

MEMORANDUM

Agenda Item No. 8(N)(4)

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

DATE: July 7, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting
conveyances of nine property
interests for road 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-638-22

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



Geri Bonzon-Keenan
County Attorney


GBK/gh

Memorandum



Date: July 7, 2022

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

From: Daniella Levine Cava 
Mayor

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

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances. Once these conveyances are accepted by the Board, the Right-of-Way Deeds will be recorded in the Public Records of Miami-Dade County. The grantors’ names, property locations, and reasons for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyances are estimated to be \$637.66.

Recommendation

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

Scope

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

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$637.66 annually for maintenance costs associated with the subject rights-of-way being included in the DTPW inventory. These costs will be funded through DTPW’s General Fund allocation.

Track Record/Monitor

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

Delegated Authority

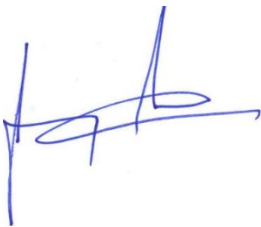
The resolution delegates authority for the Chairperson or Vice Chairperson of this Board to execute the acceptances of the instruments of conveyances. Furthermore, the County Mayor or County Mayor’s designee is directed to record the instruments of conveyances accepted therein in the Public Records of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

Background

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

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	BOLOO INVESTMENT, INC.	RWD*	The Radius Return at the southeast corner of the intersection of NW 118 Street and NW 27 Avenue (Commissioner Jean Monestime, District 2)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet.
2.	INVESTMENTS REALTY LLC	RWD*	A portion of Old Cutler Road from SW 85 Avenue northeasterly for approximately 100 feet and the Radius Return thereof (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet.
3.	FDG COUNTYLINE LLC	RWD*	A portion of NW 170 Street, from NW 97 Avenue west for approximately 1306 feet (Commissioner José “Pepe” Díaz, District 12)	This right-of-way is needed as part of a County roadway improvements project.
4.	FDG BN EXPANSION LLC	RWD*	A portion of NW 170 Street at the southwest side of the intersection with NW 102 Avenue (Commissioner José “Pepe” Díaz, District 12)	This right-of-way is needed as part of a County roadway improvements project.
5.	FDG BN EXPANSION LLC	RWD*	A portion of NW 170 Street from NW 102 Avenue east for approximately 1281 feet (Commissioner José “Pepe” Díaz, District 12)	This right-of-way is needed as part of a County roadway improvements project.

- | | | | | |
|----|---|-------------|--|---|
| 6. | EDUCATION
VILLAGE, INC. | RWD* | A portion of SW 40
Street from
approximately 742 feet
east of SW 107 Avenue,
east for approximately
25 feet (Commissioner
Javier D. Souto, District
10) | This right-of-way is
needed in order to
satisfy a condition for
division of land
without plat. |
| 7. | Jorge Luis De La
Torriente and
Lissette Yvette De
La Torriente | RWD* | The Radius Return at the
southeast corner of the
intersection of SW 89
Avenue and SW 127
Terrace (Commissioner
Raquel A. Regalado,
District 7) | This right-of-way is
needed in order to
satisfy a Chapter 28
requirement that
property lines at street
intersections shall be
rounded with a radius
of twenty-five (25)
feet. |
| 8. | WEST PERRINE
PARK LLC | RWD* | A portion of SW 170
Street from
approximately 143 feet
west of SW 104 Avenue,
west for approximately
337 feet (Commissioner
Kionne L. McGhee,
District 9) | This right-of-way is
needed in order to
comply with Perrine
Community Urban
Center zoning
requirements. |
| 9. | SOVEREIGN
CONSTRUCTION
GROUP LLC | RWD* | The Radius Return at the
southwest corner of the
intersection of SW 188
Avenue and SW 354
Street (Commissioner
Kionne L. McGhee,
District 9) | This right-of-way is
needed in order to
satisfy a Chapter 28
requirement that
property lines at street
intersections shall be
rounded with a radius
of twenty-five (25)
feet. |



Jimmy Morales
Chief Operations Officer

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-2134-001-0070
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 28th day of Feb, A.D. 2022, by and between **BOLOO INVESTMENT, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 1792 NW 79 Street, 2nd Floor, Miami, FL 33147, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

Those portions of Lots 1 and 2, Block 75, "GOLF PARK SECTION TWO", according to the plat thereof as recorded in Plat Book 23, Page 46, of the Public Records of Miami-Dade County, Florida, lying within the external area of a 25-foot-radius curve concave to the Southeast and tangent to the North line of said Block 75 and the East line of the West 5 feet of said Block 75.

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

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

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

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

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

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

Witness

Printed Name

BOLOO INVESTMENT, INC

Name of Corporation

By: _____ President

Printed Name

Address if different

Attest: _____ (Sign)
Secretary

Printed Name

Address if different

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

I HEREBY CERTIFY, that on this 28th day of February, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of ☒ physical or ☐ online notarization ELIE BELLUNE and DRIVER, personally known to me, or proven, by producing the following identification: DRIVER to be the _____ President and _____ Secretary of **BOLOO INVESTMENT, INC.**, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that _____ executed said instrument acting under the authority duly vested by said corporation.

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

Jessica Johnson
Notary Signature

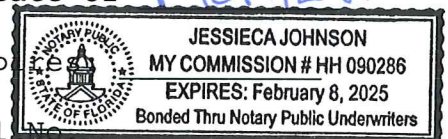
JESSIECA L JOHNSON
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires

Commission/Serial No.



The foregoing was accepted and approved on the _____ day of _____, A.D. 2022, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

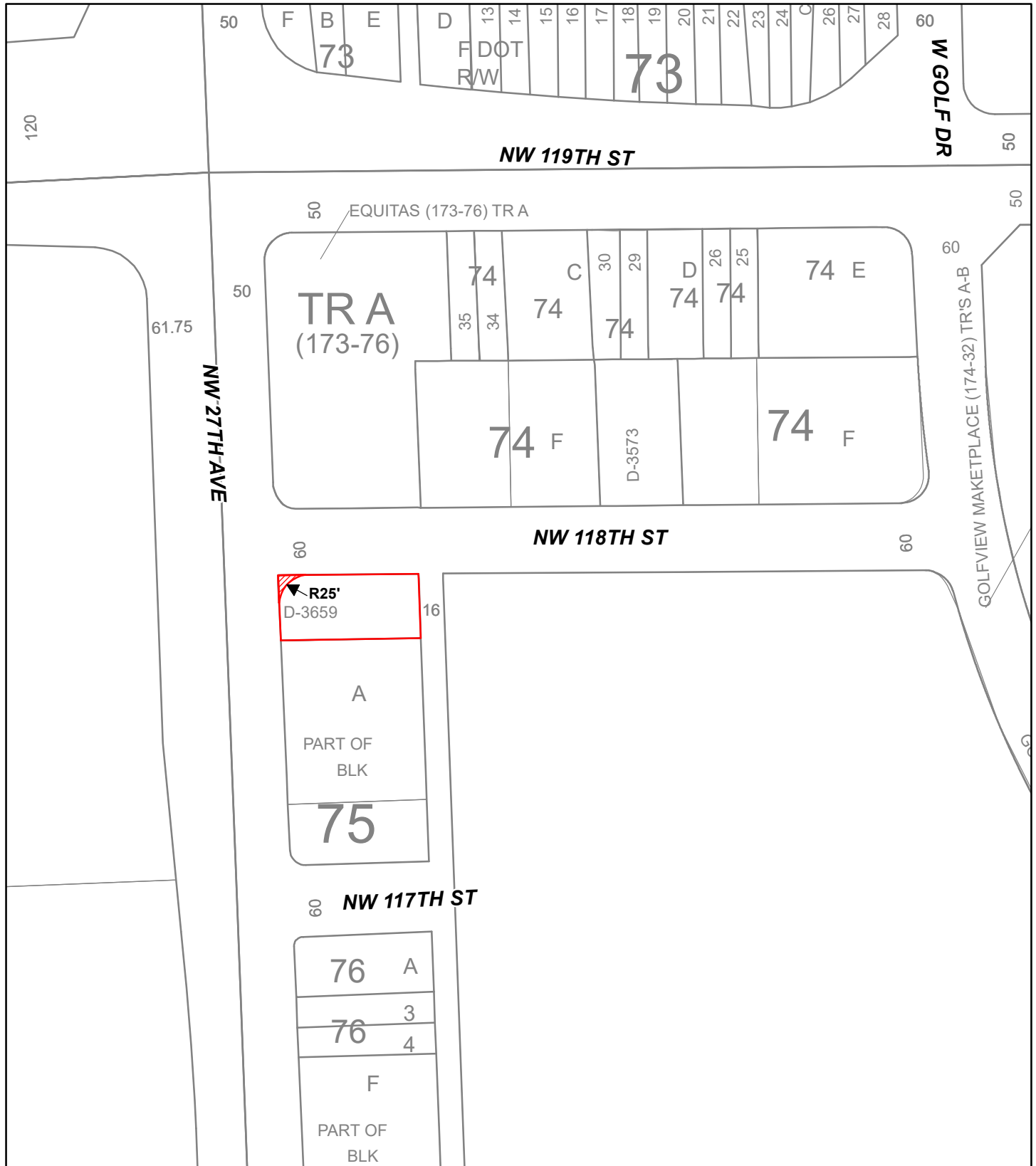
Chairman of the Board of
County Commissioners

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.30-2134-001-0070
BOLOO INVESTMENT, INC.
SEC. 34-52-41

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Jean Monestime 2



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

8

Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1610,
Miami, Florida 33128



Date: March 1, 2022
 Prepared by: ym

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.

Folio No. 36-6009-003-0500/0510

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 FEB, A.D. 2022, by and between INVESTMENTS REALTY LLC, a Florida limited liability company, whose address is 3400 NE 12th Avenue, Suite 14N, Fort Lauderdale, FL 33334, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

See Exhibit "A" attached.

