

MEMORANDUM

Agenda Item No. 8(N)(2)

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

DATE: June 2, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting
conveyances of various 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

Resolution No. R-559-21

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

Memorandum



Date: June 2, 2021

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

From: Daniella Levine Cava 
Mayor

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

Recommendation

The attached nine instruments are being forwarded to the Board of County Commissioners for approval. 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 Attachment 1 and are further described below.

Scope

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

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is approximately \$439.44 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 Mr. Leandro Oña, Chief, Right-of-Way Division.

Delegated Authority

There are no authorities beyond that specified in the resolution which includes authority for the Chairperson or Vice Chairperson of this Board to execute the acceptances of the instruments of conveyances. Furthermore, the County Mayor or County Mayor’s designee is authorized to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County.

Background

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

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	Angel Llizo and Maria Elena Llizo	RWD*	A portion of NW 128 Avenue from NW 14 Street to NW 15 Street, and the radius returns thereof (Commissioner Jose “Pepe” Diaz, District 12)	This right-of-way is needed in order to satisfy a Zoning requirement that all building sites about a dedicated right of way
2.	Ivan Rabinovich Management, LLC	RWD*	A portion of SW 122 Avenue, from SW 219 Street North for approximately 141 feet, and the radius return thereof (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a Zoning requirement that all building sites about a dedicated right of way
3.	Southeast Land Development Group LLC	RWD*	A portion of SW 107 Avenue from 220 Street north for approximately 128 feet and the radius return thereof (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a Zoning requirement that all building sites about a dedicated right of way
4.	Summer’s Cove Homestead, LLC	RWD*	A dedication of a 25-foot radius return at SW 293 Street and SW 183 Avenue (Commissioner Danielle Cohen Higgins, District 8)	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 return of twenty-five feet
5.	29100 SW 177 Ave LLC	RWD*	A dedication of a portion of SW 292 Street, beginning 105 feet west of the center line of Krome Avenue, West for 557 feet (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed to satisfy a zoning requirement that all building sites about a dedicated right of way

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
6.	Ravlin, Properties LLC	RWD*	A portion of SW 72 Street, beginning 103 feet east of the center line of SW 57 Avenue, East for 30 feet and the radius return thereof (Commissioner Raquel A. Regalado, District 7)	This right-of-way is needed to satisfy a zoning requirement that all building sites abut a dedicated right of way
7.	B & R Investments Alliance Corp.	RWD*	A portion of NW 47 Street from approximately 52.8 feet east of the centerline of NW 29 Avenue East for 50 feet (Commissioner Keon Hardemon, District 3)	This right-of-way is needed to satisfy a zoning requirement that all building sites abut a dedicated right of way
8.	Las Brisas Trace, LP	RWD*	A portion of NW 54 Street, from NW 25 Avenue East for 150 feet; NW 25 Avenue, from NW 54 Street to NW 55 Street; and NW 55 Street, from NW 25 Avenue East for 150 feet, and the radius returns at both intersections (Commissioner Keon Hardemon, District 3)	This right-of-way is needed to satisfy a zoning requirement that all building sites abut a dedicated right of way
9.	Las Brisas Trace LP	RWD*	A portion of NW 55 Street, from 50 west of the centerline of NW 27 Avenue West for 265 feet (Commissioner Keon Hardemon, District 3)	This right-of-way is needed to satisfy a zoning requirement that all building sites abut a dedicated right of way



Jimmy Morales
Chief Operations Officer

Return to:

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

Instrument prepared by:

Milagros R. Vazquez, Esq.
3663 SW 8 Street, Suite 200
Miami, FL 33135

Folio No. 30-3935-006-0010

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 23 day of December, A.D. 2019, by and between Angel Llizo and Maria Elena Llizo, his wife, whose address is 19966 SW 220 Street, Miami, FL 33170, 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 Angel Llizo and Maria Elena Llizo, his wife, 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 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:

LEGAL DESCRIPTION IS ATTACHED HEREWITH AND MADE A PART HEREOF, AS EXHIBIT "A". ONE (1) SHEET.

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, ANGEL LLIZO and MARIA ELENA LLIZO, his wife heirs and assigns, and ANGEL LLIZO and MARIA ELENA LLIZO, his wife 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 their hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in
our presence:

(2 witnesses for each signature
of for all)



Witness

Karla manrara

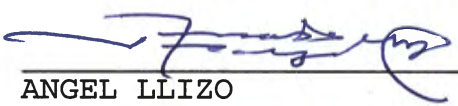
Witness Printed Name



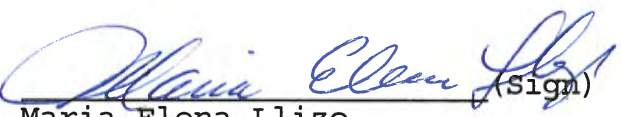
Witness

Sergio Paz

Witness Printed Name



(Sign)
ANGEL LLIZO
19966 SW 220 Street,
Miami, FL 33170



(Sign)
Maria Elena Llizo
19966 SW 220 Street,
Miami, FL 33170



Karla Manrara

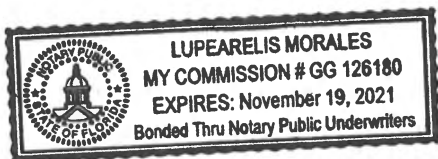


Sergio Paz

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

I HEREBY CERTIFY, that on this 23 day of December, 2019, the aforementioned was acknowledged by X physical means or by _____ online means, by Angel Llizo and Maria Elena LLizo, his wife, personally known to me, or proven, by producing the following methods of identification: N/A to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



[Signature]
Notary Signature

Lupearelis Morales
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 11/19/21

Commission/Serial No. gg126180

The foregoing was accepted and approved on the _____ day of _____, A.D. 2019, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of
County Commissioners

Approved as to form
and legal sufficiency

ATTEST: HARVEY RUVIN,
Clerk of said Board

Assistant County Attorney

By: _____
Deputy Clerk

EXHIBIT "A"

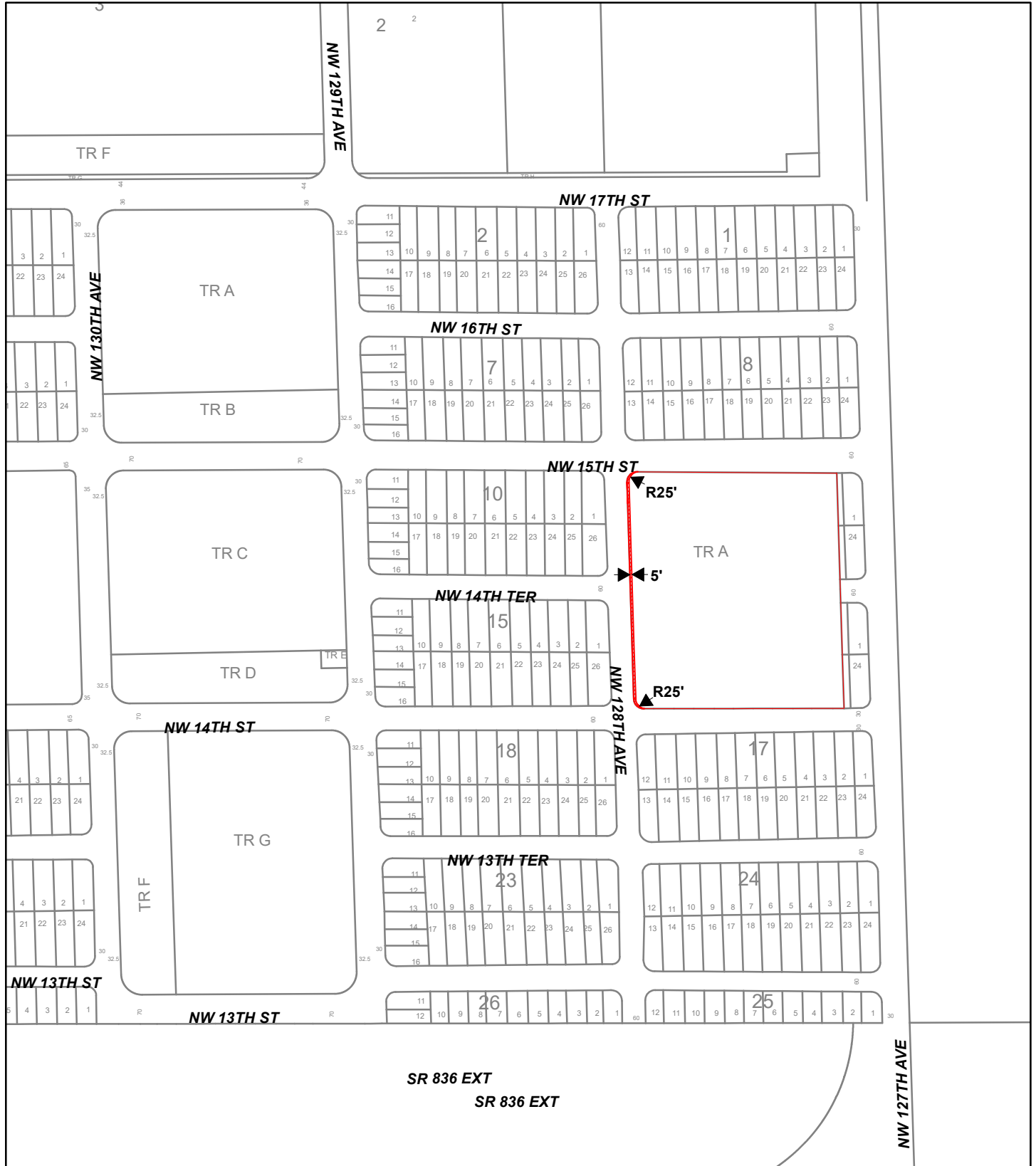
DESCRIPTION:

