

MEMORANDUM

Agenda Item No. 8(N)(3)

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

DATE: September 1, 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-822-22

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: September 1, 2022

To: Honorable Chairman Jose “Pepe” Diaz
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. 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. 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 \$801.02.

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 approximately \$801.02 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, PE, Chief, Right-of-Way Division and Storm Water Engineering.

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 authorized to record the instruments of conveyances accepted herein in the Public Records of Miami-Dade County.

Background

These conveyances are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County

roadway standards. The individual sites are listed below outlining the specific requirement for each.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	PRIMVESTORS HOLDINGS, CORP.	RWD*	A portion of SW 128 Street, from approximately 150 feet west of the west right of way line of SW 88 Avenue, West for 50 feet (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 2021011)
2.	Joaquin L. Martinez.	RWD*	A 25-foot radius return, at SW 64 Street and SW 99 Avenue (Commissioner Javier D. Souto, District 10)	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 feet. (File 2021012)
3.	FAIR OAKS, LLC	RWD*	An L shaped right of way dedication alongside US-1 (Commissioner Danielle Cohen Higgins, District 8)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 2021008)
4.	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	RWD*	A dedication of a portion of SW 122 Avenue, beginning 250 feet south of the centerline of SW 220 Street South for 41.34 feet (Commissioner Kionne L. McGhee, District 9)	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. (File 2021010)
5.	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	RWD*	A 25-foot radius return, at SW 120 Avenue and SW 215 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

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
				rounded with a radius of twenty-five feet. (File 2021009)
6.	Margarita Quevedo	RWD*	A 25-foot radius return, at SW 78 Street and SW 82 Avenue (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 feet. (File 2021013)
7.	FDG COUNTYLINE LLC	RWD*	A portion of NW 97 Avenue, from 22 feet South of the centerline of NW 170 Street South for 307.85 feet (Commissioner Jose “Pepe” Diaz, District 12)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 2021014)
8.	Persian Enterprise LLC	RWD*	A portion of NW 87 Street, beginning 254 feet west of the centerline of NW 24 Avenue West for 54 feet (Commissioner Jean Monestime, District 2)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 2021015)
9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	RWD*	A portion of SW 172 Street, beginning 181 feet east of the centerline of SW 105 Avenue, East for 77 feet (Commissioner Kionne L. McGhee, District 9)	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. (File 2021016)



Jimmy Morales
Chief Operations Officer

RWD* Right-of-Way Deed

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 D. Whitmore, P.S.M.
Folio No. 30-5016-002-0490
User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION
AND BY LIMITED LIABILITY COMPANY**

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

THIS INDENTURE, Made this 21st day of May, A.D. 2021, by and between PRIMVESTORS HOLDINGS, CORP., a corporation under the laws of the State of Florida, and having its office and principal place of business at 8724 Sunset Drive, #154, Miami, Florida 33173, and PINKBLUE INVESTMENTS LLC, a Florida limited liability company, whose post office address is 6625 Miami Lakes Drive, #433, Miami Lakes, Florida 33014, 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 right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The South 10 feet of Lots 41 and 42, Block 3, ZIONA, according to the plat thereof as recorded in Plat Book 29, Page 75, of the Public Records of Miami-Dade County, Florida.

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

It is expressly provided that if and when 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, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said parties 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 parties of the first part have caused these presents to be executed in their names; **PRIMVESTORS HOLDINGS, CORP.** has caused its Corporate Seal to be hereunto affixed by its proper officers thereunto duly authorized, and **PINKBLUE INVESTMENTS LLC** 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, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

Jenny Cruz
Witness

Jenny Cruz
Printed Name

K R
Witness

Kenny Ponce
Printed Name

Witness

Printed Name

Witness

Printed Name

PRIMVESTORS HOLDINGS, CORP.
Name of Corporation

[Signature] (Sign)
By, _____ President

WILLIAM LEMUS
Printed Name

Address if different

Attest: _____ Secretary (Sign)

Printed Name

Address if different

Jenny Cruz
Witness

JENNY CRUZ
Witness Printed Name

[Signature]
Witness

KEVIN POME
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

PINKBLUE INVESTMENTS LLC

Name of LLC
[Signature] (Sign)

By: Member
Gilbert Green
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 21st day of MAY, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared WILLIAM JEN LEMO and _____, personally known to me, or proven, by producing the following identification: FL DRIVER'S LICENSE to be the _____ President and _____ Secretary of PRIMVESTORS HOLDINGS, CORP. 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 WE executed said instrument acting under the authority duly vested by said corporation.

And I HEREBY CERTIFY, that on this 21st day of MAY, A.D. 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared COLLEEN JAMES GARDEN personally known to me, or proven, by producing the following forms of identification: FL DRIVER'S LICENSE to be the Member(s) duly authorized on behalf of PINKBLUE INVESTMENTS 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.

