

MEMORANDUM

Agenda Item No. 8(N)(3)

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

DATE: July 20, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting
conveyances of eleven 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-733-21

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: July 20, 2021

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

From: Daniella Levine Cava 
Mayor

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

Recommendation

The attached eleven instruments are being forwarded as one Resolution for approval by the Board of County Commissioners (Board). The Department of Transportation and Public Works (DTPW) needs the property interests from various entities for road purposes and recommends that the Board accept the conveyances. The proposed conveyances are attached hereto as 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 \$416.29 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 Ona, P.E., Chief, Highway Division.

Delegated Authority

The resolution delegates authority to 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.

GRANTOR

INSTRUMENT

LOCATION

REMARKS

1.	Amilla Homes, LLC	RWD*	A portion of NW 46 Street beginning 185 feet west of the centerline of NW 21 Avenue West for 100 feet (Commissioner Keon Hardemon, District 3)	This right-of-way is needed in order to satisfy a zoning requirement than all building sites abut a dedicated right-of-way
2.	Habitat for Humanity of Greater Miami, Inc.	RWD*	A portion of SW 180 Street beginning approximately 247 feet east of the centerline of SW 103 Avenue East for 165.9 feet; and a portion of SW 181 Street, beginning approximately 247 feet east of the centerline of SW 103 Avenue East for 164.8 feet (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a condition for division of land without a plat (Waiver of Plat) that requires Rights-of-Way to be dedicated
3.	Rodolfo Varela and Manuel M. Fernandez	RWD	A 25foot radius return at SW 214 Street and SW 117 Court (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a Chapter 29 requirement that property lines at streets intersections shall be rounded with a radius of 25 feet
4.	Brandon Guzman	RWD*	A dedication of a portion of SW 102 Place, from 292 feet south of the centerline of SW 182 Street South for 32 feet (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way

GRANTOR

INSTRUMENT

LOCATION

REMARKS

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

Page No. 3

5.	South Allapattah Gardens, LLC	RWD*	A portion of SW 107 Avenue, from SW 256 Street North for 211.4 feet; and SW 256 Street, from SW 107 Avenue to SW 107 Court (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
6.	Habitat for Humanity of Greater Miami, Inc.	RWD*	A portion of SW 122 Avenue, from SW 213 Street North for approximately 109 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 abut a dedicated right-of-way
7.	Abdiel Falcon	RWD*	A portion of SW 123 Avenue, from the south right-of-way line of Canal No. C-102-N South for approximately 240 feet (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way
8.	Florida Power and Light Company	RWD*	A portion of SW 127 Avenue, from approximately 34.82 feet south of SW 96 Street South for 898.84 feet (Commissioner Raquel Regalado, District 7)	This right-of-way is needed in order to satisfy a condition for division of land without plat (Waiver of Plat) that requires Rights-of-Way to be dedicated

GRANTOR

INSTRUMENT

LOCATION

REMARKS

9 City of Aventura TSE*

A ten feet square portion of Tract A of “Don Acres” recorded in Plat Book 76 Page 30 of the Public Records of Miami Dade County, adjacent to the north right-of-way line of NE 213 feet and 190.41 feet west of the east line of said Tract A
(Commissioner Sally A. Heyman, District 4)

This traffic signal easement was obtained in order to build a traffic signal and related equipment

10. Casta Hernandez RWD*

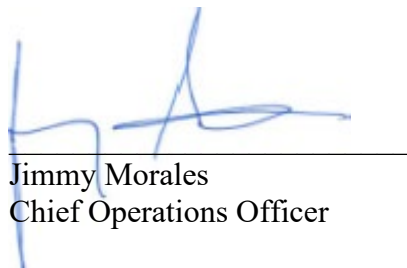
A portion of SW 207 Avenue, beginning 500 feet North of the centerline of SW 320 Street North for 150 feet
(Commissioner Danielle Cohen Higgins, District 8)

This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way

11. TCD 212 Civica TSE*
FL Property LLC

An 8 feet wide times 88 feet long portion of Track “A” of Plat Book 168, Page 71 of the Public Records of Miami Dade County adjacent to the south right-of-way line of NW 14 Street and 747.11 feet east of the center line of NW 12 Avenue
(Commissioner Keon Hardemon, District 3)

This traffic signal easement was obtained in order to build a traffic signal and related equipment



Jimmy Morales
Chief Operations Officer

ATTACHMENT 1

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. 30-3122-016-0030/0040
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 21st day of January, A.D. 2021,
by and between Amilla Homes, LLC a Florida limited liability
company, whose address is 33 SW 2 Avenue, Suite #401, Miami,
Florida 33130, 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 North 10 feet of Lots 4 and 5, Block 1, GREENACRES, according to the plat thereof
recorded in Plat Book 18, Page 63, 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, 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)

Leslie Vago
Witness

Leslie Vago
Witness Printed Name

Pedro Garcia
Witness

Pedro Garcia
Witness Printed Name

Amilla Homes, LLC
Name of LLC

(Signature) (Sign)
By: Member

Salim Chraibi
Printed Name

Address (if different)

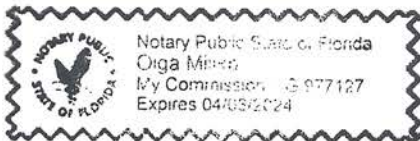
STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 21st day of January, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Salim Chraibi personally known to me, or proven, by producing the following forms of identification: CB1055789396 to be the Member duly authorized on behalf of Amilla Homes, LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL/STAMP



Notary Signature

Printed Notary Signature

Notary Public, State of Florida

My commission expires: 4-8-2024

Commission/Serial No. GG 977127

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.

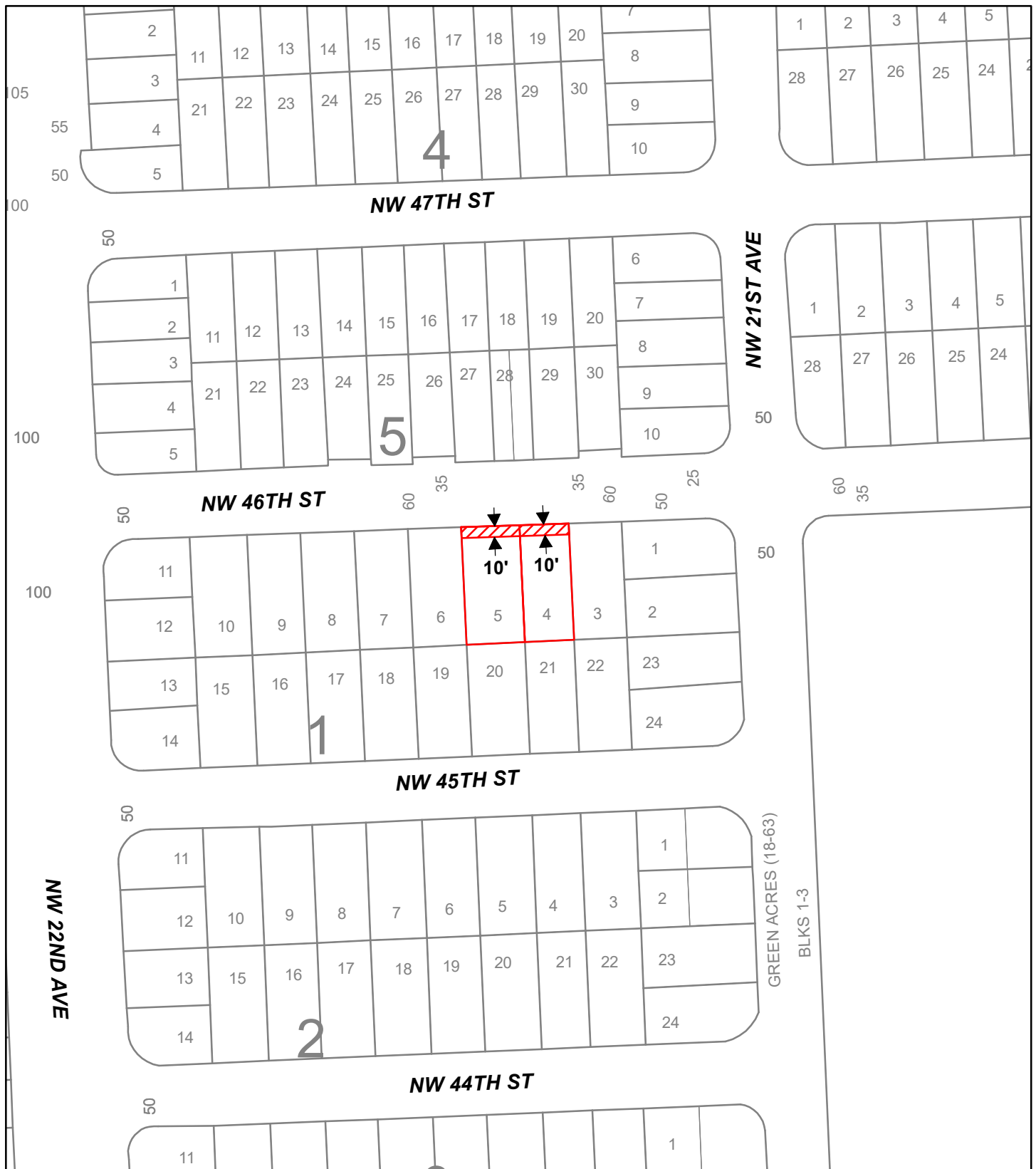
Chairman of the Board of County Commissioners

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 30-3122-016-0030/0040

AMILLA HOMES, LLC

SEC. 22-53-41

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Keon Hardemon 3

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: January 29, 2021
 Prepared by: ym

Return to:

Miami-Dade County Department of
Transportation and Public Works
Storm 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. **30-5032-000-1160**
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 7 day of JANUARY, A.D. 2021, by and between **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 3800 NW 22 Avenue, Miami, Florida 33142, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

See Exhibit "A" attached

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

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

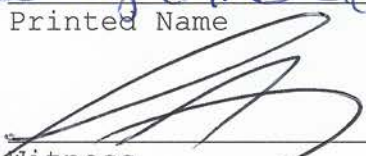
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

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

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


Witness


Printed Name


Witness


Printed Name

**HABITAT FOR HUMANITY OF GREATER
MIAMI, INC.**

Name of Corporation


By: President (Sign)

Mario Artecona

Printed Name

Address if different

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

I HEREBY CERTIFY, that on this 7 day of JANUARY, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Mario Artecona, personally known to me, or proven, by producing the following identification: _____ to be the CEO of HABITAT FOR HUMANITY OF GREATER MIAMI, INC., 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.