A PORTION OF TRACT "A" OF INDUSTRIAL DEVELOPMENT AMARALTO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

THE WEST 5 FEET OF SAID TRACT "A"; ALONG WITH THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC, CONCAVE TO THE SOUTHEAST, TANGENT TO THE EAST LINE OF THE WEST 5 FEET OF TRACT "A" AND TANGENT TO THE NORTH LINE OF TRACT "A",

AND THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC, CONCAVE TO THE NORTHEAST, TANGENT TO THE EAST LINE OF THE WEST 5 FEET OF SAID TRACT "A" AND TANGENT TO THE SOUTH LINE OF TRACT "A".

CONTAINING 2995 SQUARE FEET (0.07 ACRES), MORE OR LESS.



THIS IS NOT A SURVEY

Folio No. 30-3935-006-0010

ANGEL LLIZO AND MARIA ELENA LLIZO

SEC. 35-53-39

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Jose "Pepe" Diaz 12



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

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Date: May 26, 2020
Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-6912-007-0130
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 18 day of FEBRUARY, A.D. 2020,
by and between Ivan Rabinovich Management LLC, as trustee of the JG
219 Land Trust, a Florida limited liability company, whose address
is 560 NE 103 Street, Miami Shores, FL 33138, 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 Lot 24, which lies 10 feet west of and parallel with the east tangent line
of Block 8, of DIXIE PINES, according to the plat thereof recorded in Plat Book 20, Page 16,
of the Public Records of Miami-Dade County, Florida; and that portion lying within said Lot
24 bounded by the south tangent line of said Block 8, by the west line of the East 10 feet, and
by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last
described lines.**

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

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

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

IN WITNESS WHEREOF, the said party of the first part, by its Member, 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)

Julian Osorio
Witness

JULIAN OSORIO
Witness Printed Name

[Signature]
Witness

Glorinda De Jesus
Witness Printed Name

Ivan Rabinovich Management LLC,
as trustee of the JG 219 Land
Trust

Name of LLC

[Signature] (Sign)
By: Member

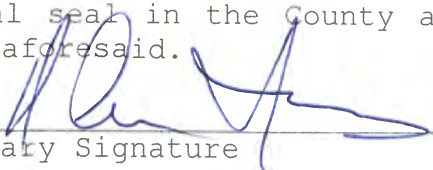
Ivan Rabinovich
Printed Name

700 NE 90 ST, Miami, FL, 33138
Address (if different)

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

I HEREBY CERTIFY, that on this 18 day of FEBRUARY, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared IVAN RABINOVICH personally known to me, or proven, by producing the following form of identification: _____ to be the Member duly authorized on behalf of Ivan Rabinovich Management LLC, as trustee of the JG 219 Land Trust, a Florida limited liability company. Said Member 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.

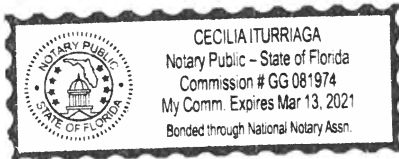


Notary Signature

CECILIA ITURRIAGA

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of FLORIDA

My commission expires: MARCH 13, 2021

Commission/Serial No. GG 081974

The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

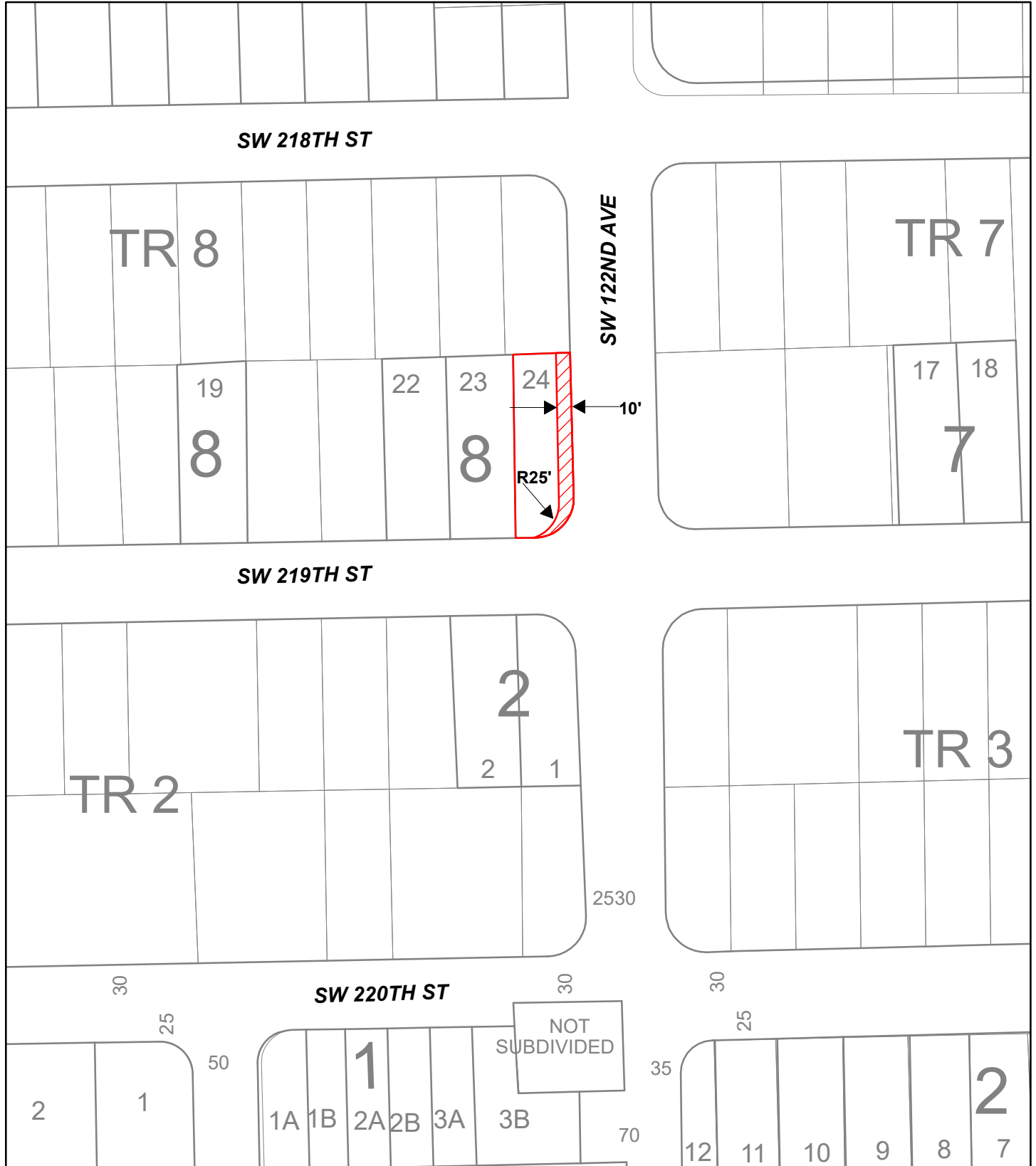
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-6912-007-0130
IVAN RABINOVICH MANAGEMENT, LLC,
AS TRUSTEE OF THE JG 219 LAND TRUST
SEC. 12-56-39

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Dennis C. Moss 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: May 28, 2020
 Prepared by: ym

Return to:

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

Instrument prepared by:

Christober Forry
Folio No. **30-6018-004-0960**
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 15 day of May, A.D. **2020**, by and between **Southeast Land Development Group LLC**, a Florida limited liability company, whose address is 13364 SW 128 Street, Miami, FL 33186, 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 East 5 feet of Lot 24, Block 4, of VICTORY GARDENS, according to the plat thereof recorded in Plat Book 49, Page 45, of the Public Records of Miami-Dade County, Florida; and the area within said Lot 24 bounded by the west line of said East 5 feet, by the south line of said Lot 24, and by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.

