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

Memorandum

Date: June 3, 2010

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 8(P)(1)(A)

Resolution No. R-615-10

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

Recommendation

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

Scope

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

Fiscal Impact/Funding Source

There is no fiscal impact to the County associated with this item.

Track Record/Monitor

Not Applicable.

Background

These right-of-way dedications are being obtained to fulfill various zoning and land development requirements. Each individual site is listed below outlining the specific requirement for each site.

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
1.	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	QC*	A portion of SW 176 Street, from SW 113 Court West for 457 feet and the Cul-de-sac thereof. (District 9)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.

RWD* Right-of-Way Deed **QC*** Quit Claim Deed
TSE* Traffic Signal Easement

	GRANTOR	INSTRUMENT	LOCATION	REMARKS
2.	Joseph A. Porter & Beverly McReynolds Porter	RWD*	A portion of SW 216 Street from SW 147 Avenue West for approximately 342 feet, and the radius return thereof. (District 8)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way.
3.	Jose Gallardo & Isotta Gallardo	RWD*	A portion of SW 147 Court and SW 148 Avenue, beginning approximately 327 feet South of SW 160 Street, South for 165 feet. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated.
4.	Miguel Caraza & Aurora Caraza	RWD*	A portion of SW 28 Street, from SW 137 Path East for approximately 89 feet, and the radius returns thereof. (District 11)	Obtained in order to improve that portion of the roadway.
5.	FLORIDA POWER & LIGHT CO.	RWD*	A portion of SW 132 Avenue, from SW 248 Street North for approximately 632 feet. (District 8)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated.

Assistant County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Dennis C. Moss and Members, Board of County Commissioners

DATE: June 3, 2010

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

SUBJECT: Agenda Item No. 8(P)(1)(A)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(P)(1)(A)
6-3-10

RESOLUTION NO. **R-615-10**

RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-DADE COUNTY, FLORIDA

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Manager's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owner's/Grantor's

1. **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**
2. **Joseph A. Porter & Beverly McReynolds Porter**
3. **Jose Gallardo & Isotta Gallardo**
4. **Miguel Caraza & Aurora Caraza**
5. **FLORIDA POWER & LIGHT COMPANY.**

WHEREAS, upon consideration of the recommendation of the Public Works Department, the County Commission finds and determines that the acceptance of such conveyances would be in the public's best interest,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way; and pursuant to Resolution No. R-974-09 (a) directing the County Mayor or County Mayor's designee to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County and to provide a recorded copy of each

instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; (b) direct the Clerk of the Board to attach and permanently store a recorded copy of each of said instruments together with this resolution.

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz who moved its adoption. The motion was seconded by Commissioner Audrey M. Edmonson and upon being put to a vote, the vote was as follows:

Dennis C. Moss, Chairman	aye		
Jose "Pepe" Diaz, Vice-Chairman	aye		
Bruno A. Barreiro	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Barbara J. Jordan	aye	Joe A. Martinez	absent
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of June, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **DIANE COLLINS**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Debra Herman

This instrument prepared under the supervision
of Kathy Lamb-Flynn, Assistant General Counsel
Florida Department of Transportation
Florida Turnpike Enterprise
Milepost 263, Florida's Turnpike
(Building 5315, Turkey Lake Service Plaza)
P.O. Box 613069
Ocoee, FL 34761

SR No.: 821 (Homestead Extension of Florida's Turnpike)
Project: 87005-2306
Parcel: Portions of 129.1 & 130.1
SW 176th St Terminus
County: Miami-Dade

QUITCLAIM DEED

"This deed constitutes a conveyance from an executive agency of the State of Florida to an agency or instrumentality of the State of Florida and is not subject to documentary stamp tax. See Department of Revenue Rule 12B-4.014 (10), Florida Administrative Code."

THIS QUITCLAIM DEED, made this 9th day of February, 2010, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, an executive agency of the State of Florida, whose post office address is Turnpike Headquarters, P.O. Box 613069, Milepost 263, Florida's Turnpike, Building 5315, Ocoee, Florida 34761-3069, as Grantor, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, whose mailing address is Stephen P. Clark Center, 111 NW First Street, Suite 1610, Miami, Florida 33128-1970, as Grantee. (Wherever used herein the terms Grantor and Grantee shall include the successors and assigns of Grantor and Grantee.)

WITNESSETH

WHEREAS, the land hereinafter described was acquired by the Grantor for state highway purposes; and

WHEREAS, the said land is no longer required by the Grantor for state highway purposes, and the Grantor, by action of the Florida Turnpike Enterprise Executive Director, pursuant to the provisions of Section 337.25, Florida Statutes, has agreed to quitclaim the said land to the Grantee.

NOW THEREFORE, in consideration of the premises and the sum of One Dollar, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does remise, release and forever quitclaim to the Grantee all right, title and interest of the State of Florida Department of Transportation, in and to the property described in Exhibit "A", attached hereto and made a part hereof, subject to the following terms, conditions and reservations:

1. No commercial transmission or receiving devices which carry signals that could cause interference with the operations of the Grantor may be placed or constructed on the property; this restriction shall run with the land in perpetuity and be binding on all successors in title.

2. The Grantee accepts all responsibility for operation and maintenance of the roadway, including all curbs, culverts, and drainage structures within the right-of-way at the time of transfer.

