

PLEASE RETURN TO:
City of Doral, Public Works Department
8401 NW 53rd Terrace
Doral, FL 33166

INSTRUMENT PREPARED BY:
Vanessa Madrid, Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

Folio No.: Portion of 35-3022-000-0011

**RIGHT-OF-WAY DEED TO CITY OF DORAL
CONVEYS THE TITLE FOR ROADWAY PURPOSES
BY A COMMUNITY DEVELOPMENT DISTRICT (CDD)**

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

THIS INDENTURE, made this 18th day of November, A.D. 2022, by and between **DOWNTOWN DORAL SOUTH COMMUNITY DEVELOPMENT DISTRICT**, an independent local unit of special purpose government created and established under Chapter 190, Florida Statutes, whose mailing address is c/o Governmental Management Services-South Florida, LLC, 5385 North Nob Hill Road, Sunrise, FL 33351, party of the first part, and the **CITY OF DORAL**, a Florida municipality, and its successors in interest, whose mailing address is 8401 NW 53 Terrace, Doral, Florida 33166, 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 roadway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

See Exhibit "A"

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

roadway and for all purposes incidental thereto.

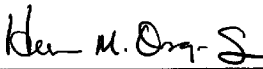
It is expressly provided that if and when said roadway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

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.

[SIGNATURE PAGE(S) TO FOLLOW]

The foregoing was accepted and approved on the 18 day of November, A.D. 2022.



City Manager

ATTEST: Connie Diaz,
Clerk of said Board

Approved as to form
and legal sufficiency

By: 

Connie Diaz, Clerk



City Attorney

EXHIBIT "A"

LEGAL & SKETCH OF RIGHT-OF-WAY DEDICATION

PARCEL "B" LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS:

PG.	Page	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
POB	Point of Beginning		

SURVEYOR'S REPORT:

1. This legal description and sketch, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed Surveyor and Mapper.
2. The sketch shown is not a land survey.
3. Additions or deletions to this survey product by other than the signing party or parties are prohibited without written consent of the signing party or parties.
4. This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.
5. Bearings are based on an assumed value of N13°35'56"E as an extension of the northwesterly limit of Tract "C" as shown on "Overture at Downtown Doral South" plat, according to the plat thereof as recorded in Plat Book 174, Page 34, of the public records of Miami-Dade County, Florida.

LEGAL DESCRIPTION:

A PORTION OF PARCEL 1 OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 32349, PAGE 2096, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A PORTION OF "REVISED PLAT OF ORIZABA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 71, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

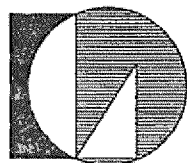
COMMENCE AT THE MOST NORTH AND WESTERLY CORNER OF TRACT "C" OF "OVERTURE AT DOWNTOWN DORAL SOUTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N13°35'56"E AS A BASIS OF BEARINGS AS AN EXTENSION OF THE NORTHWESTERLY LIMIT OF SAID TRACT "C" FOR 1.39 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S85°16'49"W; THENCE 90.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,093.92 FEET AND A CENTRAL ANGLE OF 04°43'11" TO A POINT OF INTERSECTION WITH A TANGENT LINE; THENCE N00°00'00"E (DUE NORTH) FOR 11.88 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N00°00'00"E FOR 83.22 FEET; THENCE S88°36'17"E FOR 12.33 FEET TO A POINT OF CUSP WITH A CURVE, A RADIAL LINE TO SAID POINT BEARS S01°23'43"W; THENCE 38.66 FEET NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°36'17" TO A POINT OF INTERSECTION WITH A TANGENT LINE; THENCE N00°00'00"E (DUE NORTH) FOR 3.84 FEET; THENCE S41°26'45"E FOR 38.49 FEET; THENCE THENCE S88°36'17"E FOR 364.74 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 85TH AVENUE; THENCE S01°23'43"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 50.00 FEET; THENCE N88°36'17"W FOR 353.52 FEET; THENCE S35°39'09"W FOR 40.17 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that the LEGAL DESCRIPTION and SKETCH of the subject area described hereon was made under my supervision and that the LEGAL DESCRIPTION meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the sketch hereon is true and correct to the best of my knowledge and belief, subject to notes and notations shown hereon. This sketch shown is not a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida