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

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

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

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

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

Witness

Alejandro Prado

Witness Printed Name

Witness

Desiree Prado

Witness Printed Name

Witness

Alejandro Prado

Witness Printed Name

Witness

Desiree Prado

Witness Printed Name

**Southeast Land Development
Group LLC**

Name of LLC

(Sign)

By: Member

Christopher Forry

Printed Name

7625 SW 140 St Miami, FL 33158
Address (if different)

(Sign)

By: Member

Rodrigo Kirilauscas

Printed Name

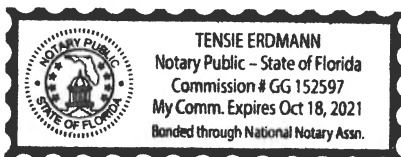
13900 SW 97 Ave Miami, FL 33176
Address (if different)

STATE OF FLORIDA)
) SS

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 15 day of May, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Christofer Forry and Rodrigo Kirilauscas personally known to me, or proven, by producing the following form of identification: _____ to be the Members duly authorized on behalf of Southeast Land Development Group LLC, a Florida limited liability company. Said Members 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

Tensie Erdmann
Notary Signature

Tensie Erdmann
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 10-18-2021

Commission/Serial No. GG152597

The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

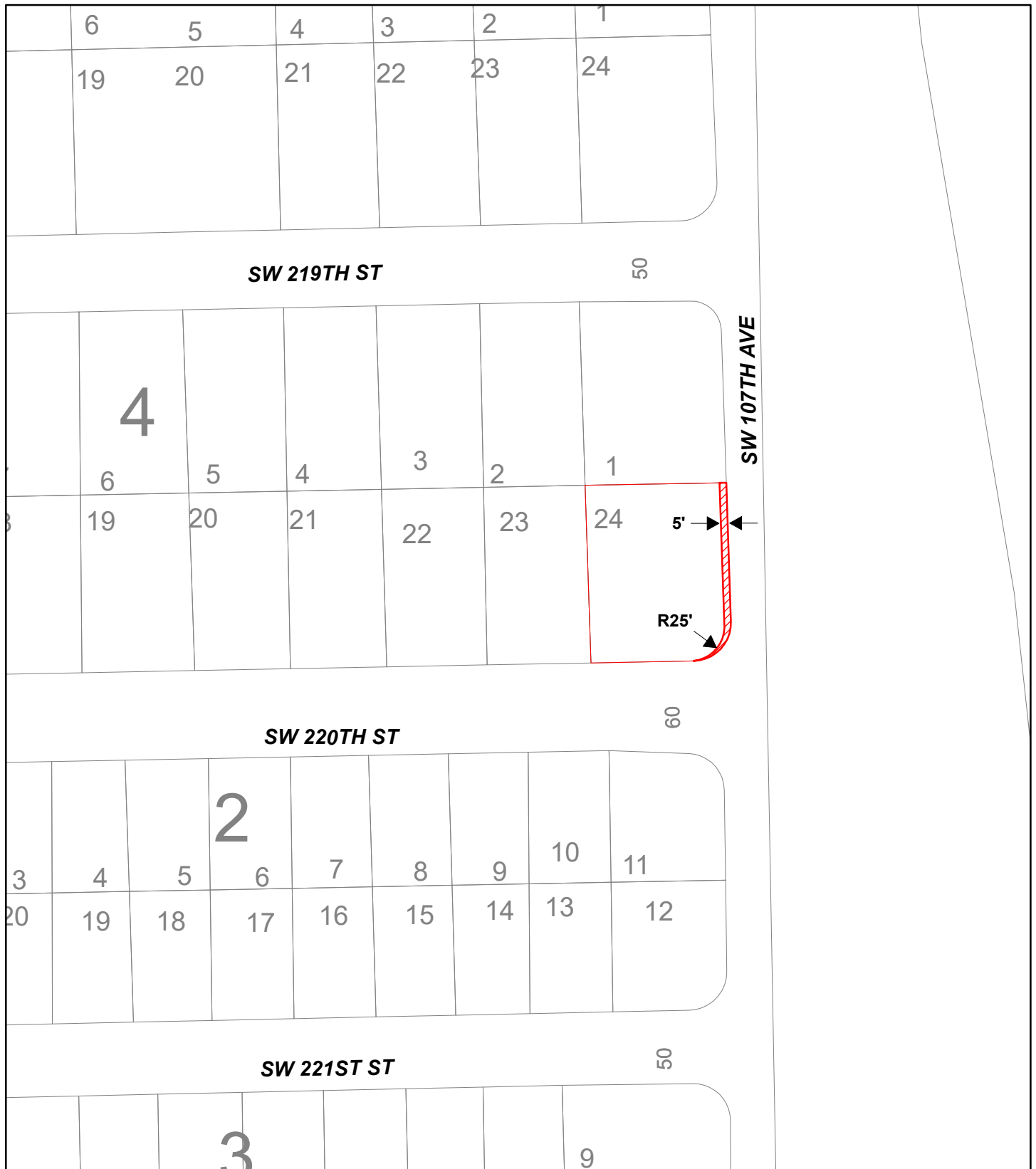
Chairman of the Board of County Commissioners

ATTEST: **HARVEY RUVIN**,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-6018-004-0960

SOUTHEAST LAND DEVELOPMENT GROUP, LLC

SEC. 18-56-40

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Dennis C. Moss 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



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Date: May 29, 2020
Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-7801-001-0042

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 12 day of May, A.D. 2020,
by and between Summer's Cove Homestead, LLC, a Florida limited
liability company, whose address is 888 Kingman Road, Homestead, FL
33035, party of the first part, and **MIAMI-DADE COUNTY**, a political
subdivision of the State of Florida, and its successors in
interest, whose Post Office Address is 111 NW 1st Street, Miami,
Florida 33128-1970, party of the second part,

WITNESSETH:

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

**The area within Lot 4, Block 4, of GERARDMERE ACRES, according to the plat
thereof recorded in Plat Book 15, Page 45, of the Public Records of Miami-Dade County,
Florida, bounded by the north and the west lines of said Lot 4, 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 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, 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

Kimberly A. Green
Witness Printed Name

Witness

Catherine Eason
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Summer's Cove Homestead, LLC

Name of LLC

Patrick Gleber (Sign)

By: Member

Patrick Gleber
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 12 day of May, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Patrick Gleber personally known to me, or proven, by producing the following forms of identification: _____ to be the Member duly authorized on behalf of Summer's Cove Homestead, LLC, a Florida limited liability company. Said Member 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.


