCTION GROUP, LLC**, a Florida limited liability company, whose address is 5794 Commerce Lane, South Miami, FL 33143, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 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:

Those portions of Lots 6 and 7, Block 18, 2ND AMMENDED PLAT OF HIGH PINES, according to the plat thereof as recorded in Plat Book 10, at Page 18, of the Public Records of Miami-Dade County, lying within the East 35 feet of the NW 1/4 of Section 31, Township 54, Range 41 East, in Miami-Dade County, Florida; said Lot 6 being also known as the South 50 feet of the East Half of Tract 18, REVISED PLAT OF 2ND AMENDED PLAT OF HIGH PINES, according to the plat thereof as recorded in Plat Book 31, at Page 57, 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, 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.

[EXECUTION PAGES TO FOLLOW]

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)

Witness
Joseph Sciotti
Witness Printed Name
Witness
MIKE Martin
Witness Printed Name

SCIONTI CONSTRUCTION GROUP, LLC a Florida
limited liability company
[Signature] (Sign)
By: Manager
Ann MARIA Ferraro
Printed Name

Address (if different)

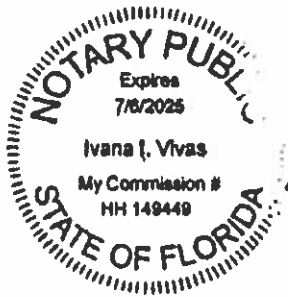
STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 5th day of JANUARY, A.D. 2023 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization ANN M. FERRAO he or she is personally known to me, or proven, by producing the following forms of identification: D.L. to be the Manager duly authorized on behalf of **SCIONTI CONSTRUCTION GROUP, 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.

NOTARY SEAL/STAMP



Ivana I. Vivas
Notary Signature
Ivana I. Vivas
Printed Notary Signature

Notary Public, State of Florida
My commission expires: 7/6/2025
Commission/Serial No. HH 149449

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:
Clerk of said Board

Approved as to form and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-4131-019-1740

Name: Scionti Construction Group, LLC

Section: 31-54-41

Municipality: Unincorporated
Commission District 7
Raquel A. Regalado

Date: 7/26/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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. 30-5032-016-0854
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 23rd day of June, A.D. 2023, by and between **F & E INVESTMENT, LLC**, a Florida limited liability company, whose address is 8810 SW 127 Terrace, Miami, FL 33176, 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 external area of a 25-foot-radius curve lying within Lot 6, Block 7, ROSEHAVEN, according to the plat thereof as recorded in Plat Book 49, at Page 49, of the Public Records of Miami-Dade County, Florida, said curve being concave to the Northeast and tangent to the North line of the South 5 feet of said Lot 6 and the West line of said Lot 6; AND

the South 5 feet of the Westerly 1/2 of said Lot 6, LESS the portion thereof lying Easterly of the West line of Block 5, PLAT OF BLOCKS 2-3-4 AND 5 OF MIDWAY, according to the plat thereof as recorded in Plat Book 6, at Page 109, of the Public Records of Miami-Dade County, Florida.

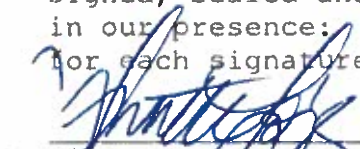
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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, 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
Annette Lopez

Witness Printed Name



Witness
Nerissa Aleman

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

F & E INVESTMENT, LLC

Name of LLC



By: Member and Manager (Sign)

Vanessa E. Certain

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 23rd day of June, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization Vanessa E. Certain and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of F & E INVESTMENT, 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.



Annette Lopez
Notary Signature
Annette Lopez
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 04/20/2026
Commission/Serial No. HH 255898

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.

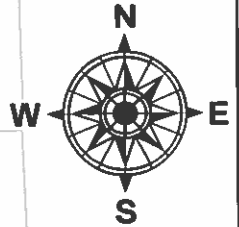
Chairman of the Board of
County Commissioners

ATTEST: Juan Fernandez-Barquin
Clerk of said Board

Approved as to form
and legal sufficiency

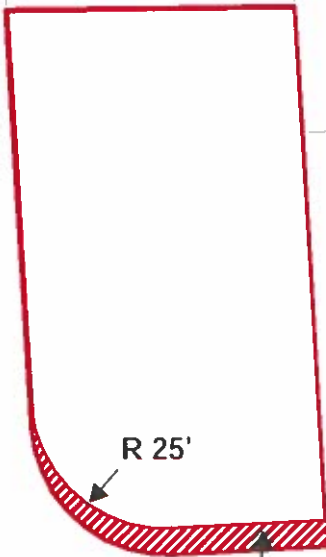
By: _____
Deputy Clerk

Assistant County Attorney



SW 103RD CT

SW 102ND PL



R 25'

5'

SW 184TH ST

THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Unincorporated

Commission District 9

Kionne L. McGhee

Folio: 30-5032-016-0854

Name: F & E INVESTMENT, LLC

Section: 32-55-40

Date: 7/28/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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. 30-6912-004-0120
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 05 day of June, A.D. 2023, by and between **ARINITICA, LLC**, a Florida limited liability company, whose address is 7500 NW 25 Street, Suite 246, Miami, FL 33122, 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 6 feet of Lot 13, Block 1, SYMMES-SHARMAN TRACT, according to the plat thereof as recorded in Plat Book 9, at Page 170, 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, its heirs and assigns, and it shall have the right to immediately repossess the same.

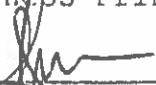
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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.

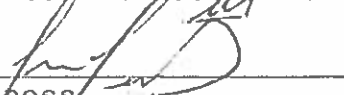
Signed, Sealed and Delivered
in our presence: (2 witnesses
for each signature or for all)



Witness
Rocio Perez
Witness Printed Name



Witness
Martin Medina
Witness Printed Name



Witness
Juan D. Herrera
Witness Printed Name

Witness

Witness Printed Name

ARINITICA, LLC

Name of LLC



(Sign)

By: Member

Francisco J. Borreda
Printed Name

Address (if different)

(Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 05 day of JUNE, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization FRANCISCO J. BARRERA and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of ARINITICA, 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.



Ana Maria Riccio
Notary Public
State of Florida
Comm# HH026844
Expires 8/2/2024

[Signature]
Notary Signature

ANA RICCIO
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of DADE

My commission expires: 8/2/2024

Commission/Serial No. HH026844

The foregoing was accepted and approved on the _____ day of _____, A.D. 2023, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

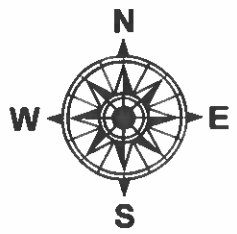
Chairperson of the Board of County Commissioners

ATTEST:
Clerk

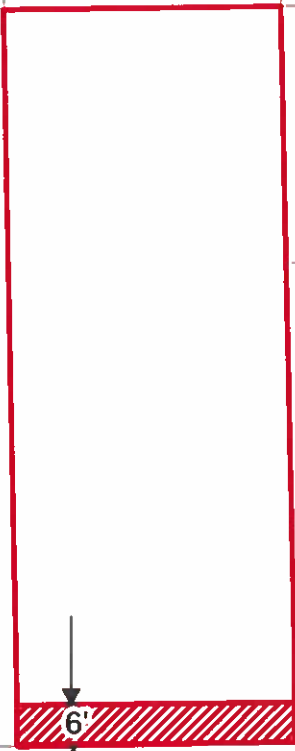
Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



SW 119TH AVE



6'

SW 213TH ST

THIS IS NOT A SURVEY
Folio: 30-6912-004-0120
Name: Arinitica, LLC
Section: 12-56-39

NOT TO SCALE

Municipality: Unincorporated
Commission District 9
Kionne L. McGhee

Date: 7/26/2023
Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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:

Damian Thomason

Folio No. 30-3116-000-0080

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 13 day of APRIL A.D. 2023, by and between Nicole Anthony Holdings LLC, a Florida limited liability company, whose address is 610 NW 183rd Street, Unit 207, Miami, FL 33169, 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:

SEE 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 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)



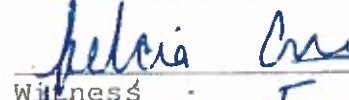
Witness
Denniell Atkins
Witness Printed Name



Witness
Felicia C. Atkins
Witness Printed Name




Witness
Denniell Atkins
Witness Printed Name



Witness
Felicia C. Atkins
Witness Printed Name

Nicole Anthony Holdings LLC,
A Florida limited liability
company

 (Sign)
By: Manager

Sean Atkins

Address (if different)

 (Sign)
By: Manager

Tatiana N. Atkins

Address (if different)

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

I HEREBY CERTIFY, that on this 13 day of April, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization Sean Atkins and Tatiana Atkins personally known to me, or proven, by producing the following forms of identification: Florida Driver's Licenses to be the Managers duly authorized on behalf of Nicole Anthony Holdings LLC, a Florida limited liability company. Said Managers 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.

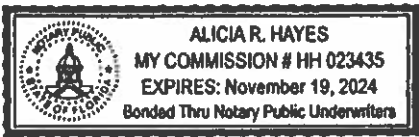
Alicia Hayes

Notary Signature

Alicia Hayes

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: November 19, 2024

Commission/Serial No. HH023435

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: JUAN FERNANDEZ-BARQUIN
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS:

☉	Centerline	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
ORB	Official Record Book	PG.	Page
POB	Point of Beginning	S.F.	Square Feet

SURVEYOR'S NOTES:

1. This survey sketch or the copies thereof are not valid without the signature and the original raised seal of the undersigned Florida licensed Surveyor and Mapper.
2. This sketch does not represent a land survey.
3. Additions or deletions to this survey product by other than the signing party or parties is prohibited without written consent of the signing party or parties.
4. This document consists of two (2) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
5. Bearings are based on an assumed value of S02°57'35"E along the west right-of-way line of NW 31st Avenue as shown.

LEGAL DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 9851, PAGE 1008, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S02°57'35"E ALONG THE WEST RIGHT-OF-WAY LINE OF NW 31ST AVENUE FOR 24.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N87°02'25"E; THENCE 38.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°18'03" TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N02°15'38"W, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NW 70TH STREET; THENCE N87°44'22"E ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 24.70 FEET TO THE POINT OF BEGINNING.

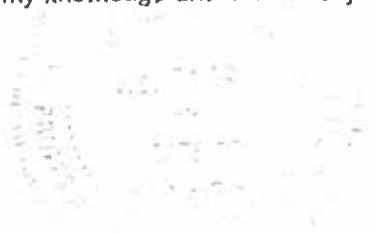
CONTAINING 130 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.