[Signature]
Notary Signature

DARYL BUSTAMANTE
Printed Notary Name

NOTARY SEAL/STAMP



Daryl Bustamante
Comm #GG959020
Expires: Feb. 17, 2024
Bonded Thru Aaron Notary

Notary Public, State of FL

My commission expires: 2/17/24

Commission/Serial No. GG959020

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

Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

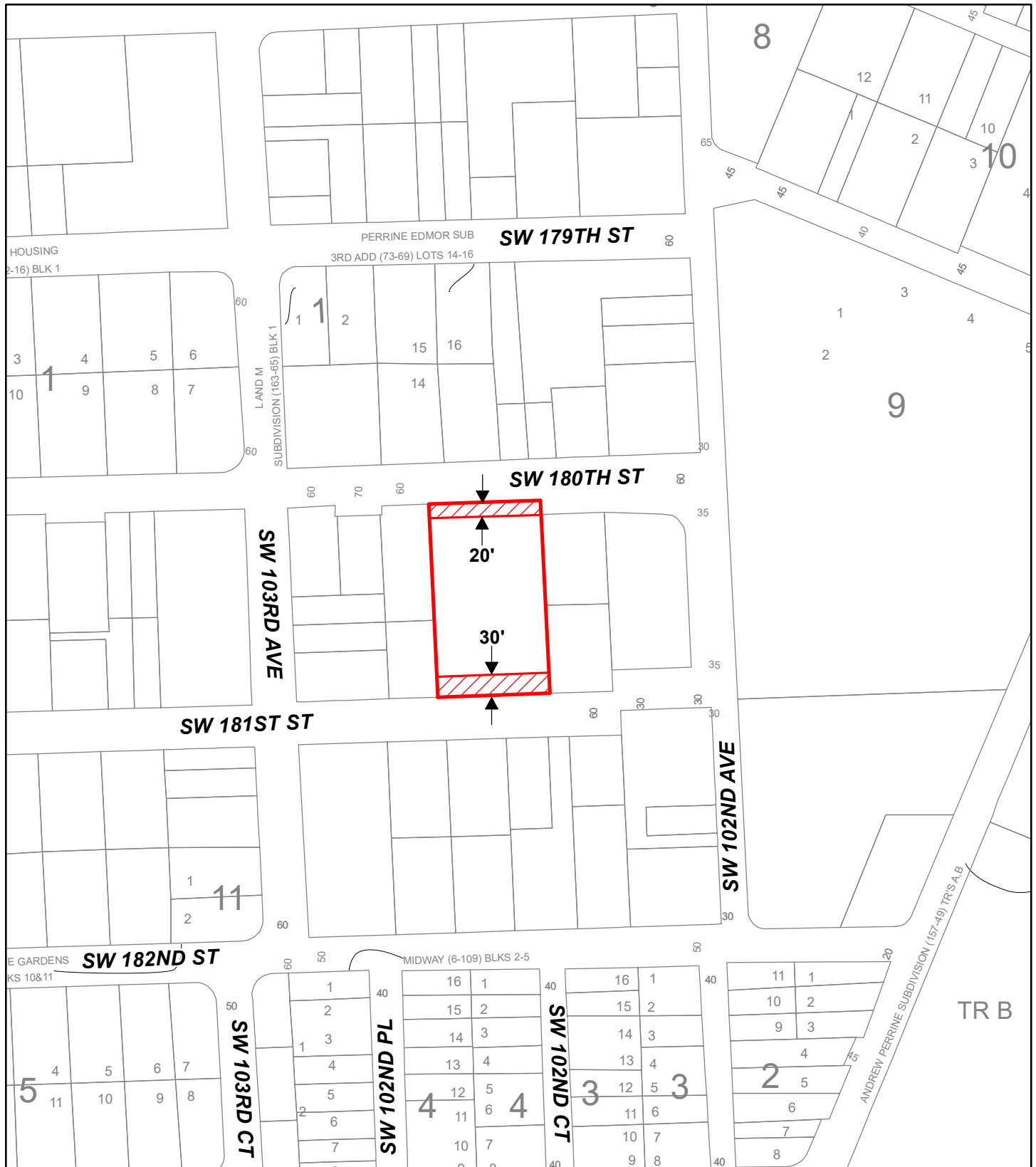
The South 30 feet of the following described land:

The West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the North 30.00 feet and less the East 82.00 feet of Section 32, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida and the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the North 30.00 feet of Section 32, Township 55 South, Range 40 East lying and being in Miami-Dade County, Florida. D-24386

AND

The North 20 feet of the following described land:

The West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the North 30.00 feet and less the East 82.00 feet of Section 32, Township 55 South, Range 40 East lying and being in Miami-Dade County, Florida and the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, less the North 30.00 feet of Section 32, Township 55 South, Range 40 East lying and being in Miami-Dade County, Florida. D-24387



THIS IS NOT A SURVEY

Folio 30-5032-000-1160

Habitat for Humanity of Greater Miami, Inc.

SEC. 32-54-40

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: January 29, 2021
 Prepared by: ym

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. **30-6912-001-0480**
User Department: DTPW

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

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

THIS INDENTURE, Made this **27th** day of **January**, A.D. **2021**, by and between **Rodolfo Varela** and **Manuel M. Fernández**, whose address is 16851 NW 87 Court, Miami Lakes, Florida 33018, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The area bounded by the south and by the east lines of Lot 22, Block 2, ALPINE HEIGHTS, according to the plat thereof recorded in Plat Book 47, Page 99, of the Public Records of Miami-Dade County, Florida, 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 *parties* of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

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

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

Signed, Sealed and Delivered in
our presence:

(2 **witnesses** for each signature
or for all)

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

(Sign)

Rodolfo Varela

Printed Name

Address (if different)

(Sign)

Manuel M. Fernández

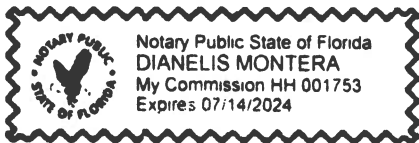
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 27 day of January, 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Rodolfo Varela and Manuel M. Fernández, personally known to me, or proven, by producing the following methods of identification: PL DR. LIC to be the persons who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



[Signature]
Notary Signature

DANELIS Montero
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: 07-14-24
Commission/Serial No. HH 001753

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.