Catherine Eason
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG947609
Expires 2/10/2024
NOTARY SEAL/STAMP

Catherine Eason
Notary Signature

Catherine Eason
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 02/10/2024

Commission/Serial No. GG947609

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

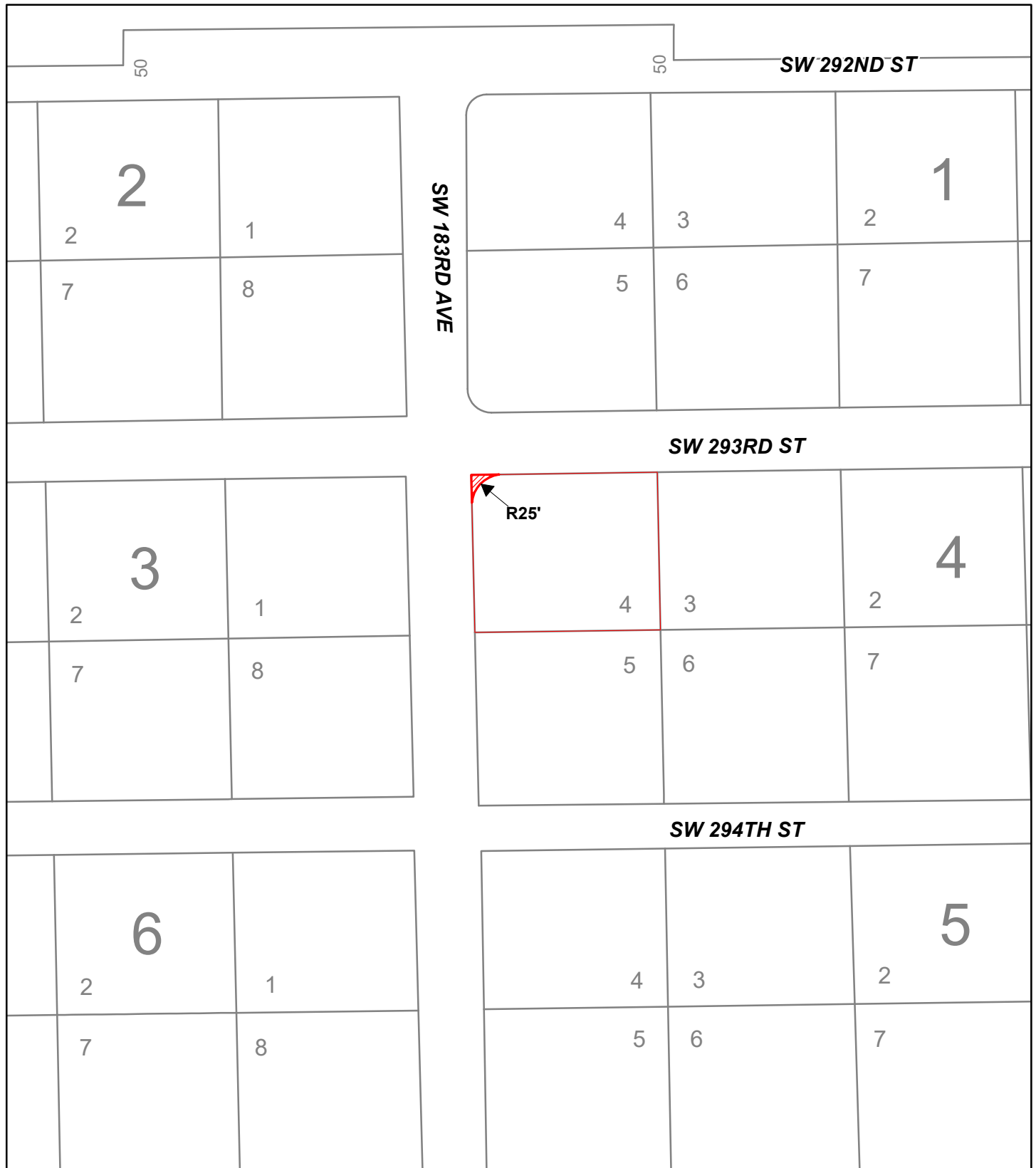
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-7801-001-0042

SUMMER'S COVE HOMESTEAD, LLC

SEC. 1-57-38

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: May 29, 2020
Prepared by: ym

22

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-7801-000-0600

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 April, A.D. 2020,
by and between 29100 SW 177 AVE LLC, a Florida limited liability
company, whose address is 18001 SW 291 Street, Homestead, FL 33030,
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 25 feet of the South ½ of the SE ¼ of the NE ¼ of the SE ¼ of Section 1, Township
57 South, Range 38 East, Miami-Dade County, Florida, less and except the parcel of land
described in Official Records Book 31090, Page 3825, 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)

Manuela Calderin
Witness

Manuela Calderin
Witness Printed Name

John P. Maas
Witness

John P. Maas

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

29100 SW 177 AVE LLC

Name of LLC

David Forus (Sign)
By: ~~Manuela~~ **Manager**

Printed Name

Address (if different)

By: Member (Sign)

Printed Name

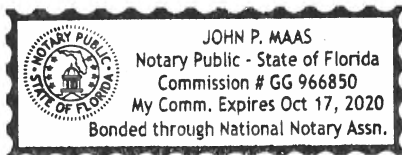
Address (if different)

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

* by means of Physical presence

I HEREBY CERTIFY, that on this 23 day of April, A.D. 2020, before me* an officer duly authorized to administer oaths and take acknowledgments, personally appeared David S. Torcise and as Manager personally known to me, or proven, by producing the following Manager forms of identification: Manager to be the Manager duly authorized on behalf of 29100 SW 177 AVE LLC, a Florida limited liability company. Said Manager ~~XXXXXX~~ 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

John P. Maas
Notary Signature

John P. Maas

Printed Notary Signature

Notary Public, State of FLORIDA

My commission expires: OCT. 17, 2020

Commission/Serial No. GG 966850

The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

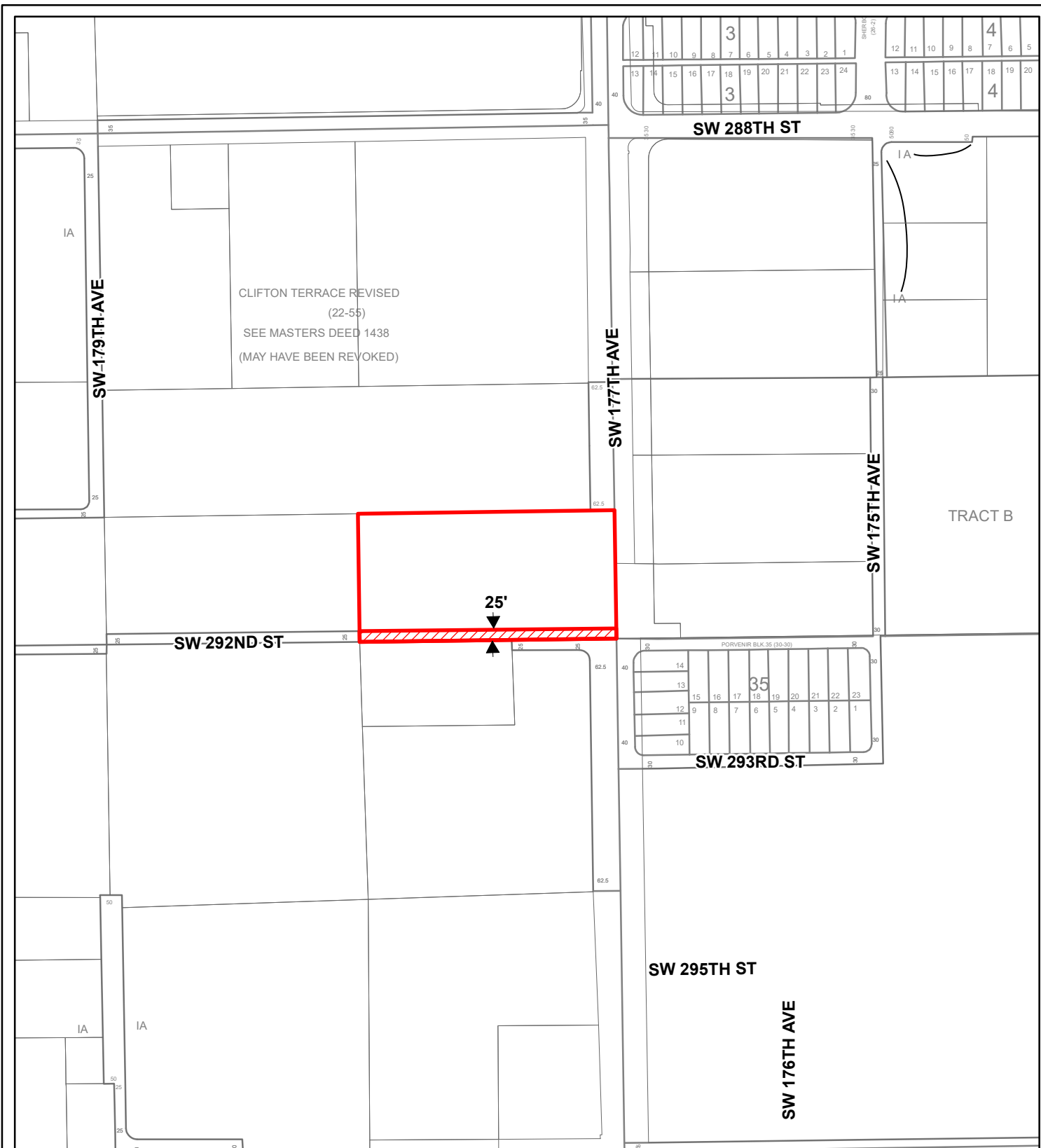
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-7801-000-0600
29100 SW 177 AVE LLC
SEC. 1-57-38

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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

26



Date: June 1, 2020
 Prepared by: ym

Return to:

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

Instrument prepared by:

Jerry B. Proctor, Esq.