Greg Boule
Professional Surveyor and Mapper No. 7169
State of Florida

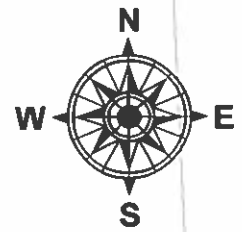


SANKOFA LAND SURVEY & MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NO. LB 8401
7230 Mearthur Parkway, Hollywood Florida 33024
Office: (754)300-6159 | Cell (404)388-3763
Email: greg@sankofalandsurveying.com

DRAWN: GB
CHECKED:
SCALE: NOT TO SCALE
DATE: 10/27/22
PROJ. #: 2022 11

SHEET:
1
OF 2 SHEETS



NW 70TH ST

NW 69TH TER

25' R

NW 31ST AVE

NW 69TH ST

THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Unincorporated
Commission District 2
Marleine Bastien

Folio: 30-3116-000-0080

Name: Nicole Anthony Holdings LLC

Section: 16-53-41

Date: 7/26/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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. 30-7804-001-0053
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 23rd day of June, A.D. 2023,
by and between Sam C. Accursio, III and Ashley A. Accursio, whose
address is 27725 SW 187 Avenue, Homestead, FL 33031, 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 the North 40 feet of the West 1/2 of Lot 6; AND the South 5 feet of the
North 40 feet of the East 240.69 feet of Lot 7; of "H.L. COOK & E.M. MARTIN'S
SUBDIVISION OF THE EAST HALF OF SEC. 4 TP. 57S. R. 38E.", as recorded in Plat
Book 2, at Page 50, of the Public Records of Miami-Dade County, Florida.**

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

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

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

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

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

Angiel Ore
Witness
Angiel Ore

Witness Printed Name

Candace S. Brownlow
Witness
Candace S. Brownlow

Witness Printed Name

Angiel Ore
Witness
Angiel Ore

Witness Printed Name

Candace S. Brownlow
Witness
Candace S. Brownlow

Witness Printed Name

Sam C. Accursio, III (Sign)

Sam C. Accursio, III
Printed Name

Address (if different)

Ashley A. Accursio (Sign)

Ashley A. Accursio
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 23 day of June, 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization Sam C. Accursio, III and Ashley A. Accursio, personally known to me, or proven, by producing the following methods of identification: drivers license to be the persons 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.



Angiel Ore
Notary Signature

Angiel Ore

Printed Notary Name

NOTARY SEAL /

Notary Public, State of Florida

My commission expires: 3/21/2025

Commission/Serial No. HH096311

The foregoing was accepted and approved on the _____ day of _____, A.D. 2023, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

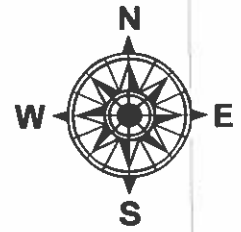
Oliver G. Gilbert, III
Chairman of the Board of
County Commissioners

ATTEST: Juan Fernandez-Barquin
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



SW 280TH ST

5'

SW 209TH AVE

THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-7804-001-0053

Name: SAM C. ACCURSIO, III and ASHLEY A. ACCURSIO

Section: 04-57-38

Municipality: Unincorporated

Commission District 8

Danielle Cohen Higgins

Date: 7/27/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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. 30-6820-000-0010
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 26 day of JUNE, A.D. 2023, by and between **FLORIDA POWER & LIGHT COMPANY**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 700 Universe Blvd. Juno Beach, FL 33408, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The North 40 feet, the East 40 feet, the South 40 feet, and the West 40 feet of Section 20, Township 56 South, Range 38 East, in Miami-Dade County, Florida, less the portions thereof lying within the NE 1/4 of the NE 1/4 of said Section 20; AND the area bounded by the South line of the North 40 feet of said Section 20, the East line of the West 40 feet of said Section 20, and a 25-foot-radius curve concave to the Southeast and tangent to both of the last described lines; AND the area bounded by the East line of the West 40 feet of said Section 20, the North line of the South 40 feet of said Section 20, and a 25-foot-radius curve concave to the Northeast

and tangent to both of the last described lines; AND the area bounded by the North line of the South 40 feet of said Section 20, the West line of the East 40 feet of said Section 20, and a 25-foot-radius curve concave to the Northwest 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 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, claiming by, through or under it, but not others.

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).

FLORIDA POWER & LIGHT COMPANY

[Signature]
Witness

[Signature] (Sign)

Nicholas Brown
Printed Name

Title: Director Corporate Real Estate

[Signature]
Witness

Meier G. Wise
Printed Name

Clerna Marc
Printed Name

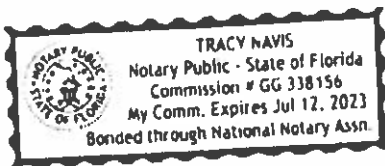
700 Universe Blvd, Juno Beach, FL 33408
Address

STATE OF Florida) SS COUNTY OF Palm Beach)

I HEREBY CERTIFY, that on this 26 day of June, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of physical or online notarization Meier G. Wise, personally known to me, to be the Director of Corporate Real Estate of FLORIDA POWER & LIGHT COMPANY, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said party acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation.

[Signature]
WITNESS

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



[Signature]
Notary Signature

Printed Notary Name

NOTARY SEAL/STAMP
Public, State of
Florida

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.

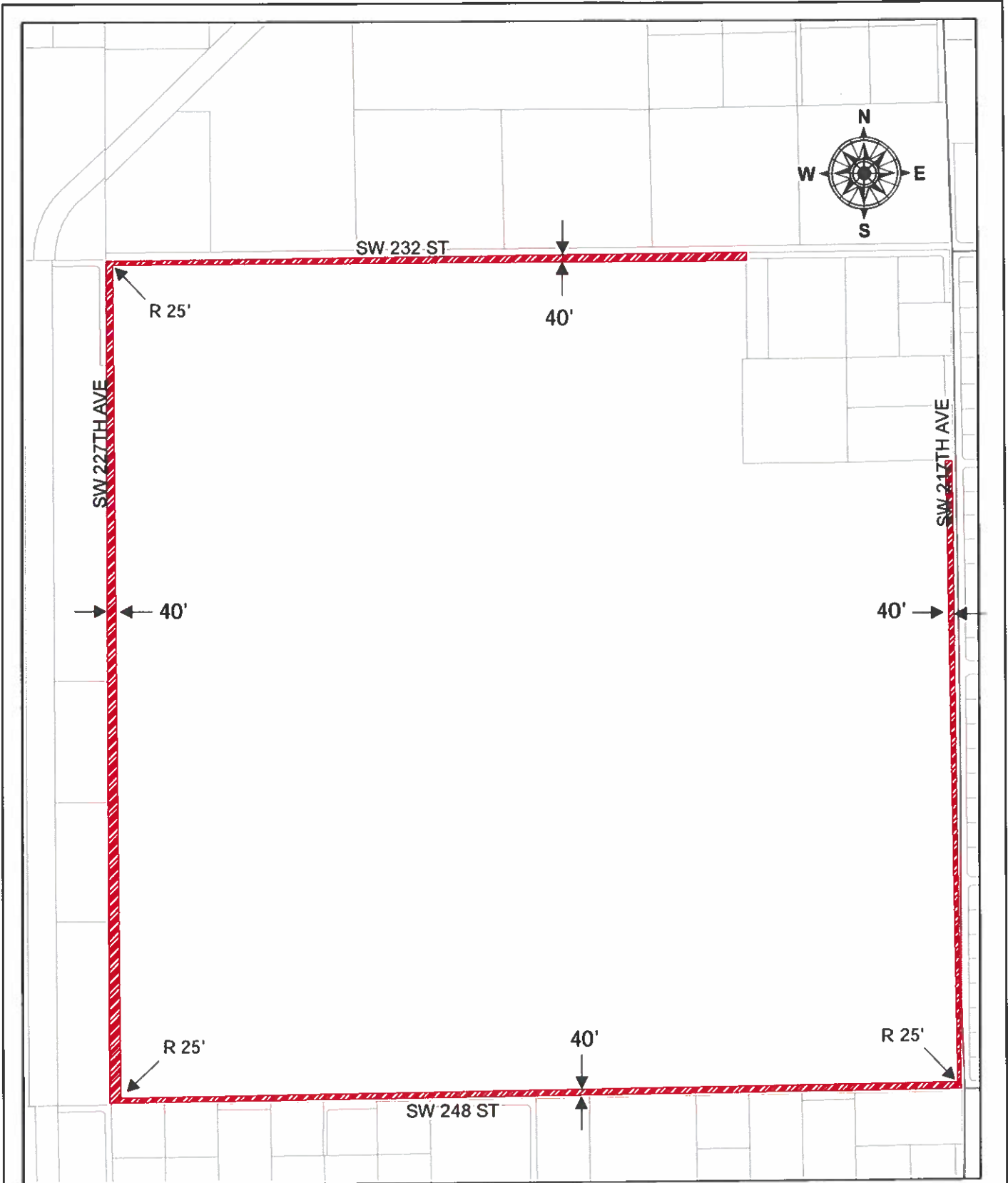
Oliver G. Gilbert, III
Chairman of the Board of
County Commissioners

ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-6820-000-0010

Name: Florida Power & Light Company

Section: 20-56-38

Municipality: Unincorporated

Commission District 8

Danielle Cohen Higgins

Date: 7/26/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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 or for all)



Witness

Abdel Falcon

Witness Printed Name



Witness

Juan A. Espinal

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name



(Sign)

Jesus Sanchez, Jr.

Printed Name

Address (if different)

(Sign)

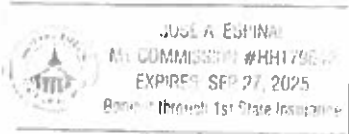
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 17 day of July, 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization Jesus Sanchez, Jr., personally known to me, or proven, by producing the following methods of identification: Florida Drivers License to be the person 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
Jose A. Espinal
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: Sep 27, 2025
Commission/Serial No. 114 179642

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.