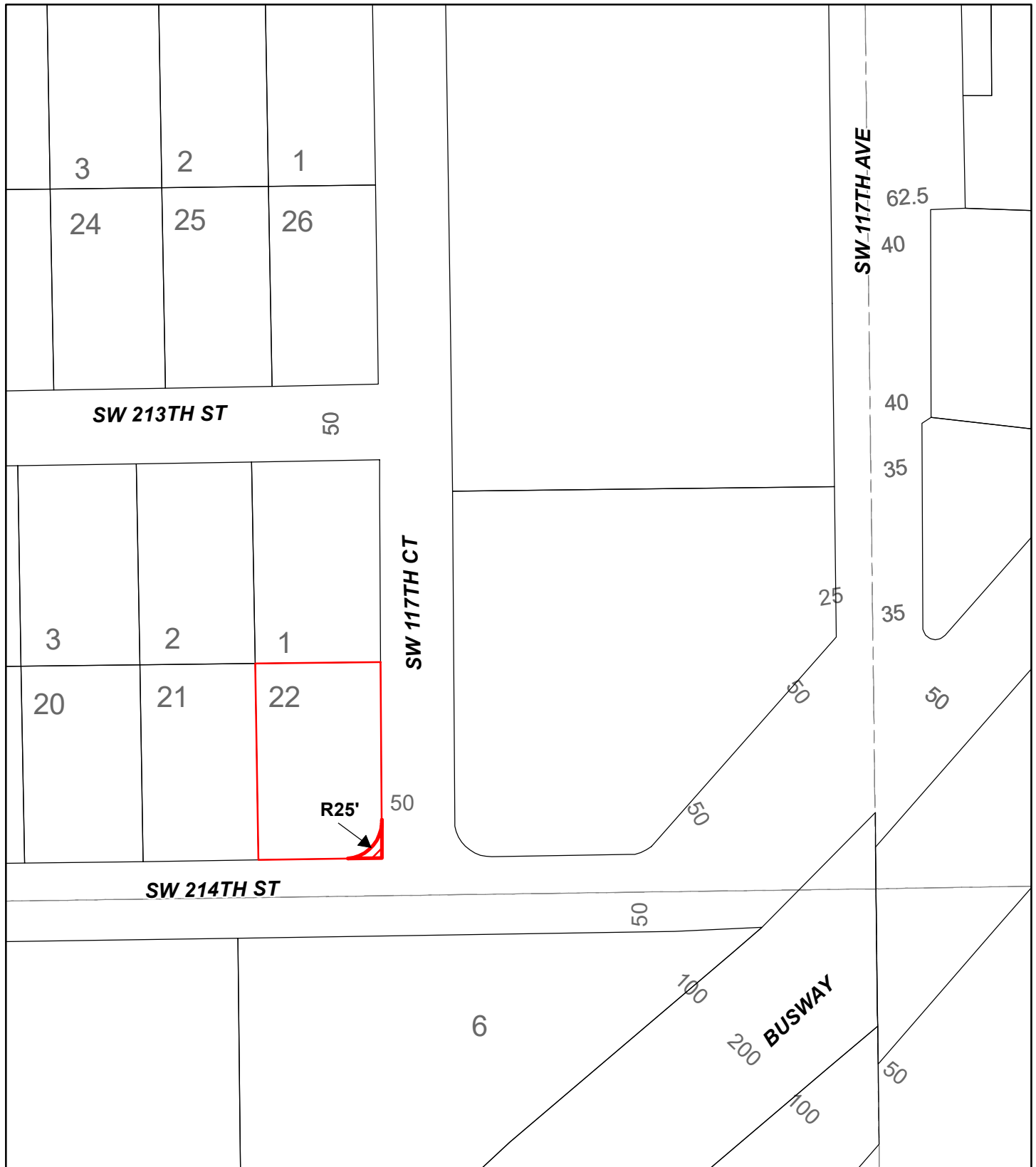
Chairman of the Board of
County Commissioners

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. 30-6912-001-0480

RODOLFO VARELA AND MANUEL M. FERNANDEZ

SEC. 12-56-39

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Kionne McGhee 9



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: March 19, 2021
 Prepared by: ym

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. 30-5032-014-0420

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 16 day of December, A.D. 2020,
by and between **Brandon Guzman**, whose address is 5950 Hancock Road,
Southwest Ranches, FL 33330, 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 his 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 8, Block 5, of PLAT OF BLOCK 2, 3, 4 and 5
OF MIDWAY, according to the plat thereof recorded in Plat Book 6,
Page 109, of the Public Records of Miami-Dade County, Florida.**

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

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

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

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

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



Witness

Mildred March.

Witness Printed Name



Witness

Claudia March

Witness Printed Name



(Sign)

Brandon Guzman

Printed Name

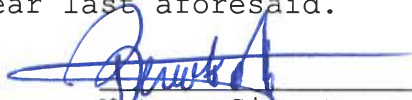
5950 Hancock Rd, SW Ranches FL 33330

Address (if different)

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

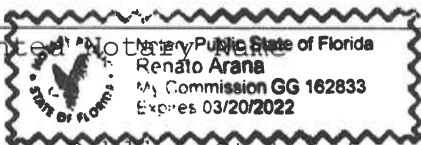
I HEREBY CERTIFY, that on this 16 day of DECEMBER, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Brandon Guzman, personally known to me, or proven, by producing the following methods of identification: _____ to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Notary Signature

NOTARY SEAL/STAMP

Printed Notary Public State of Florida

Renato Arana
My Commission GG 162833
Expires 03/20/2022
Notary Public, State of FLORIDA
My commission expires: 3/20/2022
Commission/Serial No. GG 162833

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.

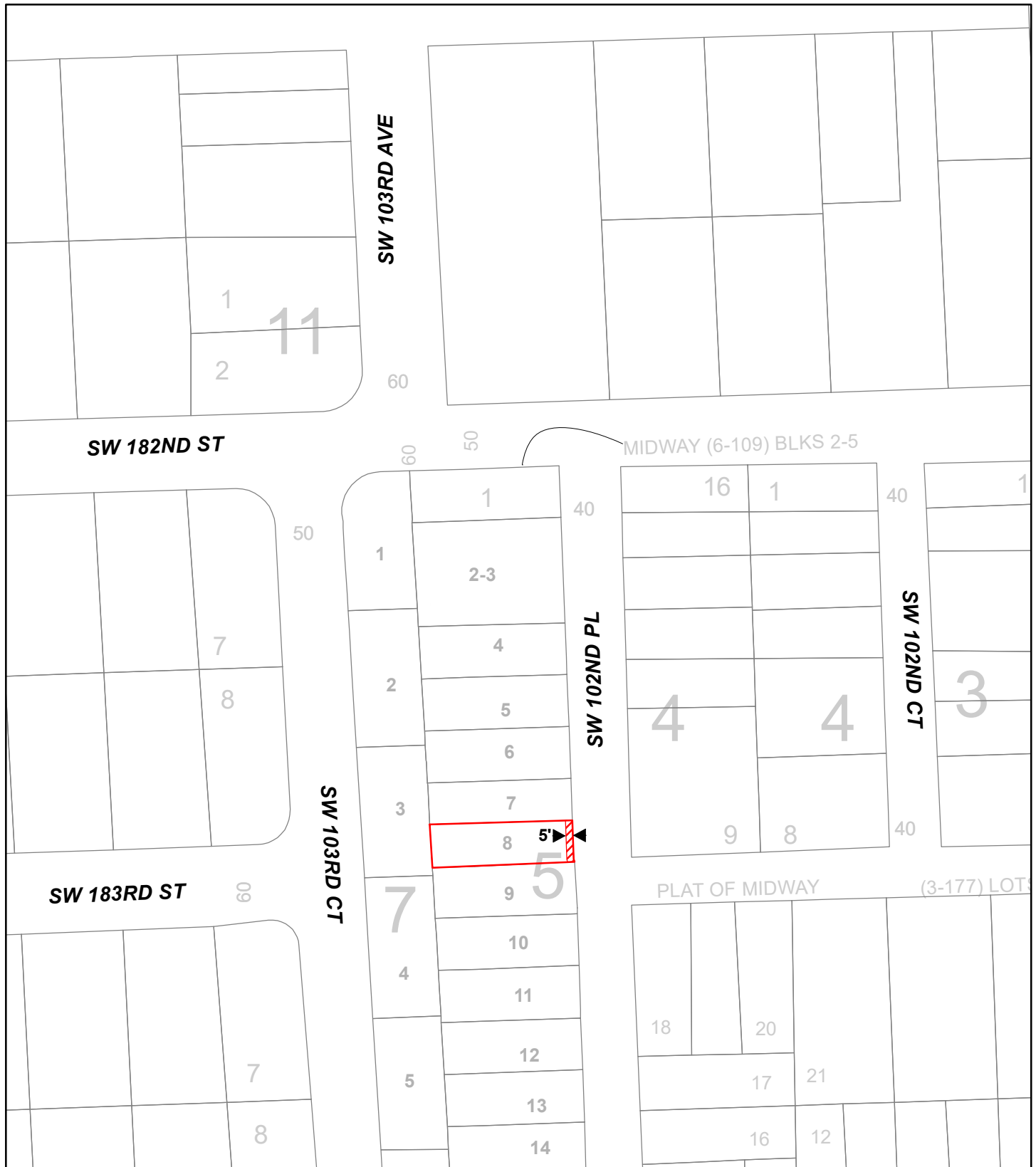
Chairman of the Board of
County Commissioners

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. 30-5032-014-0420

BRANDO GUZMAN

SEC. 32-55-40

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: March 19, 2021
 Prepared by: ym

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. **30-6030-001-0150**

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 22nd day of January, A.D. 2021, by and between South Allapattah Gardens, LLC, a Florida limited liability company, whose address is 13035 SW 2 Terrace, Miami, Florida 33184, 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 15 feet of Lots 9, 10, 11 and 12, and the South 10 feet of Lots 12 and 13, Block 5, SOUTH ALLAPATTAH GARDENS, according to the plat thereof recorded in Plat Book 25, Page 20, of the Public Records of Miami-Dade County, Florida; and the area bounded by the west line of said East 15 feet, by the north line of said South 10 feet, and by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines; and the area bounded by the north line of said South 10 feet, by the west line of said block 5 and by a 25 foot radius arc concave to the northeast, 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)

Elisa C. Anderson
Witness

Elisa C. Anderson
Witness Printed Name

R. Rodriguez
Witness

Miguel Rodriguez
Witness Printed Name

Elisa C. Anderson
Witness

Elisa C. Anderson
Witness Printed Name

R. Rodriguez
Witness

Miguel Rodriguez
Witness Printed Name

South Allapattah Gardens, LLC

Name of LLC

Jose A. Hernandez (Sign)

By: Member

JOSE A. HERNANDEZ
Printed Name

Address (if different)

[Signature] (Sign)

By: Member

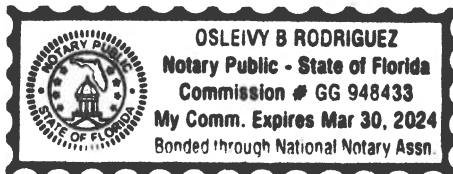
Ginabel Fernandez
Printed Name

8881 SW 89 Ave Miami FL
Address (if different) 33173

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

I HEREBY CERTIFY, that on this 22ND day of JANUARY, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JOSE A. FERNANDEZ and ANNA BEL FERNANDEZ personally known to me, or proven, by producing the following forms of identification: _____ to be the Members duly authorized on behalf of South Allapattah Gardens, LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL/STAMP

Osleivy B. Rodriguez
Notary Signature

Osleivy B. Rodriguez
Printed Notary Signature

Notary Public, State of FL

My commission expires: 3/30/2024

Commission/Serial No. 66948433

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

Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

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. 30-6912-008-1594
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 JANUARY, A.D. 2021, by and between HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 3800 NW 22 Avenue, Miami, Florida 33142, 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 West 5 feet of the South ½ of Tract 16, "2ND REVISED PLAT DIXIE PINES", according to the plat thereof recorded in Plat Book 31, Page 51, of the Public Records of Miami-Dade County, Florida; and the area bounded by the westerly extension of the south line of said Tract 16, by the southern extension of the east line of said West 5 feet and bounded by a 25-foot radius arc concave to the northeast, 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 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.