3. All obligations of the Grantor under any maintenance or utility agreements or other such agreements existing at the time of this conveyance shall become the responsibility of the Grantee.

4. Pursuant to Section 337.25(4)(h), Florida Statutes, the property described in Exhibit "A" will be used by the Grantee for a public purpose.

5. Grantor reserves all rights of ingress, egress, light, air and view between the property described in Exhibit "A" and Grantor's abutting property (SR 821 - Homestead Extension of Florida's Turnpike).

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title and interest of the said Grantor, either in law or equity, to the said Grantee forever.

Subject to covenants, conditions, restrictions, and encumbrances of record, but the reference hereto does not serve to reimpose the same.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed by its duly authorized officer, its Executive Director of the Florida Turnpike Enterprise, and its seal hereunto affixed, attested by its Executive Secretary, in the date first above written.

Signed, sealed and delivered
in our presence as witnesses:

Wanda Thomas
Signature

WANDA THOMAS
Print or Type Name

Sandra Wilde
Signature

Sandra Wilde
Print or Type Name

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: James L. Ely, Executive Director
Florida Turnpike Enterprise

Attest: Elizabeth Decker
Elizabeth Decker, Executive Secretary
Florida Turnpike Enterprise

Legal Review: Kathy Lamb-Flynn
Kathy Lamb-Flynn

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of February, 2010, by James L. Ely, as Executive Director of the State of Florida Department of Transportation, Florida Turnpike Enterprise, who is personally known to me, and who did acknowledge before me that he executed the foregoing instrument on behalf of the State of Florida Department of Transportation, for the purposes therein expressed.



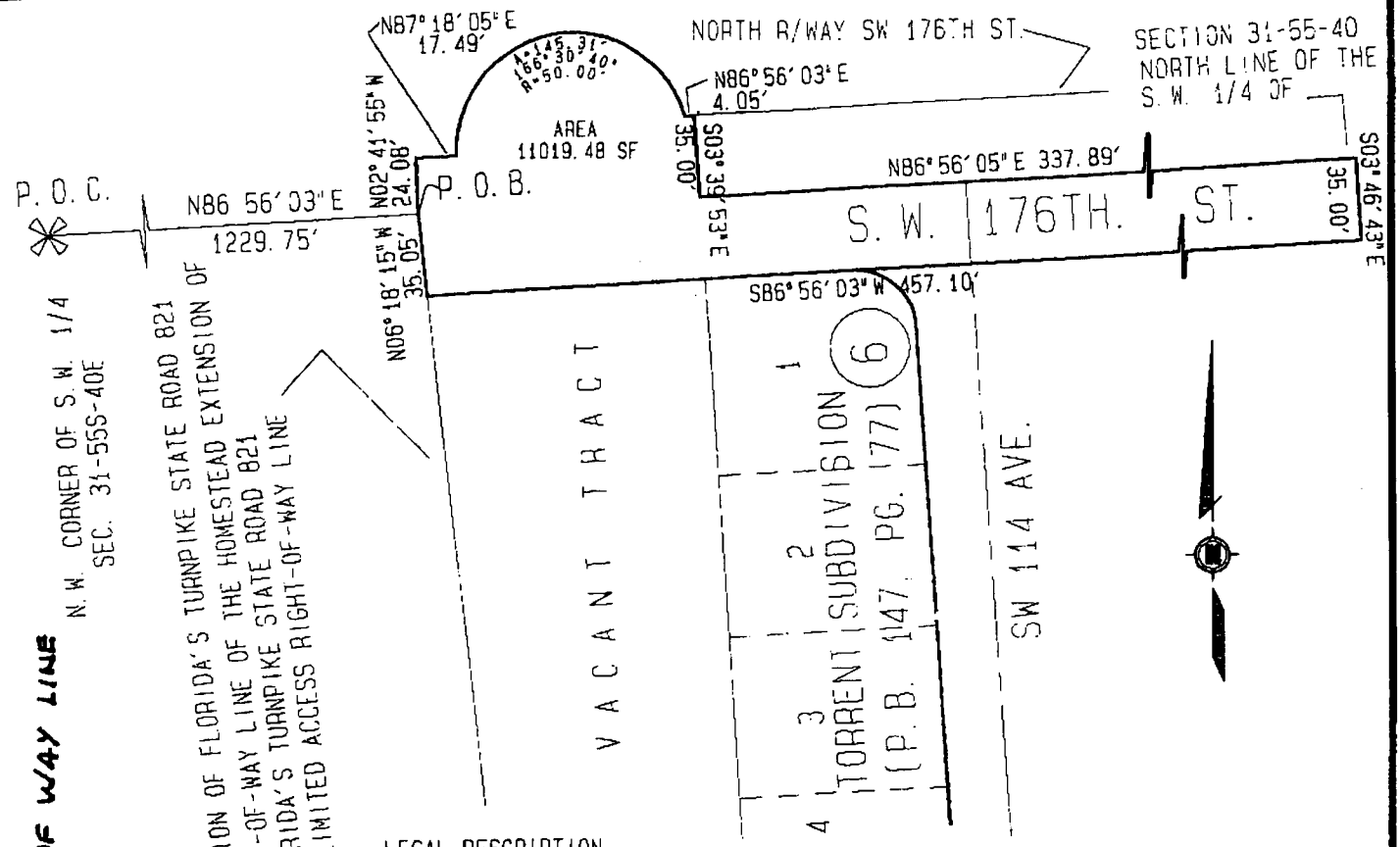
Notary Public:

Elizabeth M Decker

Print, Stamp, or Type Name: _____

My commission expires: _____

EXHIBIT "A"



LEGAL DESCRIPTION

Right of Way Parcel located at SW 176th Street & Turnpike (State Road 821), Miami-Dade County, Fl.