Folio No. 30-4131-018-0380

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 19th day of March, A.D. 2020,
by and between Ravlin Properties, LLC, a Florida limited liability
company, whose address is P.O. Box 142116, Coral Gables, FL 33114,
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:

Portions of Block 9 of 2ND AMENDED PLAT OF HIGH PINES, according to the plat thereof recorded in Plat Book 10, Page 18, of the Public Records of Miami-Dade County, Florida, described as:

The North 17 feet of Lot 4 of said Block 9, less the West 20 feet thereof,

AND

The area bounded by the south line of the North 17 feet and by the east line of the west 17 feet of Lot 5 of said Block 9, and 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 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 Members, has caused these presents to be signed for and on its behalf, the day and year first above written.

[Execution Pages Follow]

Witnesses:

[Signature]
Signature

Bart Cla
Print Name

[Signature]
Signature

Brendan Haass
Print Name

[Signature]
John R. Hart, Managing Member

Address:
8035 DeFord Way
Conning GA 30041

GEORGIA
STATE OF ~~FLORIDA~~)
FORSYTH) SS
COUNTY OF ~~MIAMI-DADE~~

I HEREBY CERTIFY, that on this 17 day of March, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John R. Hart, personally known to me, or proven, by producing the following identification: _____ to be a member duly authorized on behalf of Ravlin Properties, LLC, a Florida limited liability company. Said member 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

Stacey Cole
Notary Signature

STACEY COLE
Printed Notary Name

Notary Public, State of Georgia
My commission expires: 4-24-20
Commission/Serial No. _____

Witnesses:

Tammy Bellcase
Signature

Tammy Bellcase
Print Name

[Signature]
Signature

Jane Lindsay
Print Name

Roxann R. Hart
Roxann R. Hart, Managing
Member
Address:

[Signature]
PO Box 110
Orange Lake FL 32681

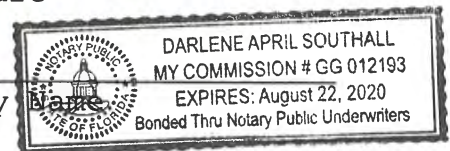
STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 19th day of March, A.D. 2020,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared **Roxann R. Hart**, personally known
to me, or proven, by producing the following identification:
_____ to be a member duly authorized on behalf of
Ravlin Properties, LLC, a Florida limited liability company. Said
member executed the foregoing instrument freely and voluntarily for
the purposes therein expressed.

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

[Signature]
Notary Signature

Printed Notary _____



NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 8/22/2020

Commission/Serial No. GG 012193

The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

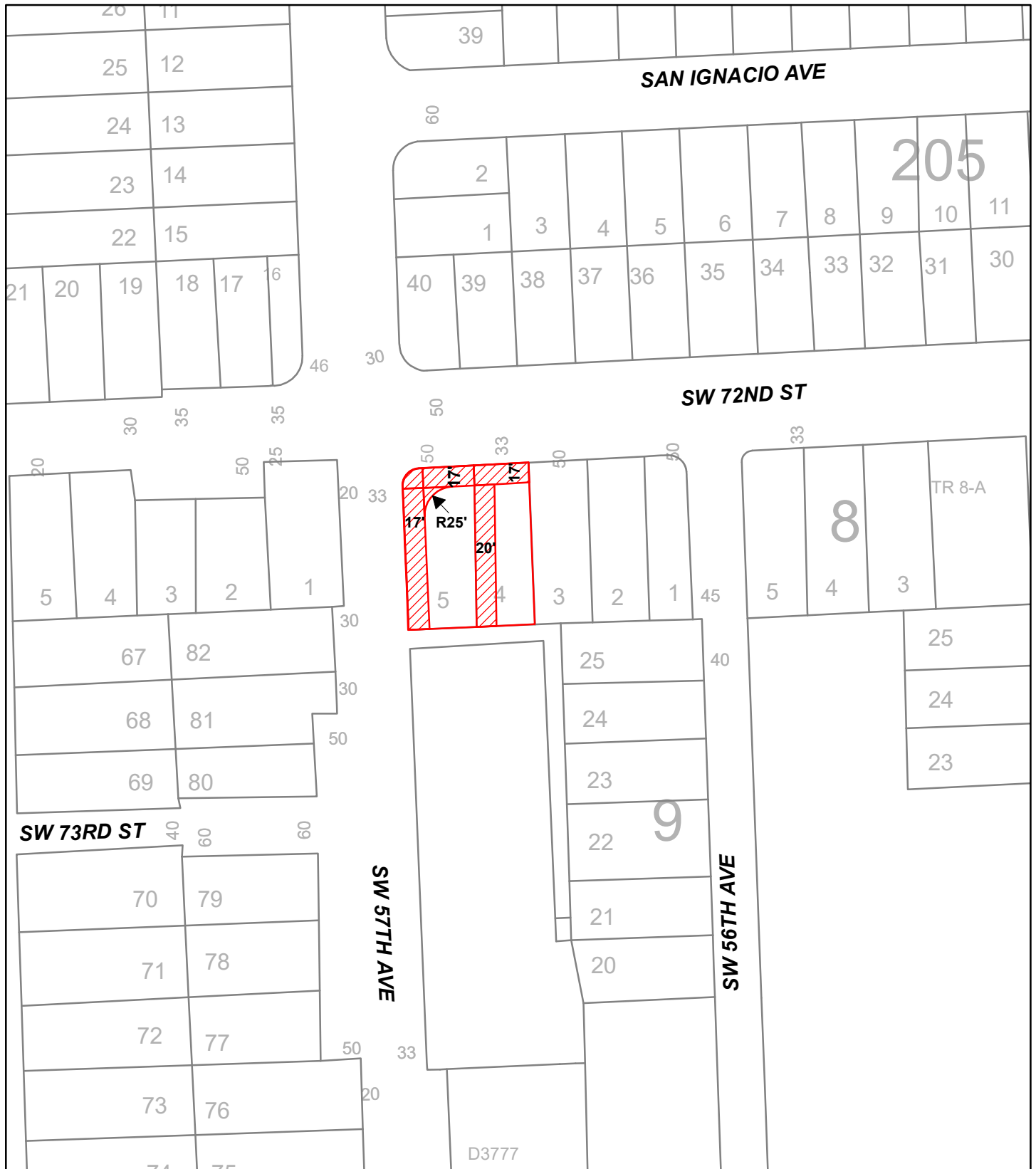
Chairman of the Board of County
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-4131-018-0380
RAVLIN PROPERTIES LLC
SEC. 31-54-41

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: June 1, 2020
 Prepared by: ym

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Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-3121-023-0690
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 14 day of MAY, A.D. 2020,
by and between B & R Investments Alliance Corp., a corporation
under the laws of the State of Florida, and having its office and
principal place of business at 7897 NW 173 Street, Hialeah, FL
33015, 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 5 feet of Lot 12, Block 3, of AMENDED PLAT OF BROWN'S
SUBDIVISION, according to the plat thereof recorded in Plat Book 5,
Page 98, of the Public Records of Miami-Dade County, Florida.**

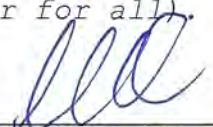
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

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

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

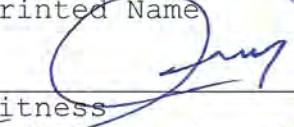
*Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).*



Witness

Paola Ocampo

Printed Name

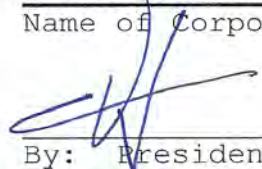


Witness

ADELA ORTIZ

Printed Name

B & R Investments Alliance Corp
Name of Corporation



By: President (Sign)

Vladimir Labrada

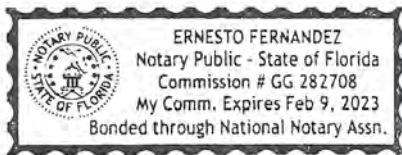
Printed Name

Address if different

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

I HEREBY CERTIFY, that on this 14 day of MAY, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Vladimir Labrada, personally known to me, or proven, by producing the following identification: _____ to be the President of B & R Investments Alliance Corp, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation.