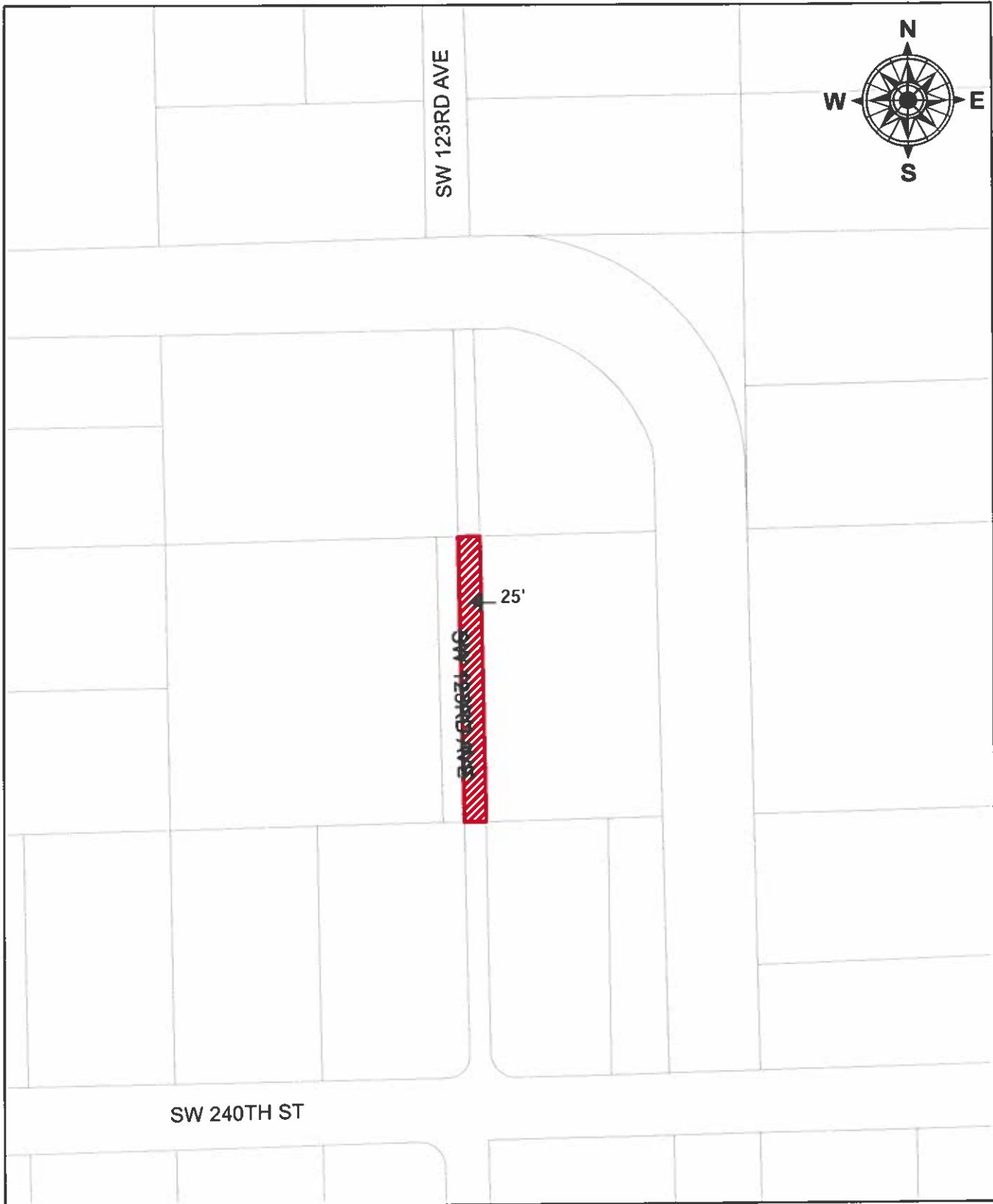
Oliver G. Gilbert, III
Chairman of the Board of
County Commissioners

ATTEST: **JUAN FERNANDEZ-BARQUIN**
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: Jesus Sanchez, Jr.

Name: 30-6924-000-0431

Section: 24-56-39

Municipality: Unincorporated

Commission District 8

Danielle Cohen Higgins

Date: 7/27/2023

Drawn By: A.Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

It is expressly provided that if and when 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 successors 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:

Stuart J Rothstein

Witness

Stuart G Rothstein

Witness Printed Name

David Wann

Witness

David Wann

Witness Printed Name

SNAPBOX WEST DIXIE LLC, a
Delaware limited liability
company

[Signature] (Sign)

By: Member

Jacob Ramage
Printed Name

Address (if different)

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF THE NW(1/4) OF THE SW(1/4) OF THE NW(1/4) OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW(1/4) OF THE SW(1/4) OF THE NW(1/4) OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE RUN SOUTH 89°56'24" EAST ALONG THE SOUTH BOUNDARY OF SAID NW(1/4) OF THE SW(1/4) OF THE NW(1/4) OF SECTION 3 A DISTANCE OF 14.20 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 196.04 FEET, SAID POINT BEING 1.0 FOOT EAST OF THE EDGE OF PAVEMENT, ALSO BEING A POINT ON THE MAINTAINED RIGHT OF WAY LINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 153 AT PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HERETOFORE REFERRED TO BOUNDARY LINE, SAID POINT BEARING NORTH 88°01'15" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°10'49" FOR A DISTANCE OF 168.28 FEET TO THE POINT OF INTERSECTION WITH A LINE THAT IS 1.0 FOOT SOUTHEASTERLY OF THE EDGE OF PAVEMENT, SAID POINT BEARING NORTH 38°50'25" WEST FROM THE CENTER OF SAID CURVE; THENCE NORTH 48°31'40" EAST ALONG SAID LINE THAT IS 1.0 FOOT SOUTHEASTERLY OF THE SOUTHEASTERLY EDGE OF PAVEMENT FOR 84.42 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 41°28'20" EAST FOR 17.58 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 50°30'05" WEST FOR 42.35 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 264.93 FEET; THENCE RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°13'43" FOR A DISTANCE OF 190.64 FEET; THENCE NORTH 89°56'24" WEST ALONG THE SOUTH BOUNDARY OF SAID NW (1/4) OF THE SW (1/4) OF THE NW (1/4) OF SAID SECTION 3 FOR 22.24 FEET TO THE POINT OF BEGINNING.

Drawn By MAP

Cad. No. 181008

Ref. Dwg. 2013-112

Plotted: 2/11/22 6:08a

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date 2/11/22

Scale NONE

Job. No. 220036

Dwg. No. 1021-049-1

Sheet. 1 of 4

EXHIBIT "A"

SURVEYOR'S NOTES:

- This site lies in Section 3, Township 52 South, Range 42 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N89°56'24"W for the South line of the N.W. 1/4 of the S.W. 1/4 of the N.W. 1/4 of Section 3-52-42.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 5,184 square feet, or 0.119 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-112.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on February 11, 2022, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated,
ou=A01410D0000017402A2BF420004
295B, cn=Daniel C Fortin
Date: 2022.02.14 10:13:28 -05'00'

By: 

Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cad. No.	181008
Ref. Dwg.	2013-112
Plotted:	2/11/22 6:08a

SURVEYOR'S NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	2/11/22
Scale	NONE
Job. No.	220036
Dwg. No.	1021-049-1
Sheet	2 of 4

EXHIBIT "A"



N.E. 195TH STREET
(PUBLIC RIGHT OF WAY) 588.07'

N.W. CORNER OF THE
N.W. 1/4, S.W. 1/4, N.W. 1/4
OF SECTION 3-52-42

NORTH LINE OF THE
N.W. 1/4, S.W. 1/4, N.W. 1/4
OF SECTION 3-52-42

**N.W. 1/4, S.W. 1/4, N.W. 1/4
OF SECTION 3-52-42**

N.E. 26TH AVENUE
(PUBLIC RIGHT OF WAY)
658.12'

NOT SUBDIVIDED

**HARRIET
TUBMAN HIGHWAY**
DEDICATED PUBLIC RIGHT OF WAY
MAINTENANCE MAP BOOK 153 PAGE 76

FLORIDA EAST COAST RAILWAY
(100' PUBLIC RIGHT OF WAY)

CENTERLINE

WEST RIGHT OF WAY LINE
OF THE FLORIDA EAST COAST
RAILWAY RIGHT OF WAY

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.42	N48°31'40"E
L2	17.58	S41°28'20"E
L3	42.35	S50°30'05"W
L4	22.24	N89°56'24"W

(US FEET)

NOT SUBDIVIDED

1.0' S.E. OF THE
EDGE OF PAVEMENT

MAINTAINED RIGHT OF WAY LINE
MAP BOOK 153 PAGE 76

A=49°10'49"
R=198.04'
L=168.28'

A=41°13'43"
R=264.93'
L=190.64'

POINT OF BEGINNING

SOUTH LINE OF THE
N.W. 1/4, S.W. 1/4, N.W. 1/4
OF SECTION 3-52-42

S89°58'24"E
14.20'
(PUBLIC RIGHT OF WAY)
N.E. 193RD STREET

**CHURCH
LOT 11
PLAT BOOK 3
PAGE 26**

**LOT 12
PLAT BOOK 3
PAGE 26**

**TRACT "A"
PLAT BOOK 91
PAGE 29**

POINT OF COMMENCEMENT

S.W. CORNER OF THE N.W. 1/4, S.W. 1/4,
N.W. 1/4 OF SECTION 3-52-42



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

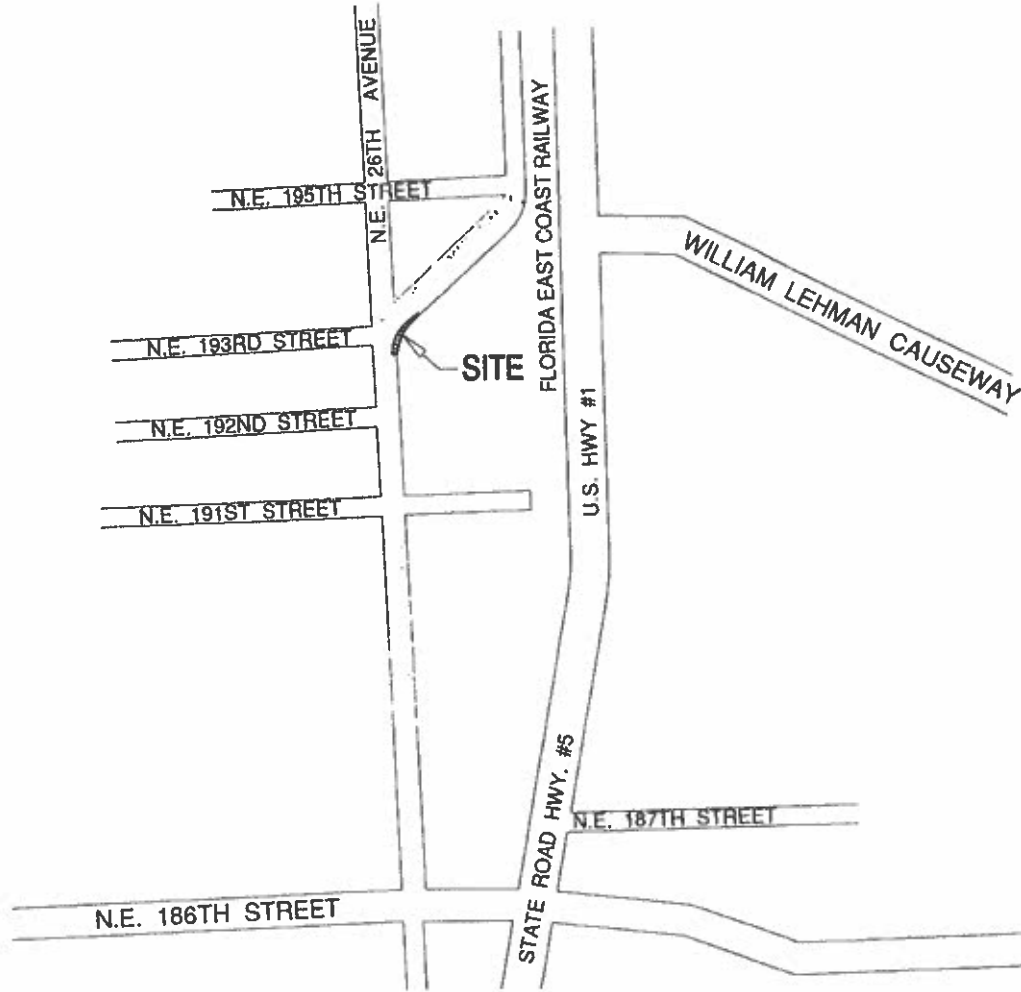
Drawn By	MAP
Cad. No.	181008
Ref. Dwg.	2013-112
Plotted:	2/11/22 6:08a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th. Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	2/11/22
Scale	1"=100'
Job. No.	220036
Dwg. No.	1021-049-1
Sheet	3 of 4