[Signature]
Notary Signature

JIM R. RENE
Printed Notary Name

NOTARY SEAL/STAMP
JIM R. RENE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG237668
Expires 8/14/2022

Notary Public, State of FL

My commission expires: 08/14/2022

Commission/Serial No. GG237668

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

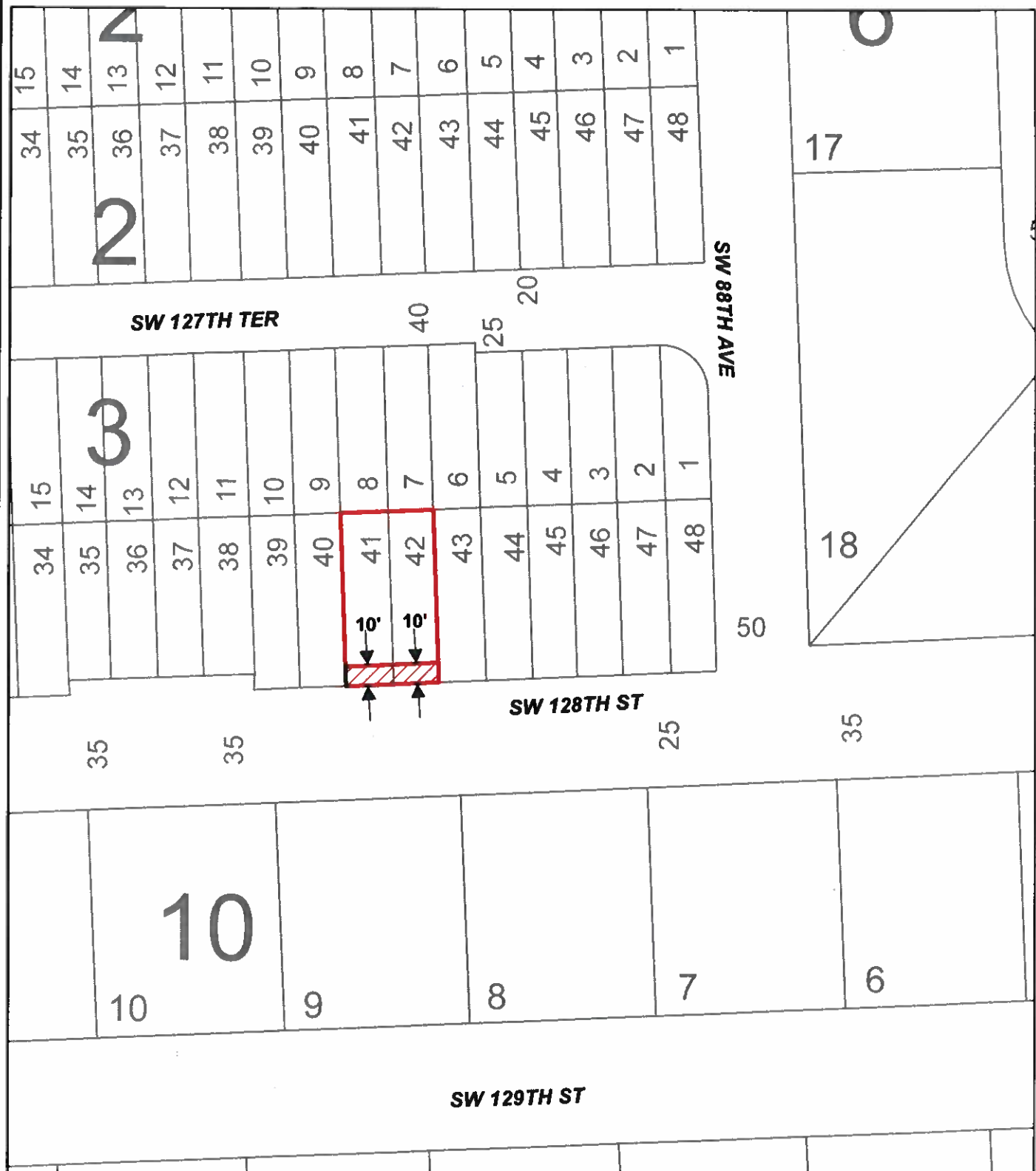
Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio No.30-5016-002-0490

PRIMVESTORS HOLDINGS, CORP.

SEC. 16-55-40

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: June 10, 2021
Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-4029-001-0300

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 17th day of March, A.D. 2021, by and between Joaquin L. Martinez, whose address is 320 SW 98 Court, Miami, FL 33174, 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:

That portion of Tract 68 of DADE COUNTY DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 97, of the Public Records of Miami-Dade County, Florida, bounded by the south line of the north 35 feet of the SE ¼ of Section 29, Township 54 South, Range 40 East, by the east line of the west 25 feet of said Tract 68, and by a 25 foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

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

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, 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

Witness Printed Name

Witness

Witness Printed Name

(Sign)
Joaquin L. Martinez
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 17 day of March, 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Joaquin L. Martinez 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.

Notary Signature

Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 10/27/2021

Commission/Serial No. GG148718

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.30-4029-001-0300
JOAQUIN L. MARTINEZ
SEC.29-54-40

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



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: June 10, 2021
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:
Patricia K. Green
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130

Folio No. 30-7905-000-0380
User Department: DTPW

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

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

THIS INDENTURE, Made this **18th** day of **March**, 2021, by and between **FAIR OAKS, LLC**, a Florida limited liability company, whose address is 3050 Biscayne Boulevard, Suite 300, Miami, FL 33137, 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 HERETO

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

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

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

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

Witnesses:



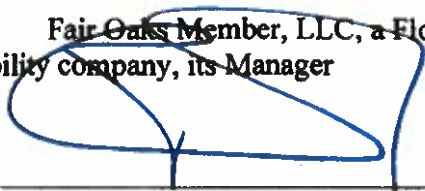
Print Name: Eric Finerman



Print Name: Zola Delaney-Saffold

FAIR OAKS, LLC, a Florida limited liability company

By: Fair Oaks Member, LLC, a Florida limited liability company, its Manager

By: 
Francisco Rojo, Vice President

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of March, 2021, by Francisco Rojo, as Vice President of Fair Oaks Member, LLC, a Florida limited liability company, the Manager of Fair Oaks, LLC, a Florida limited liability company, on behalf of said companies.