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

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

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

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

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

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

INVESTMENTS REALTY LLC

Name of LLC

By: Member

Cristian Pedruzzi

Printed Name

Address (if different)

By: Member

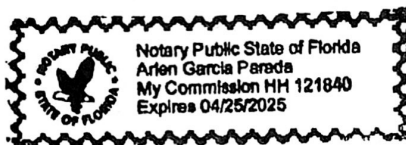
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 18 day of FEBRUARY, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Cristian Pedruzzi personally known to me, or proven, by producing the following forms of identification: _____ to be the Member duly authorized on behalf of INVESTMENTS REALTY 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

Arlen Garcia Parada
Notary Signature
Arlen Garcia Parada
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 04/25/2025

Commission/Serial No. HH 121840

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

Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

R/W DEDICATION (1):

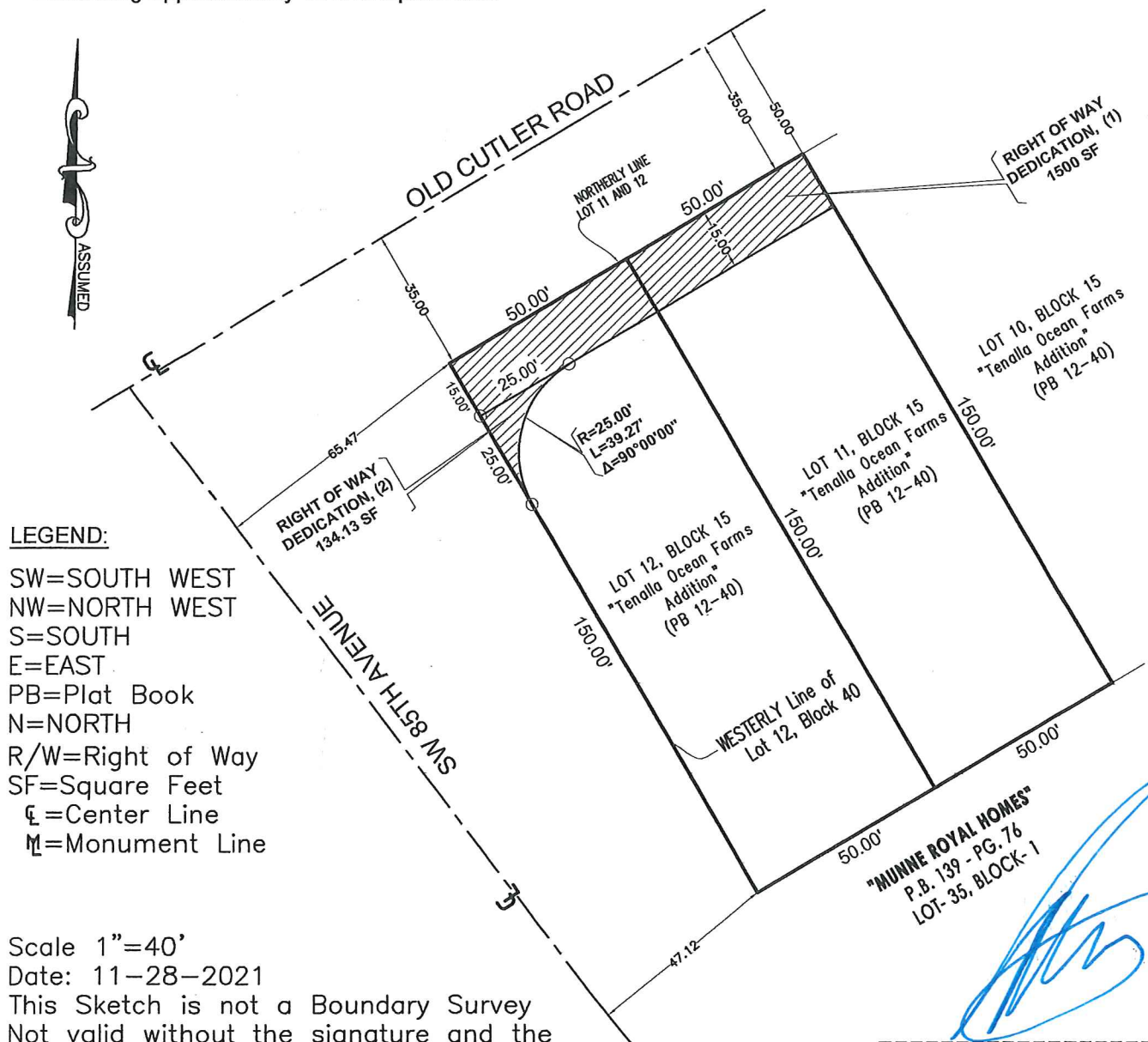
The Northerly 15.00 feet of Lot 11 and 12, Block 15, of "TENALLA OCEAN FARMS ADDITION", according to the Plat thereof, as recorded in Plat Book 12, Page 40, Public Records of Miami Dade County, Florida.

Said portion containing 1500 square feet.

R/W DEDICATION (2):

The external area of a circular curve lying within Lot 12 less the Northerly 15.00 feet thereof, Block 15, "TENALLA OCEAN FARMS ADDITION", according to the Plat thereof, as recorded in Plat Book 12, Page 40, of the Public Records of Miami-Dade County, Florida. Said circular curve being concave to the Southeast, having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet, and being tangent to the Westerly line of said lot 12, and to a line 15.00 feet South of and parallel with the Northerly line of said lot 12, Block 15.

Containing approximately 134.13 square feet.



LEGEND:

SW=SOUTH WEST
NW=NORTH WEST
S=SOUTH
E=EAST
PB=Plat Book
N=NORTH
R/W=Right of Way
SF=Square Feet
CL=Center Line
ML=Monument Line

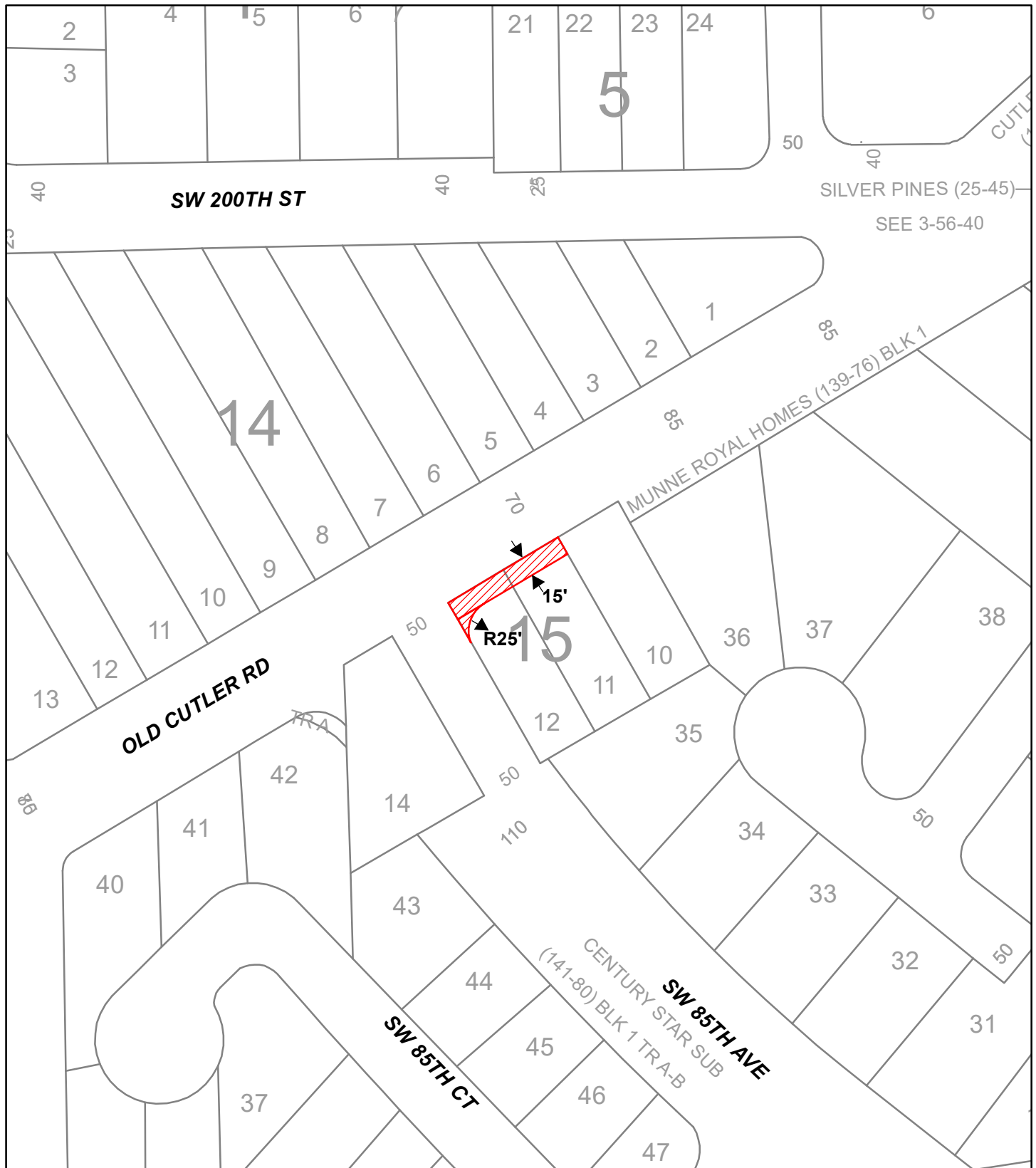
Scale 1"=40'

Date: 11-28-2021

This Sketch is not a Boundary Survey
Not valid without the signature and the
original raised seal of a Florida licensed
surveyor and mappers

"MUNNE ROYAL HOMES"
P.B. 139 - PG. 76
LOT-35, BLOCK-1

Esteban Ortiz, PLSM 5927



THIS IS NOT A SURVEY

Folio No.36-6009-003-0500 / 0500/ 0510
INVESTMENT REALTY LLC
SEC. 10-56-40

Municipality: Cutler Bay
 Commission District: Danielle Cohen Higgins 8

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

13

Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
 111 NW 1st Street, Suite 1610,
 Miami, Florida 33128



Date: March 2, 2022
 Prepared by: ym

Instrument prepared by and return to:

Debra Herman, Esq.

Miami-Dade County

111 NW 1st Street, Ste. 2810

Miami, Florida 33128

Folio No.: Portions of 04-2017-001-0010

Section 17, Township 52 South, Range 40 East

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 25 day of February, 2022 (the “Deed”), by and between **FDG COUNTYLINE LLC**, a Delaware limited liability company, whose address is 700 NW 1st Avenue, Suite 1620, Miami, Florida 33136, party of the first part, and **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED

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

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and they shall have the right to immediately repossess the same. Nothing herein shall be construed to require FDG Countyline LLC to perform any construction work, make any improvements, or pay for any improvements, work, or modifications to the lands conveyed under this Deed.

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 hereunto set his/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)

FDG COUNTYLINE LLC,
a Delaware limited liability company

By: _____

Mauricio Anderson, Vice President
700 NW 1st Avenue, Suite 1620
Miami, Florida 33136

Witness

Mariela Santos
Witness Printed Name

Witness

Tom Johnson
Witness Printed Name

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

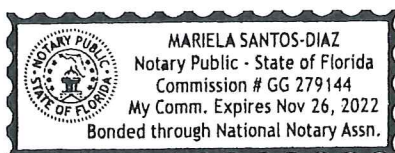
I HEREBY CERTIFY, that on this 25th day of February, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☒ physical presence or ☐ online notarization, personally appeared Mauricio Anderson, as Vice President of **FDG Countyline LLC**, a Delaware limited liability company, who is personally known to me as 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

Mariela Santos
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 11-26-2022

Commission/Serial No. GG 279144

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"
LEGAL DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
FDG Countyline LLC
prepared by:



HADONNE

EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

TRACT 1 RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION:

That portion of Tract 1 in Section 17, Township 52 South, Range 40 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the NE Corner of said Section 17; thence S02°39'53"E along the East Line of the Northeast 1/4 of said Section 17, for 22.02 feet; thence S89°41'47"W for 15.01 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue S89°41'47"W along a line parallel with and 22 feet South of the North Line of the Northeast 1/4 of said Section 17 for 232.24 feet to a Point of Curvature of a circular curve to the left, concave to the Southeast; thence Southwesterly along the arc of said curve, having for its elements a radius of 2,800.00, a central angle of 08°17'56", for an arc distance of 405.56 feet to a Point of Reverse Curvature of a circular curve, concave to the Northwest; thence Southwesterly along the arc of said curve having for its elements a radius of 2,930.00 feet, a central angle of 08°17'56" for an arc distance of 424.39 feet to a Point of Tangency; thence S89°41'47"W along a line parallel with and 82 feet South of the North Line of the Northeast 1/4 of said Section 17 for 244.40 feet; thence N02°40'32"W along the West Line of said Tract 1 for 67.06 feet; thence N89°41'47"E along a line parallel with and 15 feet South of the North Line of the Northeast 1/4 of said Section 17 for 1,306.17 feet; thence S02°39'53"E along a line parallel with and 15 feet West of the East Line of the Northeast 1/4 of said Section 17 for 7.01 feet to the Point of Beginning.