EXHIBIT "A"

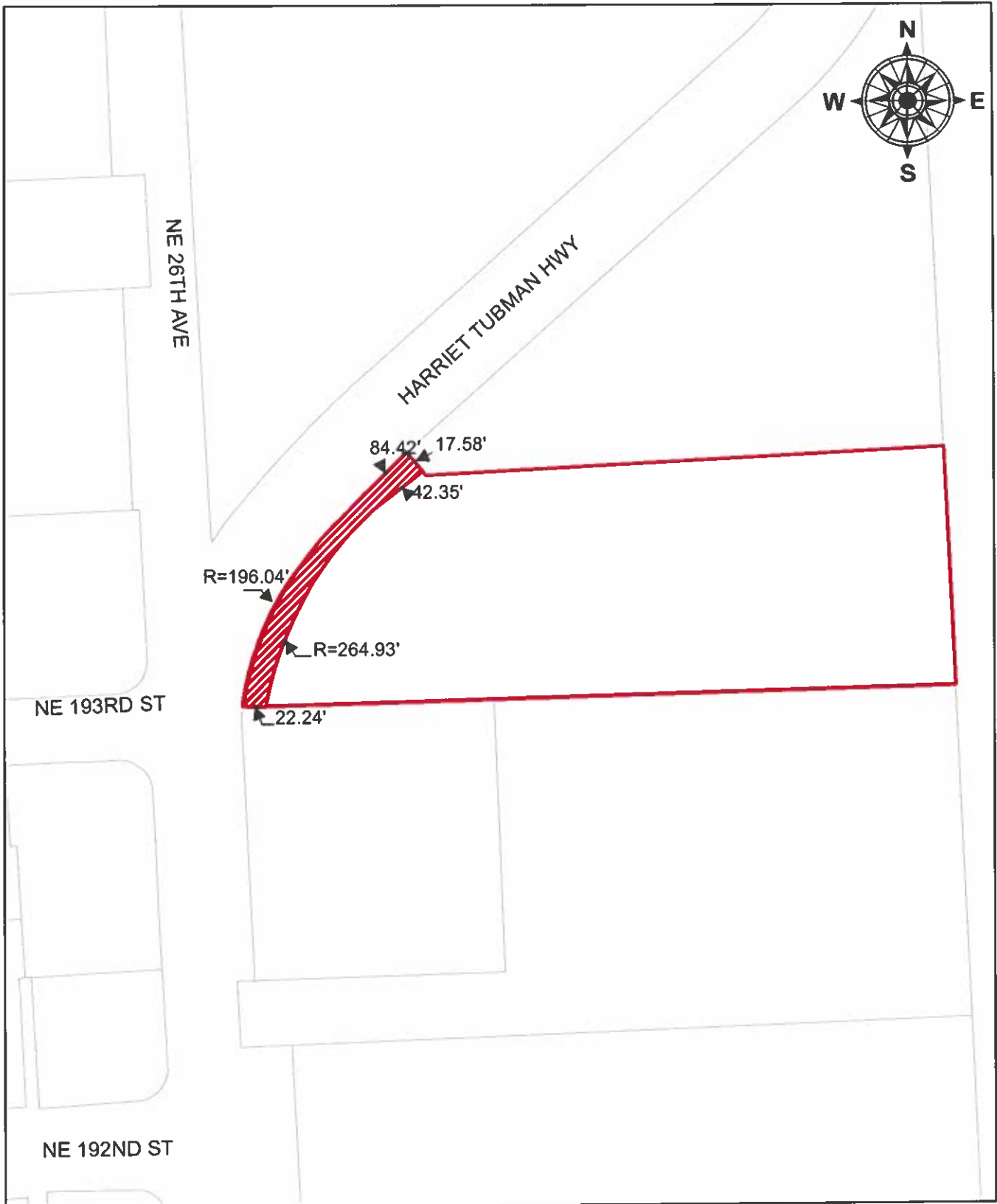
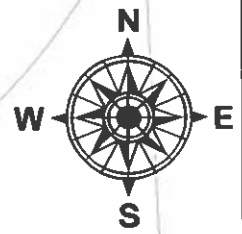


Drawn By	MAP
Cad. No.	181008
Ref. Dwg.	2013-112
Plotted:	2/11/22 6:08a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	2/11/22
Scale	NOT TO SCALE
Job. No.	220036
Dwg. No.	1021-049-1
Sheet	4 of 4



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-2203-000-0090

Name: SNAPBOX WEST DIXIE LLC

Section: 03-52-42

Municipality: Unincorporated

Commission District 4

Micky Steinberg

Date: 8/1/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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:

Michael Doyle
Witness

MICHAEL DOYKE
Witness Printed Name

K. Farrell
Witness

KEVIN FARRELL
Witness Printed Name

limited liability company
Name of LLC

Steven D. Fifield (Sign)
By: Authorized Signatory

Steven D. Fifield
Printed Name

N/A
Address (if different)

AVENTURA OWNER LLC, a Delaware

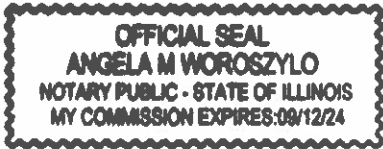
MIAMI 9101341.1 84456/88880

3/2/2023 8:44 AM

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I HEREBY CERTIFY, that on this 2ND day of ^{MAY} ~~January~~, A.D. 2023, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization Steven D. Fifield personally known to me, or proven, by producing the following forms of identification: _____ to be the Authorized Signatory duly authorized on behalf of AVENTURA OWNER LLC, a Delaware 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.



Angela M. Woroszylo
Notary Signature
Angela M. Woroszylo
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of IL
My commission expires: 9-12-24
Commission/Serial No. 694837

The foregoing was accepted and approved on the _____ day of _____, A.D. 2023, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County Commissioners

ATTEST: Juan Fernandez-Barquin
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

MIAMI 9101341.1 84456/88880
3/2/2023 8:44 AM

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF THE NW(1/4) OF THE SW(1/4) OF THE NW(1/4) OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW(1/4) OF THE SW(1/4) OF THE NW(1/4) OF SECTION 3, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE RUN SOUTH 89°56'24" EAST ALONG THE SOUTH BOUNDARY OF SAID NW(1/4) OF THE SW(1/4) OF THE NW(1/4) OF SECTION 3 A DISTANCE OF 14.20 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 196.04 FEET, SAID POINT BEING 1.0 FOOT EAST OF THE EDGE OF PAVEMENT, ALSO BEING A POINT ON THE MAINTAINED RIGHT OF WAY LINE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 153 AT PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEARING NORTH 88°01'15" WEST FROM THE CENTER OF SAID CURVE; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°10'49" FOR A DISTANCE OF 168.28 FEET TO THE POINT OF INTERSECTION WITH A LINE THAT IS 1.0 FOOT SOUTHEASTERLY OF THE EDGE OF PAVEMENT, SAID POINT BEARING NORTH 38°50'25" WEST FROM THE CENTER OF SAID CURVE; THENCE FOR THE NEXT SEVEN COURSES RUN ALONG A LINE THAT IS 1.0 FOOT SOUTHEASTERLY OF THE SOUTHEASTERLY EDGE OF PAVEMENT, 1) THE FIRST COURSE BEING NORTH 48°31'40" EAST A DISTANCE 84.42 FEET TO A POINT OF DEFLECTION, AND THE POINT OF BEGINNING OF THE HERETOFORE REFERRED TO BOUNDARY LINE; 2) THENCE CONTINUE NORTH 48°31'40" EAST A DISTANCE 15.64 FEET TO A POINT OF DEFLECTION; 3) THENCE RUN NORTH 49°54'07" EAST A DISTANCE OF 100.00 FEET TO A POINT OF DEFLECTION; 4) THENCE RUN NORTH 50°18'11" EAST A DISTANCE OF 100.00 FEET TO A POINT OF DEFLECTION; 5) THENCE RUN NORTH 51°09'45" EAST A DISTANCE OF 100.01 FEET TO A POINT OF DEFLECTION; 6) THENCE RUN NORTH 50°21'37" EAST A DISTANCE OF 100.00 FEET TO A POINT OF DEFLECTION; 7) THENCE RUN NORTH 48°27'24" EAST A DISTANCE OF 25.56 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 228.18 FEET, SAID POINT BEARING SOUTH 38°18'10" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE, BEING AT ALL POINTS 1.0 FOOT SOUTHEASTERLY OF THE SOUTHEASTERLY EDGE OF PAVEMENT THROUGH A CENTRAL ANGLE OF 50°34'52" FOR A DISTANCE OF 201.44 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY OF SAID NW(1/4) OF THE SW(1/4) OF THE NW(1/4) OF SECTION 3, SAID POINT BEARING SOUTH 88°53'02" EAST FROM THE CENTER OF SAID CURVE AND BEING 576.33 FEET ON A BEARING OF SOUTH 89°57'48.6" EAST FROM THE NORTHWEST CORNER OF SAID NW(1/4) OF THE SW(1/4) OF THE NW(1/4) OF SECTION 3; THENCE SOUTH 89°56'31" EAST FOR 11.23 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 290.30 FEET, SAID POINT BEARING SOUTH 86°23'55" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°39'17" FOR A DISTANCE OF 165.45 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 53°44'44" EAST FOR 1.25 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 290.77 FEET, SAID POINT BEARING SOUTH 53°45'13" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°17'01" FOR A DISTANCE OF 72.49 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 50°30'05" WEST FOR 179.84 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00°00'00" WEST FOR 1.94 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 50°30'05" WEST FOR 54.06 FEET TO A POINT OF DEFLECTION; THENCE NORTH 80°04'25" WEST FOR 1.97 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 50°30'05" WEST FOR 98.15 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00°00'00" WEST FOR 12.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 50°30'05" WEST FOR 30.13 FEET TO A POINT OF DEFLECTION; THENCE NORTH 78°59'52" WEST FOR 12.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 50°30'05" WEST FOR 35.23 FEET TO A POINT OF DEFLECTION; THENCE NORTH 41°28'20" WEST FOR 18.32 FEET TO THE POINT OF BEGINNING.