A parcel of land located in Section 31, Township 55 South, Range 40 East, and being more particularly described as follows:

COMMENCING at the NW corner of the SW 1/4 of said Section 31;
Thence N86°56'03"E a distance of 1229.75 feet along the North line of the SW 1/4 of said Section 31 to the POINT OF BEGINNING of the herein described parcel.
Thence N02°41'55"W a distance of 24.08 feet;
Thence N87°18'05"E a distance of 17.49 feet;
To a curve having a radial bearing of S87°18'05"W a radius of 50.00 feet, and a central angle of 166°30'40" Thence proceed Northeasterly along the arc of said curve, a distance of 145.31 feet to a point;

Thence N86°56'03"E a distance of 4.05 feet ~~along said right of way line;~~
Thence S03°39'53"E a distance of 35.00 feet;
Thence N86°56'05"E a distance of 337.89 feet;
Thence S03°46'43"E a distance of 35.00 feet;
Thence S86°56'03"W a distance of 457.10 feet;
Thence N06°18'15"W a distance of 35.05 feet;
to the POINT OF BEGINNING of the herein described parcel.
Containing 22,845 sq. ft. +/-

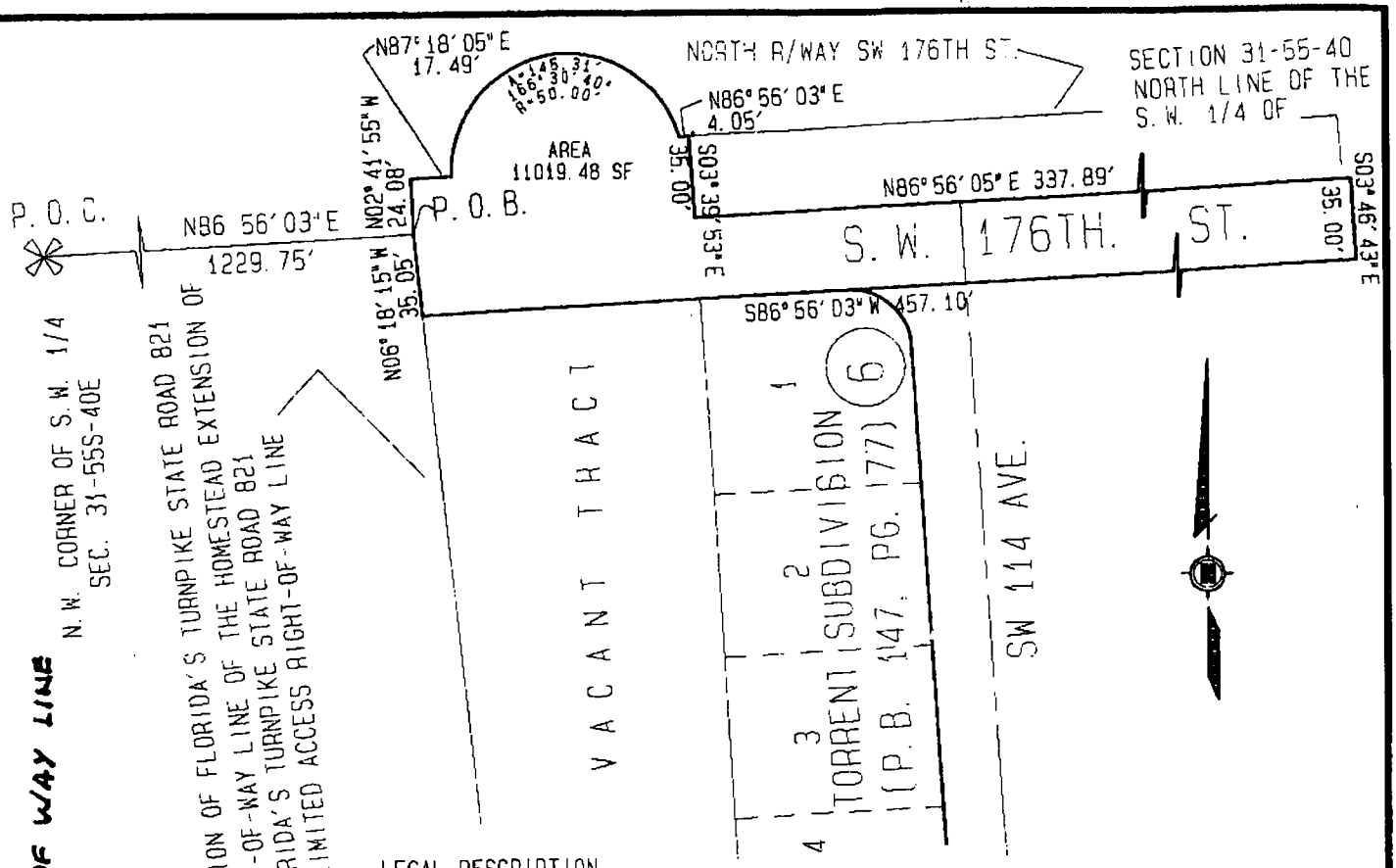
SERGIO REDONDO, PSM. FL. REG. # 3162

SERGIO REDONDO & ASSOCIATES
Professional Land Surveyors
13712 S.W. 145 Court Miami, Fl. 33186
Tel.: (305) 378-4443 Fax: (305) 378-4582

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SKETCH AND LEGAL
Sheet 1 of 1 Sheets
CAD FILE: EUREKA1.LEG(7/7/09)

EXHIBIT "A"



LEGAL DESCRIPTION

Right of Way Parcel located at SW 176th Street & Turnpike (State Road 821), Miami-Dade County, Fl.