Containing an area of 48,882 Square Feet or 1.12 Acres, more or less, by calculations.

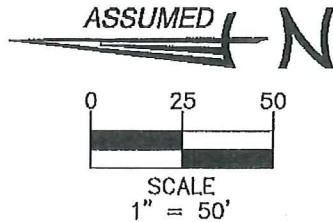
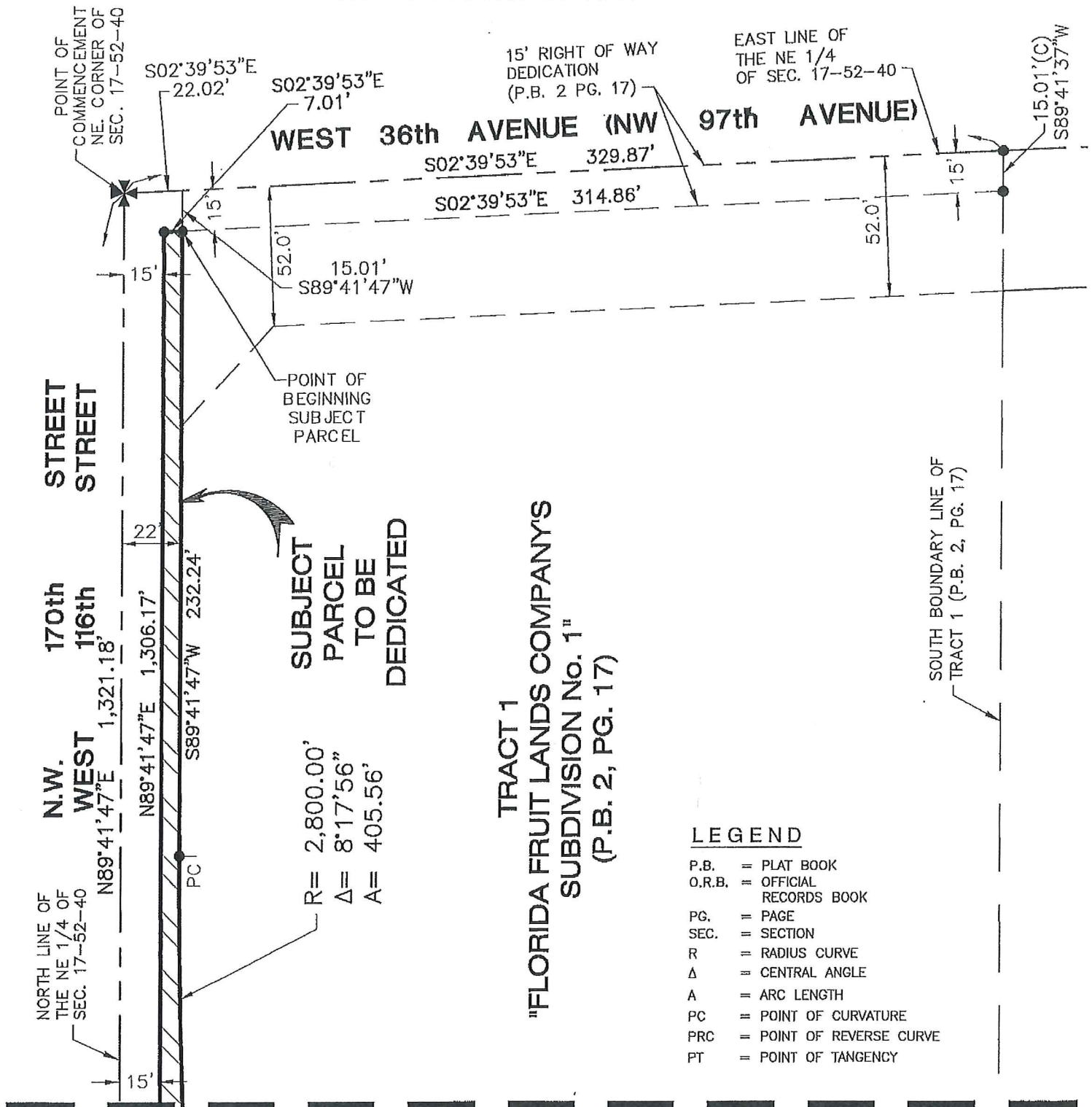
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

FDG Countyline LLC

prepared by:

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

**HADONNE****EXHIBIT "A"****TRACT 1 RIGHT OF WAY DEDICATION****LEGEND**

P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
SEC. = SECTION
R = RADIUS CURVE
Δ = CENTRAL ANGLE
A = ARC LENGTH
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVE
PT = POINT OF TANGENCY

FOR CONTINUATION SEE SHEET 3 OF 4

Page 2 of 4

JOB: 15058

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

FDG Countyline LLC

prepared by:



HADONNE

EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

TRACT 1 RIGHT OF WAY DEDICATION

SOURCES OF DATA:

The Legal Description was generated from the Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION" as recorded in Plat Book 2, at Page 17 of the public records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the North Line of the Northeast 1/4 of Section 17, Township 52 South, Range 40 East, Miami-Dade County, Florida, with an assumed bearing of N89°41'47"E.

EASEMENTS AND ENCUMBRANCES:

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

LIMITATIONS:

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

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

SURVEYOR'S CERTIFICATE:

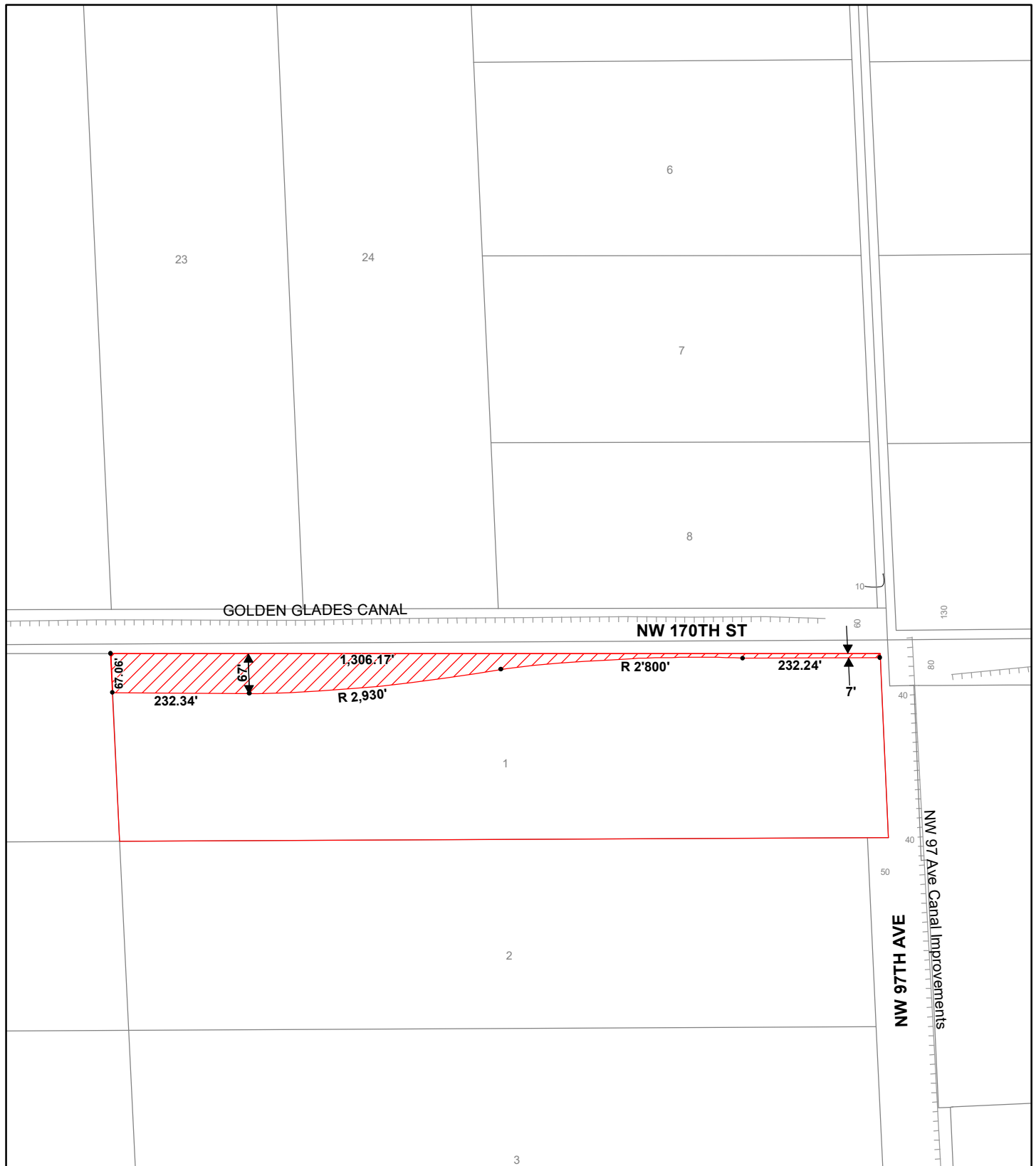
I hereby certify that this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule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

By: 

Date: 01/29/2020

Abraham Hadad, P.S.M.
For The Firm
Professional Surveyor and Mapper LS6006
HADONNE CORP.
Land Surveyors and Mappers
Certificate of Authorization LB7097
1985 NW 88 Court, Suite 101
Doral, Florida 33172
305.266.1188 phone
305.207.6845 fax

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17.051 of the Florida Administrative Code.



THIS IS NOT A SURVEY

Folio No.04-2017-001-0010
FDG COUNTYLINE LLC
SEC. 17-52-40

Municipality: HIALEAH
 Commission District: Jose "Pepe" Diaz 12

EXHIBIT "A"

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

22

Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
 111 NW 1st Street, Suite 1610,
 Miami, Florida 33128



Date: April 1, 2022
 Prepared by: ym

Instrument prepared by and return to:
Debra Herman, Esq.
Miami-Dade County
111 NW 1st Street, Ste. 2810
Miami, Florida 33128
Folio No.: Portions of 04-2017-001-0170
Section 17, Township 52 South, Range 40 East

**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 25 day of February, 2022 (the "Deed"), by and between **FDG BN EXPANSION LLC**, a Delaware limited liability company, whose address is 700 NW 1st Avenue, Suite 1620, Miami, Florida 33136, party of the first part, and **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED

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

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and they shall have the right to immediately repossess the same. Nothing herein shall be construed to require FDG BN Expansion LLC to perform any construction work, make any improvements, or pay for any improvements, work, or modifications to the lands conveyed under this Deed.

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 hereunto set his/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)

FDG BN EXPANSION LLC,
a Delaware limited liability company

By: [Signature]
Mauricio Anderson, Vice President
700 NW 1st Avenue, Suite 1620
Miami, Florida 33136

[Signature]
Witness

Mariela Santos
Witness Printed Name

[Signature]
Witness

TOM JOHNSON
Witness Printed Name

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

I HEREBY CERTIFY, that on this 25th day of February, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☒ physical presence or ☐ online notarization, personally appeared Mauricio Anderson, as Vice President of **FDG BN EXPANSION LLC**, a Delaware limited liability company, who is personally known to me as 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
Mariela Santos
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 11-26-2022
Commission/Serial No. GG 279144

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"
LEGAL DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

FDG Countyline LLC

prepared by:



HADONNE

EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

SW CORNER OF THE INTERSECTION OF
NW 170th STREET AND NW 102nd AVENUE
RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION:

That portion of Tract 17 in Section 17, Township 52 South, Range 40 East, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the North 1/4 Corner of said Section 17; thence S02°41'10"E along the East Line of the Northwest 1/4 of said Section 17 for 15.01 feet; thence S89°41'48"W for 15.01 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S02°41'10"E along a line parallel with and 15 feet West of the East Line of the Northwest 1/4 of said Section 17 for 108.31 feet; thence N52°49'12"W for 67.74 feet; thence N02°41'10"W along a line parallel with and 67 feet West of the East Line of the Northwest 1/4 of said Section 17 for 67.06 feet; thence N89°41'48"E along a line parallel with and 15 feet South of the North Line of the Northwest 1/4 of said Section 17 for 52.04 feet to the Point of Beginning.

