

MEMORANDUM

Agenda Item No. 8(N)(3)

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

DATE: November 15, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting
conveyances of 10 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-1109-22

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/ks

Memorandum



Date: November 15, 2022

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

From: Daniella Levine Cava 
Mayor

Subject: Resolution Accepting Conveyances of Ten 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 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 instruments 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 \$292.47.

Recommendation

The attached 10 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 \$292.47 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 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 shall 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

RWD* Right-of-Way Deed

TSE* Traffic Signal Easement

Attachment: Exhibit 1 – Various Deeds with Location Maps

MDC002

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

Page No. 2

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.	191 SW 12 Owner LLC	RWD*	The Radius Return at the northeast corner of the intersection of SW 12 Street and SW 2 Avenue (Commissioner Eileen Higgins, District 5)	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. (File 2022033)
2.	Two Lakes Lennar, LLC	TSE*	A portion of Tract A, Aquabella Section One, as recorded in Plat Book 172, Page 51, located east of the east right-of-way line of NW 97 Avenue at NW 158 Street (Commissioner José “Pepe” Díaz, District 12)	This traffic signal easement is needed in order to install a traffic signal and ancillary equipment in this intersection. (File 2022034)
3.	Two Lakes Lennar, LLC	TSE*	A portion of Tract D-1, Aquabella Section Two, as recorded in Plat Book 173, Page 8, located east of the east right-of-way line of NW 97 Avenue at NW 162 Street (Commissioner José “Pepe” Díaz, District 12)	This traffic signal easement is needed in order to install a traffic signal and ancillary equipment in this intersection. (File 2022035)
4.	ECW 288, LLC	RWD*	A portion of SW 157 Avenue, from US-1 to SW 288 Street, and Radius Returns at the following intersections: SW 157 Avenue and US-1, SW 157 Avenue and SW 288 Street, and SW 288 Street and US-1 (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 and a zoning requirement that all building sites abut a

RWD* Right-of-Way Deed

TSE* Traffic Signal Easement

Attachment: Exhibit 1 – Various Deeds with Location Maps

MDC003

dedicated right-of-way. (File 2022036)

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5.	Goulds 216 LLC	RWD*	A portion of SW 216 Street, from SW 124 Avenue east for approximately 220 feet, and the Radius Return at the southeast corner of the intersection of SW 216 Street and SW 124 Avenue (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 and a zoning requirement that all building sites abut a dedicated right-of-way. (File 2022037)
6.	Canal Grove Side Apartments, LTD.	RWD*	A portion of SW 145 Avenue, from approximately 235 feet southeasterly of US-1 southeasterly for approximately 764 feet (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 2022038)
7.	JG 489 Land Trust	RWD*	The Radius Return at the northwest corner of the intersection of NE 5 Avenue and NE 162 Street (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. (File 2022039)
8.	Ivan Rabinovich Development, LLC as Trustee of the JG 0230 Land Trust Dated 02/28/2022	RWD*	The Radius Return at the northeast corner of the intersection of NW 17 Court and NW 74 Street (Commissioner Keon Hardemon, District 3)	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. (File 2022040)

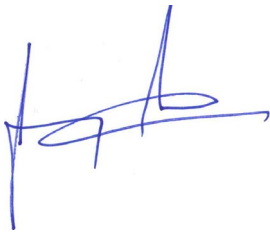
RWD* Right-of-Way Deed

TSE* Traffic Signal Easement

Attachment: Exhibit 1 – Various Deeds with Location Maps

MDC004

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
9.	Edward Boza, Kathryn F. Boza, and Kathryn A. Boza	RWD*	The Radius Return at the southeast corner of the intersection of SW 47 Avenue and SW 72 Street (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. (File 2022041)
10.	Legacy Rentals, LLC	RWD*	The Radius Return at the southeast corner of the intersection of NW 83 Street and NW 13 Court (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. (File 2022042)



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. 01-4138-051-0430
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 July, A.D. 2022, by and between 191 SW 12 OWNER LLC, a Delaware limited liability company, whose address is 104 5th Avenue, 9th Floor, New York, NY 10011, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

That portion of Lot 13, Block 85S, MIAMI HEIGHTS, according to the plat thereof as recorded in Plat Book 5, at Page 29, of the Public Records of Miami-Dade County, Florida lying within the external area of a 25-foot-radius curve concave to the Northeast and tangent to the East line of the West 10 feet and the South line of said Lot 13.

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



Witness Printed Name

Witness

Witness Printed Name

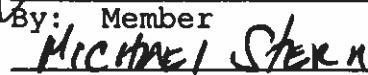
Witness

Witness Printed Name

191 SW 12 OWNER LLC

Name of LLC

 (Sign)

By: Member

Printed Name

Address (if different)

_____ (Sign)

By: Member

Printed Name

Address (if different)

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

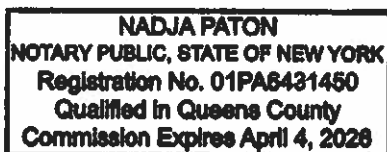
I HEREBY CERTIFY, that on this 19 day of July, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [☒]physical or [☐]online notarization MICHAEL SPORN and _____ personally known to me, or proven, by producing the following forms of identification: Personal Knowledge to be the Member(s) duly authorized on behalf of 191 SW 12 OWNER LLC, a Delaware 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

NASJA PATON
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of

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: 01-4138-051-0430
191 SW 12 OWNER LLC.
SEC. 12-54-41

Municipality: MIAMI
 Commission District: Eileen Higgins 5

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: August 9, 2022
 Prepared by: ym

Return to:

Right of Way Division .
Miami-Dade County .
Dept. of Transportation .
and Public Works .
111 N.W. 1st Street, Ste 1610 .
Miami, FL 33128-1970 .

Instrument prepared by:

Jonathan S. Marcus, Esq. .
Holland & Knight LLP .
515 East Las Olas Blvd, Ste 1200 .
Fort Lauderdale, FL 33301 .

Folio No. 04-2016-006-3740 .
User: DTPW .

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 8 day of August, A.D. 2022, between TWO LAKES LENNAR, LLC, a limited liability company under the laws of the State of Delaware, and having its office and principal place of business at 5505 Blue Lagoon Drive, Miami, FL 33126, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

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

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

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

Marc Szasz
Printed Name

Witness

Amanda Nieto
Printed Name

Witness

Emily Mesa
Printed Name

Witness

Cynthia Parker
Printed Name

TWO LAKES LENNAR, LLC
Corporate Name

BY: TWO LAKES LENNAR, LLC, a
Delaware limited liability company

BY: LENNAR HOMES, LLC, a
Florida limited liability
company, its sole Member

By:

Greg McPherson, Vice President
Printed Name

Address if different

By:

Sandy Chen, Secretary
Printed Name

Address if different

CORP SEAL

LENNAR HOMES, LLC
FLORIDA

1954
LIMITED LIABILITY COMPANY

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 8th day of August, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GREG MCPHERSON and SANDY CHEN, personally known to me, or proven, by producing the following identification: _____ to be the VICE PRESIDENT and SECRETARY of LENNAR HOMES, LLC, a limited liability company under the laws of the State of Florida, as the sole Member of TWO LAKES LENNAR, LLC, a limited liability company under the laws of the State of Delaware, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / they executed said instrument acting under the authority duly vested by said limited liability company and its Corporate Seal is affixed thereto.

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



ALANA DAGROSA
Commission # HH 237662
Expires June 28, 2025



Notary Signature

ALANA DAGROSA
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: June 28, 2025

Commission/Serial No. HH237662

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.

County Mayor or the County Mayor's Designee

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT A

Legal Description

[Attached hereto]

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for

Flagler Global Logistics

prepared by:



HADONNE

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

EXHIBIT "A"

**NW 97th AVENUE & NW 158th STREET
(WEST 104th STREET) TRAFFIC LOOP EASEMENT**

LEGAL DESCRIPTION:

A parcel of land in Tract "A", (West 104th Street, a Private Road), of "AQUABELLA SECTION ONE", according to the Plat thereof, as recorded in Plat Book 172, at Page 51, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Most Northerly Northwest Corner of Tract "S" of said Plat of "AQUABELLA SECTION ONE"; thence S02°38'12"E along the East Boundary Line of that certain 20 Foot Canal Right of Way, as shown on said Plat of "AQUABELLA SECTION ONE", for 192.45 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S89°59'35"E for 29.23 feet; thence S00°00'25"W for 24.00 feet; thence N89°59'35"W for 28.12 feet; thence N02°38'12"W along the East Boundary Line of said 20 Foot Canal Right of Way, as shown on said Plat of "AQUABELLA SECTION ONE", for 24.02 feet to the Point of Beginning.