Personally Known X OR Produced Identification _____
Type of Identification Produced: _____


Print or Stamp Name: Justin R. Gilbert
Notary Public, State of Florida at Large
Commission No.: GG152259
My Commission Expires: Oct. 17, 2021



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

Chairman of the Board of County
Commissioners

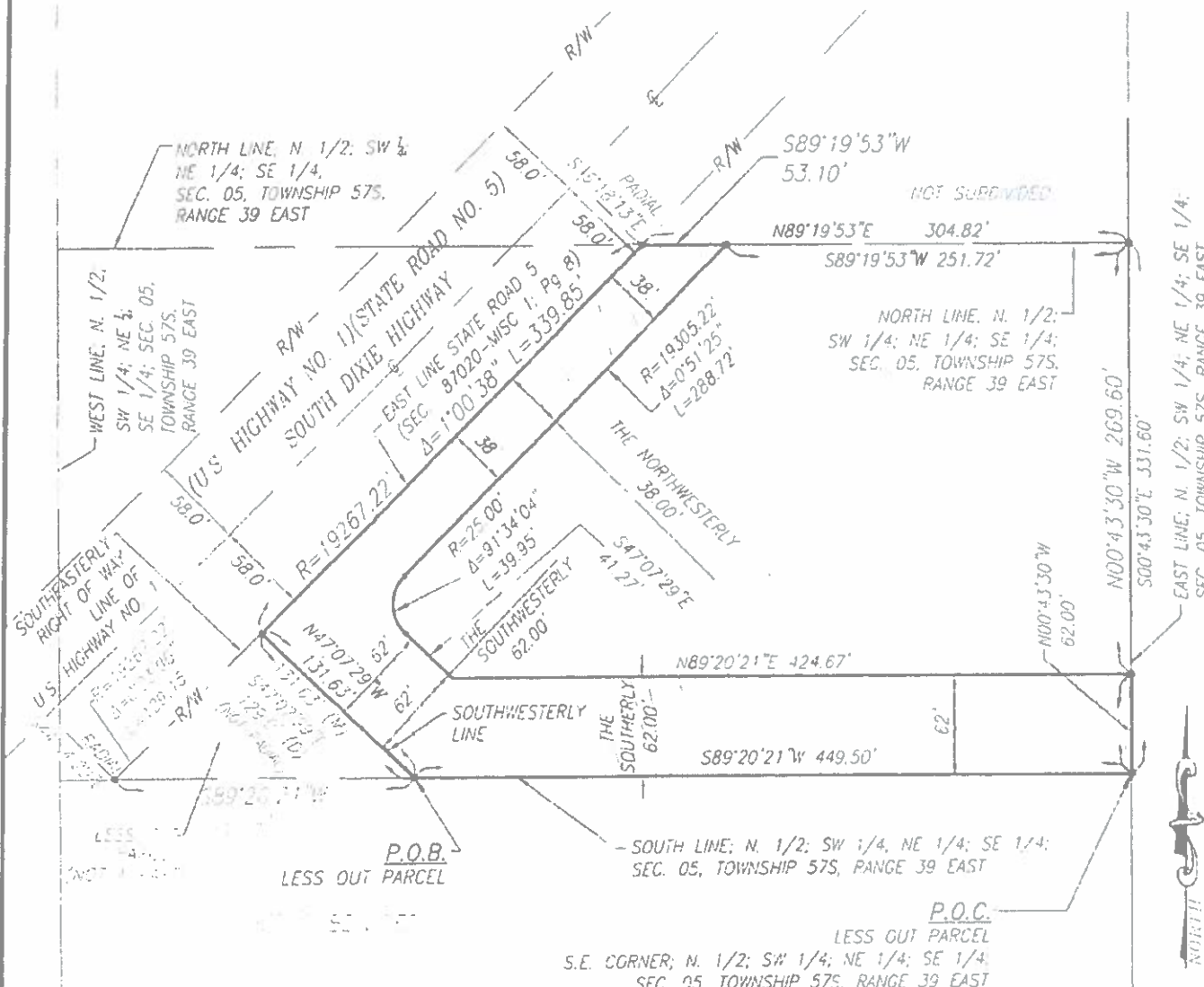
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N 89°19'53" E ALONG THE NORTH LINE OF THE N. 1/2, SW 1/4, NE 1/4, SE 1/4; SEC. 05, TOWNSHIP 57S, RANGE 39 EAST.
- 2) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 3) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 4) ORDERED BY: FAIR OAKS, LLC.
- 5) THE PARCEL OF LAND AS DESCRIBED HEREON CONTAINS 45,830± SQ.FT

SCALE 1"=100'

SHEET 1 OF 2 SHEETS



Schwebke-Shiskin & Associates, Inc.