Containing an area of 4,559 Square Feet or 0.10 Acres, more or less, by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
FDG Countyline LLC
prepared by:

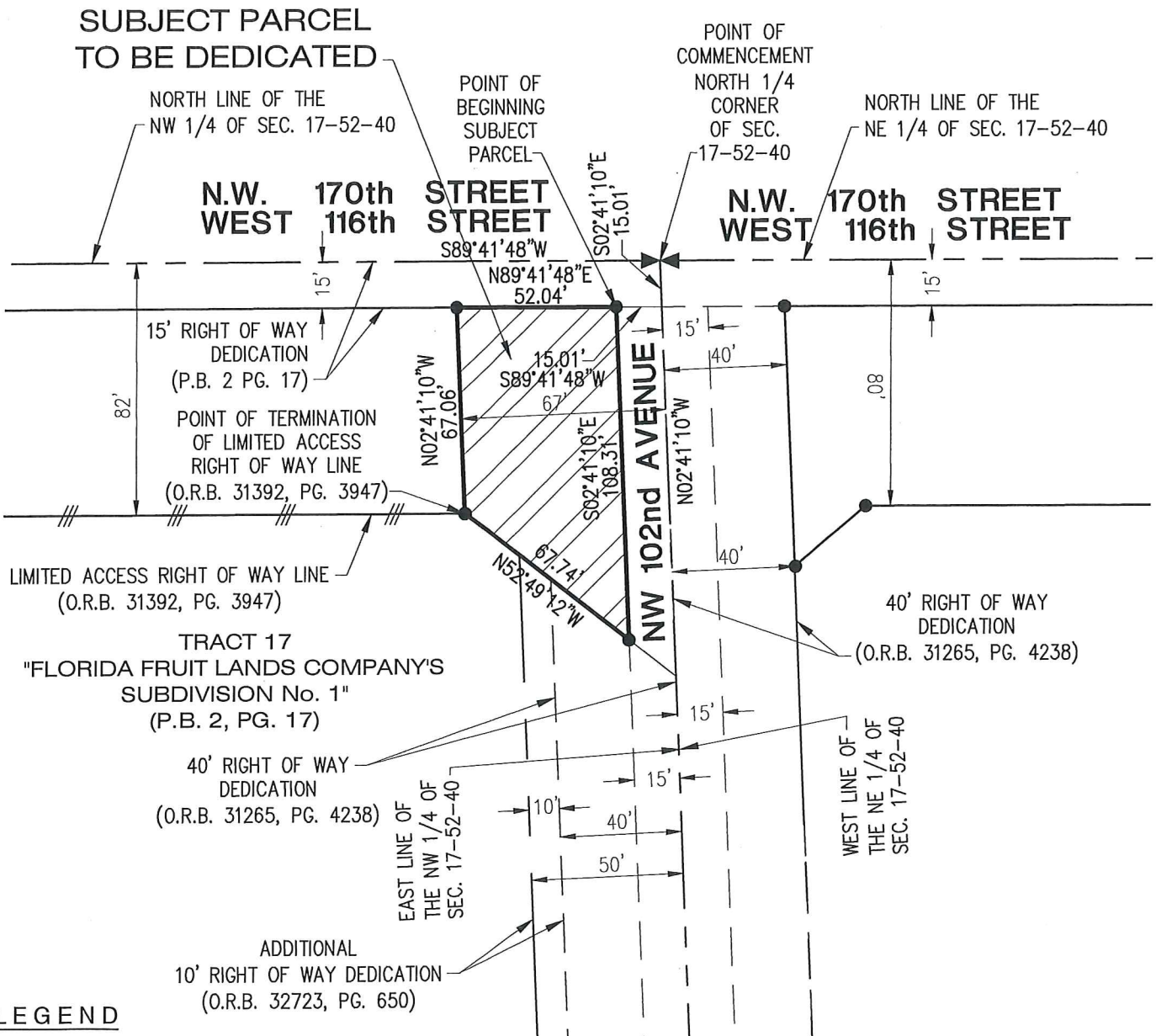
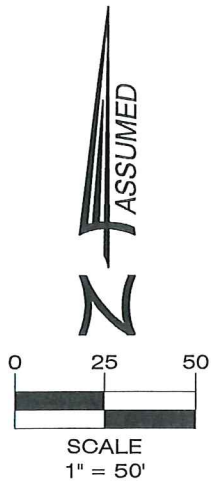


LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"

SW CORNER OF THE INTERSECTION OF
NW 170th STREET AND NW 102nd AVENUE
RIGHT OF WAY DEDICATION

GOLDEN GLADES CANAL



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
FDG Countyline LLC
prepared by:



HADONNE

EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

**SW CORNER OF THE INTERSECTION OF
NW 170th STREET AND NW 102nd AVENUE
RIGHT OF WAY DEDICATION**

SOURCES OF DATA:

The Legal Description was generated from the Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION" as recorded in Plat Book 2, at Page 17 of the public records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the North Line of the Northwest 1/4 of Section 17, Township 52 South, Range 40 East, Miami-Dade County, Florida, with an assumed bearing of S89°41'48"W.

EASEMENTS AND ENCUMBRANCES:

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

LIMITATIONS:

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

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

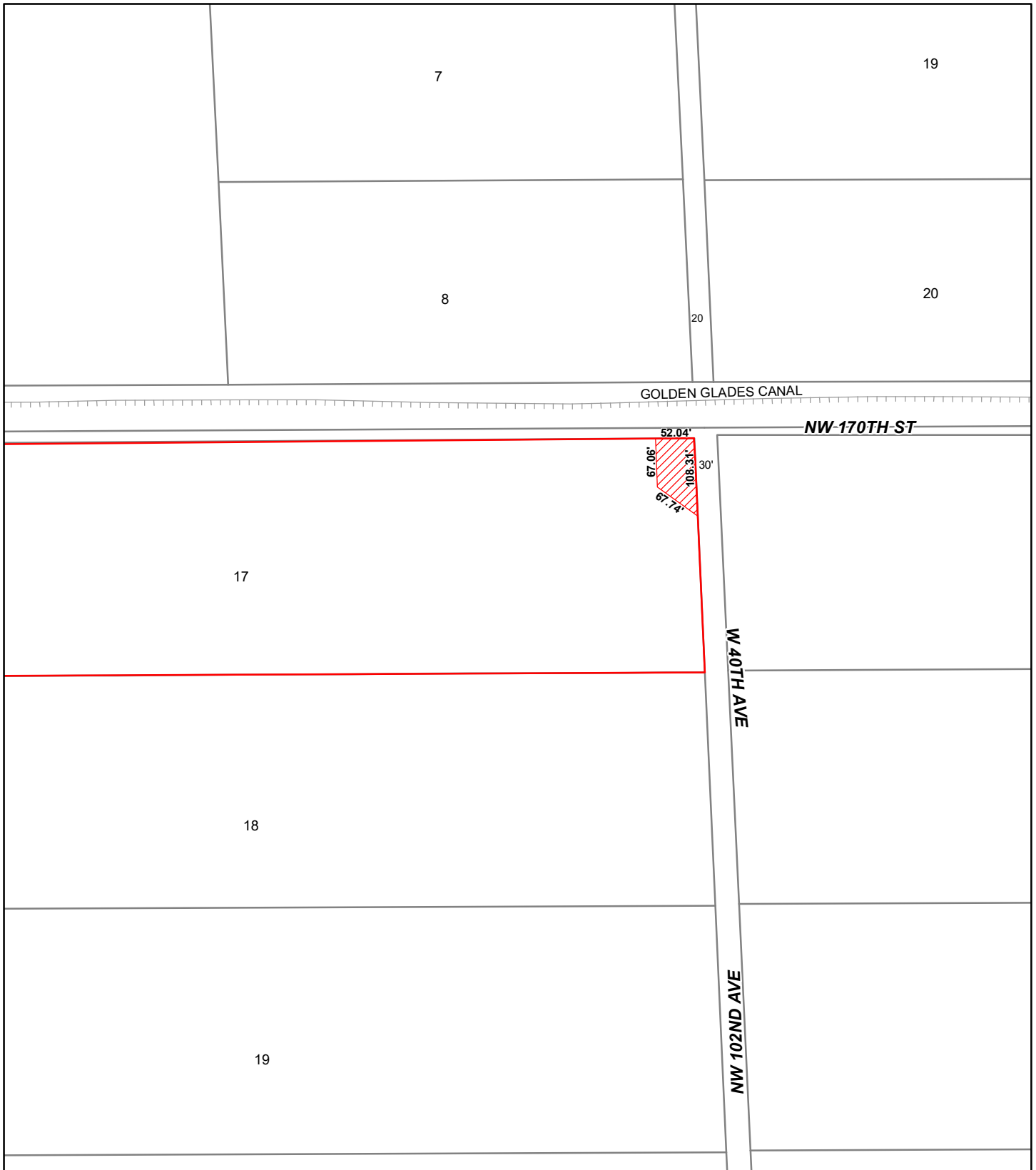
SURVEYOR'S CERTIFICATE:

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

Abraham Hadad, PSM

For The Firm
Professional Surveyor and Mapper LS6006
HADONNE CORP.
Land Surveyors and Mappers
Certificate of Authorization LB7097
1985 NW 88 Court, Suite 101
Doral, Florida 33172
305.266.1188 phone
305.207.6845 fax

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17.051 of the Florida Administrative Code.



THIS IS NOT A SURVEY

Folio No.04-2017-001-0170
FDG BN EXPANSION LLC
SEC. 17-52-40

Municipality: HIALEAH

Commission District: Jose "Pepe" Diaz 12



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

30

Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1610,
Miami, Florida 33128



Date: March 8, 2022
 Prepared by: ym

Instrument prepared by and return to:
Debra Herman, Esq.
Miami-Dade County
111 NW 1st Street, Ste. 2810
Miami, Florida 33128
Folio No.: Portions of 04-2017-001-0160
Section 17, Township 52 South, Range 40 East

**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 25 day of February, 2022 (the "Deed"), by and between **FDG BN EXPANSION LLC**, a Delaware limited liability company, whose address is 700 NW 1st Avenue, Suite 1620, Miami, Florida 33136, party of the first part, and **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED

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

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and they shall have the right to immediately repossess the same. Nothing herein shall be construed to require FDG BN Expansion LLC to perform any construction work, make any improvements, or pay for any improvements, work, or modifications to the lands conveyed under this Deed.