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



Notary Signature

ERNESTO FERNANDEZ

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida.

My commission expires: 2-9-2023

Commission/Serial No. GG282708

The foregoing was accepted and approved on the _____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-3121-023-0690

B & R INVESTMENTS ALLIANCE CORP.

SEC. 21-53-41

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Audrey M. Edmonson 3

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: June 1, 2020
Prepared by: ym

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Return to:

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

Instrument prepared by:

Patricia Green
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130

Folio No.: Portions of 30-3115-042-0230, 0240, 0250, ⁰²⁶⁰2060, 0270 and 0280;
And Portions of 30-3115-042-0170, 0180, 0190, 0200, 0210, 0220 and ~~0230~~
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
(East Parcel)**

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

THIS INDENTURE, made this 20TH day of APRIL, A.D. 2020, by and between Las Brisas Trace, LP, a Florida limited partnership, whose address is 1580 Sawgrass Corporate Parkway, Suite 100, Fort Lauderdale, FL 33323, 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 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 HERETO

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

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

Signed, sealed, and delivered in the presence of:

Irene Phillips
Name: Irene Phillips

Melanie Ribeiro
Name: Melanie Ribeiro

LAS BRISAS TRACE, LP, a Florida limited partnership

By: EHDOC Las Brisas Trace Charitable Corporation, a Florida not-for-profit corporation, its general partner

By: Steve Protulis
Steve Protulis, President

ACKNOWLEDGMENT

STATE OF FLORIDA)

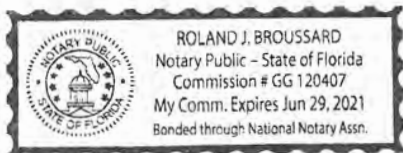
)

COUNTY OF BROWARD)

)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of April, 2020, by Steve Protulis as President of EHDOC Las Brisas Trace Charitable Corporation, a Florida not-for-profit corporation, general partner of Las Brisas Trace, LP, a Florida limited partnership, on behalf of the corporation and the partnership. He ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



Roland J. Broussard
Notary Public

Name typed, printed or stamped

My Commission Expires: 6/29/2021

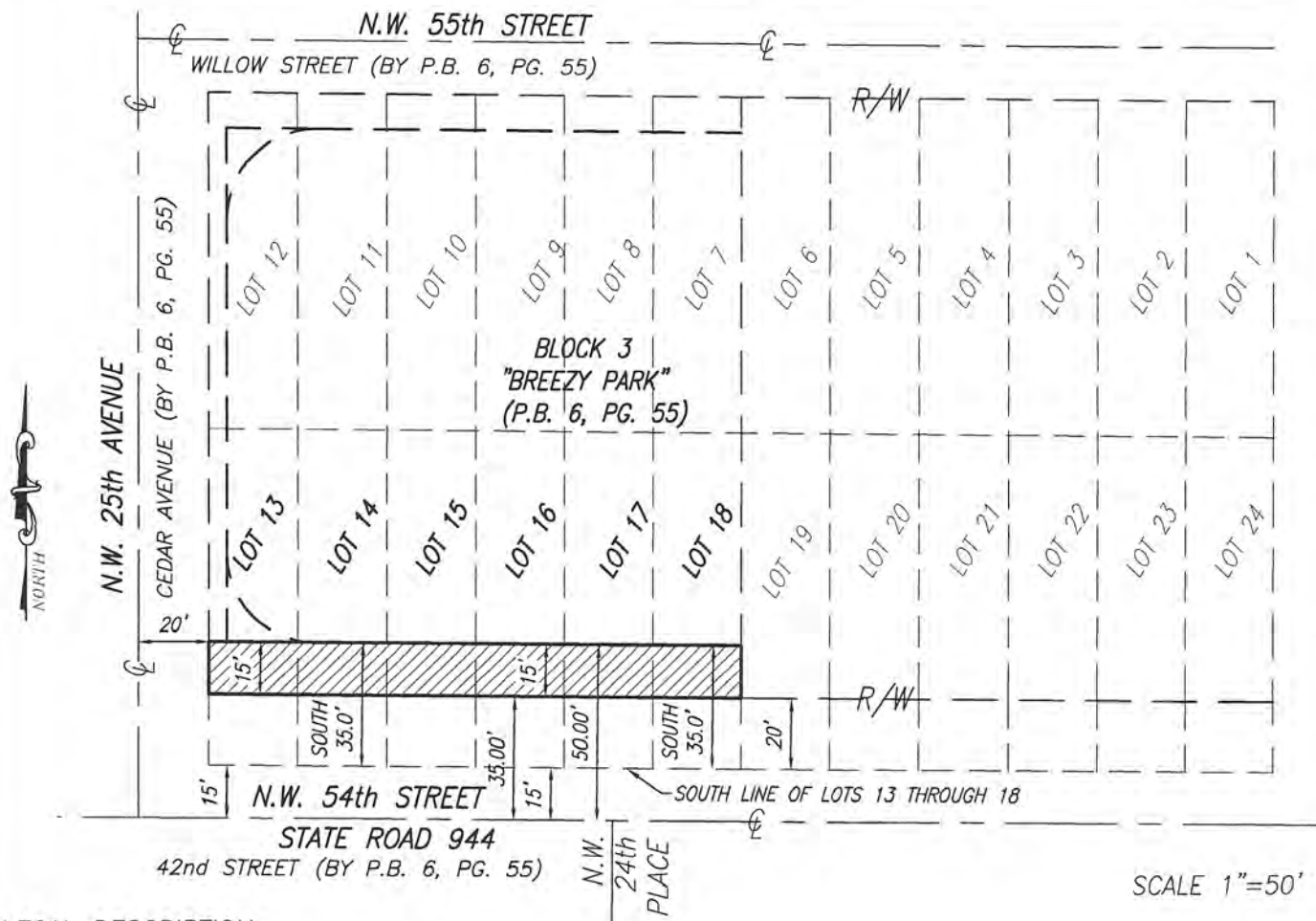
The foregoing was accepted and approved on the ____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

RIGHT-OF-WAY DEDICATION SKETCH AND LEGAL DESCRIPTION



LEGAL DESCRIPTION:

THE NORTH 15.00 FEET OF THE SOUTH 35.00 FEET OF LOTS 13, 14, 15, 16, 17, AND 18 IN BLOCK 3, "BREEZY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID PORTION OF LAND CONTAINING 2,247 SQUARE FEET MORE OR LESS.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

LEGEND:

P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
CL DENOTES CENTERLINE
Hatched area DENOTES SUBJECT PARCEL

NOTES:

- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

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

SHEET 1 OF 1 SHEETS

Schwabke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 211564

DATE: FEBRUARY 24, 2020

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

RIGHT-OF-WAY DEDICATION
LEGAL DESCRIPTION
TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

A PORTION OF LOTS 7, 8, 9, 10, 11 AND 12, 13 AND 14, BLOCK 3, OF "BREEZY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

THE NORTH 10.00 FEET OF SAID LOTS 7, 8, 9, 10, 11, AND 12 IN BLOCK 3, "BREEZY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST 5.00 FEET OF SAID LOT 12 LESS THE NORTH 10.00 AND THE WEST 5.00 FEET OF SAID LOT 13 LESS THE SOUTH 35.00 FEET, IN BLOCK 3, "BREEZY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, SAID ARC BEING TANGENT TO A LINE 10.0 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, THE NORTH LINE OF SAID LOTS 7, 8, 9, 10, 11, AND 12, AND ALSO BEING TANGENT TO A LINE 5.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, THE WEST LINE OF LOT 12, OF SAID BLOCK 3, OF "BREEZY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