Drawn By	MAP
Cad. No.	181008
Ref. Dwg.	2013-112
Plotted:	2/11/22 6:05a

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	2/11/22
Scale	NONE
Job. No.	220036
Dwg. No.	1021-049-2
Sheet	1 of 4

EXHIBIT "A"

SURVEYOR'S NOTES:

- This site lies in Section 3, Township 52 South, Range 42 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N89°56'24"W for the South line of the NW 1/4 of the S.W. 1/4 of the N.W. 1/4 of Section 3-52-42.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 11,824 Square feet, or 0.271 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-112.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on February 11, 2022, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 4/2.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cnd. No.	181008
Ref. Dwg.	2013-112
Plotted:	2/11/22 6:08a

SURVEYOR'S NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

Date	2/11/22
Scale	NONE
Job. No.	220036
Dwg. No.	1021-049-2
Sheet	2 of 4

EXHIBIT "A"



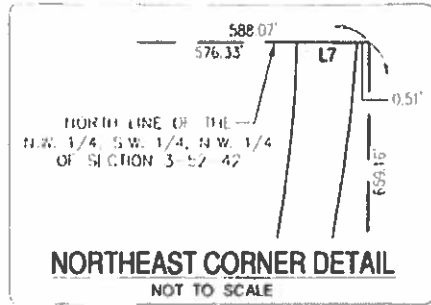
N.E. 195TH STREET

(PUBLIC RIGHT OF WAY)

SEE NORTHEAST CORNER DETAIL

N.W. CORNER OF THE
N.W. 1/4, S.W. 1/4, N.W. 1/4
OF SECTION 3-52-42

NORTH LINE OF THE
N.W. 1/4, S.W. 1/4, N.W. 1/4
OF SECTION 3-52-42



N.W. 1/4, S.W. 1/4, N.W. 1/4
OF SECTION 3-52-42

**HARRIET
TUBMAN HIGHWAY**
DEDICATED PUBLIC RIGHT OF WAY
MAINTENANCE MAP BOOK 153 PAGE 76

WEST RIGHT OF WAY LINE
OF THE FLORIDA EAST COAST
RAILWAY RIGHT OF WAY

FLORIDA EAST COAST RAILWAY

(100' PUBLIC RIGHT OF WAY)

LINE	LENGTH	BEARING
L1	15.64	N48°31'40"E
L2	100.00	N49°54'07"E
L3	100.00	N50°18'11"E
L4	100.01	N51°09'45"E
L5	100.00	N50°21'37"E
L6	25.56	N48°27'24"E
L7	11.23	S89°56'31"E
L8	1.25	S53°44'44"E
L9	179.84	S50°30'05"W
L10	1.94	S00°00'00"W
L11	54.06	S50°30'05"W
L12	1.97	N80°04'25"W
L13	98.15	S50°50'05"W
L14	12.00	S00°00'00"W
L15	30.13	S50°30'05"W
L16	12.00	N78°59'52"W
L17	35.23	S50°30'05"W
L18	18.82	N41°28'20"W

(115 FEET)

POINT OF
BEGINNING

MAINTAINED RIGHT OF WAY LINE
MAP BOOK 153 PAGE 76

NOT SUBDIVIDED

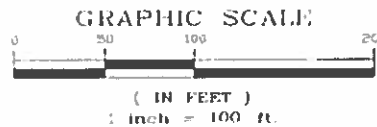
SOUTH LINE OF THE
N.W. 1/4, S.W. 1/4, N.W. 1/4
OF SECTION 3-52-42

CHURCH
LOT 11
PLAT BOOK 3 PAGE 26

LOT 12
PLAT BOOK 3
PAGE 26

TRACT "A"
PLAT BOOK 91
PAGE 29

POINT OF COMMENCEMENT
S.W. CORNER OF THE N.W. 1/4, S.W. 1/4,
N.W. 1/4 OF SECTION 3-52-42



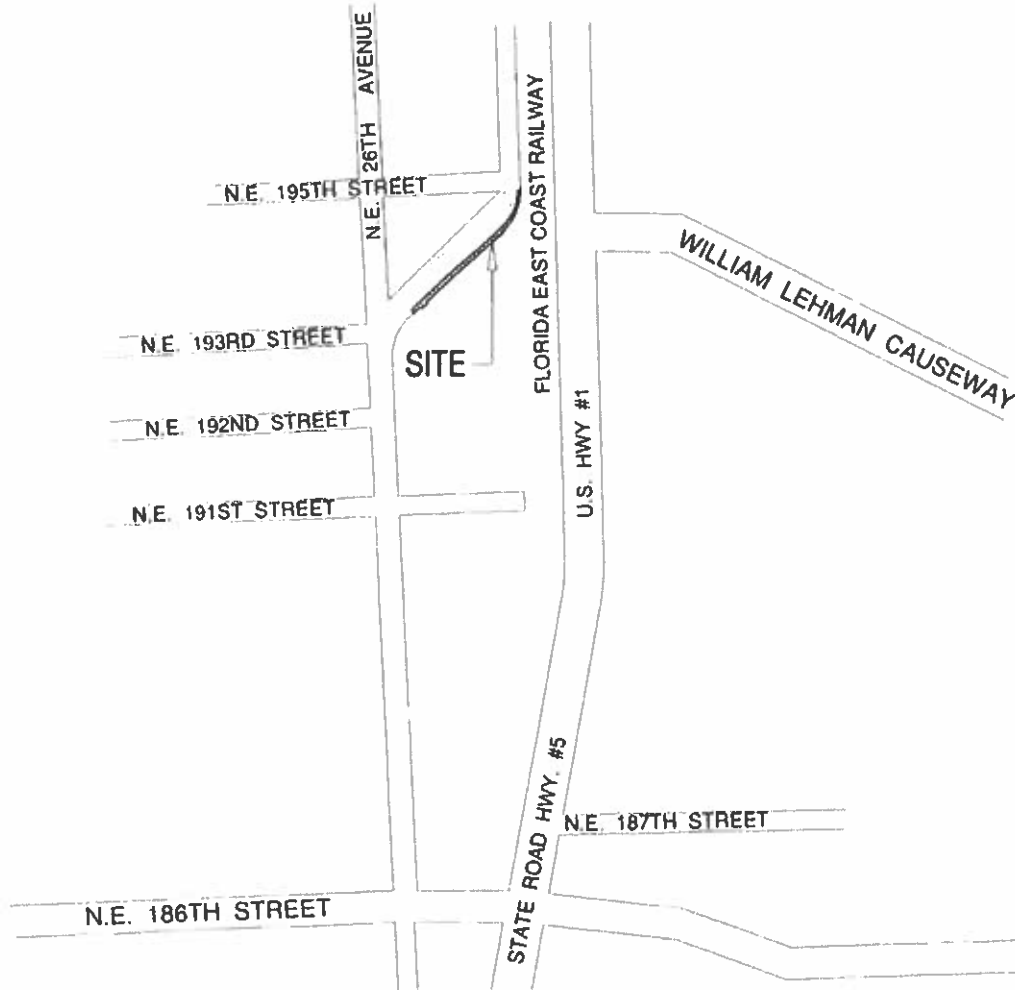
Drawn By	MAP
Cnd. No.	181008
Ref. Dwg.	2013-112
Plotted:	2/11/22 6.06a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	2/11/22
Scale	1" = 100'
Job. No.	220036
Dwg. No.	1021-049-2
Sheet	3 of 4

EXHIBIT "A"

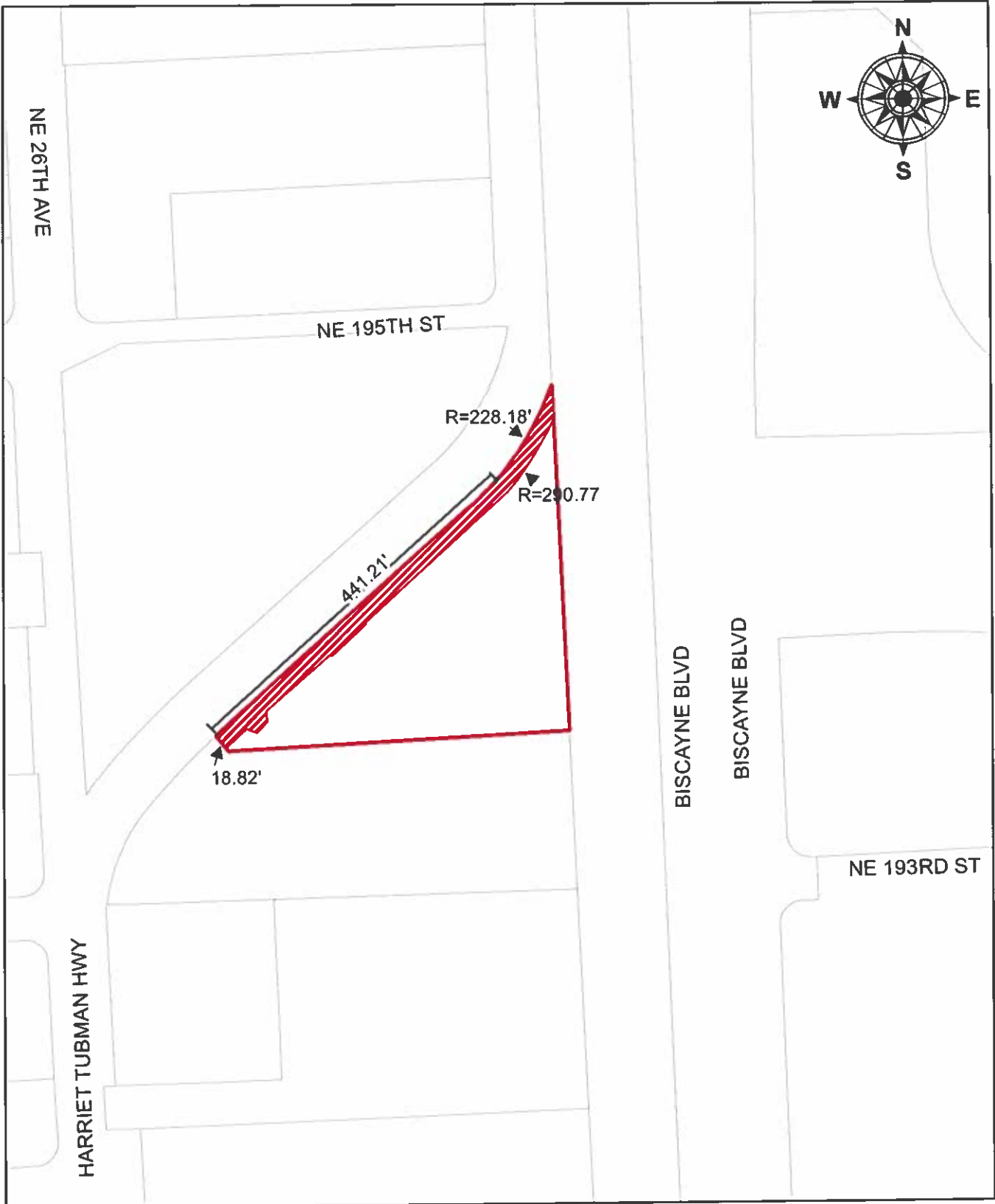


Drawn By	MAP
Cad. No.	181008
Ref. Dwg.	2015-112
Plotted:	2/11/22 6:08h

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida. 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@fls survey.com

Date	2/11/22
Scale	NOT TO SCALE
Job. No.	220036
Dwg. No.	1021-049-2
Sheet	4 of 4



THIS IS NOT A SURVEY

NOT TO SCALE

Folio: 30-2203-000-0095

Name: AVENTURA OWNER LLC

Section: 03-52-42

Municipality: Unincorporated

Commission District 4

Micky Steinberg

Date: 8/2/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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:
Vanessa Madrid, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

Folio No. Portion of 35-3027-076-0020
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 6 day of DECEMBER A.D. 2022, by and between DORAL ATRIUM RETAIL INVESTMENTS, LLC, a Florida limited liability company, whose address is 2665 South Bayshore Drive, Suite 1020, Miami, FL 33133, 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:

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.