Containing 688 Square feet, more or less, by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
Flagler Global Logistics
prepared by:

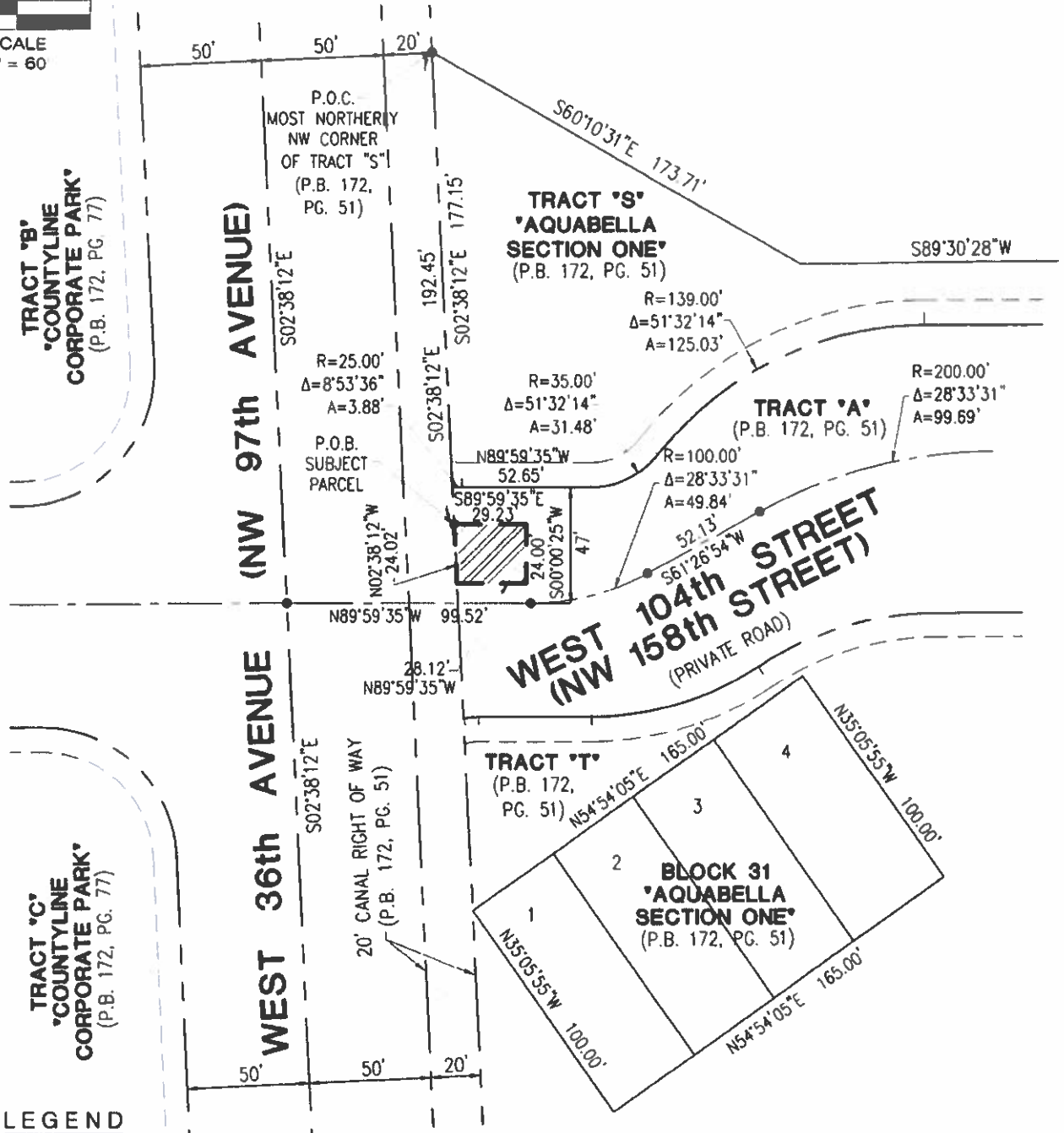
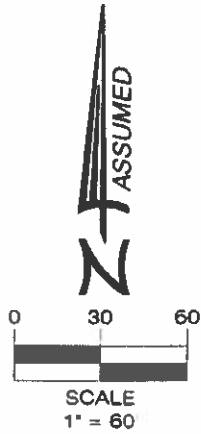


HADONNE

EXHIBIT "A"

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

NW 97th AVENUE & NW 158th STREET
(WEST 104th STREET) TRAFFIC LOOP EASEMENT



LEGEND

P.B. = PLAT BOOK
O.R.B. = OFFICIAL
RECORDS BOOK
PG. = PAGE

SEC = SECTION
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

Page 2 of 3

JOB: 15058

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for
Flagler Global Logistics
prepared by:



HADONNE

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

EXHIBIT "A"

**NW 97th AVENUE & NW 158th STREET
(WEST 104th STREET) TRAFFIC LOOP EASEMENT**

SOURCES OF DATA:

The Legal Description was generated from the following record document:

Plat of "AQUABELLA SECTION ONE" recorded in Plat Book 172, at Page 51, of the Public Records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the West Line of the Southwest 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida, with an assumed bearing of S02°38'12"E.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears 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 other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may 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, P.S.M.

For The Firm
Professional Surveyor and Mapper LS6006
State of Florida
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
Date: July 21, 2021

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.

Page 3 of 3

JOB: 15058

Return to:

Right of Way Division .
Miami-Dade County .
Dept. of Transportation .
and Public Works .
111 N.W. 1st Street, Ste 1610 .
Miami, FL 33128-1970 .

Instrument prepared by:

Jonathan S. Marcus, Esq. .
Holland & Knight LLP .
515 East Las Olas Blvd, Ste 1200 .
Fort Lauderdale, FL 33301 .

Folio No. 04-2016-007-5560 .
User: DTPW .

TRAFFIC SIGNAL EASEMENT

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 8 day of August, A.D. 2022, between TWO LAKES LENNAR, LLC, a limited liability company under the laws of the State of Delaware, and having its office and principal place of business at 5505 Blue Lagoon Drive, Miami, FL 33126, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

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

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

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

Marc Szasz
Printed Name

Witness

Amanda Nieto
Printed Name

Witness

Emily Mesa
Printed Name

Witness

Cynthia Parker
Printed Name

TWO LAKES LENNAR, LLC
Corporate Name

BY: TWO LAKES LENNAR, LLC, a
Delaware limited liability company

BY: LENNAR HOMES, LLC, a
Florida limited liability
company, its sole Member

By:

Greg McPherson, Vice President
Printed Name

Address if different

By:

Sandy Chen, Secretary
Printed Name

Address if different

CORP SEAL



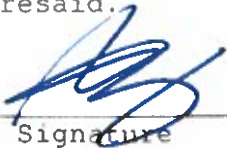
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 8th day of August, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GREG MCPHERSON and SANDY CHEN, personally known to me, or proven, by producing the following identification: _____ to be the VICE PRESIDENT and SECRETARY of LENNAR HOMES, LLC, a limited liability company under the laws of the State of Florida, as the sole Member of TWO LAKES LENNAR, LLC, a limited liability company under the laws of the State of Delaware, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he / she / they executed said instrument acting under the authority duly vested by said limited liability company and its Corporate Seal is affixed thereto.

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



ALANA DAGROSA
Commission # HH 237662
Expires June 20, 2025



Notary Signature

ALANA DAGROSA
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: June 28, 2025

Commission/Serial No. HH237662

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.

County Mayor or the County Mayor's Designee

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT A

Legal Description

[Attached hereto]

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for

Flagler Global Logistics

prepared by:



HADONNE

EXHIBIT "A"

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

**NW 97th AVENUE & NW 162nd STREET
(WEST 108th STREET) TRAFFIC LOOP EASEMENT**

LEGAL DESCRIPTION:

A parcel of land in Tract "D-1", (West 108th Street, a Private Road), of "AQUABELLA SECTION TWO", according to the Plat thereof, as recorded in Plat Book 173, at Page 8, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Most Westerly Northwest Corner of Tract "A-2" of said Plat of "AQUABELLA SECTION TWO"; thence S02°38'12"E along the East Boundary Line of that certain 20 Foot Canal Right of Way, as shown on said Plat of "AQUABELLA SECTION TWO", for 142.07 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S89°30'28"E for 27.56 feet; thence S00°29'32"E for 24.00 feet; thence N89°30'28"W for 26.67 feet; thence N02°38'12"W along the East Boundary Line of said 20 Foot Canal Right of Way, as shown on said Plat of "AQUABELLA SECTION TWO", for 24.02 feet to the Point of Beginning.