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

PHONE No. (954) 435-7010

File No. (954) 438-3288

ORDER NO. 210512

PREPARED UNDER MY SUPERVISION

DATE OCTOBER 22, 2019

MARK STEVEN JOHNSON, PRINCIPAL

THIS IS NOT A " BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. 18-87

FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

LEGAL DESCRIPTION:

THE SOUTHERLY 62.00 FEET OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, EXCEPTING THERE FROM THE FOLLOWING DESCRIBED TRIANGULAR PARCEL: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, SAID POINT BEING 449.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE 187.8 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 129.15 FEET; THENCE SOUTHEASTERLY 129.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTHWESTERLY 62.00 FEET OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, EXCEPTING THERE FROM THE FOLLOWING DESCRIBED TRIANGULAR PARCEL: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, SAID POINT BEING 449.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE 187.8 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 129.15 FEET; THENCE SOUTHEASTERLY 129.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE NORTHWESTERLY 38.00 FEET OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, EXCEPTING THERE FROM THE FOLLOWING DESCRIBED TRIANGULAR PARCEL: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, SAID POINT BEING 449.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE 187.8 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 129.15 FEET; THENCE SOUTHEASTERLY 129.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, EXCEPTING THERE FROM THE FOLLOWING DESCRIBED TRIANGULAR PARCEL: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 57 SOUTH, RANGE 39 EAST, SAID POINT BEING 449.5 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE 187.8 FEET, MORE OR LESS TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 129.15 FEET; THENCE SOUTHEASTERLY 129.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EXTERNAL AREA OF A CURVE, CONCAVE TO THE EAST AND HAVING A 25 FOOT RADIUS; SAID CURVE BEING TANGENT TO A LINE LYING 62.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED PARCEL OF LAND, AND BEING TANGENT TO A LINE LYING 38.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, AND CONCENTRIC WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) AS SHOWN ON SHEET 8 OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP (SECTION 87020-MISC 1).

SHEET 2 OF 2 SHEETS



Schwebke - Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3210 CORPORATE WAY-MIRAMAR, FL 33025

PHONE NO (954) 435-7010

FAX NO. (954) 438-3288

ORDER NO. 210512

PREPARED UNDER MY SUPERVISION:

DATE: OCTOBER 22, 2019

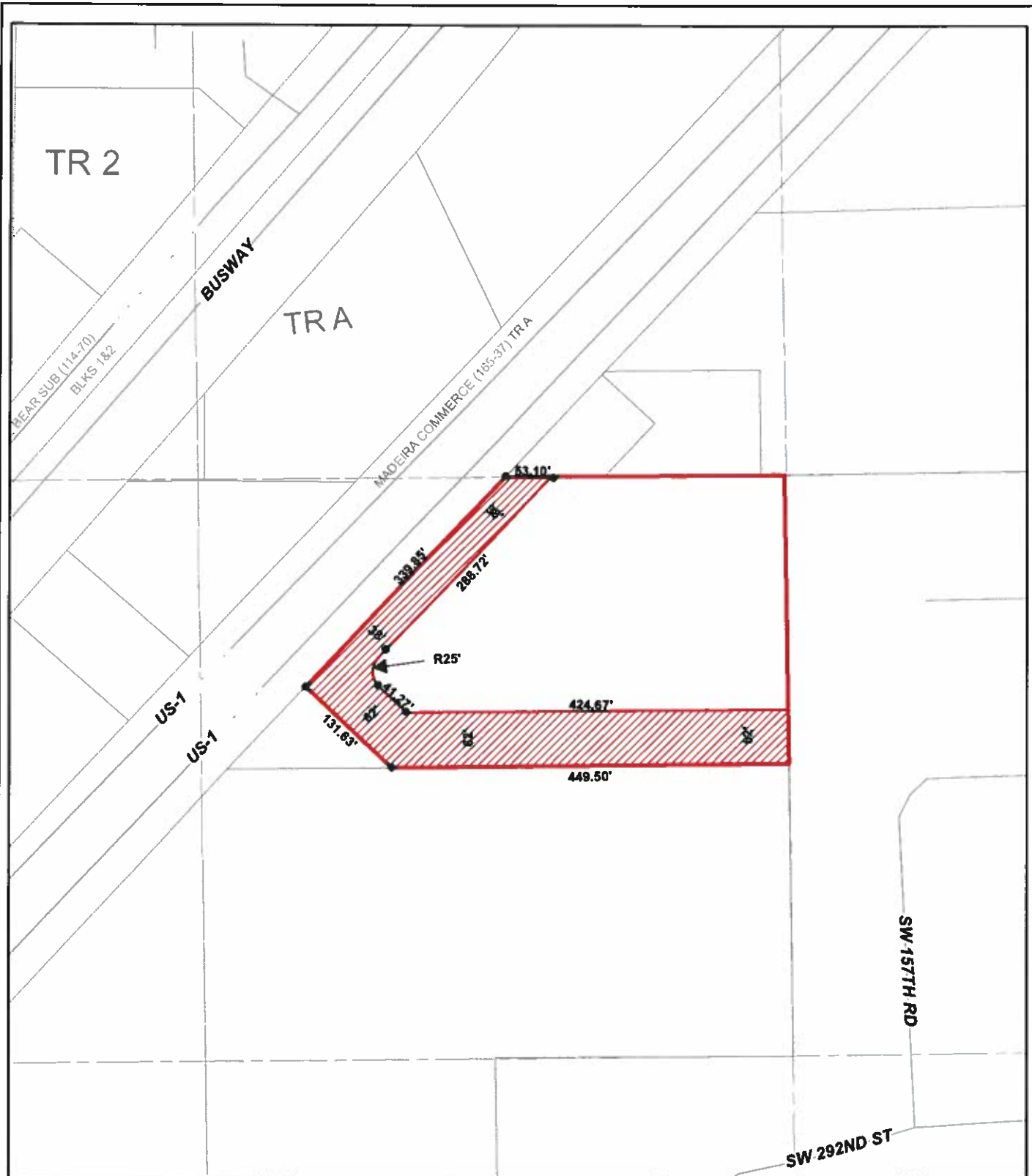
THIS IS NOT A "BOUNDARY SURVEY"