A parcel of land located in Section 31, Township 55 South, Range 40 East, and being more particularly described as follows:

COMMENCING at the NW corner of the SW 1/4 of said Section 31;
Thence N86°56'03"E a distance of 1229.75 feet along the North line of the SW 1/4 of said Section 31 to the POINT OF BEGINNING of the herein described parcel.
Thence N02°41'55"W a distance of 24.08 feet;
Thence N87°18'05"E a distance of 17.49 feet;
To a curve having a radial bearing of S87°18'05"W
a radius of 50.00 feet, and a central angle of
166°30'40" Thence proceed Northeasterly along the arc of said curve,
a distance of 145.31 feet to a point;

Thence N86°56'03"E a distance of 4.05 feet ~~along said right of way line~~;
Thence S03°39'53"E a distance of 35.00 feet;
Thence N86°56'05"E a distance of 337.89 feet;
Thence S03°46'43"E a distance of 35.00 feet;
Thence S86°56'03"W a distance of 457.10 feet;
Thence N06°18'15"W a distance of 35.05 feet;
to the POINT OF BEGINNING of the herein described parcel.
Containing 22,845 sq. ft. +/-

SERGIO REDONDO PSM FL. REG. # 3162

SERGIO REDONDO & ASSOCIATES
Professional Land Surveyors
13712 S.W. 145 Court Miami, Fl. 33186
Tel.:(305) 378-4443 Fax:(305) 378-4582

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SKETCH AND LEGAL
Sheet 1 of 1 Sheets
CAD FILE: EUREKA1.LEG(7/7/09)



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss, 9
Miami-Dade County Mayor Carlos Alvarez

STATE OF FLA. DEPARTMENT OF TRANSPORTATION
SR NO. 821 (Homestead Extension of FLorida's Turnpike)
Project: 87005-2306

QUITCLAIM DEED

11

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE COUNTY

Date: April 14, 2010
Prepared By: Yazmin Moren

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

Folio No. 30-5928-000-0026
User Department: Public Works

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 28th day of **January**, A.D. **2010**, by and between **José Gallardo** and **Isotta Gallardo**, whose address is 13507 SW 137 Avenue, Miami, FL 33186, *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 N.W. 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 West 25 feet and the East 25 feet of the land described as follows:
The North 164.95 feet of the South 329.95 feet of the NE ¼ of the NE ¼ of the SE ¼ of Section 28, Township 55 South, Range 39 East, less the East 401.00 feet.

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

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

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

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

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

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

(Sign)

José Gallardo

13507 SW 137 AVE
Miami FL 33186
Address (if different)

(Sign)

Isotta Gallardo

13507 SW 137 AVE
Miami FL 33186
Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28th day of **January**, **2010**, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **José Gallardo**, and **Isotta Gallardo**, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

_____
Notary Signature

Cecilia Orrala
Printed Notary Name

NOTARY SEAL/STAMP

CECILIA ORRALA
MY COMMISSION EXPIRES
MAR 04, 2011
#DD646691
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public, State of Florida

My commission expires: March 04, 2011.

Commission/Serial No. DD646691.

The foregoing was accepted and approved on the _____ day of _____, A.D. 2010, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