Containing 651 Square feet, more or less, by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

for

Flagler Global Logistics

prepared by:

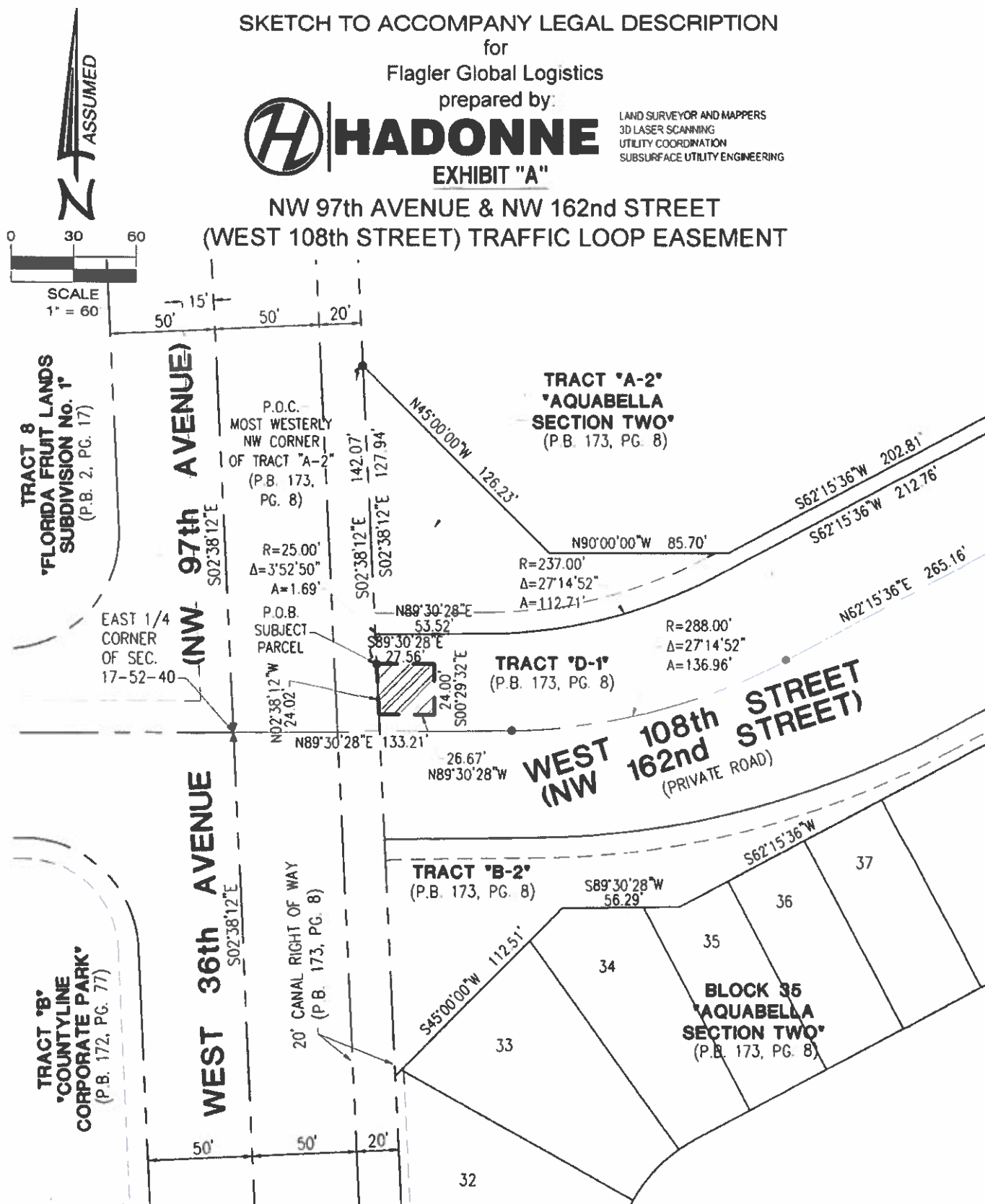


HADONNE

EXHIBIT "A"

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

NW 97th AVENUE & NW 162nd STREET (WEST 108th STREET) TRAFFIC LOOP EASEMENT



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for

Flagler Global Logistics
prepared by:



HADONNE

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

EXHIBIT "A"

**NW 97th AVENUE & NW 162nd STREET
(WEST 108th STREET) TRAFFIC LOOP EASEMENT**

SOURCES OF DATA:

The Legal Description was generated from the following record document:

Plat of "AQUABELLA SECTION TWO" recorded in Plat Book 173, at Page 8, of the Public Records of Miami-Dade County, Florida.

Bearings as shown hereon are based upon the West Line of the Southwest 1/4 of Section 16, Township 52 South, Range 40 East, Miami-Dade County, Florida, with an assumed bearing of S02°38'12"E.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears 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 other than what is cited in the Sources of Data were furnished, 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, P.S.M.

For The Firm
Professional Surveyor and Mapper LS6006
State of Florida
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
Date: July 21, 2021

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.

Page 3 of 3

JOB: 15058

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:

Juan J. Mayol, Jr., Esq.
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

Folio No. 30-7905-001-0130, 0131, 0132 and 0133
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 15TH day of August, A.D. 2022, by and between ECW 288, LLC, a Florida limited liability company, whose address is 7101 SW 24 Street, Miami, Florida 33155, 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 AND MADE A PART HEREOF

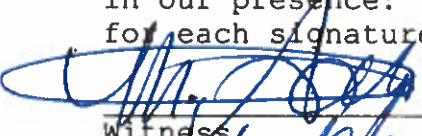
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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.

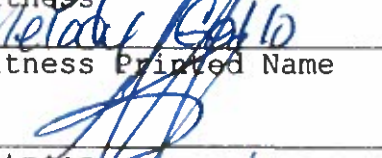
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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

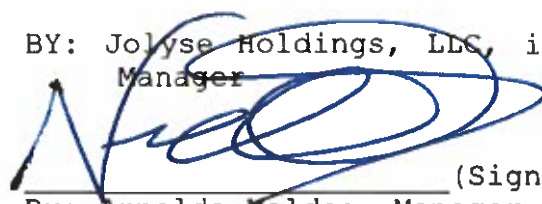
Melady Gallo
Witness Printed Name


Witness

Lorenzo Liaces
Witness Printed Name

ECW 288, LLC

BY: Jolyse Holdings, LLC, its
Manager


(Sign)

By: Arnaldo Valdes, Manager
7101 SW 24 Street,
Miami, Florida 33155

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE) SS
MD

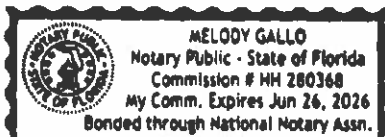
I HEREBY CERTIFY, that on this 15th day of August, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Arnaldo Valdes, personally known to me, or proven, by producing the following forms of identification: FL/DL to be the Member(s) duly authorized on behalf of ECW 288, LLC, a Florida limited liability company and Jolyse Holdings, LLC, a Florida limited liability company, its Manager. 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.

Melody Gallo
Notary Signature

Melody Gallo
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 6/26/24

Commission/Serial No. HH 280368

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 DESCRIPTION

prepared by:



HADONNE

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

EXHIBIT "A"

ADDITIONAL RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION:

PARCEL No. 1:

A portion of Lots 6, 7, 8, 9, 10, 11, 12 & 13 of "MAP OF S.A. MURDEN'S SUB-DIVISION" of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 57 South, Range 39 East, according to the plat thereof as recorded in Plat Book 3, at Page 29, of the Public Records of Miami-Dade county, Florida, being more particularly described as follows:

COMMENCE at a point on the Southeasterly Right-of-Way Line of South Dixie Highway (State Road No. 5 / U.S. Highway No. 1), which is 180 feet North of, as measured at right angles, to the South Line of the Northeast 1/4 of said Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, said line also being the centerline of Biscayne Drive); thence N41°17'18"E along the Southeasterly Right of Way Line of South Dixie Highway (State Road No. 5 / U.S. Highway No. 1) for 160.39 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence continue N41°17'18"E for 77.08 feet; thence S00°42'51"E along a line parallel with and 35 feet West of East Line of the Northeast 1/4 of said Section 5 for 306.55 feet; thence S89°18'57"W along a line parallel with and 50 feet North of the South Line of the Northeast 1/4 of said Section 5 for 33.01 feet to a Point of Cusp of a circular curve to the left, concave to the Northwest; thence Northeasterly, Northerly and Northwesterly along the arc of said curve, having for its elements radius of 25.00 feet, a central angle of 90°01'48", for an arc distance of 39.28 feet to a Point of Tangency; thence N00°42'51"W along a line parallel with and 43 feet West of the East Line of the Northeast 1/4 of said Section 5 for 207.53 feet to a Point of Curvature of a circular curve to the left, concave to the Southwest; thence Northwesterly, Westerly and Southwesterly along the arc of said curve, having for its elements a radius of 25.00 feet, central angle of 137°59'51" for an arc distance of 60.21 feet to a Point of Tangency, said point also being the Point of Beginning.

AND

PARCEL No. 2:

COMMENCE at a point on the Southeasterly Right-of-Way Line of South Dixie Highway (State Road No. 5 / U.S. Highway No. 1), which is 180 feet North of, as measured at right angles, to the South Line of the Northeast 1/4 of said Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, said line also being the centerline of Biscayne Drive); thence S41°17'18"W along the Southeasterly Right of Way Line of South Dixie Highway (State Road No. 5 / U.S. Highway No. 1) for 118.74 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; said point also being a Point of Curvature of a circular curve to the left, concave to the Northeast; thence Southwesterly, Southerly and Southeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, a central angle of 131°58'21", for an arc distance of 57.58 feet; thence S89°18'57"W along a line parallel with and 50 feet North of the South Line of the Northeast 1/4 of said Section 5 for 56.11 feet; thence N41°17'18"E along the Southeasterly Right of Way Line of South Dixie Highway (State Road No. 5 / U.S. Highway No. 1) for 56.11 feet to the Point of Beginning.