MARK STEVEN JOHNSON, PRINCIPAL

CERTIFICATE OF AUTHORIZATION No LB-87

FLORIDA PROFESSIONAL LAND SURVEYOR No 4775

REVISIONS



THIS IS NOT A SURVEY

Folio No.30-7905-000-0380

FAIR OAKS, LLC

SEC. 5-57-39

EXHIBIT "A"



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

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



Date: June 10, 2021
Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-6913-000-0480
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 27 day of April, 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 East 35 feet of the following described parcel of land:

**Begin 250 feet south of the NE corner of the SE ¼ of the NW ¼ of Section 13, Township 56
South, Range 39 East; thence West 150 feet; thence South 41 2/3 feet; thence East 150 feet;
thence North 41 2/3 feet to the Point of Beginning.**

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).

Theresa Aguilino
Witness

Theresa Aguilino
Printed Name

[Signature]
Witness

Jacqueline Uerera
Printed Name

**HABITAT FOR HUMANITY OF GREATER
MIAMI, INC.**
Name of Corporation

[Signature] (Sign)
By: President

Mario Artecona
Printed Name

Address if different

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

I HEREBY CERTIFY, that on this 27 day of APRIL, 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.



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

[Signature]
Notary Signature

DARYL BUSTAMANTE
Printed Notary Name

NOTARY SEAL/STAMP

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.

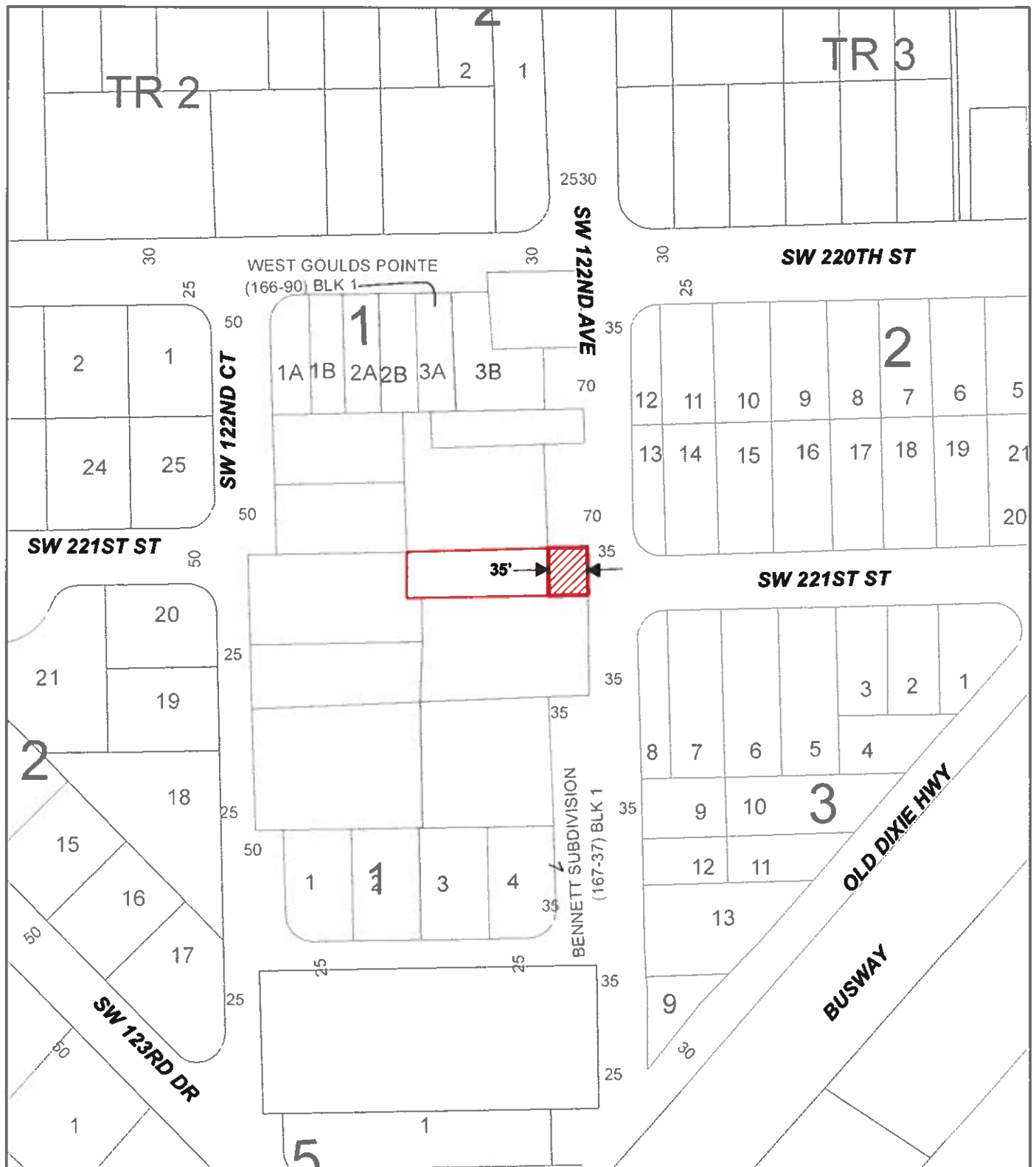
Chairman of the Board of
County Commissioners

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.30-6913-000-0480

HABITAT FOR HUMANITY OF GREATER MIAMI, INC

SEC. 13-56-39

Municipality: UNINCORPORATED MIAMI-DADE
Commission District: Kgonne 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: June 15, 2021
Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-6912-004-0510
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 25 day of MAY, 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 area bounded by the south and west lines of Lot 6, Block 3, SYMMES-SHARMAN TRACT, according to the plat thereof recorded in Plat Book 9, Page 170, of the Public Records of Miami-Dade County, Florida, and by a 25-foot radius arc concave to the northeast, said arc being tangent to both of the last described lines.