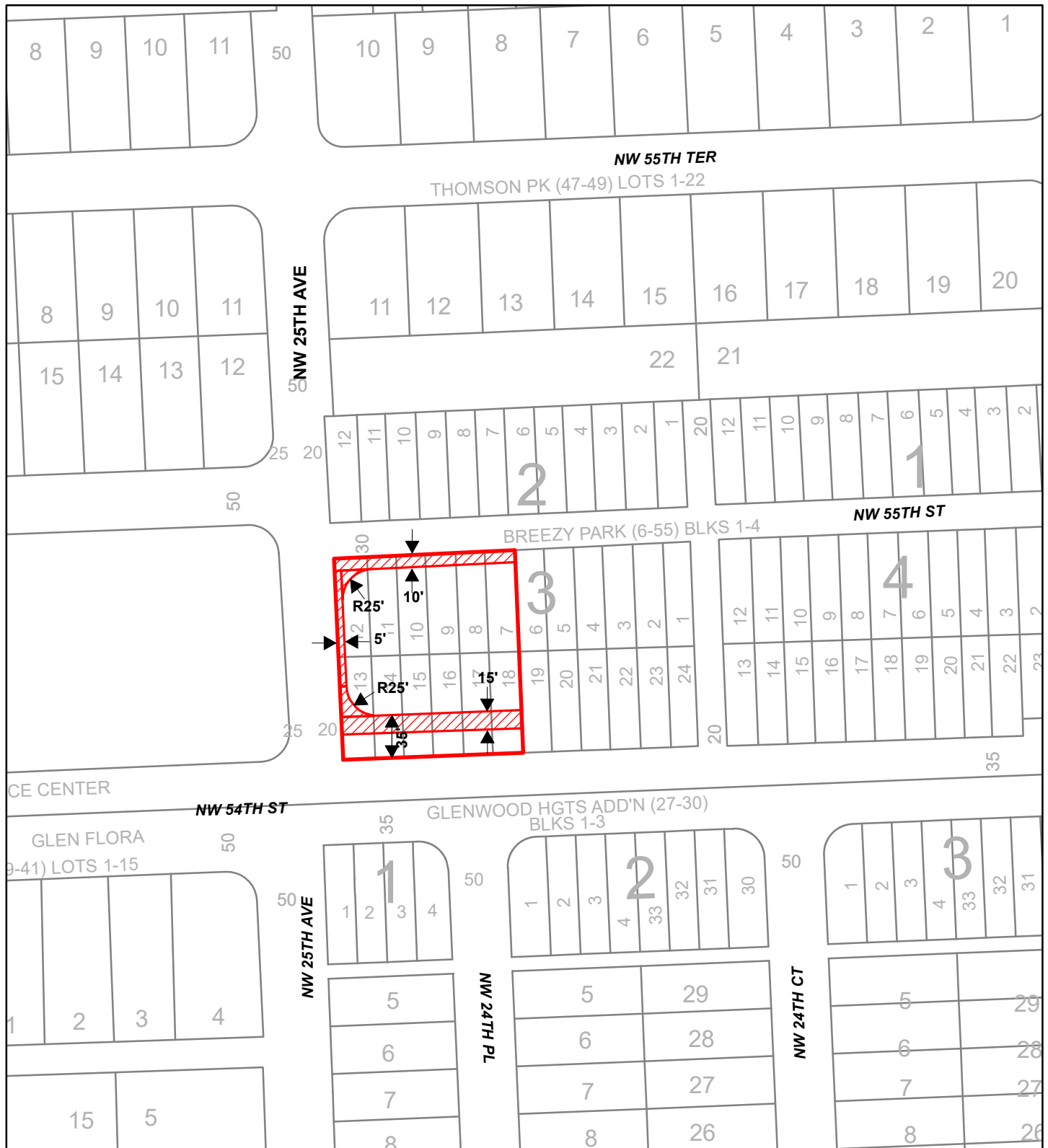
TOGETHER WITH:

THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO A LINE 5.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH, THE WEST LINE OF SAID LOT 13, AND ALSO BEING TANGENT TO THE NORTH LINE OF THE SOUTH 35.00 FEET OF LOTS 13 THROUGH 18 OF SAID BLOCK 3 OF "BREEZY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALL LYING AND BEING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775 SHEET 2 OF 2 SHEETS

	Schwebke-Shiskin & Associates, Inc. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288		REVISIONS ★ 1 2 3 4 5 6 7 8 9 10
	ORDER NO. 211564-A DATE: FEBRUARY 24, 2020 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION: <i>Mark Steven Johnson</i> MARK STEVEN JOHNSON, PRINCIPAL FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775	



THIS IS NOT A SURVEY

**Folio No.30-3115-042-0230,0240,0250
0260,0270,080 AND PORTIONS OF
30-3115-042-0170,0180,0190,0200,0210,0220
LAS BRISAS TRACE, LP
SEC. 15-53-41**

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Audrey M. Edmonson 3

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Return to:

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

Instrument prepared by:

Patricia Green
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130

Folio No. Portion of 30--3116-009-6380

User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
(West Parcel)**

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

THIS INDENTURE, made this 20TH day of APRIL, A.D. 2020, by and between Las Brisas Trace, LP, a Florida limited partnership, whose address is 1580 Sawgrass Corporate Parkway, Suite 100, Fort Lauderdale, FL 33323, 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 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 HERETO

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

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

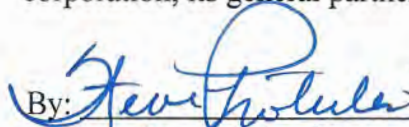
LAS BRISAS TRACE, LP, a Florida limited partnership

Signed, sealed, and delivered in the presence of:

By: EHDOC Las Brisas Trace Charitable Corporation, a Florida not-for-profit corporation, its general partner


Name: Irene Phillips


Name: Melane Ribeiro

By: 
Steve Protulis, President

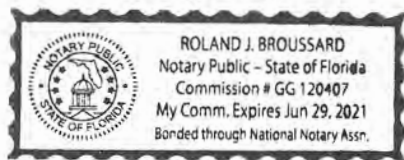
ACKNOWLEDGMENT

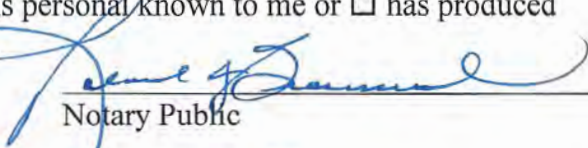
STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of April, 2020, by Steve Protulis as President of EHDOC Las Brisas Trace Charitable Corporation, a Florida not-for-profit corporation, general partner of Las Brisas Trace, LP, a Florida limited partnership, on behalf of the corporation and the partnership. He ☒ is personal known to me or ☐ has produced _____ as identification.

[Notary Seal]