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 hereunto set his/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)

M. Q. Santos
Witness

Mariela Santos
Witness Printed Name

[Signature]
Witness

Tom Johnson
Witness Printed Name

FDG BN EXPANSION LLC,
a Delaware limited liability company

By: [Signature]
Mauricio Anderson, Vice President
700 NW 1st Avenue, Suite 1620
Miami, Florida 33136

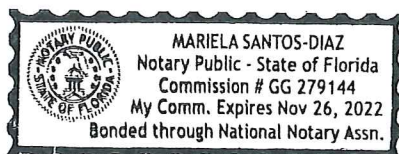
STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 25th day of February, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☒ physical presence or ☐ online notarization, personally appeared Mauricio Anderson, as Vice President of **FDG BN EXPANSION LLC**, a Delaware limited liability company, who is personally known to me as 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
Mariela Santos
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida
My commission expires: 11.26.2022
Commission/Serial No. 66 279144

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"
LEGAL DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
FDG Countyline LLC
prepared by:



HADONNE

EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

TRACT 16 RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION:

A portion of Tract 16 in Section 17, Township 52 South, Range 40 East, of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1", according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the NE Corner of said Section 17; thence S89°41'47"W along the North Line of the Northeast 1/4 of said Section 17, for 1,321.18 feet; thence S02°40'32"E for 15.01 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue S02°40'32"E along the East Boundary Line of said Tract 16 for 67.06 feet; thence S89°41'47"W along a line parallel with and 82 feet South of the North Line of the Northeast 1/4 of said Section 17 for 1,256.52 feet; thence S49°18'35"W for 31.21 feet; thence N02°41'10"W along a line parallel with and 40 feet East of the West Line of the Northeast 1/4 of said Section 17, for 87.30 feet; thence N89°41'47"E along a line parallel with and 15 feet South of the North Line of the Northeast 1/4 of said Section 17 for 1,281.15 feet to the Point of Beginning.

Containing an area of 86,085 Square Feet or 1.98 Acres, more or less, by calculations.

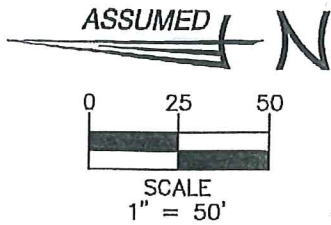
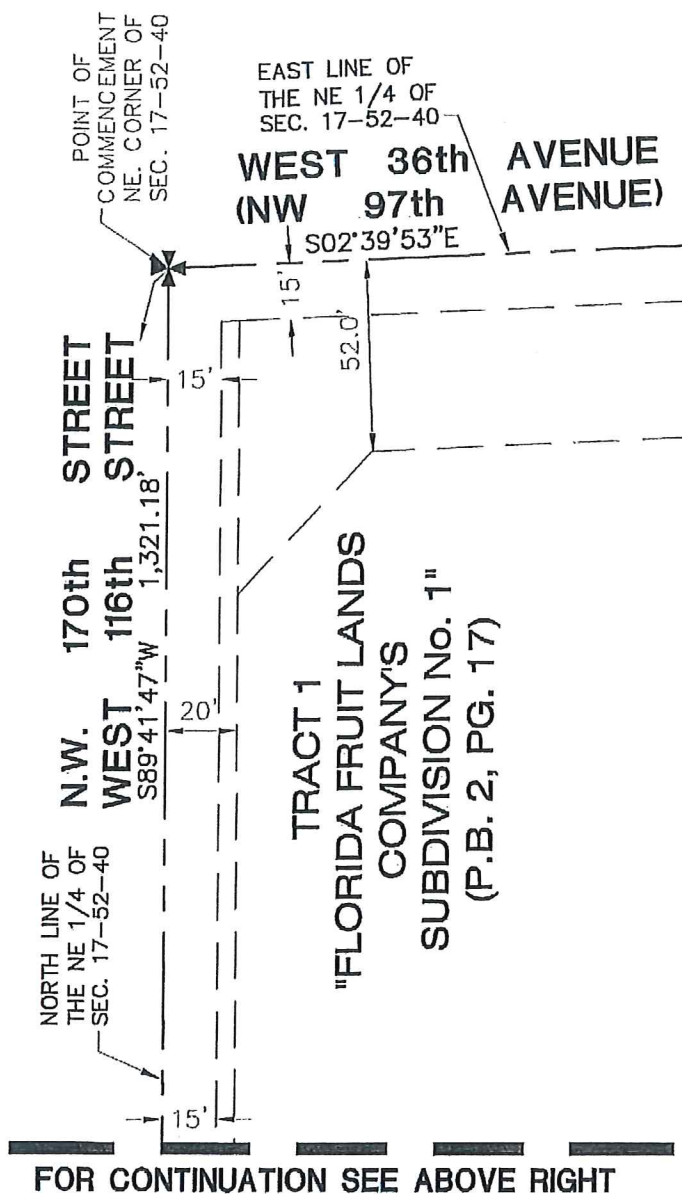
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

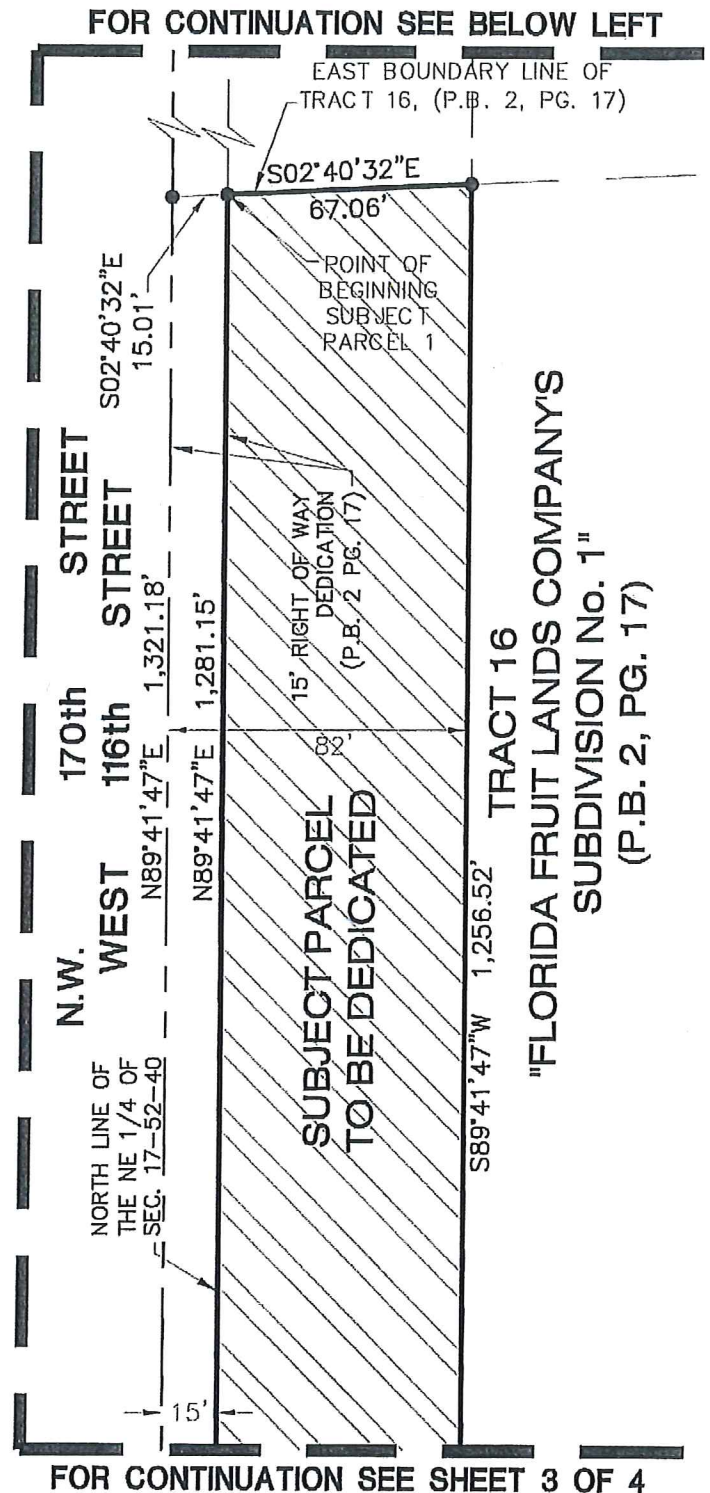
FDG Countyline LLC

prepared by:

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

**HADONNE****EXHIBIT "A"****TRACT 16 RIGHT OF WAY DEDICATION****LEGEND**

- P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
SEC. = SECTION
R = RADIUS CURVE
Δ = CENTRAL ANGLE
A = ARC LENGTH
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVE
PT = POINT OF TANGENCY



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

FDG Countyline LLC

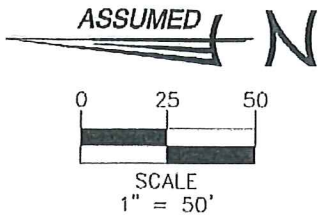
prepared by:



HADONNE

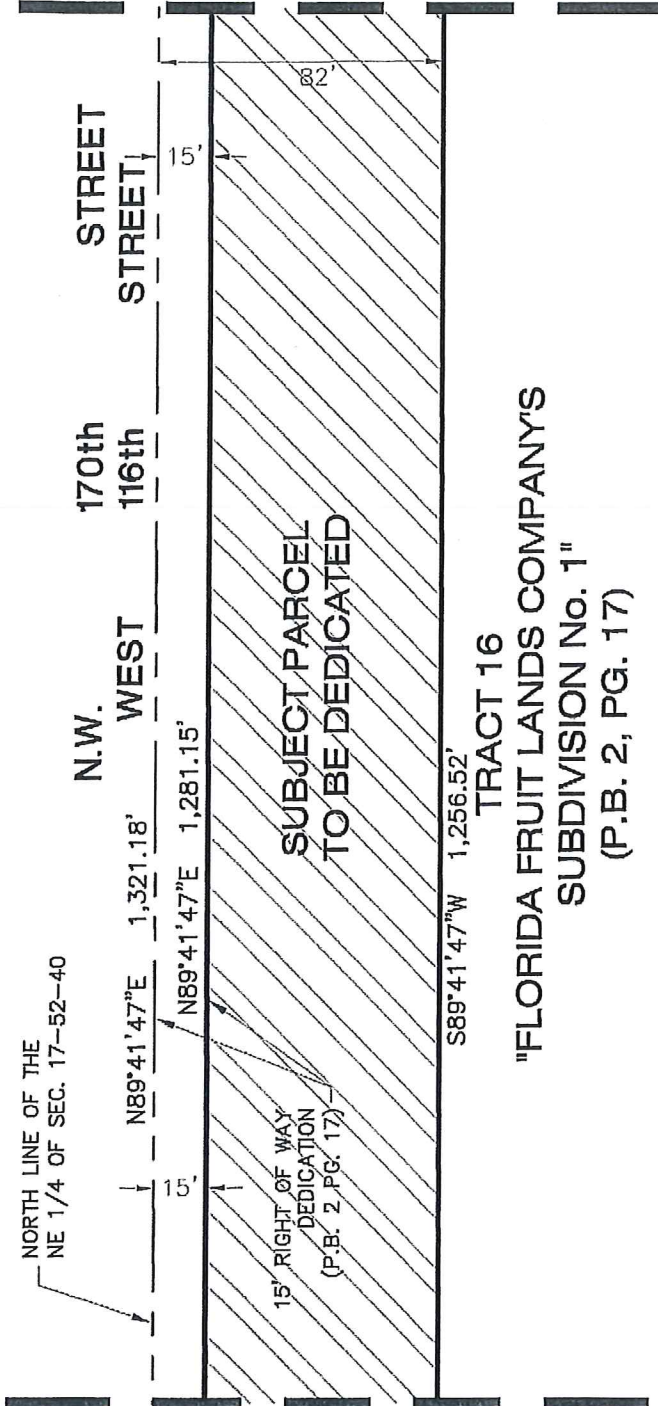
EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING



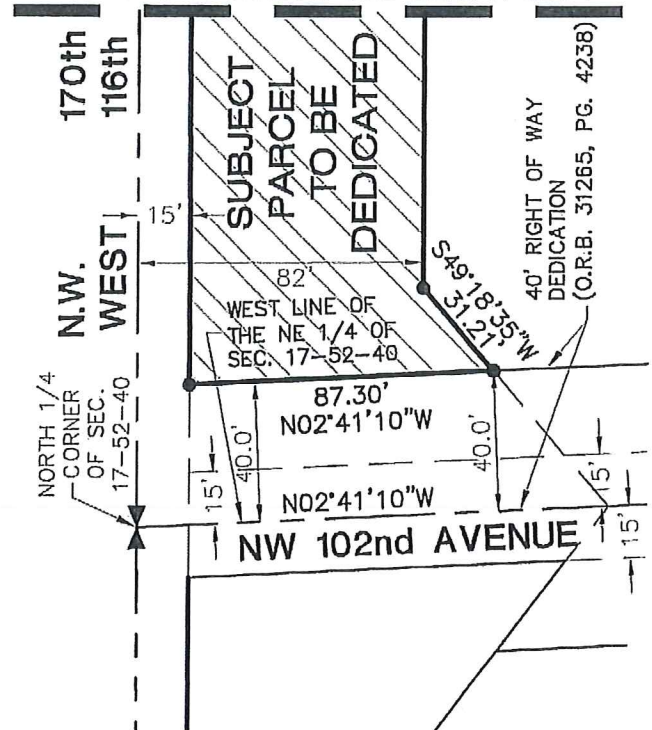
TRACT 16 RIGHT OF WAY DEDICATION TO

FOR CONTINUATION SEE SHEET 2 OF 4



FOR CONTINUATION SEE ABOVE RIGHT

FOR CONTINUATION SEE BELOW LEFT



LEGEND

P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
SEC. = SECTION
R = RADIUS CURVE
Δ = CENTRAL ANGLE
A = ARC LENGTH
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVE
PT = POINT OF TANGENCY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
FDG Countyline LLC
prepared by:



HADONNE

EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

TRACT 16 RIGHT OF WAY DEDICATION

SOURCES OF DATA:

The Legal Description was generated from the Plat of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION" as recorded in Plat Book 2, at Page 17 of the public records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the North Line of the Northeast 1/4 of Section 17, Township 52 South, Range 40 East, Miami-Dade County, Florida, with an assumed bearing of N89°41'47"E.

EASEMENTS AND ENCUMBRANCES:

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

LIMITATIONS:

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

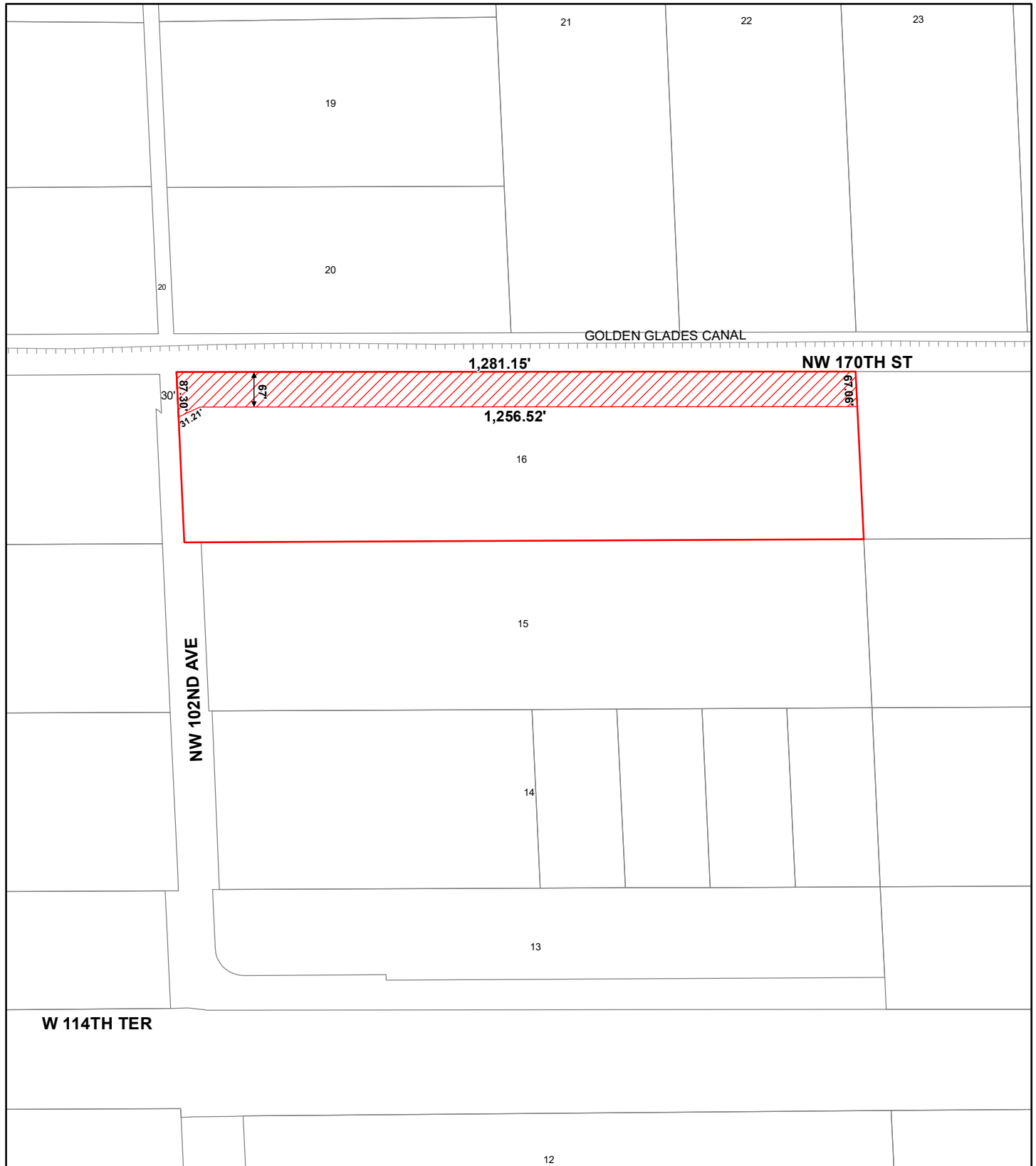
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

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

By: RP1 Date: 1/29/2020
Raul Izquierdo, P.S.M.
For The Firm
Professional Surveyor and Mapper LS6099
HADONNE CORP.
Land Surveyors and Mappers
Certificate of Authorization LB7097
1985 NW 88 Court, Suite 101
Doral, Florida 33172
305.266.1188 phone
305.207.6845 fax

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 5J-17.051 of the Florida Administrative Code.



THIS IS NOT A SURVEY

Folio No.04-2017-001-0160
FDG BN EXPANSION LLC
SEC. 17-52-40

Municipality: HIALEAH

Commission District: Jose "Pepe" Diaz 12

EXHIBIT "A"



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

39

Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1610,
Miami, Florida 33128



Date: March 8, 2022
 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:

ANGEL LOPEZ
Folio No. 30-4020-000-0050
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 23 day of MARCH, A.D. 2022, by and between Education Village, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 11000 S.W. 134 Terrace, Miami, FL 33176 party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all 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 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).

Blanca Ceballos
Witness
Blanca CEBALLOS

Printed Name

Roger Lopez
Witness
ROGER LOPEZ

Printed Name

Kathy
Witness
Katherine Gonzalez

Printed Name

Teresa Pantaya
Witness
Teresa Pantaya

Printed Name

Education Village, INC.
Name of Corporation

Gretta Martinez (Sign)
By: IT'S President

GRETta MARTINEZ
Printed Name

SAME AS ABOVE
Address if different

[Signature] (Sign)
Attest: IT'S Secretary

Carlos Martinez
Printed Name

SAME AS ABOVE
Address if different

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

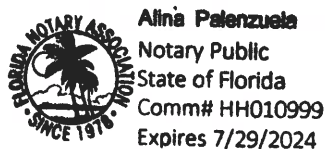
I HEREBY CERTIFY, that on this 23 day of MARCH, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared by means of ☒ physical or ☐ online notarization GRETIA MARTINEZ and CARLOS MARTINEZ, personally known to me, or proven, by producing the following identification: _____ to be the Gretia Martinez President and CARLOS MARTINEZ Secretary of Education Village, INC, a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that GRETIA AND CARLOS MARTINEZ 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.

Alina Palenzuela
Notary Signature

ALINA PALENZUELA
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 7/29/2024

Commission/Serial No. HH010999

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

Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of land described as EXHIBIT "A" lying over and across the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 54 South, Range 40 East Miami-Dade County, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4, of the Northwest 1/4 of Section 20, Township 54 South, Range 40 East, run South 88°52'00" East along the North line of said Section 20 for a distance of 743.32 feet to a point; thence run South 01°08'00" West for a distance of 50.00 feet to a point on the South Right of Way line of SW 40th Street, the same being the Point of Beginning; thence run South 88°52'00" East along the South Right of Way line of SW 40th Street for a distance of 24.73 feet to a point; thence run South 30°35'30" West for a distance of 45.95 feet to a point, the same being the Northwestern corner of Lot 1, of Block 1, of HEFTLER HOMES SECTION ONE, Plat Book 65, Page 149; thence run North 88°52'00" West along the projection westerly of the North line of said Lot 1, Block 1, for a distance of 2.13 feet to a point; thence run North 01°08'00" East for a distance of 40.01 feet to a point, the same being the Point of Beginning. Containing 537.6 square feet more or less or 0.012 acres more or less.

E.R. Brownell
& Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-660-3666 FAX: 305-660-3670 workrequest@erbrownell.com

EDUCATION VILLAGE

Draw By:	JE	Job No.:	58458	Sketch No.:	SM-4208
Scale:	1"=20'	Date:	3-24-22	Sheet:	1 OF 3

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL

GENERAL NOTES:

This Description and Sketch to Accompany Legal Description does not represent a field boundary survey.

Bearings as shown are based on the system as shown on the said plat of HEFTLER HOMES SECTION ONE where the Centerline of SW 40th Street bears South 88° 52' 00" East. All distances as shown are based on the US Survey foot.

No title search has been conducted by nor was a title report provided to the surveyor. There may be easements, rights of way and/or other encumbrances affecting the Exhibit "A" area not disclosed hereon that a title report would evidence.

SURVEYOR'S CERTIFICATION:

This is to certify that this Legal Description and the Accompanying Sketch was prepared under my direction and that in my professional opinion is true and correct. I further certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION meets the intent of the applicable provisions of the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code.

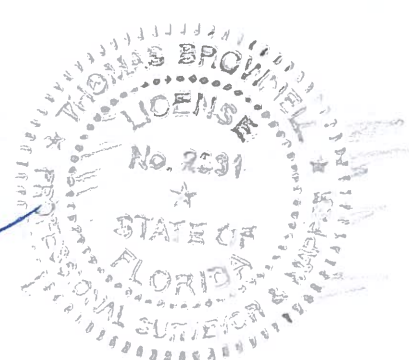
Dated: March 24, 2022

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization No. LB 761

By:



Thomas Brownell, President
Professional Land Surveyor # 2891
State of Florida



This Description and accompanying Sketch consists of 3 pages and each page shall not be considered full, valid and complete unless attached to the others and is not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper on Sheet 2 of 3. Any additions or deletions to the description and accompanying sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.