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.

(SIGNATURE PAGES TO FOLLOW)

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

Witness _____

Arnon Olive

Witness Printed Name

Witness _____

David Golden

Witness Printed Name

Witness _____

Mar Raiman

Witness Printed Name

DORAL ATRIUM RETAIL
INVESTMENTS, LLC, a Florida
limited liability company

By: *[Signature]* (Sign)
Manager

David P. Martin
Printed Name

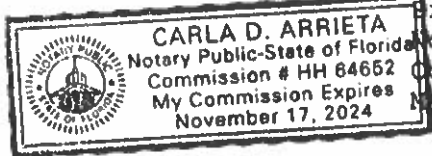
2665 S. Bayshore Dr.
Suite 1020
Miami, FL 33133
Address

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

I HEREBY CERTIFY, that on this 06 day of December A.D. 2022,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of physical or online
notarization and David P. Martin personally known to me, or proven, by
producing the following forms of identification: _____ to be
the Manager duly authorized on behalf of DORAL ATRIUM RETAIL INVESTMENTS,
LLC, a Florida limited liability company. Said individual 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]



Print Name: Carla D. Arrieta
Notary Public, State of Florida
Commission #: HH64652
My Commission Expires: 11/17/2024

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.

Oliver G. Gilbert, III
Chairman of the Board of
County Commissioners

ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of said Board

Approved as to form
and legal sufficiency

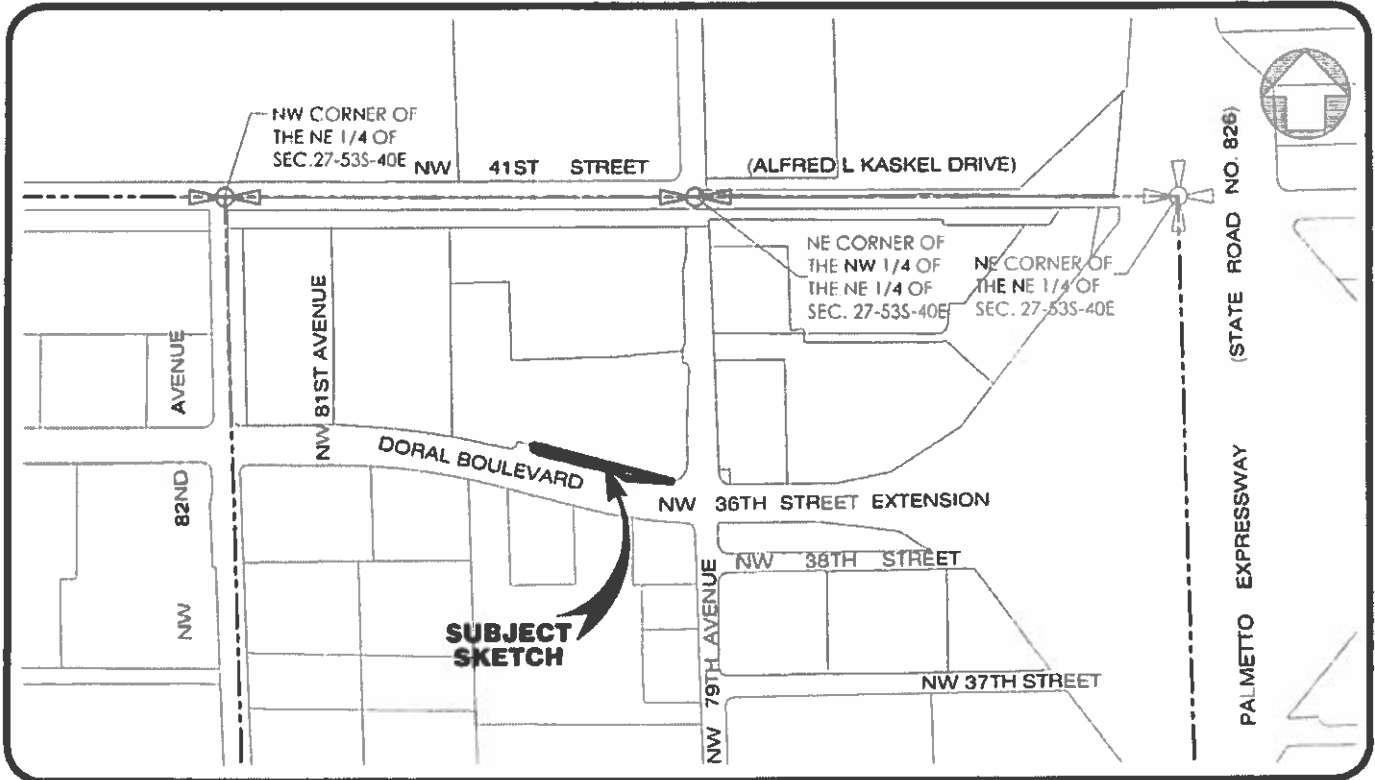
By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

LEGAL & SKETCH OF RIGHT-OF-WAY DEDICATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION - EXHIBIT "A"



LOCATION MAP NOT TO SCALE

SOURCES OF DATA:

Plat of "ATRIUM DORAL", according to the Plat thereof as recorded in Plat Book 176 at Page 14, of the Public Records of Miami-Dade County, Florida

Miami-Dade County Public Works Department Right of Way Map for NW 41st Street, recorded in Plat Book 88, Page 24, Miami-Dade County Records

Township Map for Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division

Bearings as shown hereon are based upon the centerline of N.W. 36th Street with an assumed bearing of N74°25'53"W, said line to be considered a well established and monumented line

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the limitations item with respect to possible restrictions of records and utility services.

LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472-027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company

Florida Certificate of Authorization Number LB7335

The item has been digitally signed by

By: **Eduardo M Suarez** Digitally signed by Eduardo M Suarez
Date: 2022.04.20 18:04:10



Date: _____

Eduardo M. Suarez, PSM,
Professional Surveyor and Mapper LB6313
State of Florida

NOTICE: PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC COPIES. THE ABOVE NAMED PROFESSIONAL SURVEYOR & MAPPER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 5J-17, F.A.C.

LONGITUDE SURVEYORS

NOTICE: This document is not valid, full and complete without all pages.

7769 NW 48TH STREET, SUITE 375, DORAL, FLORIDA 33166 * PHONE (305)463-0912 * FAX (305)513-5680 * WWW.LONGITUDESURVEYORS.COM
JOB No. 14224.10.02 PAGE 1 OF 3

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION
EXHIBIT "A"**

LEGAL DESCRIPTION:

A parcel of land being a portion of Tract B of plat of "ATRIUM DORAL", according to the Plat thereof as recorded in Plat Book 176 at Page 14, of the Public Records of Miami-Dade County, Florida, located within Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE Northernmost point of curvature of the circular curve at the Southeast Corner of said Tract B, having a radius of 60.00 feet; thence, from a radial bearing of N 88°15'17" E from the center of said curve, run Southerly and Southwesterly along said curve to the right, through a central angle of 65°43'34", an arc distance of 68.83 feet, to the **POINT OF BEGINNING**; thence continue Southwesterly and Westerly along said curve to the right, through a central angle of 31°17'10", an arc distance of 32.76 feet, to a point of compound curvature with a circular curve, concave to the Northeast and having a radius of 1,090.92 feet; the next three (3) courses are along the Northeasterly Right of Way Line of N.W. 36th Street Extension as shown on on said plat of "ATRIUM DORAL", according to the Plat thereof as recorded in Plat Book 176 at Page 14 of the Public Records of Miami-Dade County, Florida; thence Westerly and Northwesterly along said curve to the right, through a central angle of 06°01'10", an arc distance of 114.61 feet, to a point of intersection with a non-tangent line; thence N 66°59'29" W, along said non-tangent line, a distance of 41.60 feet; thence N 74°29'42" W, a distance of 208.21 feet, to the point of intersection with a circular curve, concave to the Northeast, and having a radius of 19.50 feet; thence from a radial bearing of S 17°38'05" W from the center of the last mentioned curve, run Northwesterly, Northerly and Northeasterly along said curve to the right, through a central angle of 82°29'45", an arc distance of 28.08 feet, to a point of intersection with a non-tangent line; thence S 76°25'37" E, along said non-tangent line, a distance of 9.95 feet, to the point of intersection with a non-tangent circular curve, concave to the Northeast, and having a radius of 18.01 feet; thence from a radial bearing of S 72°22'18" W from the center of the last mentioned curve, run Southeasterly along said curve to the left, through a central angle of 55°48'56", an arc distance of 17.54 feet, to a point of intersection with a non-tangent line; thence S 73°25'23" E, along said non-tangent line, a distance of 19.37 feet; thence S 74°39'38" E, a distance of 183.49 feet; thence S 66°58'45" E, a distance of 50.15 feet, to the point of intersection with a non-tangent circular curve, concave to the Northeast, and having a radius of 1,055.12 feet; thence from a radial bearing of S 10°48'17" W from the center of the last mentioned curve, run Southeasterly along said curve to the left, through a central angle of 07°20'24", an arc distance of 135.17 feet, to the **POINT OF BEGINNING**.

Containing 3,772 square feet, more or less, by calculations.