Containing 4,110 Square Feet, more or less, by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

prepared by:



HADONNE

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

EXHIBIT "A"

ADDITIONAL RIGHT OF WAY DEDICATION

SOURCES OF DATA:

The Legal Description was generated from the following documents:

1. Plat of "S.A. MURDEN'S SUB-DIVISION" recorded in Plat Book 3, Page 29, Miami-Dade County Records.
2. Florida Department of Transportation Right of Way Map for State Road 5, Section 87020-MISC. 1, Sheet 8 of 26, last dated September 1988.
3. Township Maps for Section 5, Township 57 South, Range 39 East, Miami-Dade County, Florida, prepared by Miami Dade County, Public Works and Transportation Department, Engineering Division Services.

Bearings as shown hereon are based upon the centerline of SW 157th Avenue with an assumed bearing of S00°42'51"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.

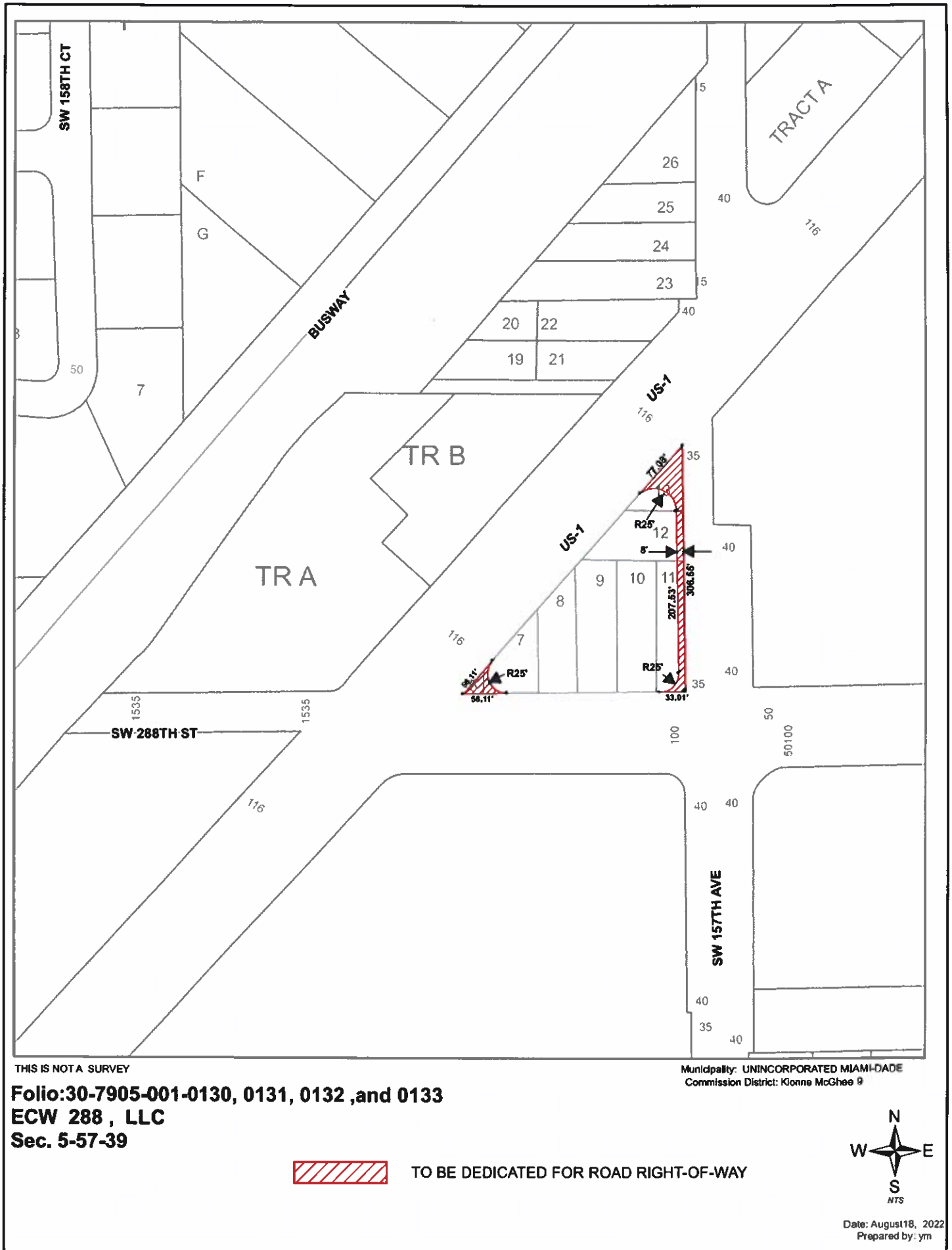
Abraham Hadad, PSM

For The Firm
Professional Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida corporation
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.

Page 3 of 3

JOB: 20024



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. 30-6913-005-0100
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 17 day of August, A.D. 2022, by and between **GOULDS 216 LLC**, a Florida limited liability company, whose Post Office Address is 24798 SW 129 Avenue, Miami, FL 33032, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to 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 5 feet of the North 15 feet of Lots 5 and 16, Block 2, FLAMINGO PARK, according to the plat thereof as recorded in Plat Book 18, at Page 28, of the Public Records of Miami-Dade County, Florida, AND the external area of a 25-foot-radius curve concave to the

Southeast and tangent to the West line of said Block 2 and the South line of the North 15 feet of said Block 2.

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.

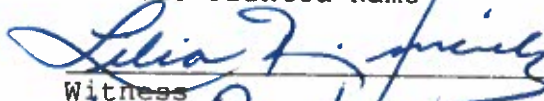
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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

MARIA Lebron
Witness Printed Name


Witness

LILIA Z. Linares
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

GOULDS 216 LLC

Name of LLC
 (Sign)

By: Member
MARIO ASMANTI
Printed Name

Address (if different)

By: Member (Sign)

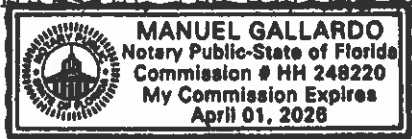
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 17 day of August, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or online notarization MARIO ARMENTI and personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of GOULDS 216 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

Manuel Gallardo
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA
My commission expires: April 1, 2026
Commission/Serial No. HA 248220

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.

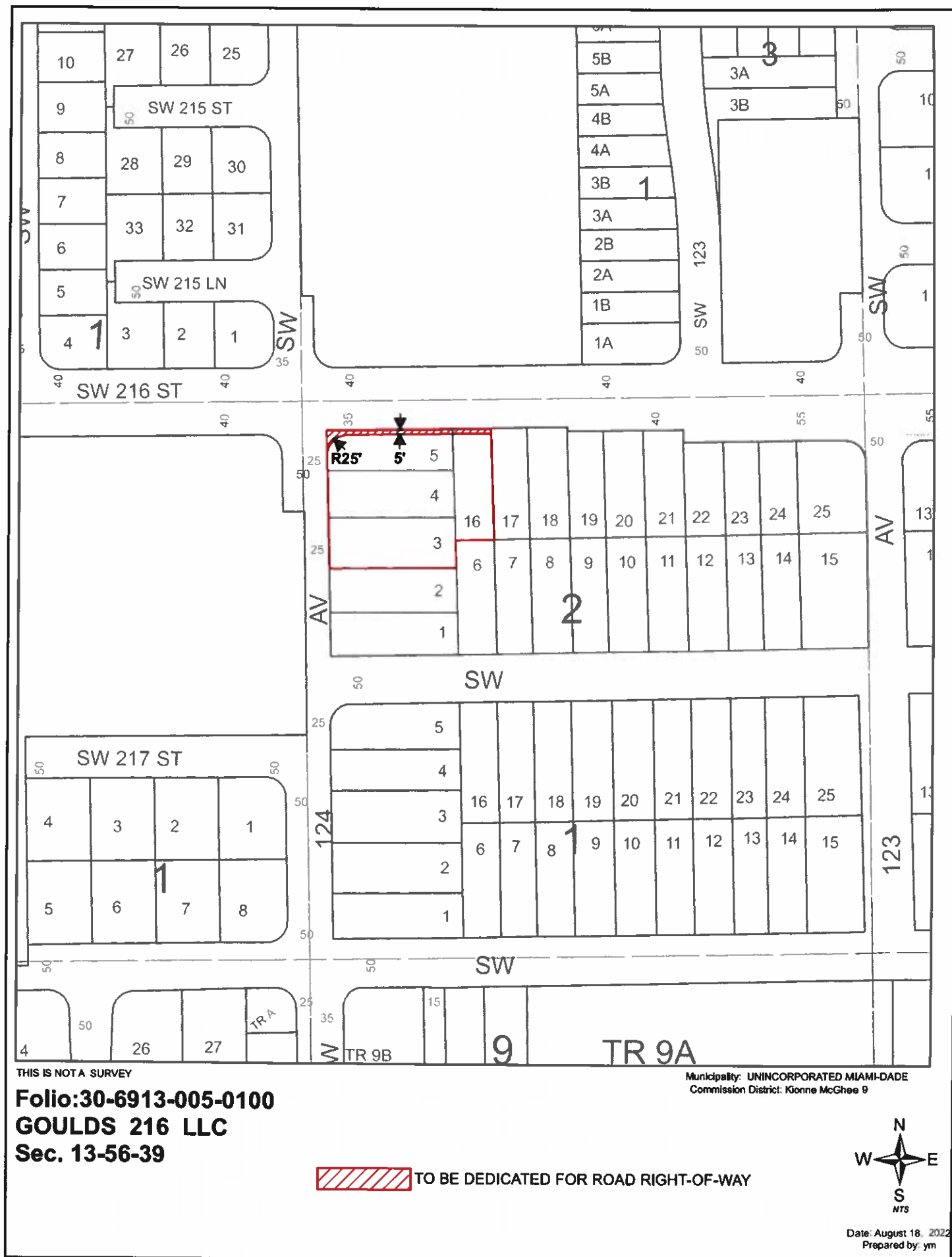
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