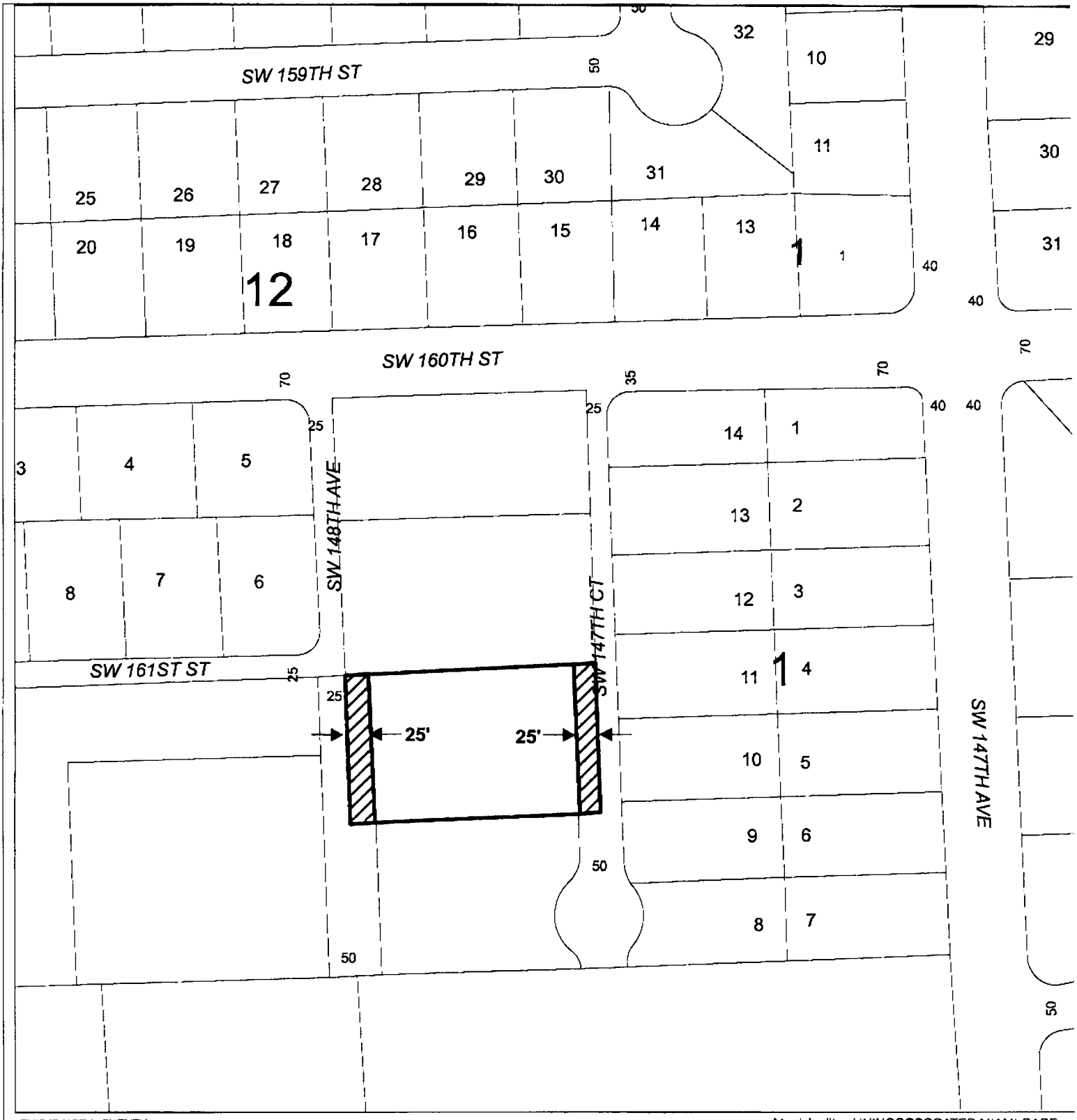
_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

_____
Assistant County Attorney

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District : Dennis C. Moss, 9
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-5928-000-0026

JOSE GALLARDO & ISOTTA
SEC.28-55-39
SW 147 CT, SW 148 AVE
AND SW 161 ST

▨ TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE COUNTY

Date: February 16, 2010
Prepared By: Yazmin Moreno

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

Folio No. **30-6916-001-0790**
User Department: Public Works

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

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

THIS INDENTURE, Made this 10th day of **February**, A.D. **2010**, by and between **Joseph A. Porter** and **Beverly McReynolds Porter**, a/k/a **Beverly J. McReynolds**, whose address is 181 SW 98 Ct., Miami, FL 33157, *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 N.W. 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:

That portion of Lot 60-A, of REDLAND CITRUS ORCHARD, as recorded in Plat Book 5, Page 31, of the Public Records of Miami-Dade County, Florida, lying within the North 55 feet and within the East 40 feet of the NE ¼ of Section 16, Township 56 South, Range 39 East, not previously dedicated; and the area bounded by the south line of the North 55 feet and by the west line of the East 40 feet of said NE ¼ of Section 16, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

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

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

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

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

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

Witness

Randy Pope
Witness Printed Name

Witness

Doug Everage
Witness Printed Name

Witness

Randy Pope
Witness Printed Name

Witness

Doug Everage
Witness Printed Name

Joseph A. Porter (Sign)

Joseph A. Porter

Address (if different)

Beverly McReynolds Porter (Sign)

Beverly McReynolds Porter

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 10th day of February, ~~200~~ 2010, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Joseph Porter, and Beverly McReynolds Porter personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

KATHLEEN CORDERO
MY COMMISSION # DD672124
EXPIRES May 09, 2011
(407) 398-0153 FloridaNotaryService.com

_____
Notary Signature

Kathleen Cordero
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 5/9/2011
Commission/Serial No. DD672124

The foregoing was accepted and approved on the _____ day of _____, A.D. 2010, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