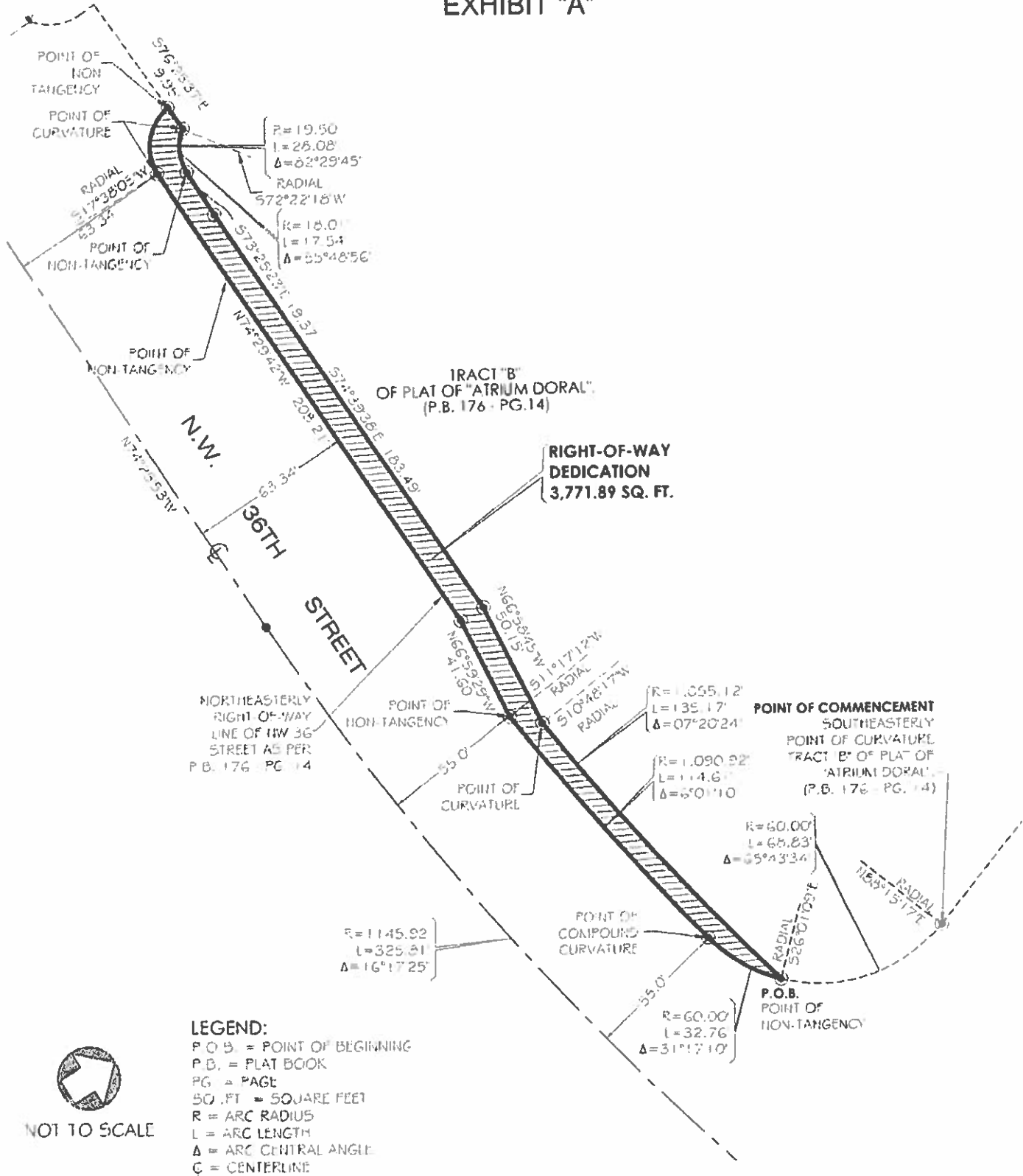
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JOB No. 14224.10.02 PAGE 2 OF 3

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION EXHIBIT "A"



NORTHEASTERLY
RIGHT-OF-WAY
LINE OF HW 36
STREET AS PER
P.B. 176 - PG. 14

**RIGHT-OF-WAY
DEDICATION
3,771.89 SQ. FT.**

TRACT "B"
OF PLAT OF "ATRIUM DORAL"
(P.B. 176 - PG. 14)

POINT OF COMMENCEMENT
SOUTHEASTERLY
POINT OF CURVATURE
TRACT "B" OF PLAT OF
'ATRIUM DORAL'
(P.B. 176 - PG. 14)

- LEGEND:**
 P.O.B. = POINT OF BEGINNING
 P.B. = PLAT BOOK
 PG. = PAGE
 SQ. FT. = SQUARE FEET
 R = ARC RADIUS
 L = ARC LENGTH
 Δ = ARC CENTRAL ANGLE
 C = CENTERLINE

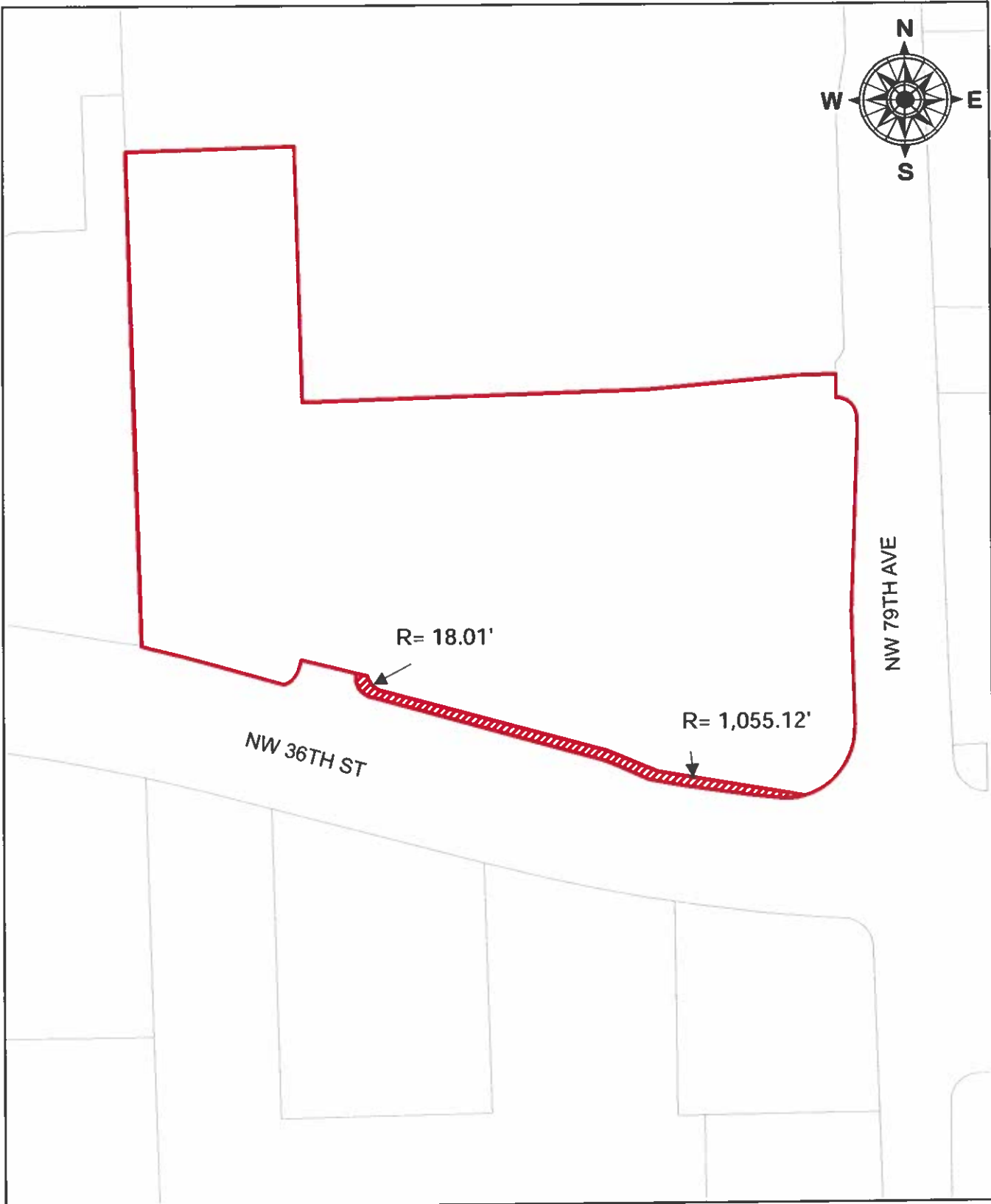
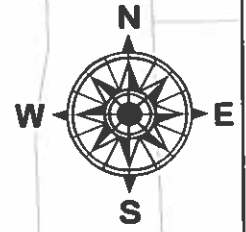


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 JOB No. 14224.10.02 PAGE 3 OF 3



THIS IS NOT A SURVEY

NOT TO SCALE

Municipality: Doral
Commission District 12
Juan Carlos Bermudez

Folio: 35-3027-076-0020

Name: Doral Atrium Retail Investments, LLC

Section: 27-53-40

Date: 8/3/2023

Drawn By: A.Santelices

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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:
Vanessa Madrid, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

Folio No. Portion of 35-3027-076-0020
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 06 day of DECEMBER A.D. 2022, by and between DORAL ATRIUM RETAIL INVESTMENTS, LLC, a Florida limited liability company, whose address is 2665 South Bayshore Drive, Suite 1020, Miami, FL 33133, 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:

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.

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.

{SIGNATURE PAGES TO FOLLOW}

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

Witness [Signature]

AARON OLIVER

Witness Printed Name

Witness [Signature]

Daniel Golden

Witness Printed Name

Witness [Signature]

Marc Raiman

Witness Printed Name

DORAL ATRIUM RETAIL
INVESTMENTS, LLC, a Florida
limited liability company

By: [Signature] Manager

(Sign)

David P. Martin
Printed Name

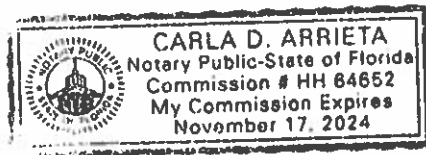
2665 S. Bayshore Dr.
Suite 1020
Miami, FL 33133
Address

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

I HEREBY CERTIFY, that on this 06 day of December A.D. 2022,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared by means of physical or online
notarization and David P. Martin personally known to me, or proven, by
producing the following forms of identification: _____ to be
the Manager duly authorized on behalf of DORAL ATRIUM RETAIL INVESTMENTS,
LLC, a Florida limited liability company. Said individual 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]
Print Name: Carla D. Arrieta
Notary Public, State of Florida
Commission #: HH64652
My Commission Expires: 11/17/2024

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.