Notary Public

Rolando J. Broussard

Name typed, printed or stamped

My Commission Expires: 6/29/2021

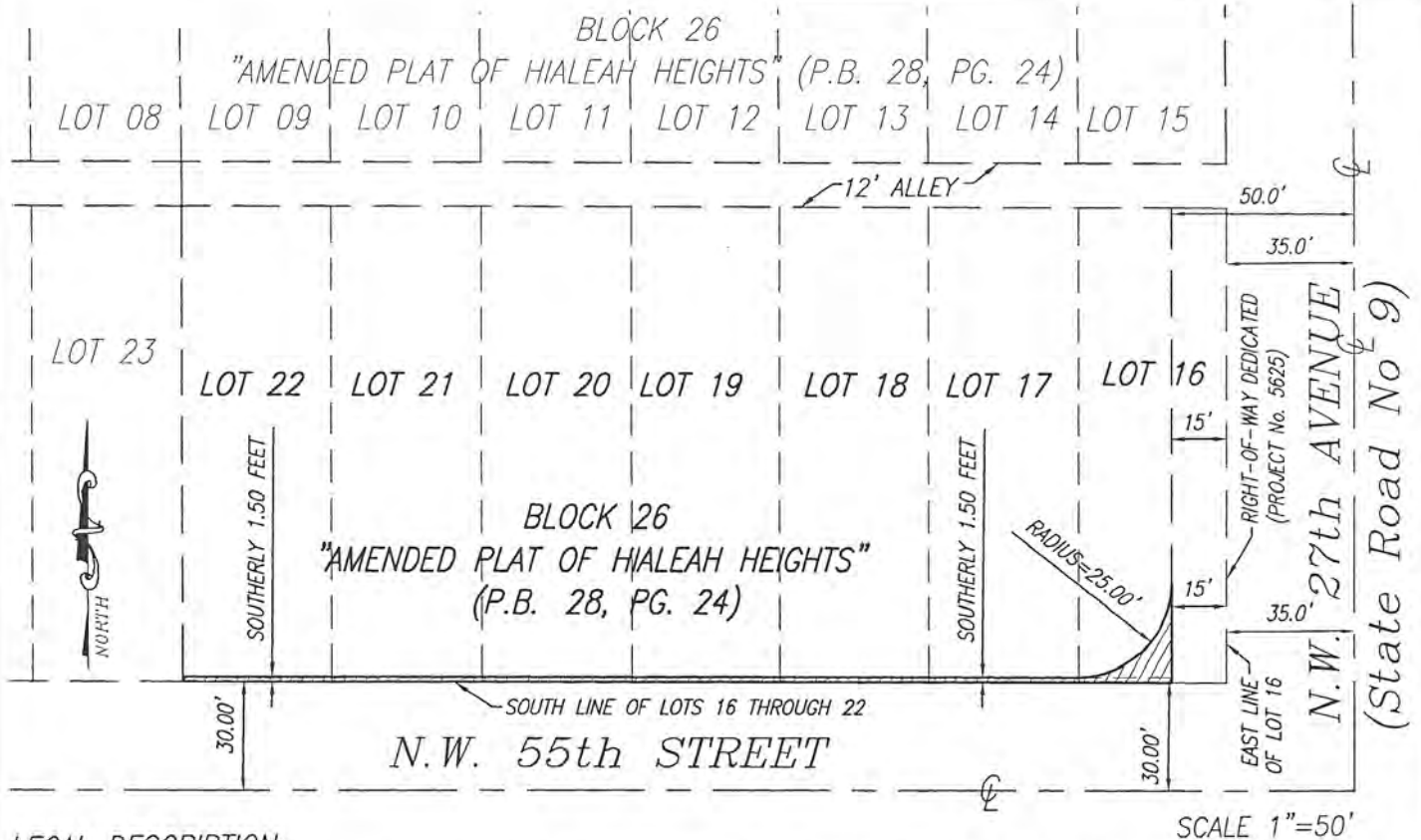
The foregoing was accepted and approved on the ____ day of _____, A.D. 2020, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

RIGHT-OF-WAY DEDICATION SKETCH AND LEGAL DESCRIPTION



LEGAL DESCRIPTION:

A PORTION OF LOTS 16, 17, 18, 19, 20, 21 AND 22, BLOCK 26, OF "AMENDED PLAT OF HIALEAH HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 24, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:
THE SOUTHERLY 1.50 FEET OF SAID LOTS 16, 17, 18, 19, 20, 21 AND 22, LESS THE EAST 15.00 FEET OF SAID LOT 16. TOGETHER WITH THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE NORTHWEST, SAID ARC BEING TANGENT TO A LINE 1.50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID LOTS 16, 17, 18, 19, 20, 21 AND 22, AND ALSO BEING TANGENT TO A LINE 15.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID LOT 16. SAID PORTION OF LAND CONTAINING 535 SQUARE FEET MORE OR LESS.

ALL LYING AND BEING IN SECTION 16, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

LEGEND:

P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
CL DENOTES CENTERLINE
 DENOTES SUBJECT PARCEL

NOTES:

- 1) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 2) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775, LICENSED SURVEYOR, OF 1 SHEETS



Schwebeke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954) 435-7010 FAX No. (954) 438-3288
ORDER NO. 211563
DATE: FEBRUARY 24, 2020
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

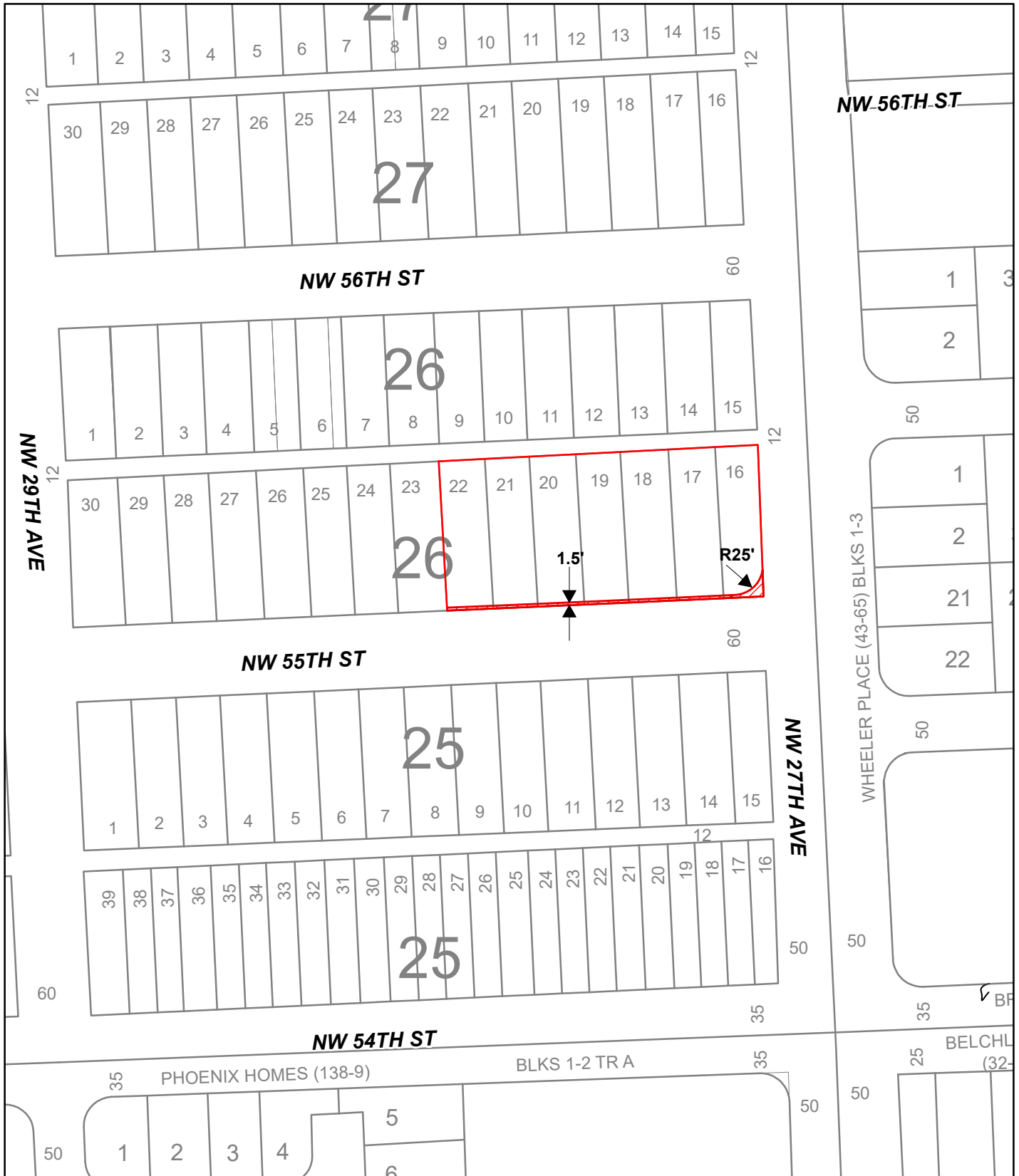
PREPARED UNDER MY SUPERVISION

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Audrey M. Edmonson 3

Folio No.30-3116-009-6380
LAS BRISAS TRACE, LP
SEC. 16-53-41

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



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Date: June 3rd, 2020
Prepared by: ym



MEMORANDUM

(Revised)

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

DATE: June 2, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(2)

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)(2)
6-2-21

RESOLUTION NO. _____ R-559-21

RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS
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 (County) the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Mayor's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owners/Grantors

1. Angel Llizo and Maria Elena Llizo
2. Ivan Rabinovich Management, LLC
3. Southeast Land Development Group, LLC
4. Summer's Cove Homestead, LLC
5. 29100 SW 177 Ave, LLC
6. Ravlin Properties, LLC
7. B & R Investments Alliance Corp.
8. Las Brisas Trace, LP
9. Las Brisas Trace, LP; 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 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.

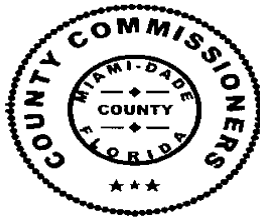
Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

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

The foregoing resolution was offered by Commissioner **Rebeca Sosa** ,
who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman**
and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of June, 2021. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to read "LEM", is written over a horizontal line.

Lauren E. Morse