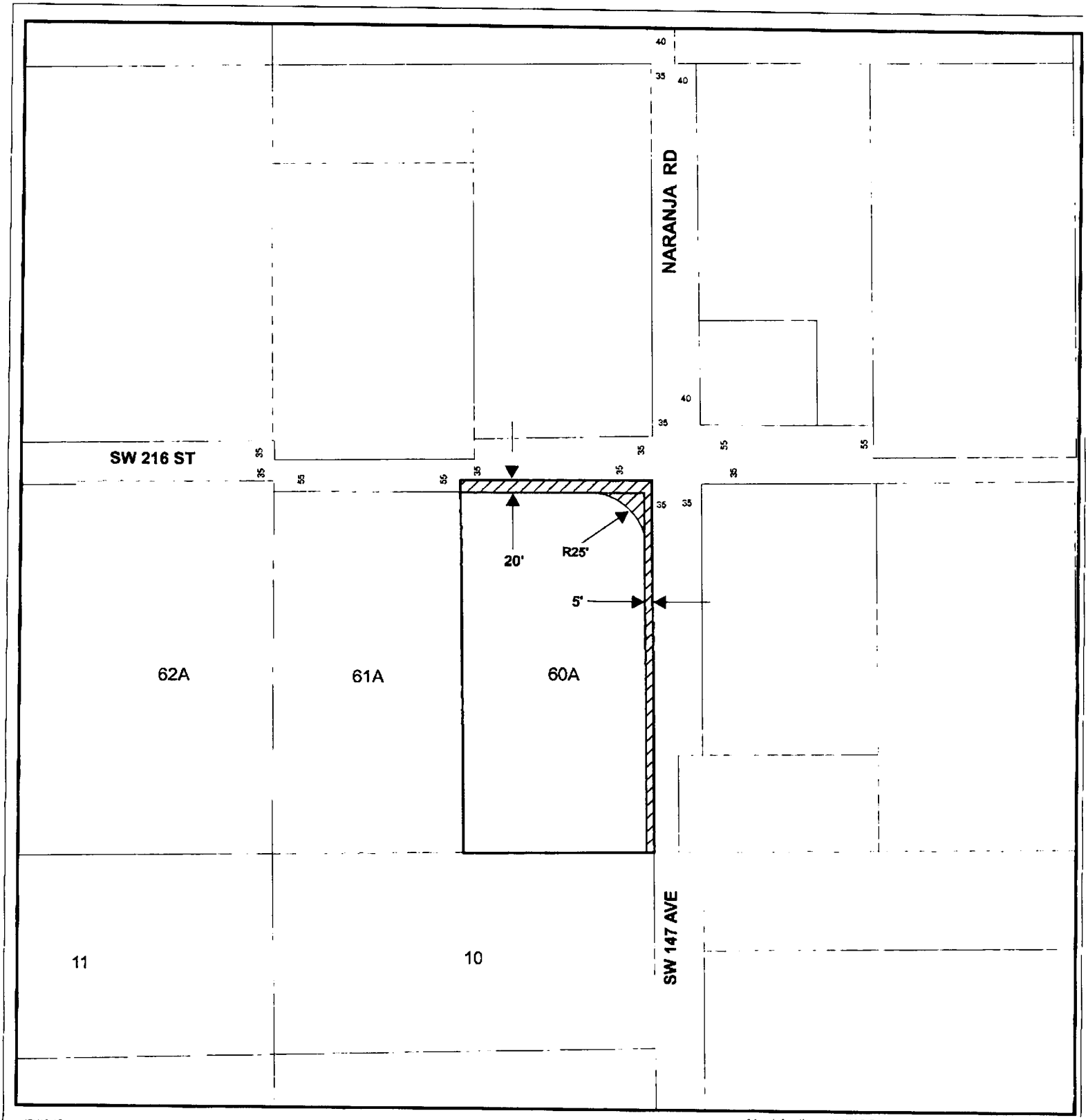
_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

_____
Assistant County Attorney

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Katy Sorenson, 8
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-6916-001-0790

JOSEPH A. PORTER &
SEC.16-56-39
SW 216 STREET &
SW 147 AVE

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE COUNTY

Date: February 18, 2010
Prepared By: Yazmin Moreno

Return to:
Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez, PLS
Folio No. **30-4915-001-1211**
User Department: Public Works

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 2nd day of **February**, A.D. **2010**, by and between **Miguel Caraza** and **Aurora Caraza**, whose address is 19231 NW 50 Avenue, Miami, Florida 33055, *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 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said *parties* of the first part, for and in consideration of the sum of One Dollar ($1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, *do* hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the *parties* of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:
The North 25 feet of the West ½ of the West 178.80 feet of the East 576.40 feet of Tract 39 of J.G. Head Farms, in Section 15, Township 54 South, Range 39 East, as recorded in Plat Book 46, Page 44 of the Public Records of Miami-Dade County, Florida; and the area bounded by the south line of said North 25 feet and the West line of the East 576.40 feet of said Tract 39, and bounded by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

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

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

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

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

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

Witness

DAVID CARAZA
Witness Printed Name

Witness

Luis Ramirez
Witness Printed Name

Witness

ARIANA CARAZA
Witness Printed Name

Witness

Nereida Ramirez
Witness Printed Name

(Sign)

Miguel Caraza

19231 NW 50 Avenue, Miami, FL
Address (if different)

(Sign)

Aurora Caraza

19231 NW 50 Avenue, Miami, FL
Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 2 day of February, 2010, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Miguel Caraza**, and **Aurora Caraza**, personally known to me, or proven, by producing the following methods of identification: Personally known to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

J. Ramirez
Notary Signature

J. RAMIREZ
Printed Notary Name

NOTARY SEAL/STAMP

J. RAMIREZ
MY COMMISSION # DD 572335
EXPIRES: July 10, 2010
Bonded Thru Notary Public Underwriters

Notary Public, State of FLORIDA

My commission expires: 7-10-10

Commission/Serial No. DD572335

The foregoing was accepted and approved on the _____ day of _____, A.D. 2010, by Resolution No._____ of the Board of County Commissioners of Miami-Dade County, Florida.