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:
Nicole S. Wolfe, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, 44th Floor
Miami, FL 33131
Folio Nos. 30-6933-008-0011 & 30-6933-008-0020
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 ____ day of August, A.D. 2022, by and between Canal Grove Side Apartments, Ltd., a Florida limited partnership, whose address is 477 S. Rosemary Ave, Suite 301, West Palm Beach, Florida 33402, 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

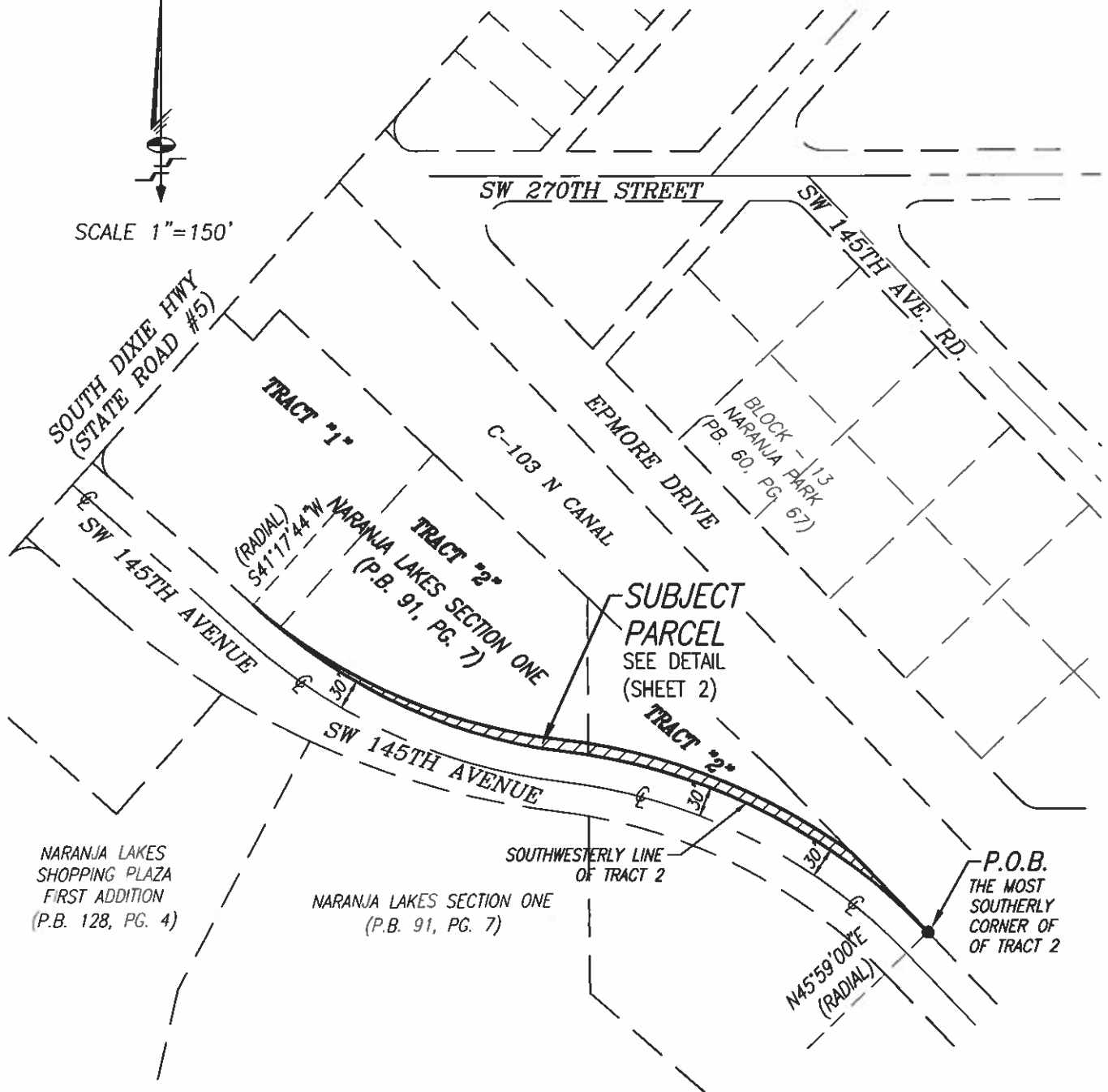
It is the intention of the party of the first part, by this instrument, to convey to the said party

ACTIVE 881210419v1

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION



SCALE 1"=150'



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

SHEET 1 OF 3 SHEETS



Schwebke - Shiskin & Associates, Inc.

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

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 215397

DATE: JULY 29, 2022

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

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL

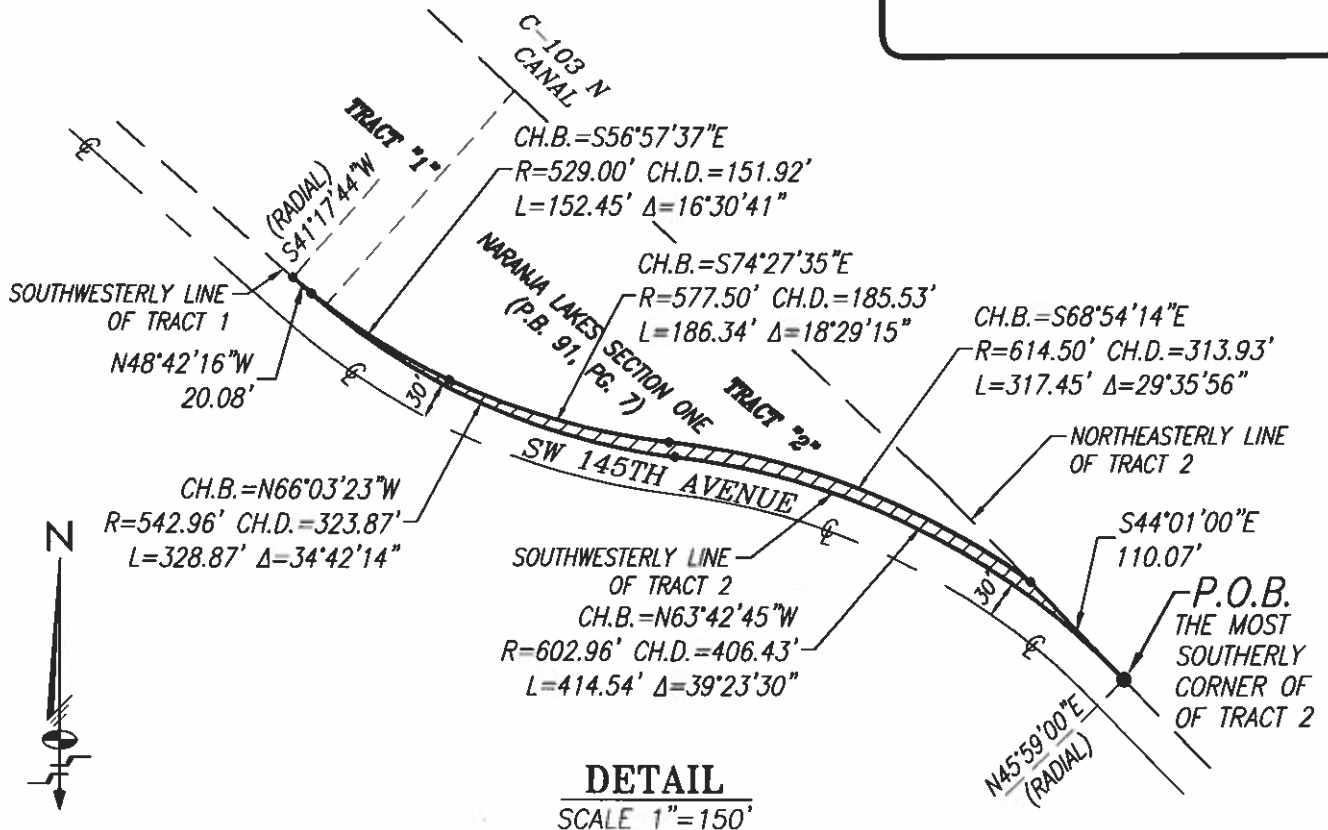
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

K:\335639\NARANJA LAKES SECTION ONE\SKETCH AND LEGAL\DWG\RIGHT OF WAY DEDICATION.DWG

MDC038

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION



LEGEND:

P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
CL DENOTES CENTERLINE
▨ DENOTES SUBJECT PARCEL
CH.B. DENOTES CHORD BEARING
CH.D. DENOTES CHORD LENGTH
Δ DENOTES CENTRAL ANGLE
R DENOTES RADIUS
L DENOTES ARC DISTANCE
P.O.B. DENOTES POINT OF BEGINNING

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

SHEET 2 OF 3 SHEETS



Schwebke-Shishkin & Associates, Inc.