E.R. Brownell
& Associates, Inc.

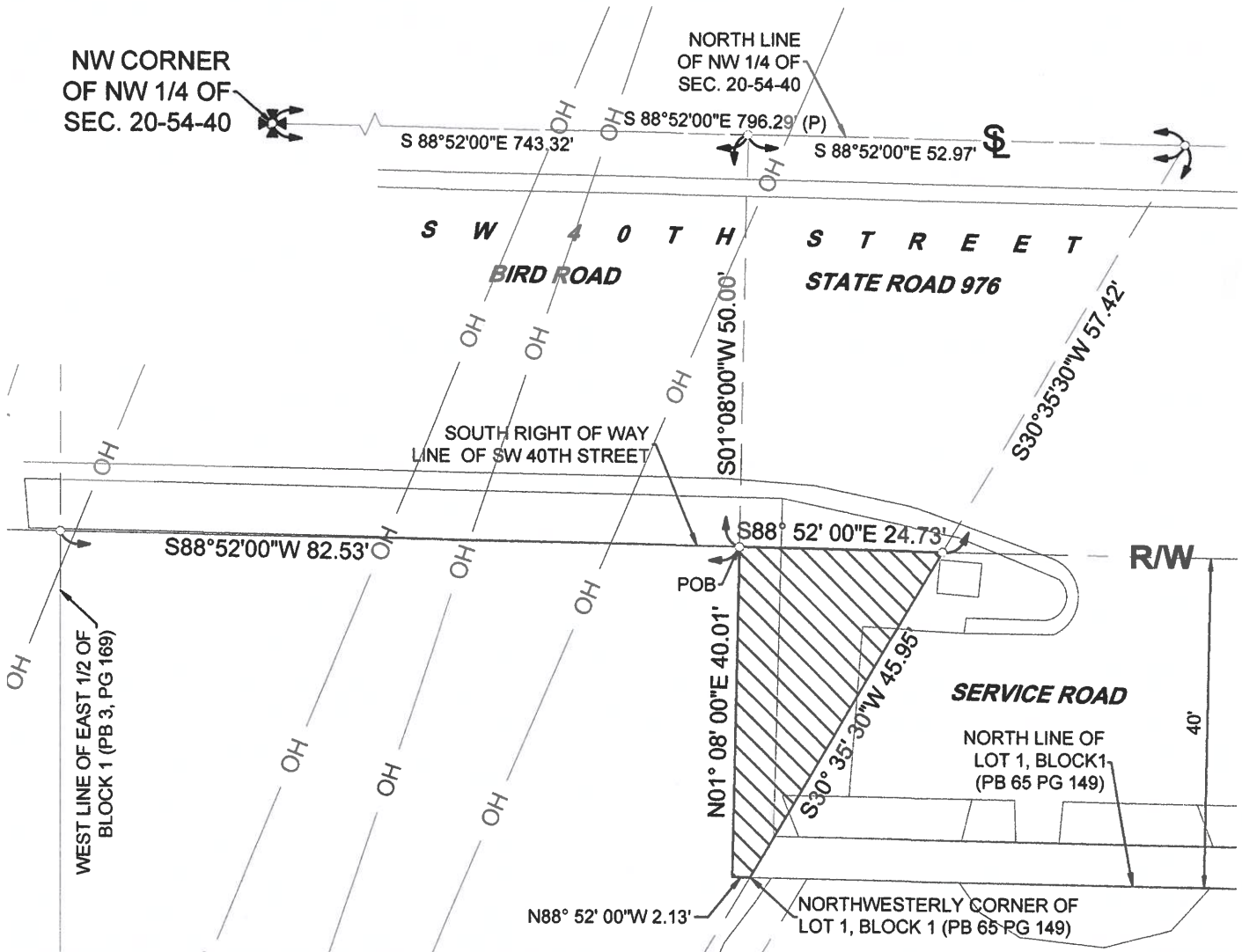
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-890-3886 FAX: 305-890-3870 workrequest@erbrownell.com

EDUCATION VILLAGE

Draw By:	JE	Job No.:	58458	Sketch No.:	SM-4208
Scale:	1"=20'	Date:	3-24-22	Sheet:	2 OF 3

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL EXHIBIT "A"



GRAPHIC SCALE



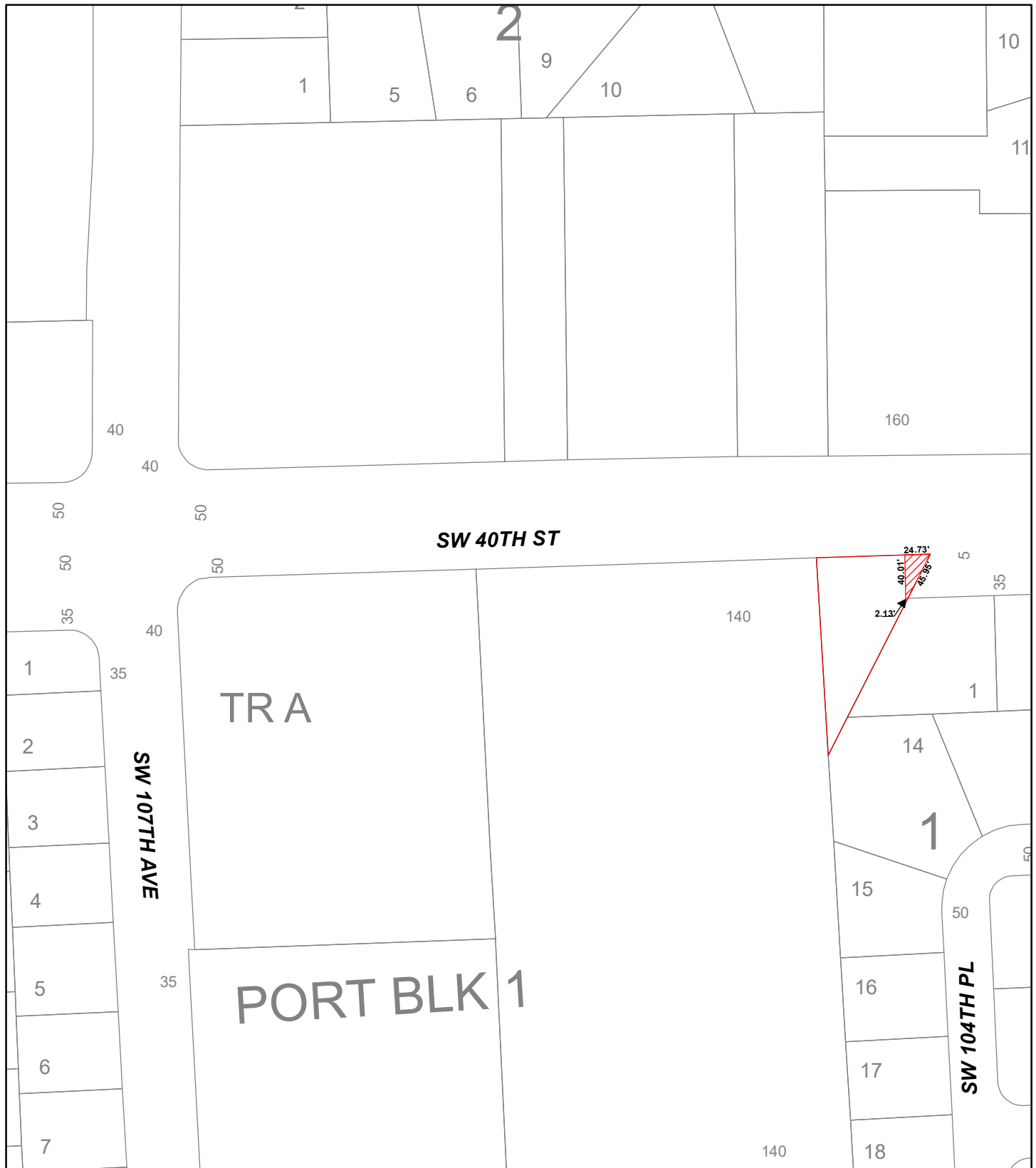
(IN FEET)
1 inch = 20 ft. 45

E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74th COURT MIAMI, FLORIDA, 33155
PHONE: 305-680-3886 FAX: 305-680-3870 workrequest@erbrownell.com

EDUCATION VILLAGE

Draw By:	JE	Job No.:	58458	Sketch No.:	SM-4208
Scale:	1"=20'	Date:	3-24-22	Sheet:	3 OF 3



THIS IS NOT A SURVEY

Folio No.30-4020-000-0050
EDUCATION VILLAGE INC.
SEC. 20-54-54

Municipality: UNINCORPORATED MIAMI-DADE
 Commission District: Javier D. Souto 10

EXHIBIT "A"

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

46

Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
 111 NW 1st Street, Suite 1610,
 Miami, Florida 33128



Date: March 31 2022
 Prepared by: ym

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-5016-002-0430
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 28 day of MARCH, A.D. 2022,
by and between Jorge Luis De La Torriente and Lissette Yvette De La
Torriente, whose address is 5838 SW 74th Avenue, Apt. 107, Miami, FL
33143, 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:

**That portion of Lot 23, Block 3, "ZIONA", according to the plat thereof as recorded in
Plat Book 29, at Page 75, of the Public Records of Miami-Dade County, Florida, lying within
the external area of a 25-foot-radius curve concave to the Southeast and tangent to the North
and West lines of said Lot 23.**

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

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

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

IN WITNESS WHEREOF, the said *parties* of the first part, have hereunto set their hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in
our presence:

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

Witness
Wilson Acosta.
Witness Printed Name

Witness
SAMUEL A. GUTIERREZ
Witness Printed Name

Witness
Wilson Acosta.
Witness Printed Name

Witness
SAMUEL A. GUTIERREZ
Witness Printed Name

 (Sign)

Jorge Luis De La Torriente
Printed Name

Address (if different)

 (Sign)

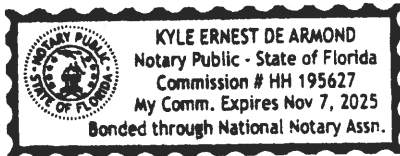
Lissette Yvette De La Torriente
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 28 day of MARCH, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☐physical or ☐online notarization Jorge Luis De La Torriente and Lissette Yvette De La Torriente, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Kyle De Armond
Notary Signature
Kyle De Armond
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 11/7/25
Commission/Serial No. HH195627

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.