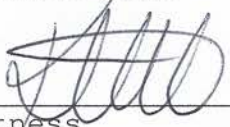
Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

Witness


Luis Azan

Printed Name

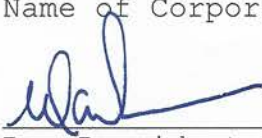
Witness


Karin Wright

Printed Name

**HABITAT FOR HUMANITY OF GREATER
MIAMI, INC.**

Name of Corporation

 (Sign)
By: President

Mario Artecona

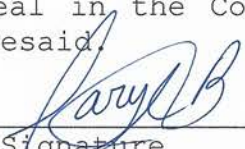
Printed Name

Address if different

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

I HEREBY CERTIFY, that on this 14 day of JANUARY, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Mario Artecona, personally known to me, or proven, by producing the following identification: _____ to be the CEO of HABITAT FOR HUMANITY OF GREATER MIAMI, INC., 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

DARYL BUSTAMANTE

Printed Notary Name

NOTARY SEAL/STAMP



Daryl Bustamante
Comm #GG959020
Expires: Feb. 17, 2024
Bonded Thru Aaron Notary

Notary Public, State of FL

My commission expires: 2/17/24

Commission/Serial No. GG959020

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

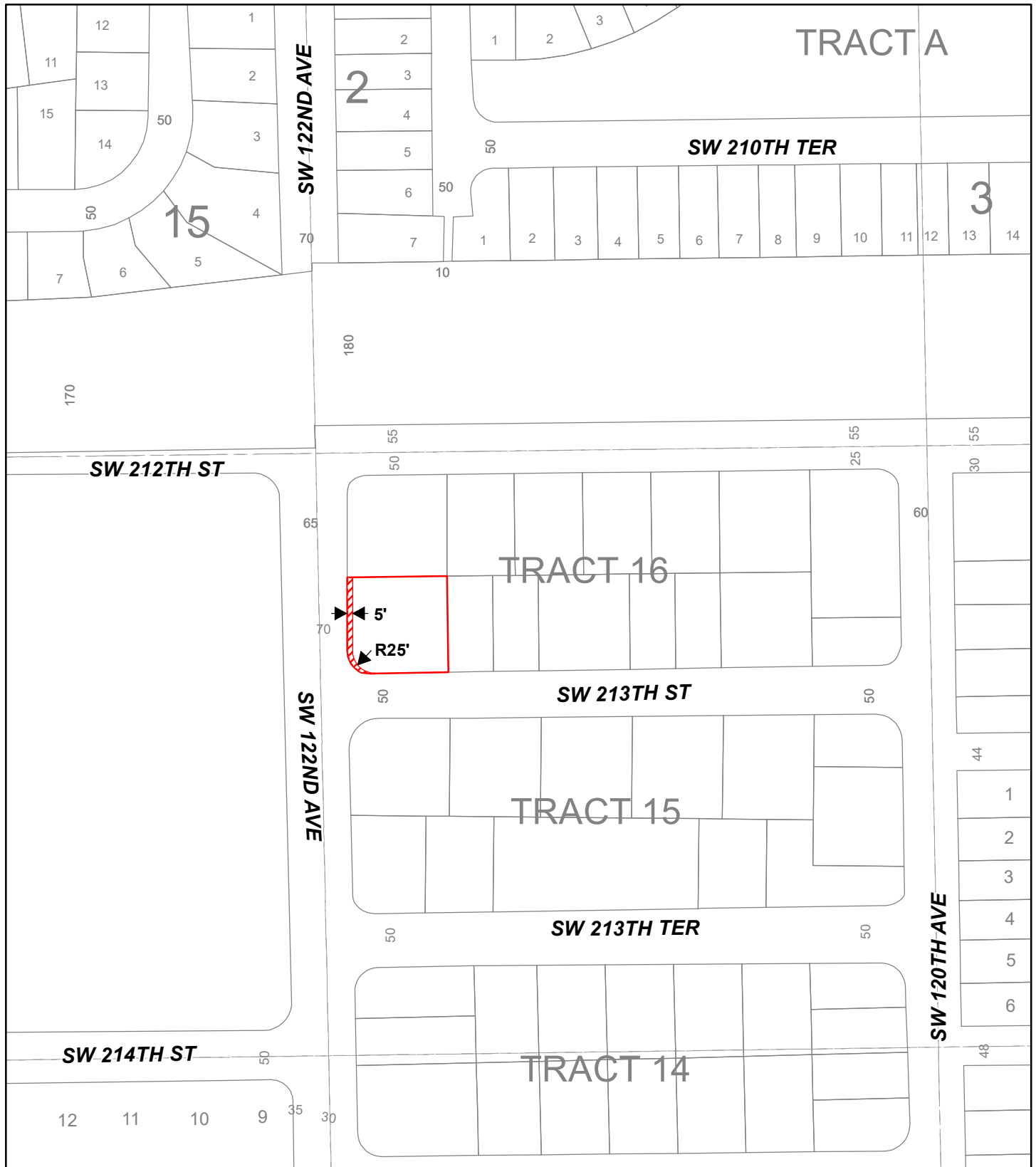
Chairman of the Board of
County Commissioners

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

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-6912-008-1594

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

SEC.12-56-39

Municipality: UNINCORPORATED MIAMI-DADE

Commission District: Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: March 26, 2021
 Prepared by: ym

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. **30-6924-000-0980**
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 March, A.D. 2020,
by and between Abdiel Falcón, whose address is 11730 SW 251 Street,
Homestead, Florida 33032, party of the first part, and **MIAMI-DADE**
COUNTY, a political subdivision of the State of Florida, and its
successors in interest, whose Post Office Address is 111 NW 1st
Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

**The West 25 feet that portion of the SW ¼ of the NE ¼ of the SE ¼ of the NW ¼ of
Section 24, Township 56 South, Range 39 East, Miami-Dade County, Florida, lying
southwesterly of the right of way of Canal No. C-102-N.**

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

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

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

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

Signed, Sealed and Delivered in
our presence:

(2 **witnesses** for each signature
or for all)



Witness

Alex Botero

Witness Printed Name



Witness

Michael Fernandez

Witness Printed Name



(Sign)

Abdiel Falcón

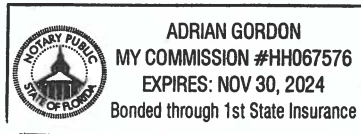
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 23 day of March, ²⁰²¹~~2020~~, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Abdiel Falcón, personally known to me, or proven, by producing the following methods of identification: FL Drivers license to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



[Signature]
Notary Signature
Adrian Gordon
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: Nov, 30, 2024

Commission/Serial No. HH067576

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.