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

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 215397

DATE: JULY 29, 2022

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

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

REVISIONS

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

K:\335639\NARANJA LAKES SECTION ONE\SKETCH AND LEGAL\DWG\RIGHT OF WAY DEDICATION.DWG

MDC039

**LEGAL DESCRIPTION
TO ACCOMPANY SKETCH
RIGHT-OF-WAY DEDICATION**

PORTIONS OF TRACT 1 AND TRACT 2 OF "NARANJA LAKES SECTION ONE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE(S) 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

BEGIN AT THE MOST SOUTHERLY CORNER OF SAID TRACT 2; SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; A RADIAL LINE TO SAID POINT BEARS N45°59'00"E; THE NEXT THREE DESCRIBED COURSES BEING ALONG THE SOUTHWESTERLY LINES OF SAID TRACT 2 AND TRACT 1, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 145TH AVENUE AS SHOWN ON SAID PLAT OF "NARANJA LAKES SECTION ONE"; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 602.96 FEET, A CENTRAL ANGLE OF 39°23'30", A CHORD LENGTH OF 406.43 FEET AND A CHORD BEARING OF NORTH 63°42'45" WEST, FOR AN ARC DISTANCE OF 414.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 542.96 FEET, A CENTRAL ANGLE OF 34°42'14", A CHORD LENGTH OF 323.87 FEET AND A CHORD BEARING OF NORTH 66°03'23" WEST, FOR AN ARC DISTANCE OF 328.87 FEET TO A POINT; THENCE RUN NORTH 48°42'16" WEST FOR A DISTANCE OF 20.08 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST; A RADIAL LINE TO SAID POINT BEARS S41°17'44"W; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 529.00 FEET, A CENTRAL ANGLE OF 16°30'41", A CHORD LENGTH OF 151.92 FEET AND A CHORD BEARING OF SOUTH 56°57'37" EAST, FOR AN ARC DISTANCE OF 152.45 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 577.50 FEET, A CENTRAL ANGLE OF 18°29'15", A CHORD LENGTH OF 185.53 FEET AND A CHORD BEARING OF SOUTH 74°27'35" EAST, FOR AN ARC DISTANCE OF 186.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 614.50 FEET, A CENTRAL ANGLE OF 29°35'56", A CHORD LENGTH OF 313.93 FEET AND A CHORD BEARING OF SOUTH 68°54'14" EAST, FOR AN ARC DISTANCE OF 317.45 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 44°01'00" EAST FOR A DISTANCE OF 110.07 FEET TO THE POINT OF BEGINNING; CONTAINING 5,838 SQUARE FEET MORE OR LESS OR 0.134 ACRES MORE OR LESS.

NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S44°01'00"E ALONG THE NORTHEASTERLY LINE OF TRACT 2.
- 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: THE RICHMAN GROUP

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775
SHEET 3 OF 3 SHEETS

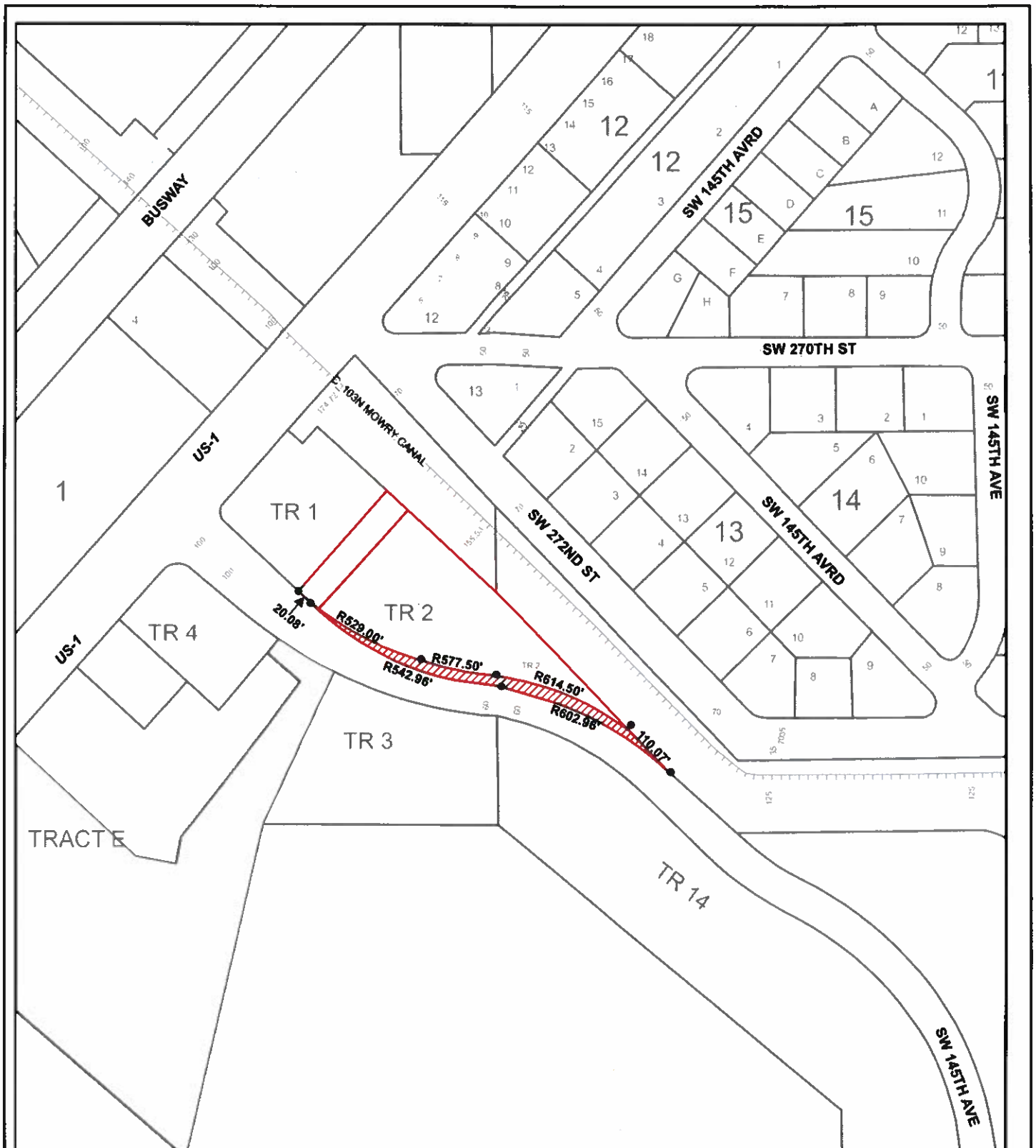


Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954) 435-7010 FAX No. (954) 438-3288
ORDER NO. 215397
DATE: JULY 29, 2022
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87
PREPARED UNDER MY SUPERVISION
Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

REVISIONS

			
---	---	---	---

PREPARED UNDER MY SUPERVISION: Mark Steven Johnson
 MARK STEVEN JOHNSON, PRINCIPAL
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 477



THIS IS NOT A SURVEY

Folio: 30-6933-008-0011

30-6933-008-0020

CANAL GROVE SIDE APARTMENTS, Ltd

Sec. 34-56-39

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



 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY

Date: August 18, 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. 30-2218-006-0134
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 22 day of July, A.D. 2022, by and between **JG 489 Land Trust**, whose address is 489 NE 162 Street, Miami, FL 33162-4354, having as Trustee Ivan Rabinovich Management LLC, a Florida limited liability company whose address is 560 NE 103 Street, Miami Shores, FL 33138, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The external area of a 25-foot-radius curve concave to the Northwest and tangent to the East and South lines of Lot 40, Block 11, FIRST ADDITION TO FULFORD HIGHLANDS, according to the plat thereof as recorded in Plat Book 9, at Page 81, 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 the Member(s) of its trustee, has caused these presents to be signed for and on its behalf, the day and year first above written.

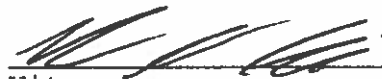
Signed, Sealed and Delivered
in our presence: (2 witnesses
for each signature or for all)



Witness
Gladys De Jesus
Witness Printed Name

Julian O. A.

Witness
JULIAN OSORIO
Witness Printed Name



Witness
Rolando A. Ramirez
Witness Printed Name

Maria Hernandez

Witness
Maria Hernandez
Witness Printed Name

JG 489 Land Trust, Ivan
Rabinovich Management LLC as
Trustee



By: Member of Trustee (Sign)
Ivan Rabinovich
Printed Name

Address (if different)

By: Member of Trustee (Sign)

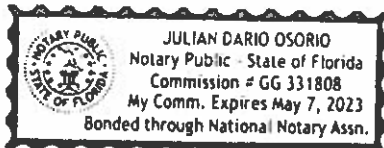
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 22 day of JULY, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization IVAN RABINOVICH and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the person(s) duly authorized on behalf of JG 489 Land Trust, Ivan Rabinovich Management LLC, a Florida limited liability company, as Trustee. Said person(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.