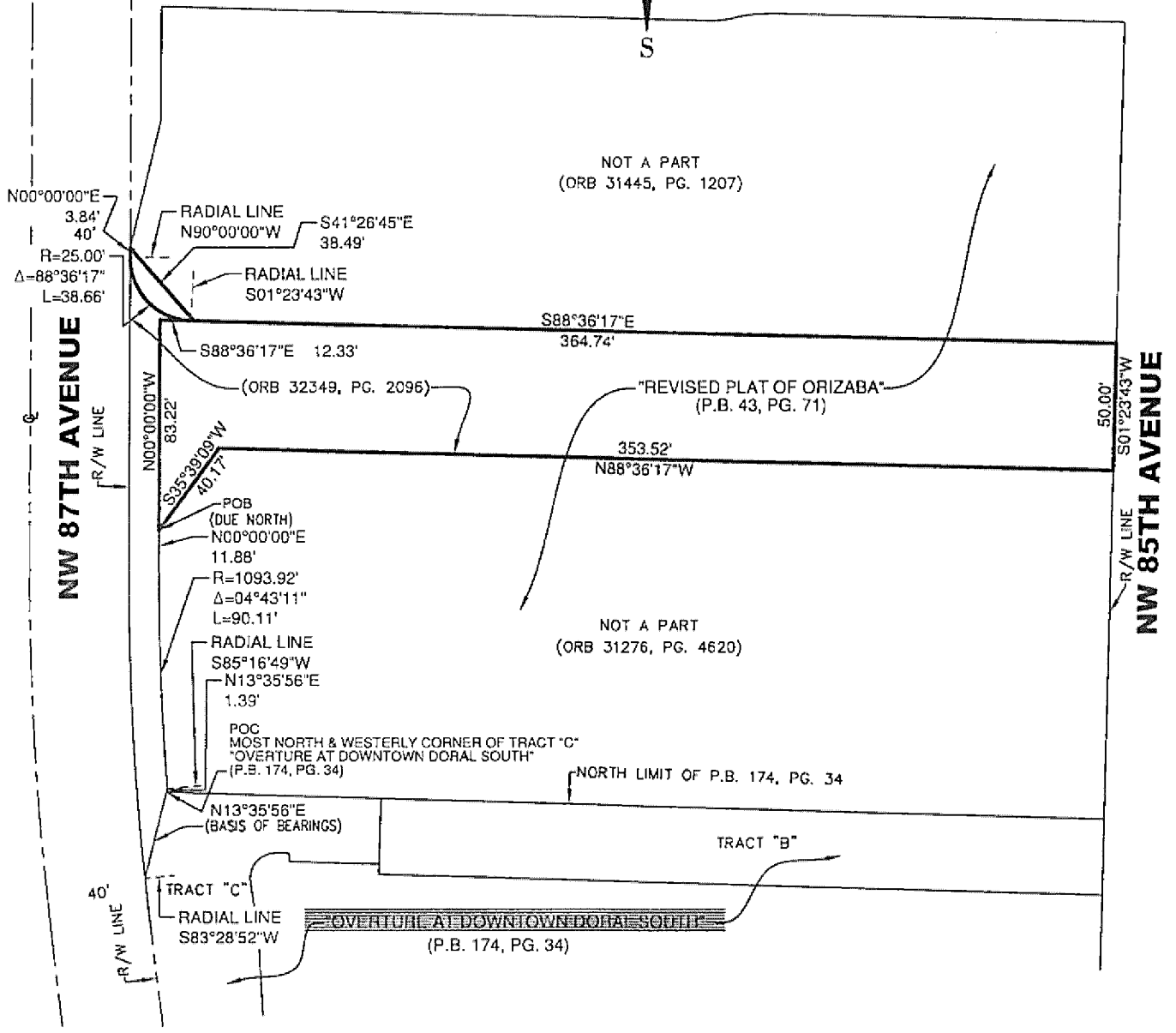
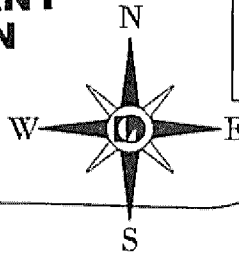


LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
13501 SW 128 STREET SUITE #211 MIAMI, FL 33186
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: TMB
SCALE: NOT TO SCALE
DATE: 5/23/22
PROJ. #: 2014 38A #400

SHEET:
1
OF 2 SHEETS

PARCEL "B" SKETCH TO ACCOMPANY LEGAL DESCRIPTION



(NOT TO SCALE)

(This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.)



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
13501 SW 128 STREET SUITE #211 MIAMI, FL 33186
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: TMB
SCALE: NOT TO SCALE
DATE: 5/23/22
PROJ. #: 2014 38A #400

SHEET:
2
OF 2 SHEETS

5/23/22 10:42 AM

Plat Res. No. 22-007
Page 1 of 3

FINAL PLAT RESOLUTION No. 22-007

A RESOLUTION OF THE PLAT COMMITTEE OF THE CITY OF DORAL, FLORIDA, APPROVING THE RIGHT-OF-WAY DEDICATION ALONG NW 47 STREET BETWEEN NW 87 AVENUE AND NW 85 AVENUE AS DEPICTED IN THE SKETCH AND LEGAL DESCRIPTION DEVELOPED BY LUDOVICI & ORANGE CONSULTING ENGINEERS, INC.; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Downtown Doral South Community Development District (the CDD) submitted a Letter of Intent in connection with a right-of-way dedication along NW 47th Street as required for the Downtown Doral South project (the Project); and

WHEREAS, the Project lies east of NW 87th Avenue and north of NW 41st Street; and

WHEREAS, the subject dedication is a requirement for the development of the properties abutting NW 47th Street; and

WHEREAS, this dedication will allow for the processing of the final plat of DOWNTOWN DORAL SOUTH MULTIFAMILY; and

WHEREAS, this application has been reviewed for compliance with the City of Doral Code and Chapter 28 of the Miami-Dade County Code by the City Professional Surveyor and Mapper and has been found to be consistent with the Comprehensive Plan; and

WHEREAS, after careful review and deliberation, the Plat Committee has determined that this application has complied with the Code.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAT COMMITTEE AS DULY AUTHORIZED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, TO APPROVE PLATS AND OTHER MATTERS DELINEATED IN CHAPTER 83 OF THE

Plat Res. No. 22-007
Page 2 of 3

CITY'S LAND DEVELOPMENT CODE, THAT:

Section 1. All rights of the City of Doral and the public in and to the same are hereby renounced and disclaimed.

Section 2. It is found that the action will serve a public purpose and benefit the public without violating private rights.

Section 3. The procedure utilized in the adoption of this resolution is expressly ratified and approved.

Section 4. This Resolution shall be recorded in the Public Records of Miami-Dade County, Florida, with the Applicant to pay the costs thereof.

Section 5. This Resolution shall take effect immediately upon adoption.

Plat Res. No. 22-007
Page 3 of 3

The foregoing Plat Committee Resolution was offered by Carlos Arroyo who moved its adoption. The motion was seconded by Edna Sibila and upon being put to a vote, the vote was as follows:

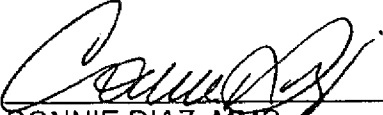
Carlos Arroyo	Yes
Rita Carbonell	Yes
Edna Sibila	Yes

PASSED AND ADOPTED this 3 day of November, 2022.