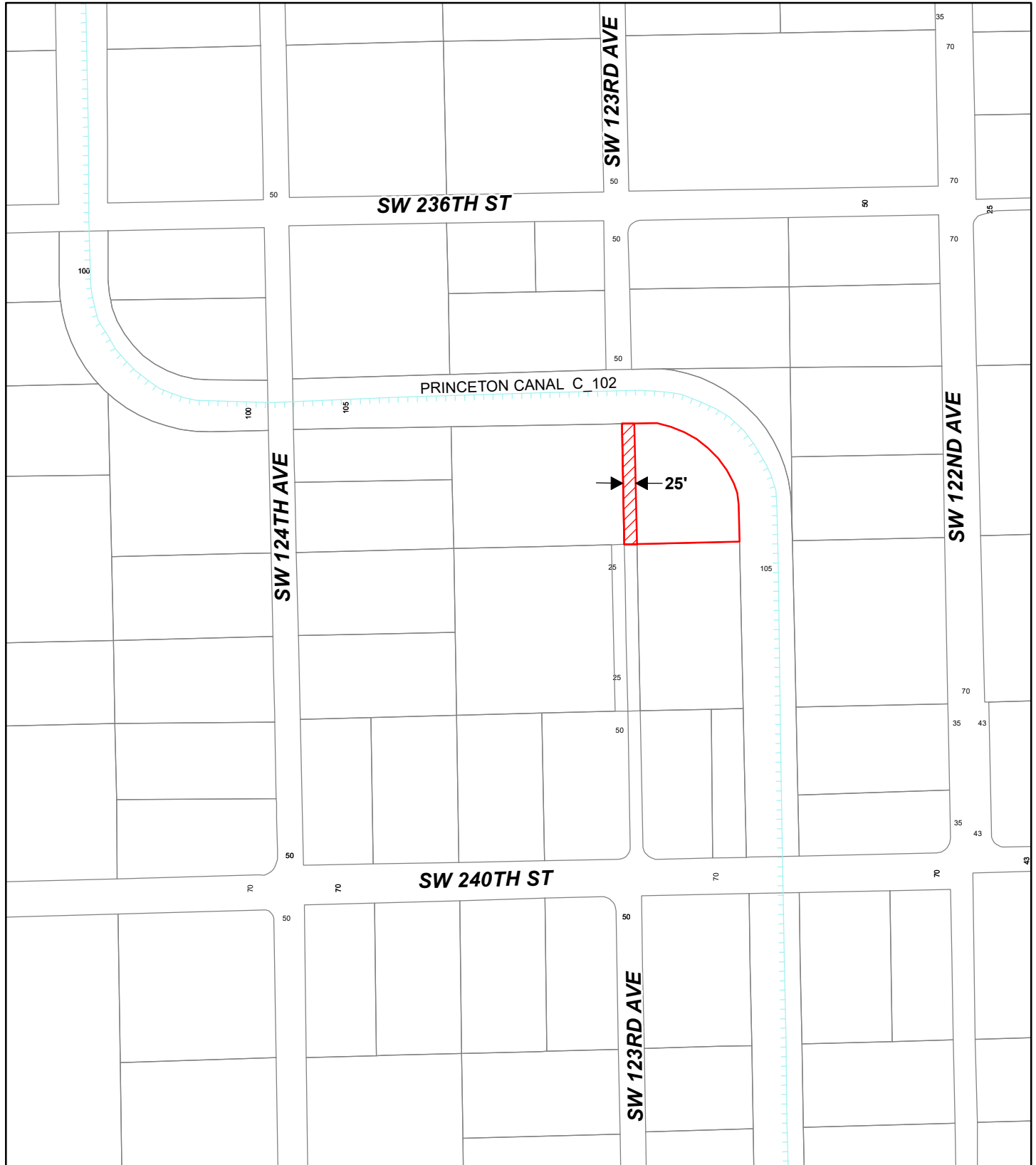
Chairman of the Board of
County Commissioners

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.30-6924-000-0980

ABDIEL FALCON

SEC. 24-56-39

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: March 30, 2021
Prepared by: ym

Return to:
Miami-Dade County Department of
Transportation and Public Works
Road Engineering and Right-of-Way Division
111 NW 1st Street
Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodriguez, P.L.S.
Folio No. 30-5901-000-0170
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 PALM BEACH)

THIS INDENTURE, made this 30th day of December, A.D. 2020, by and between FLORIDA POWER & LIGHT COMPANY, a corporation under the laws of the State of Florida, and having its office and principal place of business at 700 Universe Boulevard, Juno Beach, Florida 33408, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

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

It is expressly provided that if and when 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 claim by, through or under party of the first part, but not others.

[Signature appears on following page.]

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:

Jan M. Rosenthal
Witness

Jan M. Rosenthal
Printed Name

Michelle M. Kahmann
Witness

Michelle M. Kahmann
Printed Name

a Florida corporation

By: Dean J. Girard
Title: Sr. Director Corp. Real Estate

Dean J. Girard
Printed Name

Florida Power & Light Company,
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY, that on this 30th day of December, A.D. 2020, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized to administer oaths and take acknowledgments personally appeared Dean J. Girard, personally known to me, or proven, by producing the following identification: Sr. Director Real Estate to be the Sr. Director Real Estate of Florida Power & Light Company, a Florida corporation, and in whose name the foregoing instrument is executed and that said officer severally acknowledged before me that he/she 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.

Michelle M. Kahmann
Notary Signature
Michelle M. Kahmann

Printed Notary Name

Notary Public, State of Florida

My commission expires: 9/18/23

Commission/Serial No. GG 360550

NOTARY SEAL/STAMP



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

Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

Exhibit A

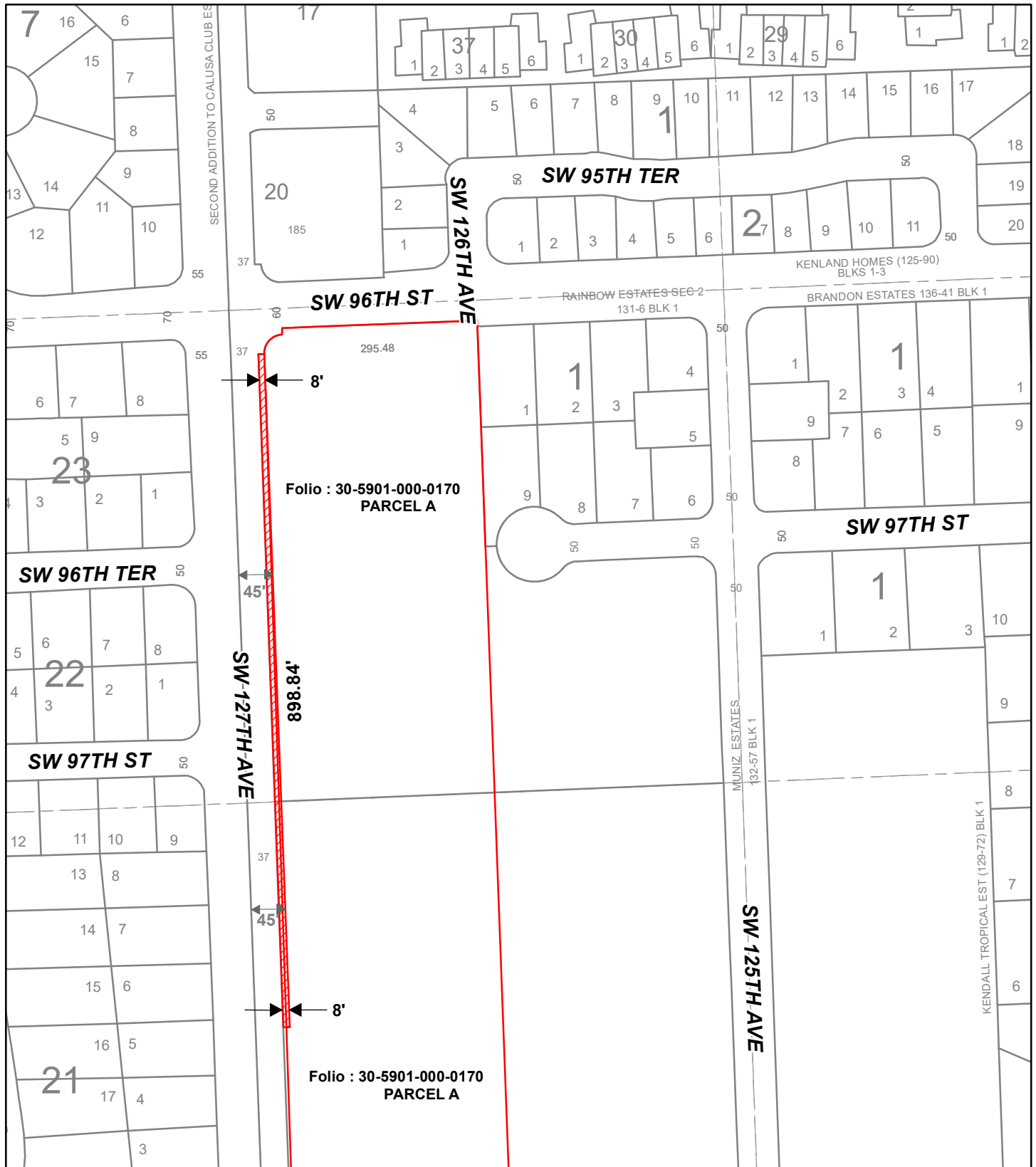
8' SIDEWALK DEDICATION

LEGAL DESCRIPTION:

The East 8.00 feet of the West 45.00 feet of the North 958.19 feet of the North One-Half (N 1/2) of the Southwest One-Quarter (SW 1/4) of Section 1, Township 55 South, Range 39 East Miami-Dade County, Florida, LESS the West 35 feet and the North 35 feet thereof for right-of-way as described in Official Records Book 14528, Page 1128 of the Public Records of Miami-Dade County, Florida, also LESS and EXCEPT, that parcel of land being the East 2 feet of the West 37 feet described in Official Records Book 26207, Page 3431 of said Public Records, described as follows:

COMMENCE at the northwest corner of the North 1/2 of the SW 1/4 of said Section 1, thence run S 02°07'31" E, along the west line of the North 1/2 of the SW 1/4 of said Section 1, for a distance of 34.82 feet to a point; thence run N 87°52'29" E, perpendicular to the last course, for a distance of 35.00 feet to the point of intersection of the south line of the North 35.00 feet with the east line of the West 35.00 feet of the North 1/2 of the SW 1/4 of said Section 1; thence run N 87°34'53" E, along the south line of the North 35.00 feet of the North 1/2 of the SW 1/4 of said Section 1, for a distance of 34.87 feet to a point of cusp of a circular curve concave to the southeast; thence run southwesterly along the arc of said circular curve concave to the southeast, having a radius of 25.00 feet, through a central angle of 89°42'24", for an arc distance of 39.14 feet to a point of intersection with the east line of the West 45.00 feet of the North 1/2 of the SW 1/4 of said Section 1; to the POINT OF BEGINNING; thence run S 02°09'08" E, along the east line of the west 45.00 feet of the North 1/2 of the SW 1/4 of said Section 1, a distance of 898.83 feet to the south line of the North 958.19 feet of the North 1/2 of the SW 1/4 of said Section 1; thence run S 87°50'52" W, along said south line, a distance of 8.00 feet to the east line of the West 37.00 feet of said Section 1, said east line also being the east line of lands dedicated and described in Official Records Book 26207, Page 3431, of said Public Records; thence N 02°07'31" W, along said east line, 898.84 feet; thence N 87°35'08" E, 8.00 feet, to the east line of the West 45.00 feet of said Section 1 and the POINT OF BEGINNING.