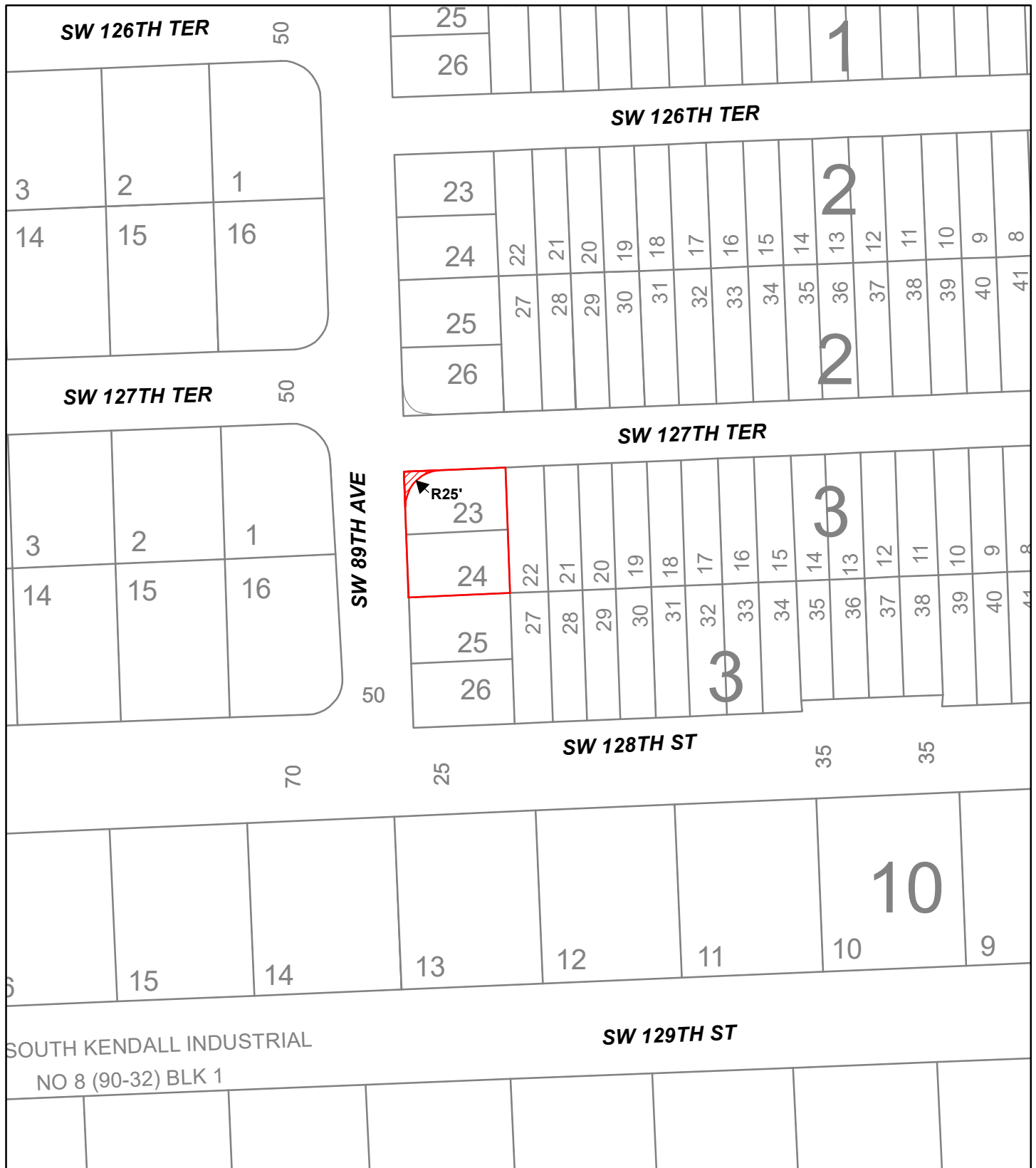
Chairman of the Board of
County Commissioners

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.30-5016-002-0430

**JORGE LUIS DE LA TORRIENTE AND
LISSETTE YVETTE DE LA TORRIENTE
SEC. 16-55-40**

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

50

**Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1610,
Miami, Florida 33128**



Date: March 31 2022
Prepared by: ym

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-5032-013-1840/1850
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 25 day of Jan, A.D. 2022, by and between **WEST PERRINE PARK LLC**, a Florida limited liability company, whose address is 13318 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 South one foot of Lots 2 and 3, Block 9, WEST PERRINE ADDITION, according to the Plat thereof, recorded in Plat Book 44, Page 19, 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)

Angelita Blanco
Witness
Elizabeth Blanco
Witness Printed Name

[Signature]
Witness
Richard Dean
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

WEST PERRINE PARK LLC

Name of LLC

[Signature] (Sign)
By: Member

Fredrick Doleugie
Printed Name

Address (if different)

By: Member (Sign)

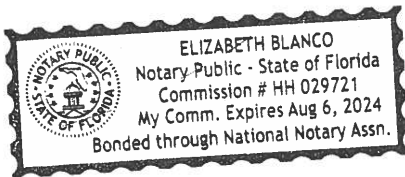
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 25 day of Jan, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [4] physical or [] online notarization Frederick Tolenzky and personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of WEST PERRINE PARK 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

Elizabeth Blanco
Notary Signature
Elizabeth Blanco
Printed Notary Signature

Notary Public, State of Florida

My commission expires: _____

Commission/Serial No. _____

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

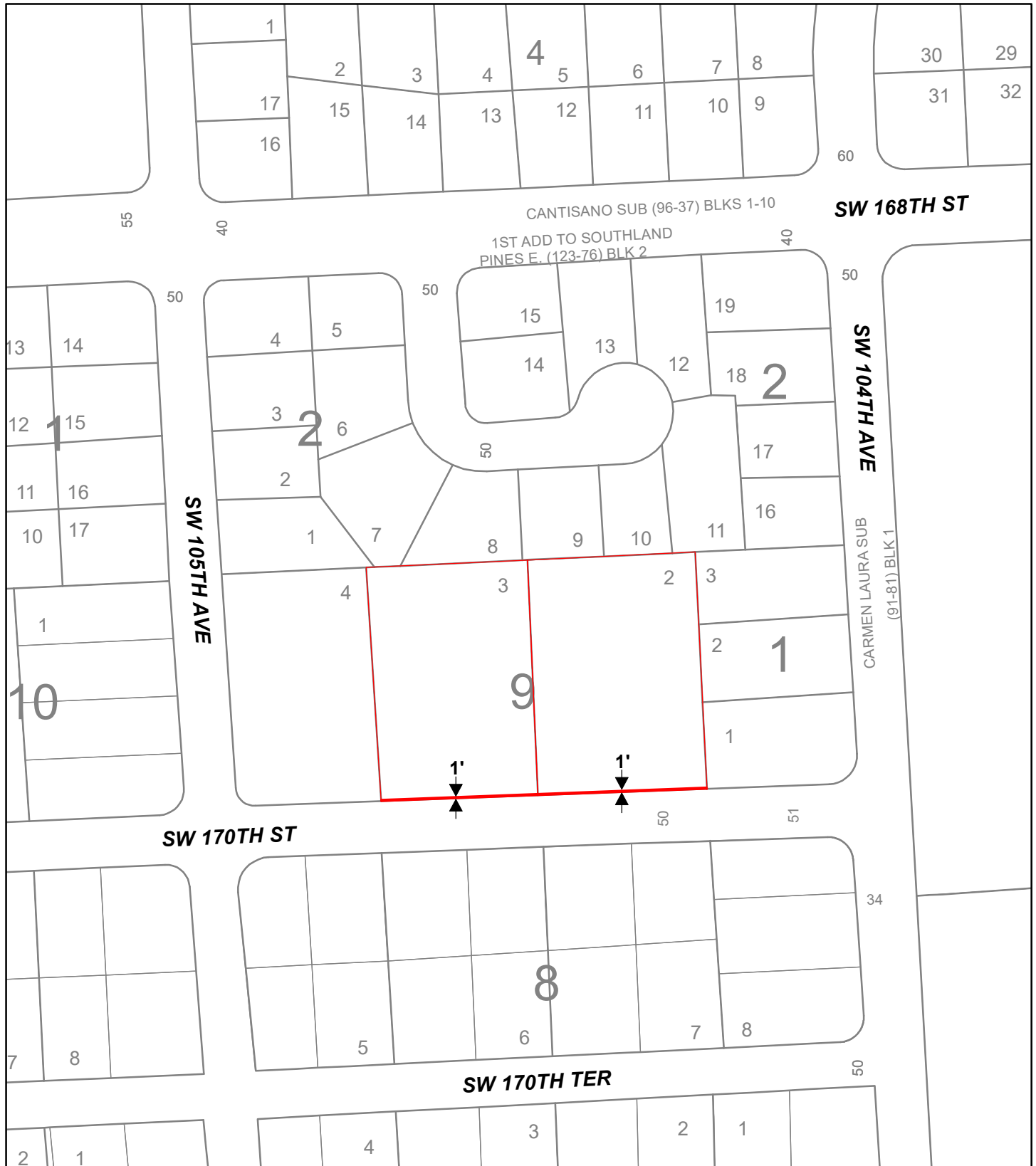
Chairman of the Board of County
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-5032-013-1840 / 1850
WEST PERRINE PARK LLC
SEC. 32-55-40

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



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

54

Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
 111 NW 1st Street, Suite 1610,
 Miami, Florida 33128



Date: February 8, 2022
 Prepared by: ym

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-7826-007-1210
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 14 day of Jan, A.D. 2022 by
and between SOVEREIGN CONSTRUCTION GROUP LLC, a Florida limited
liability company, whose address is 801 Brickell Avenue, Suite 800
Miami, FL 33131, 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 bounded by the North and East lines of Lot 1, Block
6, "FLA. CITY HIGHLANDS", according to the Plat thereof, as
recorded in Plat Book 20, Page 36, of the Public Records of Miami-**

Dade County, Florida, and bounded by a 25-foot-radius curve concave to the Southwest, said curve being tangent to both of the last described lines.

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

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

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

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

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

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

**SOVEREIGN CONSTRUCTION GROUP
LLC**

Name of LLC

By: Member

Printed Name

Address (if different)

By: Member

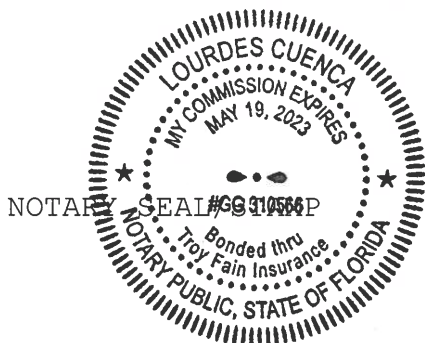
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 14 day of January 2022, A.D. 2022 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of X physical or [] online notarization Jose E Lopez and personally known to me, or proven, by producing the following forms of identification: FL Driver License to be the Member(s) duly authorized on behalf of SOVEREIGN CONSTRUCTION GROUP LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Notary Signature

Lourdes Cuenca
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 5/19/23

Commission/Serial No. GG 13056

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.30-7826-007-1210

SOVEREIGN CONSTRUCTION GROUP LLC

SEC. 26-57-38

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

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

58

*Miami Dade County Department of Transportation and Public Works
Right-of-Way Division
111 NW 1st Street, Suite 1610,
Miami, Florida 33128*



Date: Febrero 8, 2022
Prepared by: ym



MEMORANDUM

(Revised)

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

DATE: July 7, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(4)

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)(4)
7-7-22

RESOLUTION NO. _____ R-638-22

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

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

Property Owners/Grantors

1. BOLOO INVESTMENT, INC.
2. INVESTMENTS REALTY LLC
3. FDG COUNTYLINE LLC
4. FDG BN EXPANSION LLC
5. FDG BN EXPANSION LLC
6. EDUCATION VILLAGE, INC.
7. Jorge Luis De La Torriente and Lissette Yvette De La Torriente
8. WEST PERRINE PARK LLC
9. SOVEREIGN CONSTRUCTION GROUP 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 the County Mayor's memorandum as if fully set forth herein.

Section 2. The conveyances by the above-described property owners/grantors are hereby approved and accepted; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above-described properties tendered for road right-of-way or other purposes other than as specifically set forth therein.

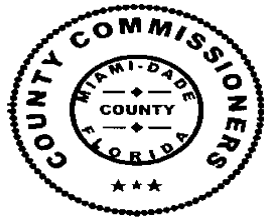
Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

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

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** 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	absent	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 7th day of July, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Lauren E. Morse