 CARLOS ARROYO, CFM
 PUBLIC WORKS DIRECTOR

ATTEST:



 CONNIE DIAZ, MMC
 CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF DORAL ONLY:



 LUIS FIGUEREDO, ESQ.
 CITY ATTORNEY

EXHIBIT "A"

PARCEL "B" LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS:

PG.	Page	P.B.	Plat Book
Δ	Central Angle of Curve	R	Radius
L	Length of Curve	R/W	Right-of-Way
POB	Point of Beginning		

SURVEYOR'S REPORT:

1. This legal description and sketch, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed Surveyor and Mapper.
2. The sketch shown is not a land survey.
3. Additions or deletions to this survey product by other than the signing party or parties are prohibited without written consent of the signing party or parties.
4. This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.
5. Bearings are based on an assumed value of N13°35'56"E as an extension of the northwesterly limit of Tract "C" as shown on "Overture at Downtown Doral South" plat, according to the plat thereof as recorded in Plat Book 174, Page 34, of the public records of Miami-Dade County, Florida.

LEGAL DESCRIPTION:

A PORTION OF PARCEL 1 OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 32349, PAGE 2096, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING A PORTION OF "REVISED PLAT OF ORIZABA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 71, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTH AND WESTERLY CORNER OF TRACT "C" OF "OVERTURE AT DOWNTOWN DORAL SOUTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N13°35'56"E AS A BASIS OF BEARINGS AS AN EXTENSION OF THE NORTHWESTERLY LIMIT OF SAID TRACT "C" FOR 1.39 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S85°16'49"W; THENCE 90.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,093.92 FEET AND A CENTRAL ANGLE OF 04°43'11" TO A POINT OF INTERSECTION WITH A TANGENT LINE; THENCE N00°00'00"E (DUE NORTH) FOR 11.88 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N00°00'00"E FOR 83.22 FEET; THENCE S88°36'17"E FOR 12.33 FEET TO A POINT OF CUSP WITH A CURVE, A RADIAL LINE TO SAID POINT BEARS S01°23'43"W; THENCE 38.66 FEET NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°36'17" TO A POINT OF INTERSECTION WITH A TANGENT LINE; THENCE N00°00'00"E (DUE NORTH) FOR 3.84 FEET; THENCE S41°26'45"E FOR 38.49 FEET; THENCE THENCE S88°36'17"E FOR 364.74 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 85TH AVENUE; THENCE S01°23'43"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 50.00 FEET; THENCE N88°36'17"W FOR 353.52 FEET; THENCE S35°39'09"W FOR 40.17 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY that the LEGAL DESCRIPTION and SKETCH of the subject area described hereon was made under my supervision and that the LEGAL DESCRIPTION meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the sketch hereon is true and correct to the best of my knowledge and belief, subject to notes and notations shown hereon. This sketch shown is not a land survey.

LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012



Arturo A. Sosa

Digitally signed by Arturo A. Sosa
Date: 2022.05.26 13:35:23 -04'00'