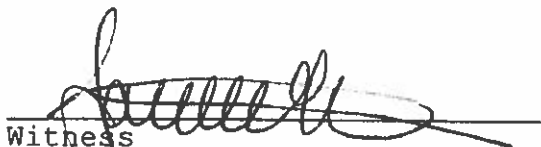
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when 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.

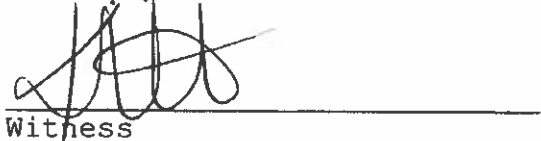
And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

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

Jacqueline Uerena
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 25 day of MAY, 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.



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

[Signature]
Notary Signature

DARIL BUSTAMANTE
Printed Notary Name

NOTARY SEAL/STAMP

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.

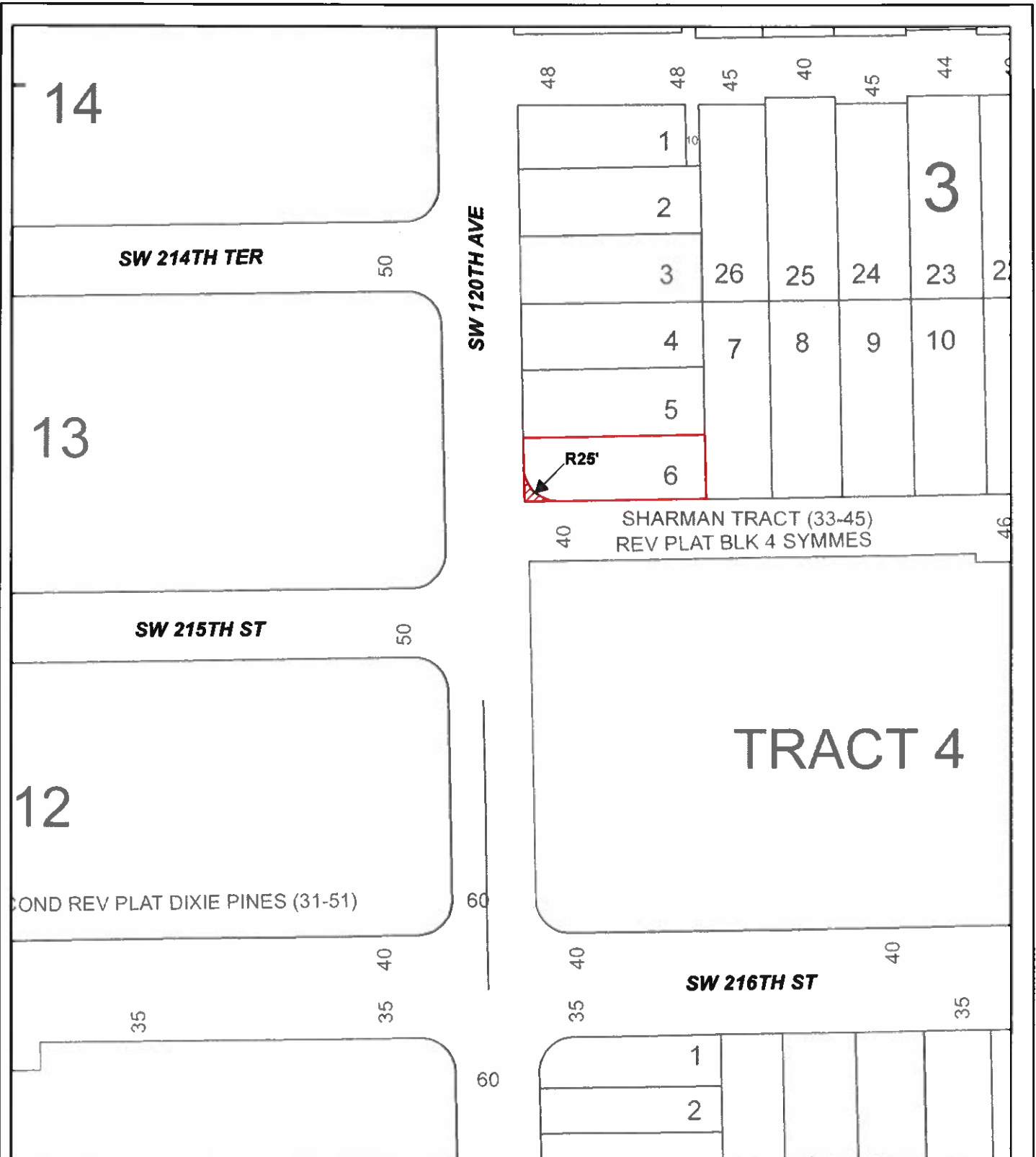
Chairman of the Board of
County Commissioners

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.30-6912-004-0510

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: June 15, 2021
Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-4034-000-0470

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 26th day of May, A.D. 2021, by and between Margarita Quevedo, whose address is 8210 NW 27 Street, Suite 205, Doral, Florida 33122, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to 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 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 east line of the West 35 feet of the NE ¼ of Section 34, Township 54 South, Range 40 East, Miami-Dade County, Florida, by the south line of the North 25 feet of the SW ¼ of the SW ¼ of the NE ¼ of said Section 34, and by a 25-foot radius arc concave to the southeast, said arc being tangent to both of the last described lines.