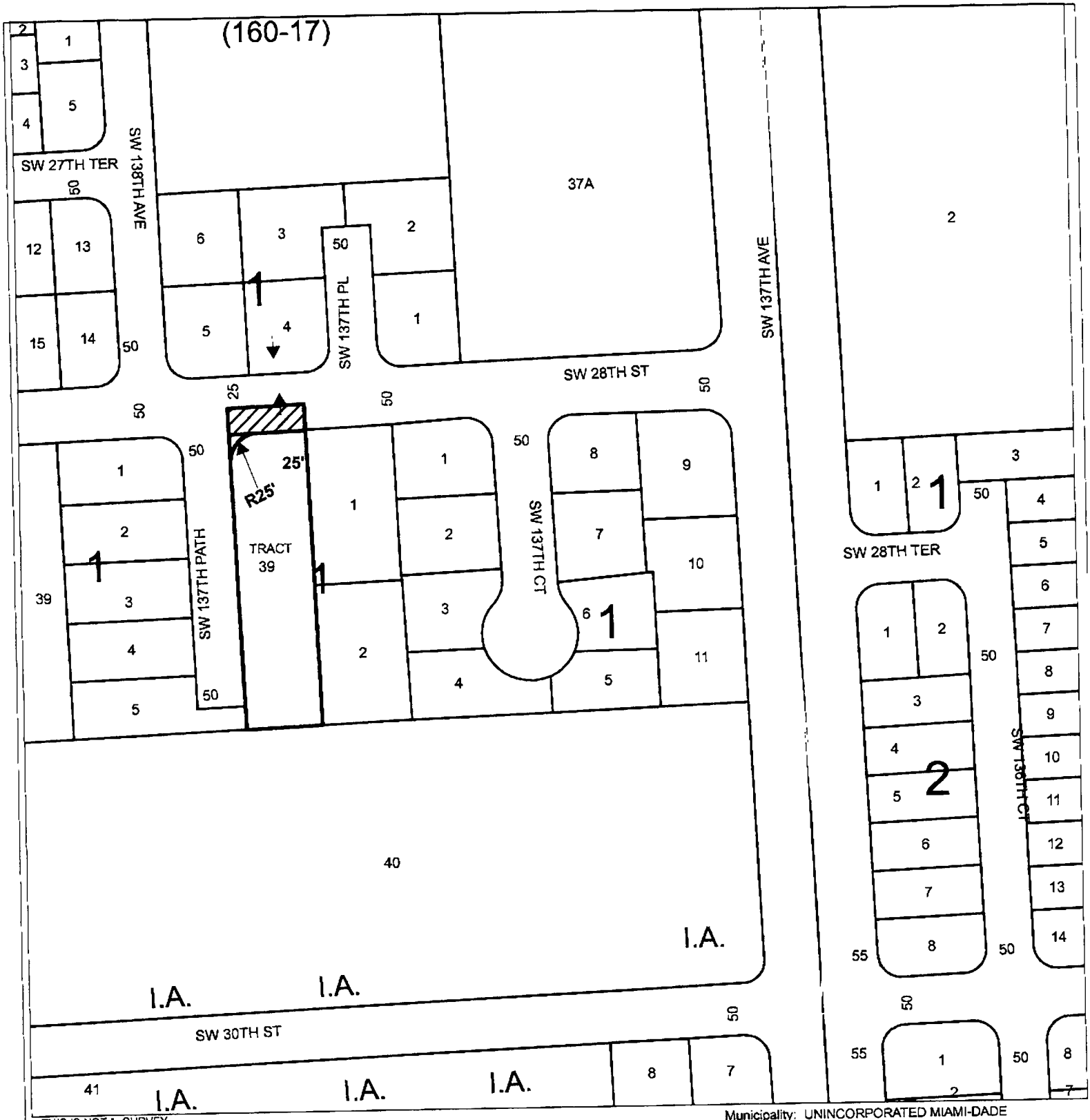
_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

_____
Assistant County Attorney

By: _____
Deputy Clerk

Approved as to form
and legal sufficiency



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Joe A. Martinez, 11
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-4915-001-1211
MIGUEL CARAZA AND
SEC.15-54-39
SW 28 STREET
SW 137 PATH

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

N
W E
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NTS

23

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

MIAMI-DADE COUNTY

Date: February 8, 2010
Prepared By: Yazmin More

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

Folio No. 30-6923-000-1040

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

STATE OF FLORIDA)
)SS
COUNTY OF PALM BEACH)

THIS INDENTURE, Made this 7th day of December, A.D. 2009, by and between **FLORIDA POWER & LIGHT COMPANY**, a corporation under the laws of the State of Florida, whose mailing address is P.O. Box 14000, Juno Beach, Florida 33408-0420, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The West 60 feet of the SW ¼ of the SW ¼ of the SE ¼ of Section 23, Township 56 South, Range 39 East, Miami-Dade County, Florida, less the South 40 feet thereof.

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

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

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

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

Signed, sealed and delivered
in the presence of:

Signature: Michelle M. Kahmann
Print Name: Michelle M. Kahmann

Signature: Deborah C. Patterson
Print Name: Deborah C. Patterson

FLORIDA POWER & LIGHT COMPANY

By:
Its: Director Corporate Real Estate
Print Name: Dina Guenther

CORP SEAL

(Acknowledgment continued on next page.)