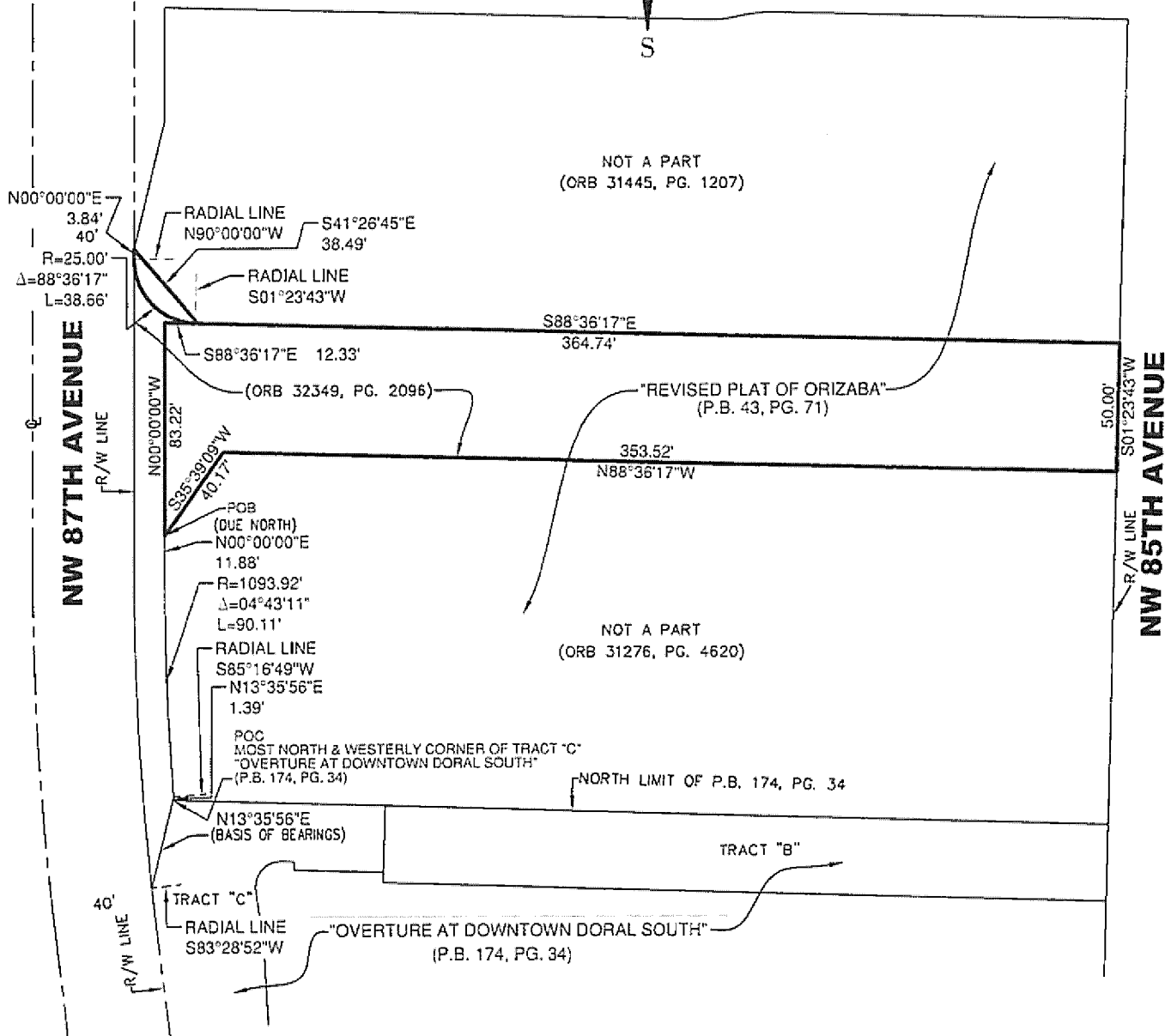
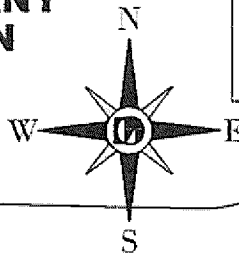
Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
13501 SW 128 STREET SUITE #211 MIAMI, FL 33186
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: TMB
SCALE: NOT TO SCALE
DATE: 5/23/22
PROJ. #: 2014 38A #400

SHEET:
1
OF 2 SHEETS

**PARCEL "B"
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**



(NOT TO SCALE)

(This document consists of two (2) sheets and each sheet will not be considered full, valid, nor complete unless attached to the others.)

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 1012
13501 SW 128 STREET SUITE #211 MIAMI, FL 33186
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: GB
CHECKED: TMB
SCALE: NOT TO SCALE
DATE: 5/23/22
PROJ. #: 2014 38A #400

SHEET:
2
OF 2 SHEETS