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

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

And the said party 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 party of the first part, have hereunto set their 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
Salvador Castano
Witness Printed Name



Witness
Michael Quevedo
Witness Printed Name



(Sign)

Margarita Quevedo
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 26TH day of May, 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Margarita Quevedo, personally known to me, or proven, by producing the following methods of identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Notary Signature



Salvador Castaner
Comm. #HH085684
Expires: Mar. 25, 2025
Bonded Thru Aaron Notary

Salvador Castaner
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 3/25/2025

Commission/Serial No. _____

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.30-4034-000-0470

MARGARITA QUEVEDO

SEC. 34-54-40

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: June 15, 2021
Prepared by: ym

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:

Margarita Martinez
Margarita Martinez, Vice President
700 NW 1st Avenue, Suite 1620
Miami, Florida 33136

Witness

Mariela Santos
Witness Printed Name

Witness

Beianra Hernandez
Witness Printed Name

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 2nd day of March, 2020, before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☒ physical presence or ☐ online notarization, personally appeared Margarita Martinez, 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.

Mariela Santos
Notary Signature

Mariela Santos
Printed Notary Signature

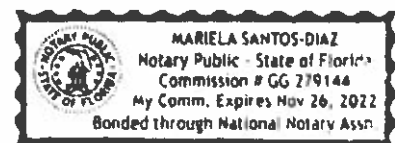
NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: NOV. 26, 2022

Commission/Serial No. GG 279144

Page 2 of 3



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

MIAMI-DADE COUNTY

By: _____

Name: _____

As its: County Mayor or Mayor's Designee

Date: _____

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

NW 97th AVENUE RIGHT OF WAY DEDICATION

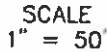
LEGAL DESCRIPTION:

That portion of Tract 1 lying 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 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 307.85 feet; thence S89°41'37"W along the South Line of said Tract 1 for 37.03 feet; thence N02°39'53"W along a line parallel with and 52 feet West of the East Line of the Northeast 1/4 of said Section 17 for 273.31 feet; thence N47°08'53"W for 50.46 feet; thence N89°41'47"E along a line parallel with and 22 feet South of the North Line of the Northeast 1/4 of said Section 17 for 72.42 feet to the Point of Beginning.

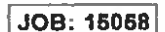
Containing an area of 12,001 Square Feet or 0.28 Acres, more or less, by calculations.

prepared by:



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

NW 97th AVENUE RIGHT OF WAY DEDICATION



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

NW 97th 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 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 Nadad, P.S.M.

For The Firm

Professional Surveyor and Mapper LS6006

HADONNE CORP.