Said lands lying and situate in Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida containing 7,190.66 square feet (0.165 acres) more or less.



THIS IS NOT A SURVEY

Folio No. 30-5901-000-0170

FLORIDA POWER & LIGHT COMPANY

SEC.1-55-39

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Raquel Regalado 7

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: March 30, 2021
Prepared by: ym

Return to:

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

Instrument prepared by:

Carlos D. Socarras .
111 N.W. 1st Street S-1610 .
Miami, FL 33128-1970 .
.

Folio No. 28-1234-019-0020 .
User: M-DCPWMM .

TRAFFIC SIGNAL EASEMENT
BY CORPORATION

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 10th day of November, A.D. 2020, between the City of Aventura, a corporation under the laws of the State of Florida, and having its office and principal place of business at 19200 W. Country Club Drive., Aventura, FL 33180, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, poles, controllers, detector loops and related equipment for the purpose of traffic signalization upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TS Esmt by Corp.doc

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

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

City of Aventura
Corporate Name

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

Antonio F. Tomei
Witness

Antonio F. Tomei

Ana Theallet
Witness

Ana Theallet

Arleen Llanes
Witness

Arleen Llanes

Gladys Carcamo
Witness

Gladys Carcamo

Ronald J. Wasson
By: City Manager

Ronald J. Wasson

Address if different

Ellisa Horvath

By: City Clerk

Ellisa Horvath

Address if different

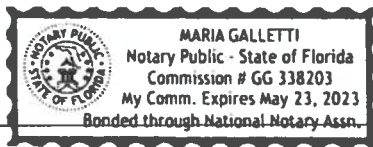


CORP SEAL

STATE OF Florida)
COUNTY OF Miami Dade)

I HEREBY CERTIFY, that on this 23 day of November, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Ronald J. Wasson and Ellisa Horvath, personally known to me, or proven, by producing the following identification: _____ to be the City Manager and City Clerk of the City of Aventura, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / they executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

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



NOTARY SEAL/STAMP

Maria Galletti
Notary Signature

Maria Galletti
Printed Notary Name

Notary Public, State of Florida

My commission expires: May 23, 2023

Commission/Serial No. GG 338203

The foregoing was accepted and approved on the _____ day of _____

TS Esmt by Corp.doc

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

Deputy Mayor/Alina T. Hudak

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney

TS Esmt by Corp.doc

FOR: CITY OF AVENTURA

SKETCH AND DESCRIPTION 10'x10' ELECTRIC EASEMENT

LEGAL DESCRIPTION:

A PORTION OF TRACT A, DONN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 02°37'50" EAST ALONG THE EAST BOUNDARY OF SAID TRACT A, A DISTANCE OF 629.25 FEET; THENCE SOUTH 88°01'22" WEST ALONG THE NORTH RIGHT OF WAY LINE FOR N.E. 213th STREET, A DISTANCE OF 190.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE SOUTH 88°01'22" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 01°58'38" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°01'22" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01°58'38" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF AVENTURA, MIAMI-DADE COUNTY, FLORIDA. CONTAINING 100 SQUARE FEET OR (0.002 ACRES) MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE FOR N.E. 213th STREET, WHICH IS ASSUMED TO BEAR SOUTH 88°01'22" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271



Digitally signed by
Raymond Young
Date: 2020.10.20
14:33:14 -04'00'

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5798
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

RE: \SURVEY\2001\010103.254_WATERWAYS PARK BOUNDARY\DRAWINGS\01-0103_VWWAYS

THIS IS ONLY A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

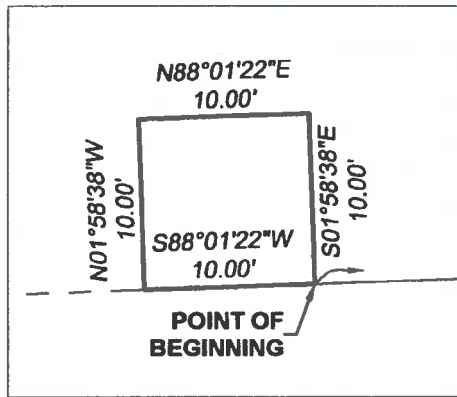
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2020

UPDATES and/or REVISIONS		DATE	BY	CK'D
1. REVISE ACREAGE		10/20/20	RY	RY
JOB NO.: 01-0103-253		SHEET 1 OF 2 SHEETS		
DRAWN BY: RY		F.B. N/A		PG. N/A
CHECKED BY: JDR		DATED: 10-06-20		

10'x10' ELECTRIC EASEMENT

DETAIL
SCALE: 1"=10'



POINT OF COMMENCEMENT
N.E. CORNER TRACT A
P.B. 76, PG. 30; M.D.C.R.

TRACT A
DONN ACRES
P.B. 76, PG. 30; M.D.C.R.

AVENTURA CHARTER
HIGH SCHOOL

SEE DETAIL
ABOVE

S88°01'22"W 190.41'

**POINT OF
BEGINNING**

RIGHT OF WAY PER
O.R.B. 17973, PG. 3869; M.D.C.R.

N.E. 213th STREET
(80' RIGHT OF WAY)

RIGHT OF WAY PER
P.B. 151, PG. 58; M.D.C.R.

EAST BOUNDARY TRACT A
S02°37'50"E 629.25'

TRACT B

0 30' 60'
GRAPHIC SCALE IN FEET

R:\SURVEY\2001\010103.254_WATERWAYS PARK BOUNDARY\DRAWINGS\01-0103_WWAYS

PARK ST. ELECTRIC



Craven • Thompson & Associates, Inc.
ENGINEERS PLANNERS SURVEYOR'S
3563 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8400 TEL.: (954) 738-8400
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NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2020

JOB NO.: 01-0103-253

SHEET 2 OF 2 SHEETS

DRAWN BY: RY

F.B. N/A PG. N/A

CHECKED BY: JDR

DATED: 10-06-20

RESOLUTION NO. 2020-74

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA DEDICATING A TEN (10) FOOT BY TEN (10) FOOT EASEMENT TO MIAMI-DADE COUNTY ON THE WATERWAYS PARK SITE; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Aventura installed electrical flashing beacons as part of its school zone improvements project; and

WHEREAS, Miami-Dade County requires a recorded easement to maintain said electrical services;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF AVENTURA, FLORIDA, THAT:

Section 1. The Easement dedication, as reflected on the attached Traffic Signal Easement form, inclusive of the Sketch and Legal Descriptions, is hereby accepted and the City Manager is hereby authorized to cause such Easement to be recorded in the Official Records of Miami-Dade County, Florida, subject to confirmation by the City Attorney as to the legal form and sufficiency of the Dedication and instrument of conveyance.

Section 2. The City Manager is authorized to take all action necessary to implement the purposes of this Resolution.

Section 3. This Resolution shall become effective immediately upon its adoption.

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

Commissioner Jonathan Evans	<u>Yes</u>
Commissioner Rachel S. Friedland	<u>Yes</u>
Commissioner Denise Landman	<u>Yes</u>
Commissioner Dr. Linda Marks	<u>Yes</u>
Commissioner Marc Narotsky	<u>Yes</u>
Vice Mayor Robert Shelley	<u>Yes</u>
Mayor Enid Weisman	<u>Yes</u>

PASSED AND ADOPTED this 10th day of November, 2020.


ENID WEISMAN, MAYOR



ATTEST:


ELLISA L. HORVATH, MMC
CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY:


CITY ATTORNEY

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-7816-000-0550

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 14th day of April, A.D. **2021**, by and between Casta Hernández, whose address is PO Box 343214, Homestead, Florida 33034, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The East 40 feet of the North 150 feet of the South 650 feet of the East 420 feet of the NE ¼ of Section 16, Township 57 South, Range 38 East, Miami-Dade County, Florida.