Julian D. Osorio
Notary Signature

JULIAN OSORIO
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: MAY 7, 2023

Commission/Serial No. GG 331808

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.

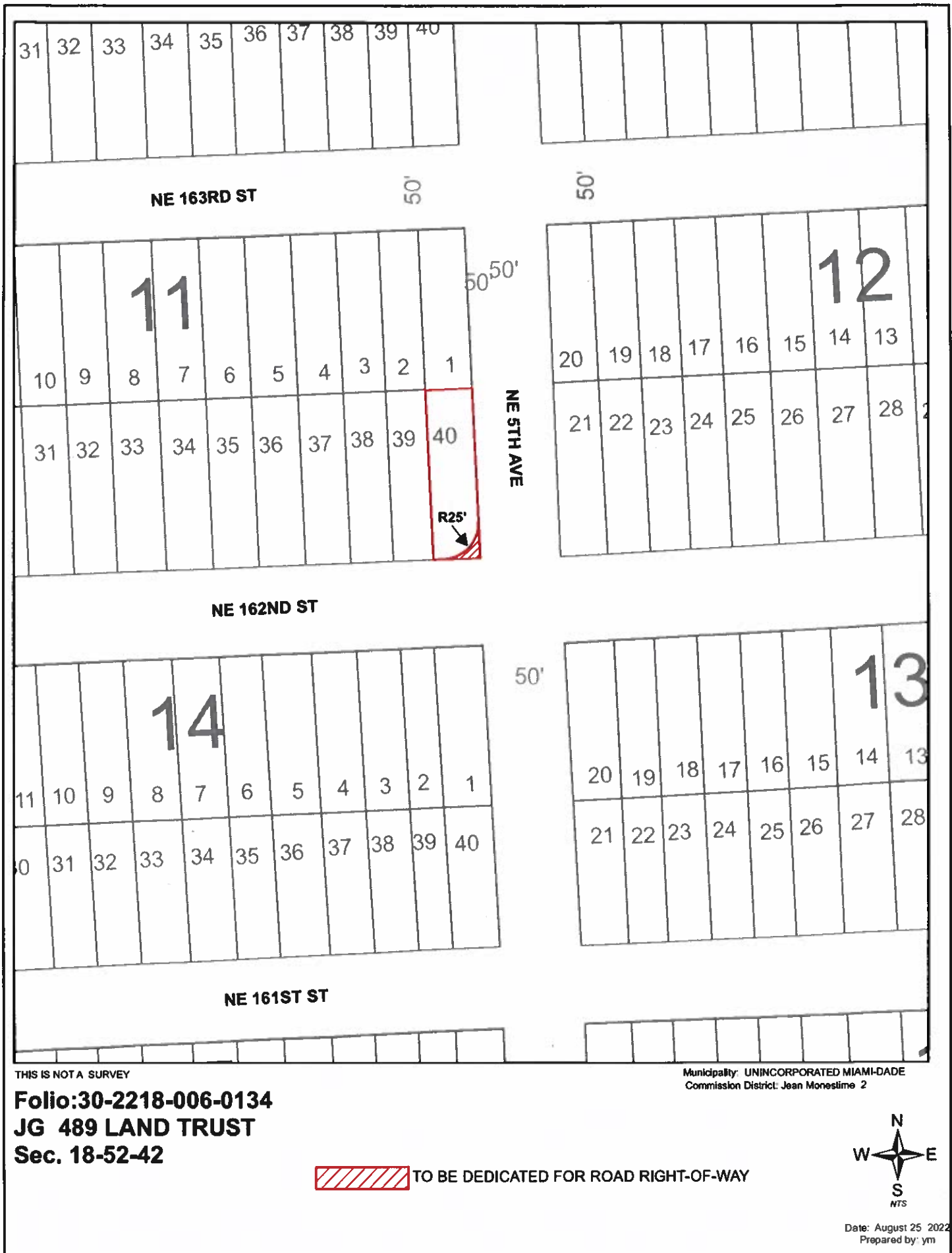
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



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. 30-3110-015-0230
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 22 day of July, A.D. 2022, by and between **IVAN RABINOVICH DEVELOPMENT, LLC AS TRUSTEE OF THE JG 0230 LAND TRUST DATED 02/28/2022**, whose Post Office Address is 700 NE 90th Street, Miami, FL 33138, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

Those portions of Lots 13 and 14, Block 2, COMMERCIAL LIBERTY CITY, according to the plat thereof as recorded in Plat Book 9, at Page 54, of the Public Records of Miami-Dade County, Florida lying within the external area of a 25-foot-radius curve concave to the Northeast and tangent to the West and South lines of said Block 2.

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.

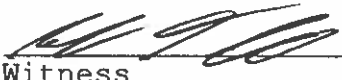
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, by the Member(s) of its Trustee, 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
Glorinda Deckous
Witness Printed Name

Julian O. A.
Witness
JULIAN OSORIO
Witness Printed Name


Witness
Rolando A. Lamer
Witness Printed Name

Maria Hernandez
Witness
Maria Hernandez
Witness Printed Name

IVAN RABINOVICH DEVELOPMENT,
LLC AS TRUSTEE OF THE JG 0230
LAND TRUST DATED 02/28/2022


By: Member (Sign)
Ivan Rabinovich
Printed Name

Address (if different)

(Sign)

By: Member

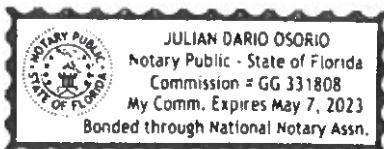
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 22 day of JULY, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization _____ and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of IVAN RABINOVICH DEVELOPMENT, LLC AS TRUSTEE OF THE JG 0230 LAND TRUST DATED 02/28/2022. 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.



Julian D. Osorio
Notary Signature

JULIAN OSORIO
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA.

My commission expires: MAY 7, 2023

Commission/Serial No. GG 331808

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.

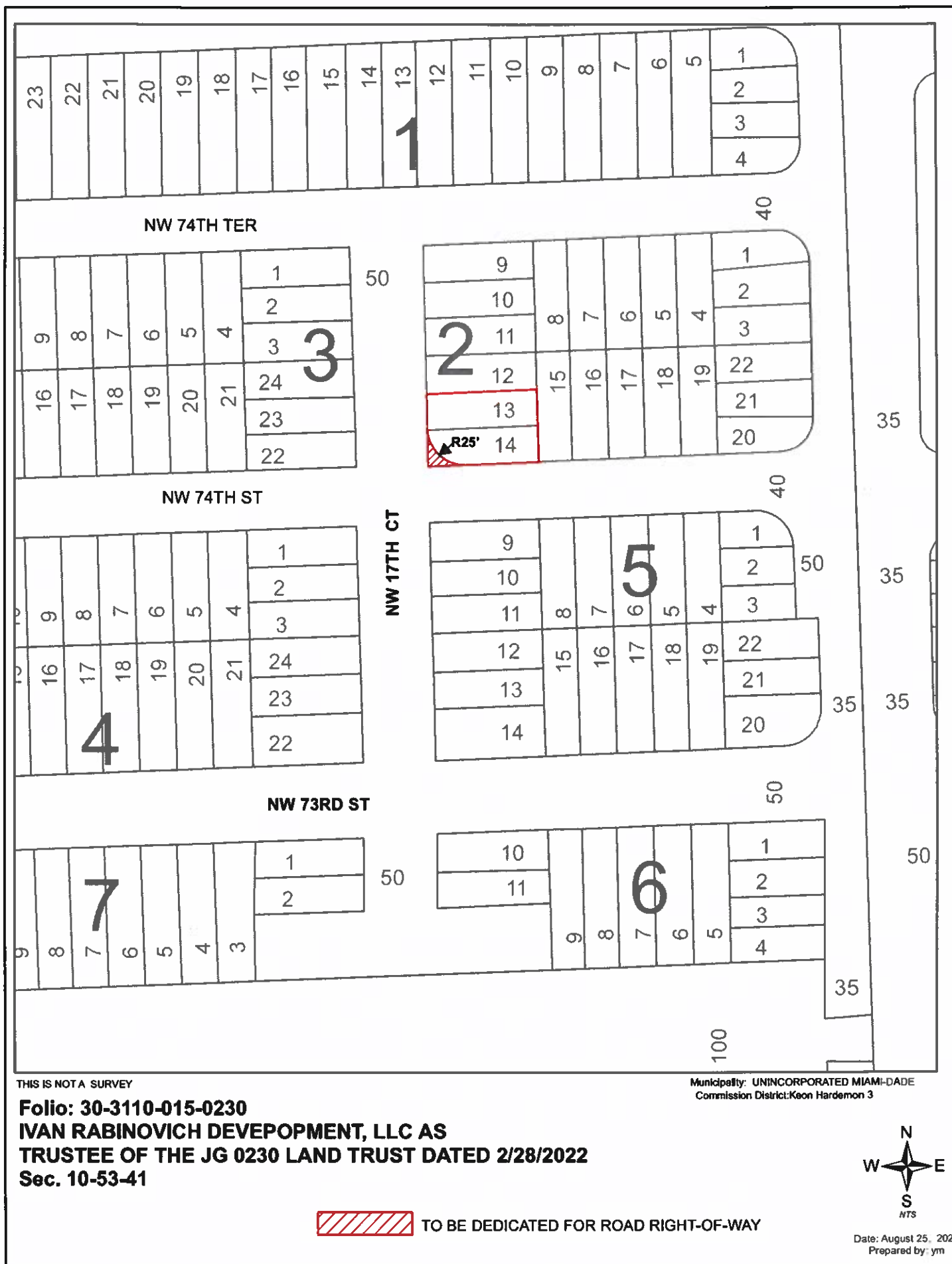
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