Oliver G. Gilbert, III
Chairman of the Board of
County Commissioners

ATTEST: JUAN FERNANDEZ-BARQUIN
Clerk of said Board

Approved as to form
and legal sufficiency

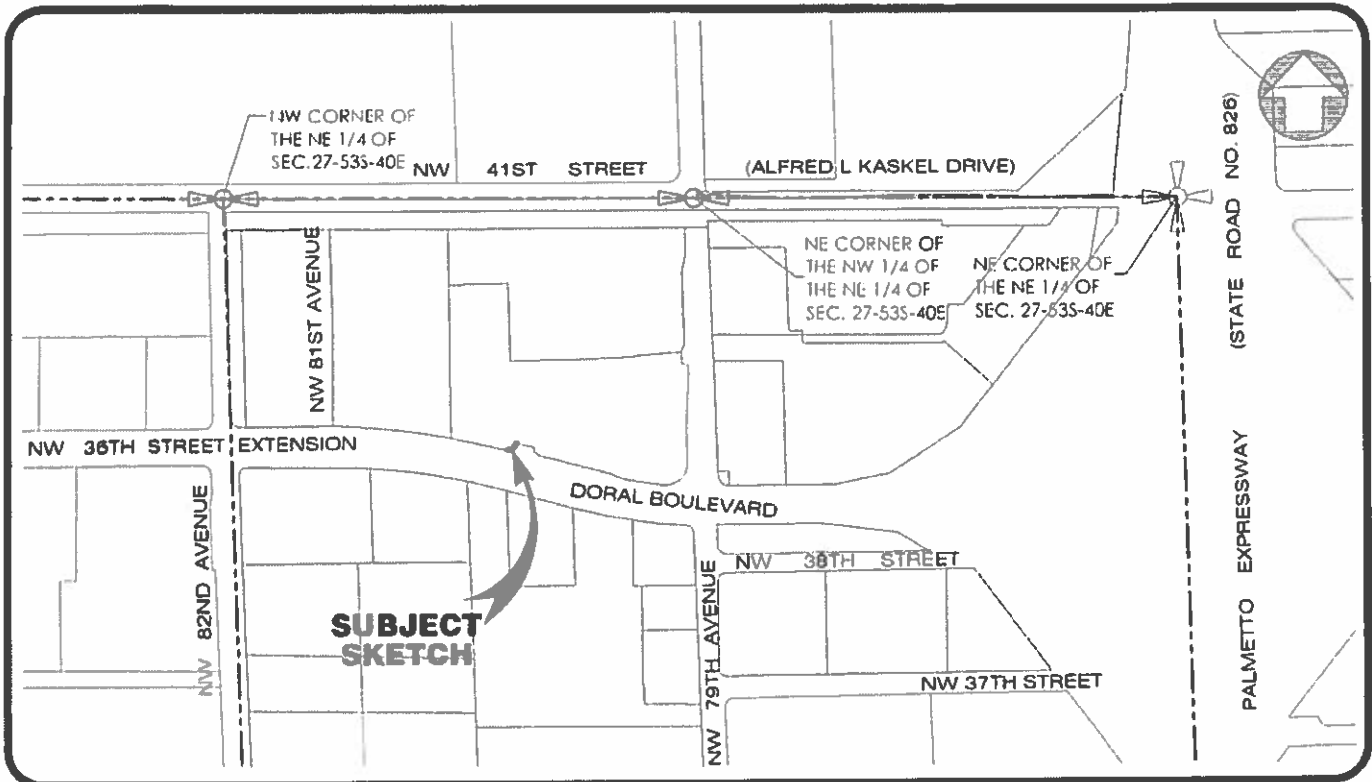
By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

LEGAL & SKETCH OF RIGHT-OF-WAY DEDICATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION RIGHT-OF-WAY DEDICATION - EXHIBIT "A"



LOCATION MAP
NOT TO SCALE

SOURCES OF DATA

Plat of "ATRIUM DORAL", according to the Plat thereof as recorded in Plat Book 176 at Page 14, of the Public Records of Miami-Dade County, Florida.
 Miami-Dade County Public Works Department Right of Way Map for NW 41st Street, recorded in Plat Book 81 Page 24, Miami-Dade County Records
 Township Map for Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida, prepared by Miami-Dade County, Public Works and Waste Management Department, Engineering Division
 Bearings as shown hereon are based upon the centerline of NW 36th Street with an assumed bearing of S74°25'53"E, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES

No information was provided as to the existence of any easements other than that appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS


Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

*This document does not represent a field boundary survey of the described property, or any parts or parcel thereof.

SURVEYOR'S CERTIFICATE

I hereby certify that this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida limited liability Company
 Florida Certificate of Authorization Number LB7335
 This item has been digitally signed by:

By: **Eduardo M Suarez** Digitally signed by Eduardo M Suarez
Date: 2023.04.20 15:06:54 -0400  Date _____
 Eduardo M Suarez, PSM
 Professional Surveyor and Mapper (LS5313)
 State of Florida

NOTICE: PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC COPIES. THE ABOVE NAMED PROFESSIONAL SURVEYOR / MAPPER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 5J-17.1 F.A.C.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED UNDER RULE 5J-17.062, F.A.C.



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 JOB No. 14224.10.02 PAGE 1 OF 3

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**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION
EXHIBIT "A"**

LEGAL DESCRIPTION:

A parcel of land being a portion of Tract B of "ATRIUM DORAL", according to the Plat thereof as recorded in Plat Book 176 at Page 14, of the Public Records of Miami-Dade County, Florida, located within Section 27, Township 53 South, Range 40 East, Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE at the Southwest Corner of said Tract B; the next three (3) courses are along the Northeasterly Right of Way Line of N.W. 36th Street Extension as shown on on said plat of "ATRIUM DORAL", according to the Plat thereof as recorded in Plat Book 176 at Page 14 of the Public Records of Miami-Dade County, Florida, said Corner being on a circular curve, concave to the Southwest, and having a radius of 1,200.92 feet; thence from a radial bearing of N 13°38'37" E from the center of the last mentioned curve, run Southeasterly along said curve to the right, through a central angle of 01°55'12", an arc distance of 40.24 feet, to a point of intersection with a non-tangent line; thence S 74°25'36" E, along the said non-tangent line, a distance of 40.95 feet; thence S 74°25'53" E, a distance of 32.10 feet, to the point of intersection with a non-tangent circular curve, concave to the Northwest, and having a radius of 26.01 feet, said point of intersection is **POINT OF BEGINNING**; thence from a radial bearing of S 07°36'53" W from the center of the last mentioned curve, run Northeasterly and Northerly along said curve to the left, through a central angle of 78°13'02", an arc distance of 35.51 feet, to a point of intersection with a non-tangent line; thence S 76°25'37" E, along said non-tangent line, a distance of 3.08 feet; thence S 13°22'29" W, a distance of 6.00 feet; to the point curvature of a circular curve, concave to the Northwest, and having a radius of 21.50 feet; thence run Southerly and Southeasterly along said curve to the right, through a central angle of 55°49'47", an arc distance of 20.95 feet, to a non-tangent point of intersection with the aforesaid Right of Way Line; thence N 74°25'53" W, along said Right of Way Line, a distance of 16.93 feet, to the **POINT OF BEGINNING**.

Containing 172 square feet, more or less, by calculations.

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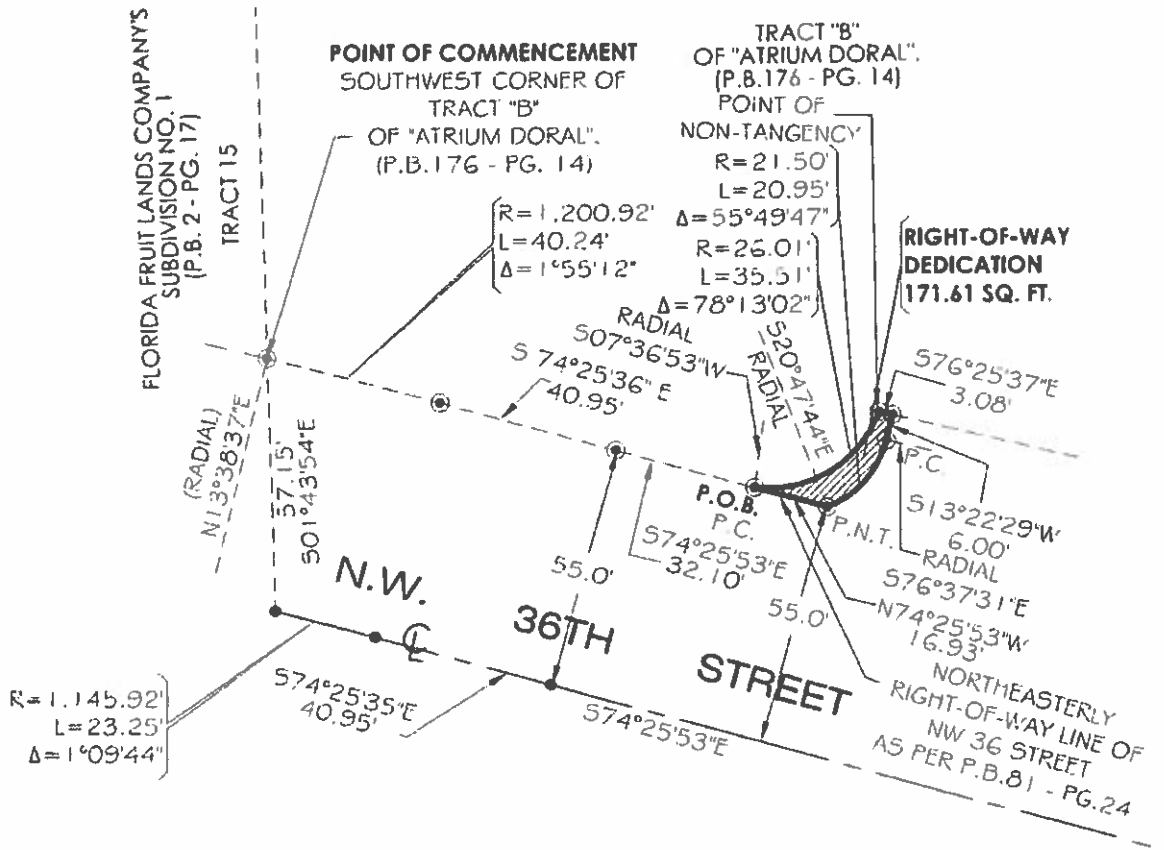
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MDC070

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION
EXHIBIT "A"**



LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG. = PAGE
- P.C. = POINT OF CURVATURE
- P.N.T. = POINT OF NON-TANGENCY
- SQ. FT. = SQUARE FEET
- R = ARC RADIUS
- L = ARC LENGTH
- Δ = ARC CENTRAL ANGLE
- CL = CENTERLINE



NOT TO SCALE

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NW 79TH AVE

R=26.01'

NW 36TH ST

THIS IS NOT A SURVEY

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Folio: 35-3027-076-0020

Name: Doral Atrium Retail Investments, LLC

Section: 27-53-40

Municipality: Doral
Commission District 12
Juan Carlos Bermudez

Date: 8/3/2023
Drawn By: A.Santelices



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



MEMORANDUM
(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: December 12, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(3)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- 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)(3)
12-12-23

RESOLUTION NO. _____

RESOLUTION ACCEPTING CONVEYANCES OF 11 PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-DADE COUNTY, FLORIDA; AND AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON TO EXECUTE THE ACCEPTANCES OF THE INSTRUMENTS OF CONVEYANCE

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 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. Scionti Construction Group, LLC
2. F & E Investment, LLC
3. Arinitica, LLC
4. Nicole Anthony Holdings LLC
5. Sam C. Accursio, III and Ashley A. Accursio
6. Florida Power & Light Company
7. Jesus Sanchez, Jr.
8. Snapbox West Dixie LLC
9. Aventura Owner LLC
10. Doral Atrium Retail Investments, LLC
11. Doral Atrium Retail Investments, LLC; 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:

Oliver G. Gilbert, III, Chairman	
Anthony Rodríguez, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Kevin Marino Cabrera	Sen. René García
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Kionne L. McGhee	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 12th day of December, 2023. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Andrea Gonzalez Mateo