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

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

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

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

Signed, Sealed and Delivered in
our presence:

(2 witnesses for each signature
or for all)

Jansiel Fernandez
Witness

Jansiel Fernandez
Witness Printed Name

Angela Castineira
Witness

Angela Castineira
Witness Printed Name

Herando Casta (Sign)

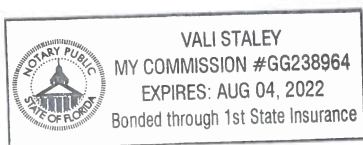
Casta Hernández
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 14th day of April, 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Casta Hernández**, personally known to me, or proven, by producing the following methods of identification: FL DL to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL/STAMP

Vali Staley
Notary Signature

Vali Staley
Printed Notary Name

Notary Public, State of Florida

My commission expires: 08/04/2022

Commission/Serial No. 66238964

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

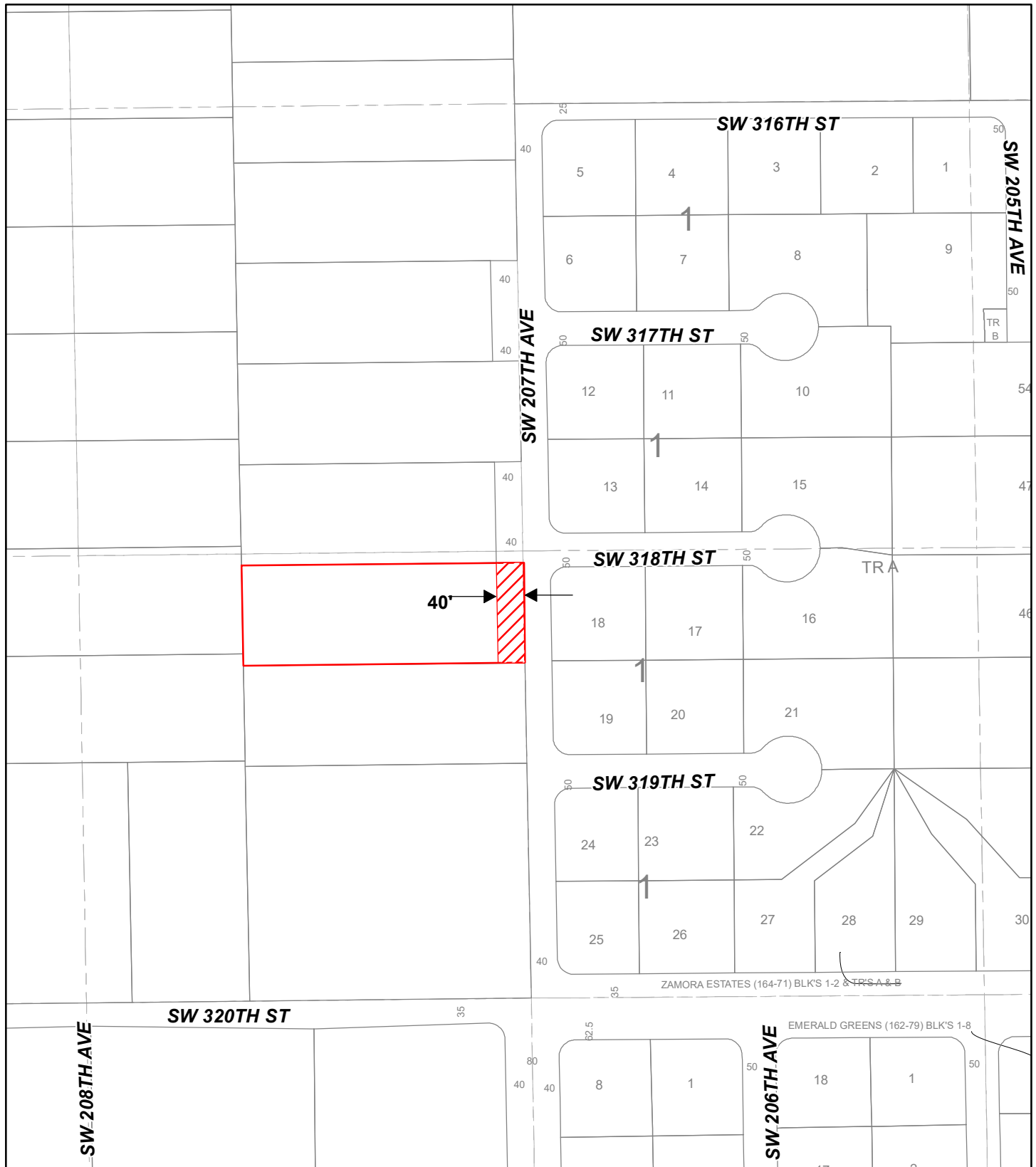
Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No. 30-7816-000-0550
CASTA HERNANDEZ
SEC. 16-57-38

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: April 19, 2021
 Prepared by: ym

Return to:

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

Instrument prepared by:

Steven C. Imas
111 N.W. 1st Street S-1610
Miami, FL 33128-1970

Folio No. 01-3135-102-0010
User: M-DCPWWM

TRAFFIC SIGNAL EASEMENT
BY CORPORATION

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 31 day of March, A.D. 2021, between TCD 212 Civica FL Property LLC, a Delaware limited liability company, and having its office and principal place of business at Two International Place 2710, Boston, MA 02110, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant to the party of the second part, and its successors in interest, an easement, license and privilege to enter upon, and to perform any acts required for the installation and maintenance of signals, poles, controllers, detector loops and related equipment for the purpose of traffic signalization upon the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it. Once the Traffic Signal improvements are installed, intersection improvements will be substantially built in accordance with Exhibit "B".

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.

TCD 212 Civica FL Property
LLC, a Delaware limited
liability Company
610 N. Wymore RD Suite 200
Maitland, FL 32751



Witness

William Murray

Printed Name



Witness

Michael Tibbetts

Printed Name

Signature

Erik Rijnbout

Printed Name

Address if different

STATE OF Massachusetts
COUNTY OF Suffolk

I HEREBY CERTIFY, that on this 31 day of March, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, Erik Rymbout, personally appeared or virtually appeared Personally Known, personally known to me, or proven, by producing the following identification: Personally Known to be a duly authorized representative of TCD 212 Civica FL Property LLC, a Limited Liability Corporation under the laws of the State of Delaware, and in whose name the foregoing instrument is executed and that said member/ managing member/manager severally acknowledged before me that he executed said instrument acting under the authority duly vested by said Limited Liability Company 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.



Madison R. Small
Notary Signature

Madison R. Small
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of MA

My commission expires: 9/4/2026

Commission/Serial No. NA

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.

County Mayor or the County Mayor's Designee

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney

**AFFIDAVIT OF MEMBERS, MANAGING MEMBERS,
AND MANAGERS OF FLORIDA LIMITED LIABILITY COMPANY
(LLC)**

WE, (Print full name(s) and all title(s) of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit B and attach to this Affidavit; the list of names and titles shall include all names on the list required by Section 608.4101(1)(a), Fla. Stat. (2004), as same may be amended from time to time

<u>Full Name</u>	<u>Title(s)</u>
TCD 212 Civica FL Investment LP	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

hereby swear or affirm that :

1. The foregoing persons or entities set forth above and on Exhibit B, if applicable, which Exhibit B is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat. (2004), as same may be amended from time to time, of the Florida Limited Liability Company known as **TCD 212 Civica FL Property, LLC;**
2. There are no Members, Managing Members or Managers of the aforesaid Florida Limited Liability Company other than the persons or entities set forth above and on Exhibit B, if applicable.
3. There are no provisions in any Articles of Organization of the aforesaid Florida Limited Liability Company or in any operating agreement, written or oral, of the aforesaid Florida Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat. (2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached

hereto and incorporated herein by reference hereto, to wit, Traffic Signal Easement by any of the foregoing persons or entities set forth above and on Exhibit B, if applicable, for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability Company as set forth in the foregoing instruments or documents to convey that certain property more specifically described on the Exhibit A attached.

4. All of the foregoing persons or entities set forth above and on Exhibit B, if applicable, are authorized by the foregoing Florida Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Traffic Signal Easement for and on behalf of the aforesaid Florida Limited Liability Company and to bind and obligate the aforesaid Florida Limited Liability Company as set forth in the foregoing instruments or documents.
5. The limited Liability Company is properly filed with the Secretary of the State of Florida and is presently is in legal existence and in good standing with the State of Florida, and was in legal existence and in good standing when it took title to subject property and during the time it held title to subject property; and that the limited liability agreement and copies provided have not been amended, modified or revoked and are still in force and effect; and the company is not and has not been involved in litigation, a debtor in bankruptcy of dissolved.
6. All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.

Signed, sealed and delivered in the presence of:



Witness

William Murray

Print Name



Witness

Michael Tibbetts

Print Name

TCD 212 Civica FL Investment LP
610 N .Wymore RD Suite 200
Maitland, FL 32751

By: TCD 212 Civica FL
Investment GP LLC



Signature, Authorized Signatory
Erik Rijnbout

Printed Name

I HEREBY CERTIFY, that on this 31 day of March, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Erik Rynbow, personally known to me, to be a duly authorized representative of TCD 212 Civica FL Property, LCC, a Limited Liability Corporation under the laws of the State of Delaware, and in whose name the foregoing instrument is executed and that said member/ managing member/manager severally acknowledged before me that he executed said instrument acting under the authority duly vested by said Limited Liability Company freely and voluntary for the purposes therein expressed.