Land Surveyors and Mappers

Certificate of Authorization LB7097

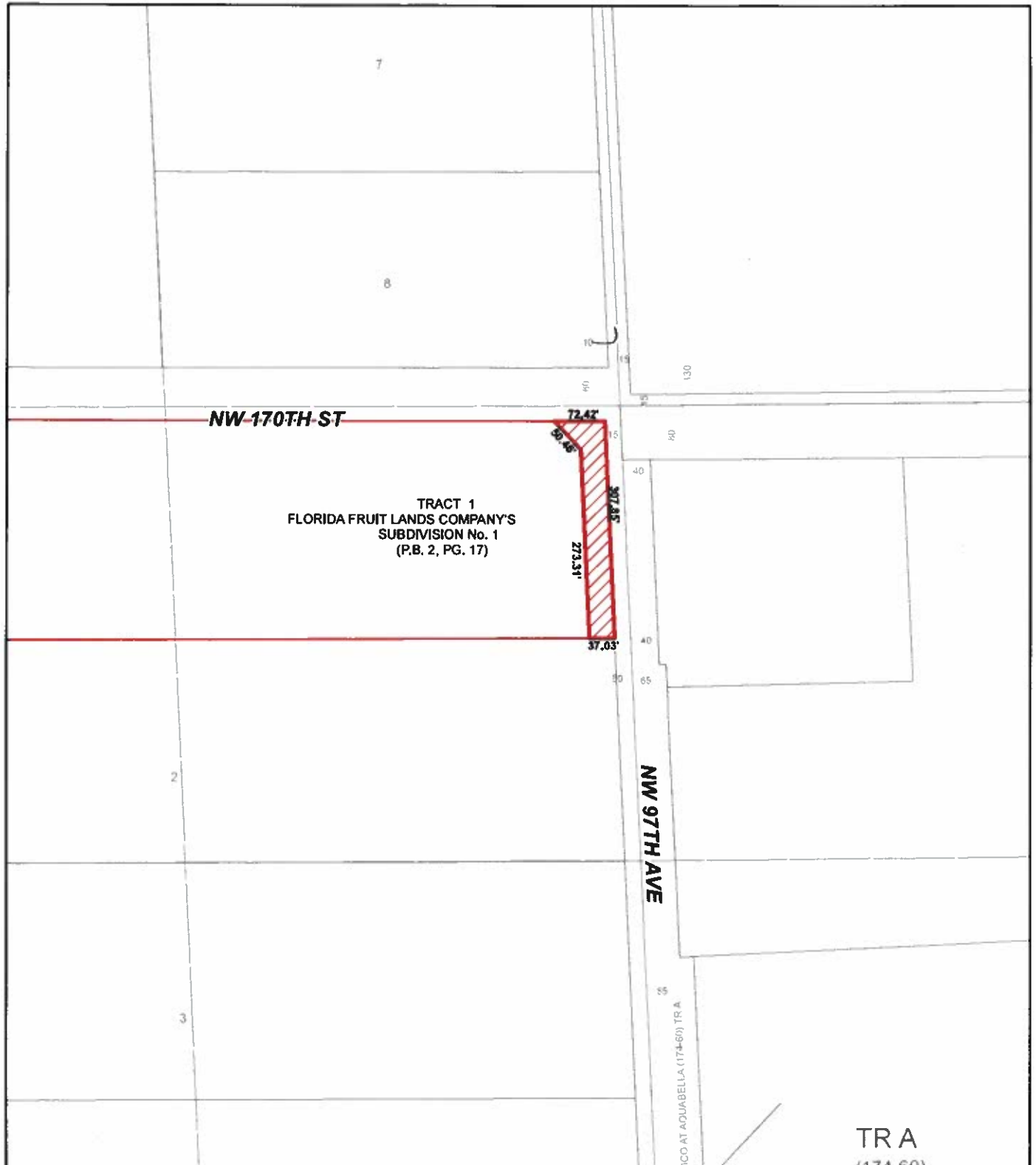
1985 NW 88 Court, Suite 101

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. 4-52-40

EXHIBIT "A"



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date June 15, 2021
Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S
Folio No. **30-3110-014-0050**
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 26 day of May, A.D. 2021,
by and between **Persian Enterprise LLC**, a Florida limited liability
company, whose address is 5300 NW 85 Avenue #1014, Doral, Florida
33166, 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 5 feet of Lot 5 of 86TH STREET MANOR, according to the plat thereof
recorded in Plat Book 45, Page 100, 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)

Mohand Bahman Sabet
Witness

BS
Witness Printed Name

David Borillo
Witness
David Borillo
Witness Printed Name

Persian Enterprise LLC

Name of LLC

(Signature)
By: Member

Masood Hajali

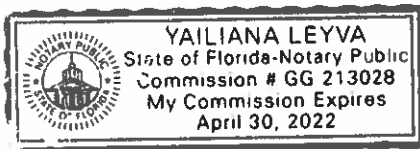
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 26th day of May, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Masood Hajali personally known to me, or proven, by producing the following form of identification: FL driver's license to be the Member duly authorized on behalf of Persian Enterprise 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

[Signature]
Notary Signature

Yailiana Leyva
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.30-3110-014-0050
PERSIAN ENTERPRISES LLC
SEC. 10-53-41

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



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

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



Date: June 23, 2021
 Prepared by: ym

Return to:

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

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-5032-013-0840/0845

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 3rd day of June, 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 North 1.0 foot of the South 26.0 feet of the West 77.0 feet of the East 154.0 feet of Lot 6, Block 5 of WEST PERRINE ADDITION, according to the plat thereof recorded in Plat Book 44, Page 19, of the Public Records of Miami-Dade County, Florida.

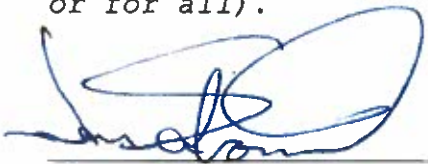
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when 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

Juan Sandoval
Printed Name

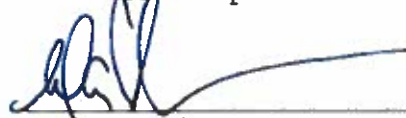


Witness

Luis Azar
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 3 day of June, 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.



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

[Signature]
Notary Signature

DARYL BUSTAMANTE
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 2/17/24

Commission/Serial No. GG 959020

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. 30-5032-013-0840

30-5032-013-0845

HABITAT FOR HUMANITY OF GREATER MIAMI
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 June 24, 2021
Prepared by: ym



MEMORANDUM

(Revised)

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

DATE: September 1, 2022

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)
9-1-22

RESOLUTION NO. R-822-22

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. PRIMVESTORS HOLDINGS, CORP.
2. Joaquin L. Martinez
3. FAIR OAKS, LLC
4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
5. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
6. Margarita Quevedo
7. FDG COUNTYLINE LLC
8. Persian Enterprise LLC
9. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.; and

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

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

Section 1. This Board incorporates and approves the foregoing recitals and County Mayor's Memorandum as if fully set forth herein.

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

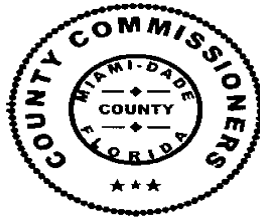
Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

Section 4. Pursuant to Resolution No. R-974-09, 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 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 **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman			
Oliver G. Gilbert, III, Vice-Chairman			
Sen. René García	absent	Keon Hardemon	aye
Sally A. Heyman	aye	Danielle Cohen Higgins	aye
Eileen Higgins	aye	Joe A. Martinez	absent
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 1st day of September, 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

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Lauren E. Morse