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. 30-4132-000-0180
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 27 day of JULY, A.D. 2022,
by and between Edward Boza, Kathryn F. Boza, and Kathryn A. Boza,
whose address is 4666 Sunset Drive, 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:

The external area of a 25-foot-radius curve concave to the Southeast and tangent to the East line of the West 25 feet of the Northwest 1/4 of Section 32, Township 54 South, Range 41 East, in Miami-Dade County, Florida and the South line of North 50 feet of the said Northwest 1/4 of said Section 32.

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

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

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

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

SIGNATURE PAGE TO FOLLOW

THIS PORTION OF PAGE INTENTIONALLY LEFT BLANK

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

Witness

Argenis Figueroa
Witness Printed Name

Witness

Isabel C. Alvarez
Witness Printed Name

Witness

Argenis Figueroa
Witness Printed Name

Witness

Isabel C. Alvarez
Witness Printed Name

Witness

Argenis Figueroa
Witness Printed Name

Witness

Isabel C. Alvarez
Witness Printed Name

(Sign)

Edward Boza
Printed Name

Address (if different)

(Sign)

Kathryn F. Boza
Printed Name

Address (if different)

(Sign)

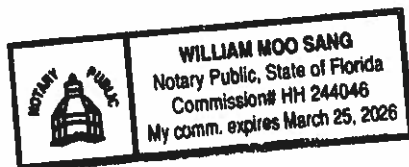
Kathryn A. Boza
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 27th day of JULY, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of []physical or []online notarization Edward Boza, Kathryn F. Boza, and Kathryn A. Boza, personally known to me, or proven, by producing the following methods of identification: FLORIDA DRIVER LICENSE to be the persons 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.



William Moo Sang
Notary Signature

WILLIAM MOO SANG
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: MARCH 25, 2026

Commission/Serial No. HH 244046

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: 30-4132-000-0180

EDWARD BOZA, KATHRYN F. BOZA, AND
KATHRYN A. BOZA

SEC. 32-54-41

Municipality: UNINCORPORATED
Commission District: Raquel Regalado 7



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: August 25, 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. 30-3111-014-0010
User Department: DTPW

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

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

THIS INDENTURE, Made this 23rd day of August, A.D. 2022, by and between **LEGACY RENTALS, LLC**, a Florida limited liability company, whose address is 5950 Hancock Road, Southwest Ranches, FL 33330, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to 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 external area of a 25-foot-radius curve concave to the Southeast and tangent to the North and West lines of Lot 1, THIRD ADDITION TO ROSE PARK, according to the plat thereof as recorded in Plat Book 16, at Page 21, 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)



Witness

Claudia March

Witness Printed Name



Witness

Martha March

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

LEGACY RENTALS, LLC

Name of LLC



By: Member (Sign)

Mildred March

Printed Name

5950 Hancock Rd SW Ranches

Address (if different) FL 33330

By: Member (Sign)

Printed Name

Address (if different)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 23 day of August, 2022, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or []online notarization MILDRED MARCH and personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of LEGACY RENTALS, 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

RENATO ARANA
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 3/30/2026

Commission/Serial No. HH 233250

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

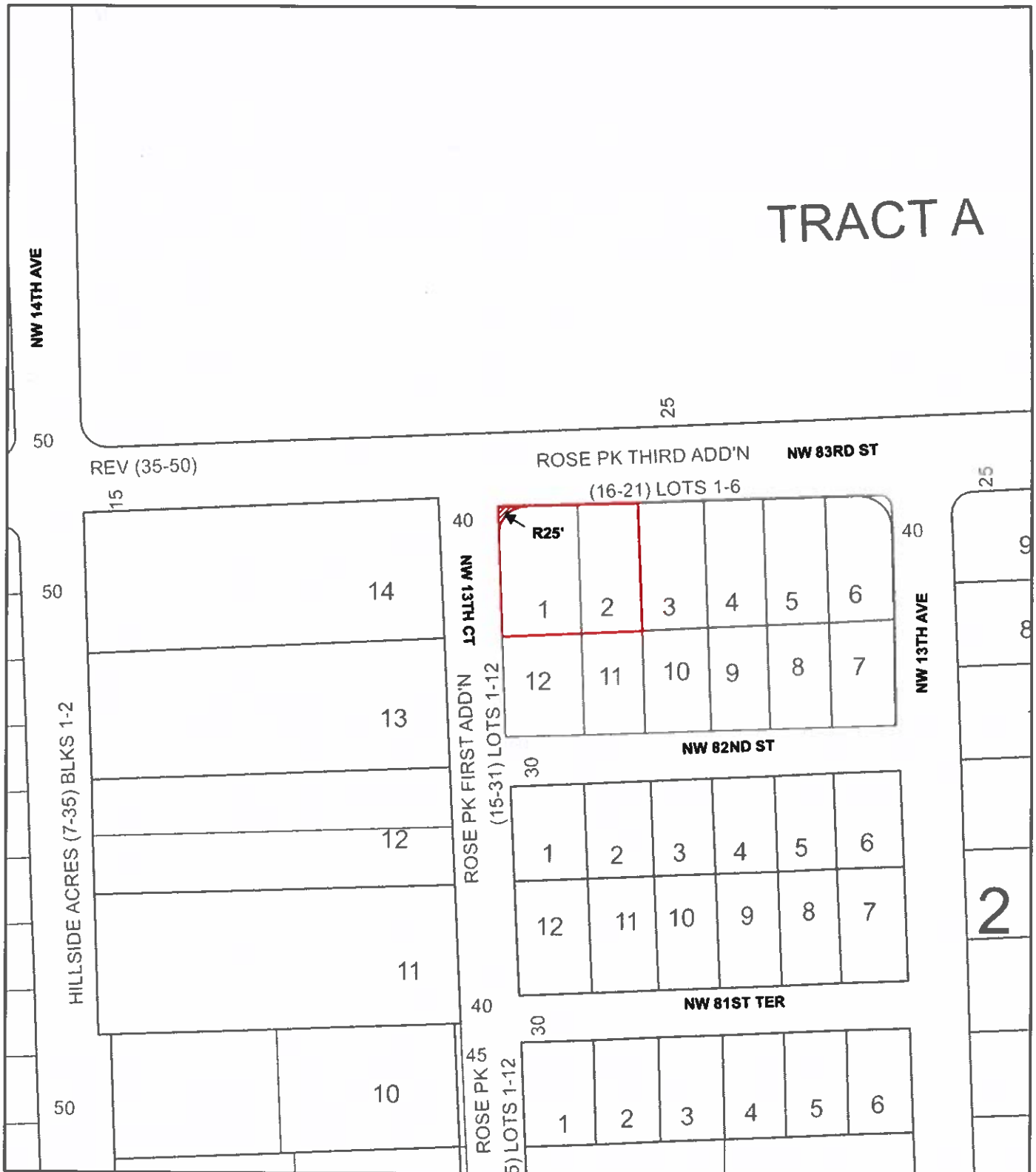
ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

TRACT A



THIS IS NOT A SURVEY

Folio: 30-3111-014-0010
LEGACY RENTALS, LLC
SEC. 11-53-41

Municipality: UNINCORPORATED
 Commission District: Jean Monestime 2

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: August 30, 2022
 Prepared by: ym



MEMORANDUM

(Revised)

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

DATE: November 15, 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)
11-15-22

RESOLUTION NO. R-1109-22

RESOLUTION ACCEPTING CONVEYANCES OF 10
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. 191 SW 12 Owner, LLC
2. Two Lakes Lennar, LLC
3. Two Lakes Lennar, LLC
4. ECW 288, LLC
5. Goulds 216, LLC
6. Canal Grove Side Apartments, LTD.
7. JG 489 Land Trust
8. Ivan Rabinovich Development, LLC as Trustee of the JG 0230 Land Trust Dated 02/28/2022
9. Edward Boza, Kathryn F. Boza, and Kathryn A. Boza
10. Legacy Rentals, 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.

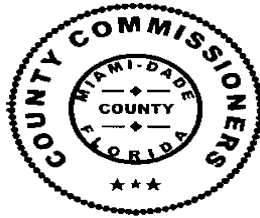
Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

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 **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 15th day of November, 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" or similar, with a horizontal line underneath.

Lauren E. Morse