ACKNOWLEDGMENT

STATE OF FLORIDA)
)ss:
COUNTY OF PALM BEACH)

On this 4th day of December, 2009 before me, the undersigned notary public, personally appeared Dina Guenther, Director Corporate Real Estate of Florida Power & Light Company, a Florida corporation, personally known to me to be the person who subscribed to the foregoing instrument and acknowledged that she executed the same on behalf of said corporation and that she was duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Michelle M. Kahmann
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public State of Florida
Michelle M Kahmann
My Commission DD693940
Expires 09/18/2011

Print Name: Michelle M. Kahmann
Name (Print):

Commission No.: _____

My Commission Expires:

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

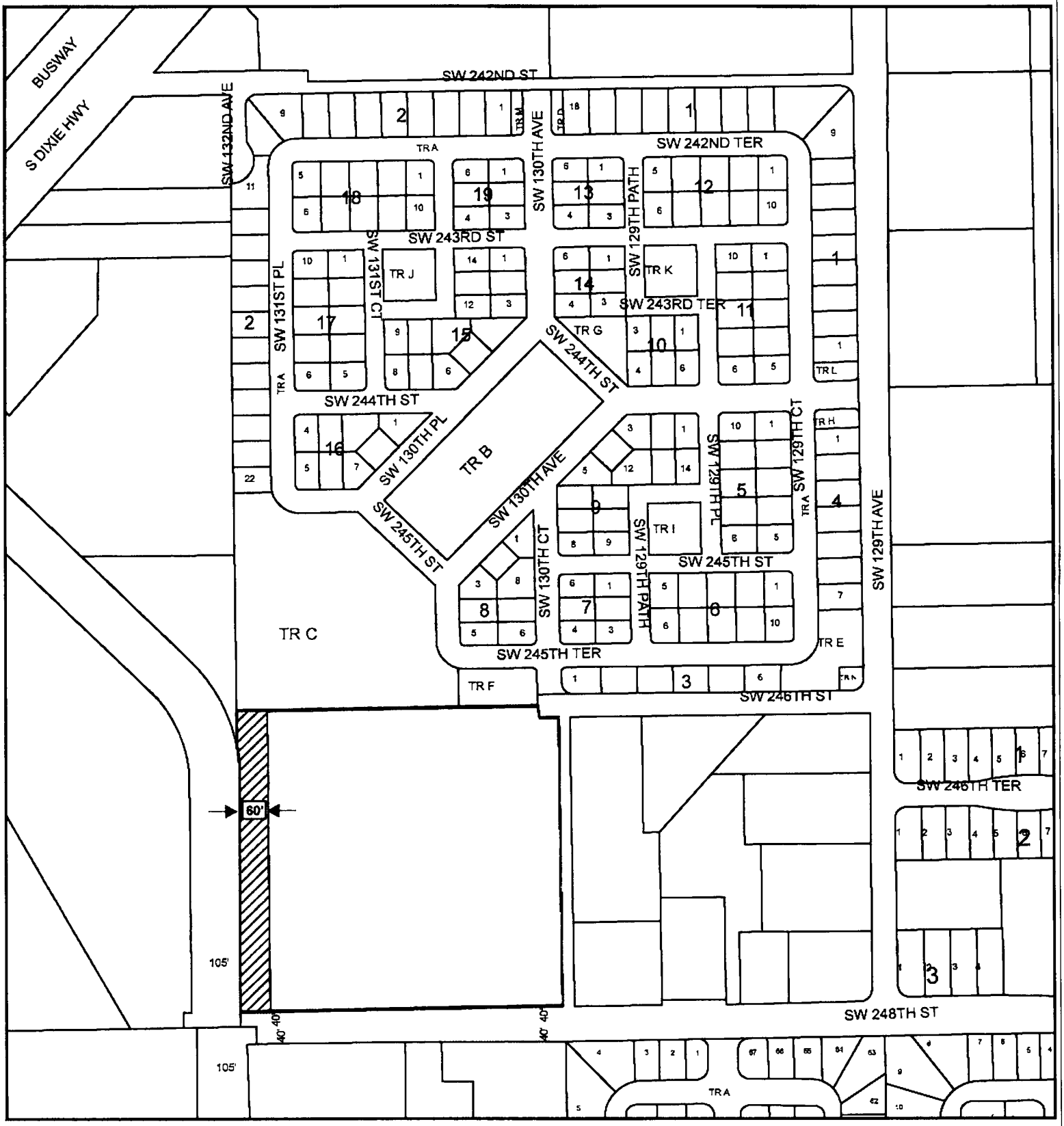
_____
Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By:_____
Deputy Clerk

Approved as to form
and legal sufficiency

_____
Assistant County Attorney



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Katy Sorenson, 8
Miami-Dade County Mayor Carlos Alvarez

FOLIO NO. 30-6923-000-1040
FLORIDA POWER & LIGHT CO.
SW 132 AVE. N/O
SW 248 STREET

TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

27

MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT
RIGHT-OF-WAY
111 NW 1st STREET, SUITE 1610, MIAMI FLORIDA 33128
PH (305) 375-2714 FAX (305) 375-2825

NTS
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Date: January 07, 2010
Prepared By: Yazmin Moreno