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



Madison R Small
Notary Signature

Madison R Small
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of MA

My commission expires: 9/4/2026

Commission/Serial No. NA

EXHIBIT "A"

LEGAL DESCRIPTION:

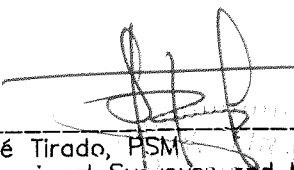
Commence at the Northwest corner of the SE 1/4 of Section 35, Township 53 South, Range 41 East; being the centerline intersection of NW 12 Avenue and NW 14 Street, as shown and delineated on Plat Book 168, page 71 of the Public Records of Miami-Dade County, Florida.

Thence N 88°10' 09" E along the centerline of NW 14 Street, a distance of 783.22 feet to a point on the centerline intersection of said NW 14 Street and NW 11 Avenue; thence S 01°49' 51" E leaving said centerline, a distance of 35.00 feet to a point on the Southerly right of way line of NW 14 Street, also being the Northerly line of Tract "A" as delineated on the aforementioned Plat, said point being the **Point of Beginning**.

Thence N 88°10' 09" E, with and along said Northerly line of Tract "A", passing the centerline of a Florida Power and Light easement (also delineated on the Plat) at a distance of 5.89, a total distance of 51.89 feet to a point; thence S 01° 49' 51" E, leaving said Northerly line, a distance of 8.00 feet to a point; thence S 88° 10' 09" W, and parallel to the Northerly line of Tract "A", a distance of 88.00 feet to a point; thence N 01° 49' 51" W, perpendicular to said Northerly line of Tract "A", a distance of 8.00 feet to a point on said Northerly line of Tract "A" and the Southerly right of way line of NW 14 Street; thence N 88° 10' 09" E, along said Northerly line, a distance of 36.11 feet to the **Point of Beginning**.

SURVEYOR'S NOTE:

Bearings as shown hereon refer to a bearing of N88°10'09"E along the Center line of NW 14 Street which is also the North line of the Northwest 1/4, of the Southwest 1/4 of Section 35, Township 53 South, Range 41 East as shown on Plat Book 168, at page 71, of the Public Records of Miami-Dade County, Florida.

By: 
Josué Tirado, PSM
Professional Surveyor and Mapper No. 6480
State of Florida

For: Miami-Dade County Department
of Transportation and Public Works
Right-of-Way Division
Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and the original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT OF WAY DIVISION
ENGINEERING SECTION

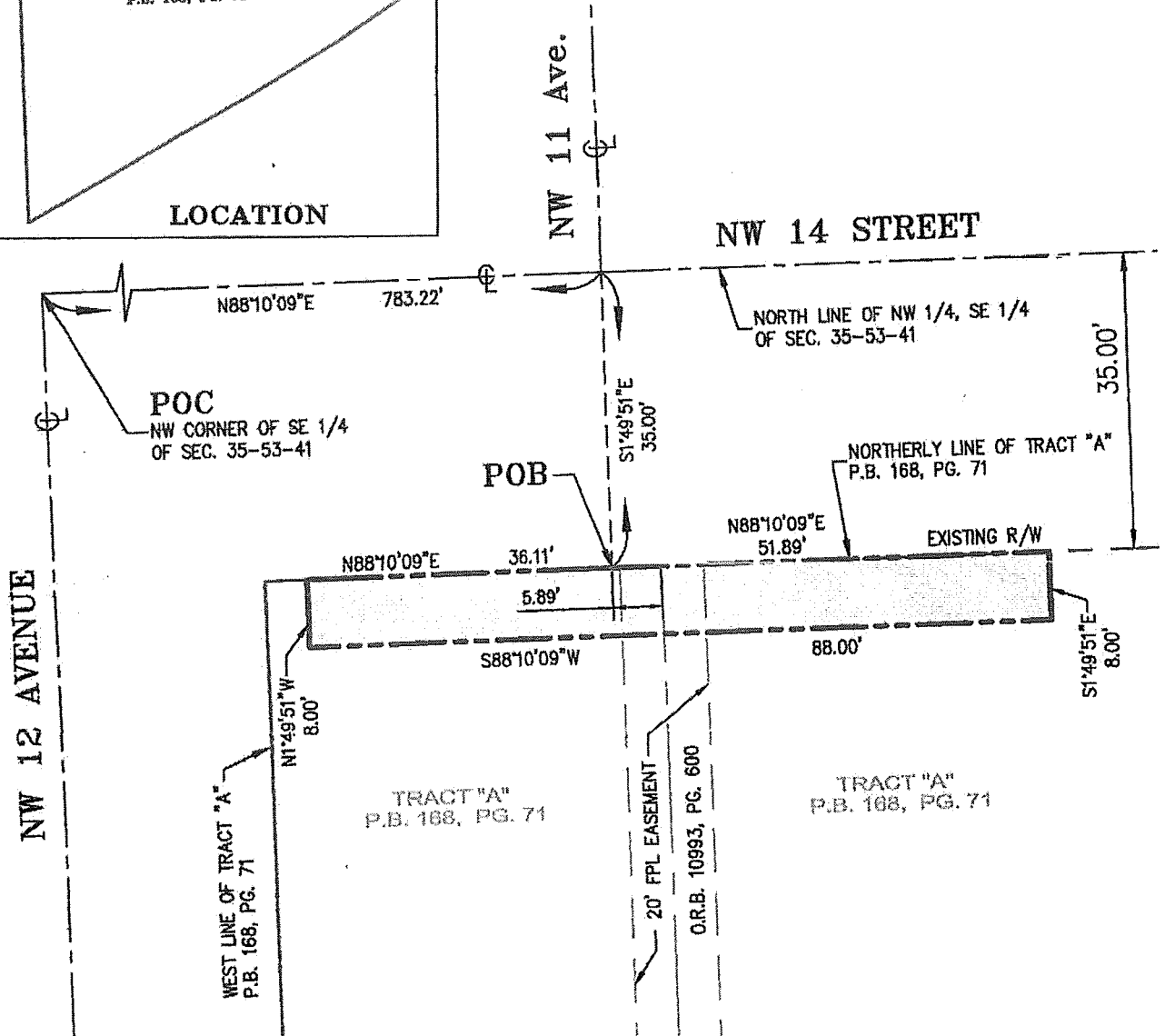
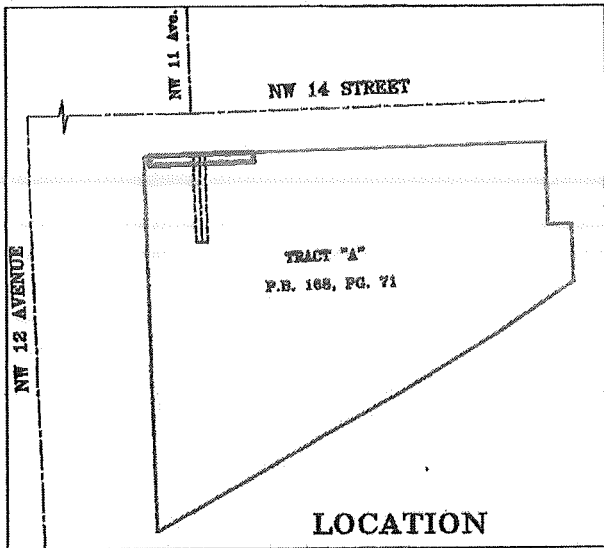
NW 14 ST. & NW 11 AVE.

TRAFFIC SIGNAL EASEMENT

SCALE: N/A	DATE: 4-05-19
CHECKED BY: J. Tirado	
DRAWN BY: L. Espinosa	
PROJECT: 20180042	SHEET: 1 of 2

EXHIBIT "A"

SEC 35
TWP 53 S
RGE 41 E



LEGEND

EXISTING EASEMENT LINE
TRAFFIC SIGNAL EASEMENT
PROPOSED LINE
EXISTING R/W LINE
PROPERTY LINE

EASEMENT AREA
CENTER LINE
SEC.
TWP

RGE RANGE
P.B. PLAT BOOK
PG. PAGE
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT OF WAY DIVISION
ENGINEERING SECTION

NW 14 ST. & NW 11 AVE.

TRAFFIC SIGNAL EASEMENT

SCALE: 1"=20' DATE: 4-05-19
CHECKED BY: J. Tirado
DRAWN BY: L. Espinosa
PROJECT: 20180042 SHEET: 2 of 2



MEMORANDUM

(Revised)

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

DATE: July 20, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

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

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(3)
7-20-21

RESOLUTION NO. _____ R-733-21

RESOLUTION ACCEPTING CONVEYANCES OF ELEVEN
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 as Attachment "1" to the Mayor's memorandum and made a part thereof:

Property Owners/Grantors

1. Amilla Homes LLC
2. Habitat for Humanity of Greater Miami Inc
3. Rodolfo Varela and Manuel M. Fernandez
4. Brandon Guzman
5. South Allapattah Gardens, LLC
6. Habitat for Humanity of Greater Miami, Inc.
7. Abdiel Falcon
8. Florida Power and Light Company
9. City of Aventura
10. Casta Hernandez
11. TCD 212 Civica Fl Property LLC; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates and approves the foregoing recitals and 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.

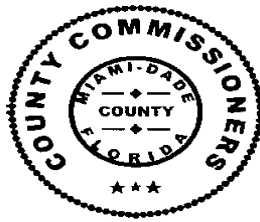
Section 3. The Chairperson or Vice Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

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 **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** 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 20th day of July, 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 be "LEM", is written over a horizontal line.

Lauren E. Morse