

Return to:

Director of Public Works Department
City of Doral
8401 NW 53 Terrace
Doral, FL 33178

Instrument prepared by:

Gilberto Pastoriza, Esq.
City Attorney
Folio No. 35-3008-000-0041
User Department: Public Works

**RIGHT-OF-WAY DEED TO CITY OF DORAL
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

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

THIS INDENTURE, Made this 22 day of JUNE, A.D. 2016, by and between 107 Avenue Doral Properties, LLC, a Florida limited liability company, whose address is 782 NW 42 Avenue, Suite 205, Miami, Florida, 33126, party of the first part, and The City of Doral, a municipality organized under the laws of the State of Florida, and its successors in interest, whose address is 8401 NW 53 Terrace, Doral, FL 33178, 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) 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 attached Exhibit "A"

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

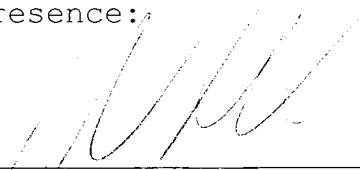
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, her heirs and assigns, and shall have the right to immediately re-possess the same.

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


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

Signed, Sealed and Delivered in our presence:

107 AVENUE DORAL PROPERTIES, LLC
By Optimus Owners Rep, LLC
(Manager)



Witness

By:  (Sign)
Nelson Monroy, Manager

Roberto F. Freitas III

Witness Printed Name

Nelson Monroy

Printed Name



Witness

ERONIA ZAVIERA

Witness Printed Name

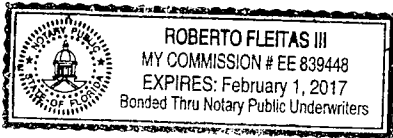
STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 22 day of June, 2016, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Nelson Marroy whom is personally known to me, or proven, by producing the following forms of identification: _____ to be the Manager of Optimus Owners Rep, LLC, as Manager, duly authorized on behalf of 107 Avenue Doral Properties, LLC, a Florida limited liability company. Said Managing Member executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

[Signature]
Notary Signature

Roberto D. Fleitas III
Printed Notary Name



NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 2-1-17

Commission/Serial No. EE 839448

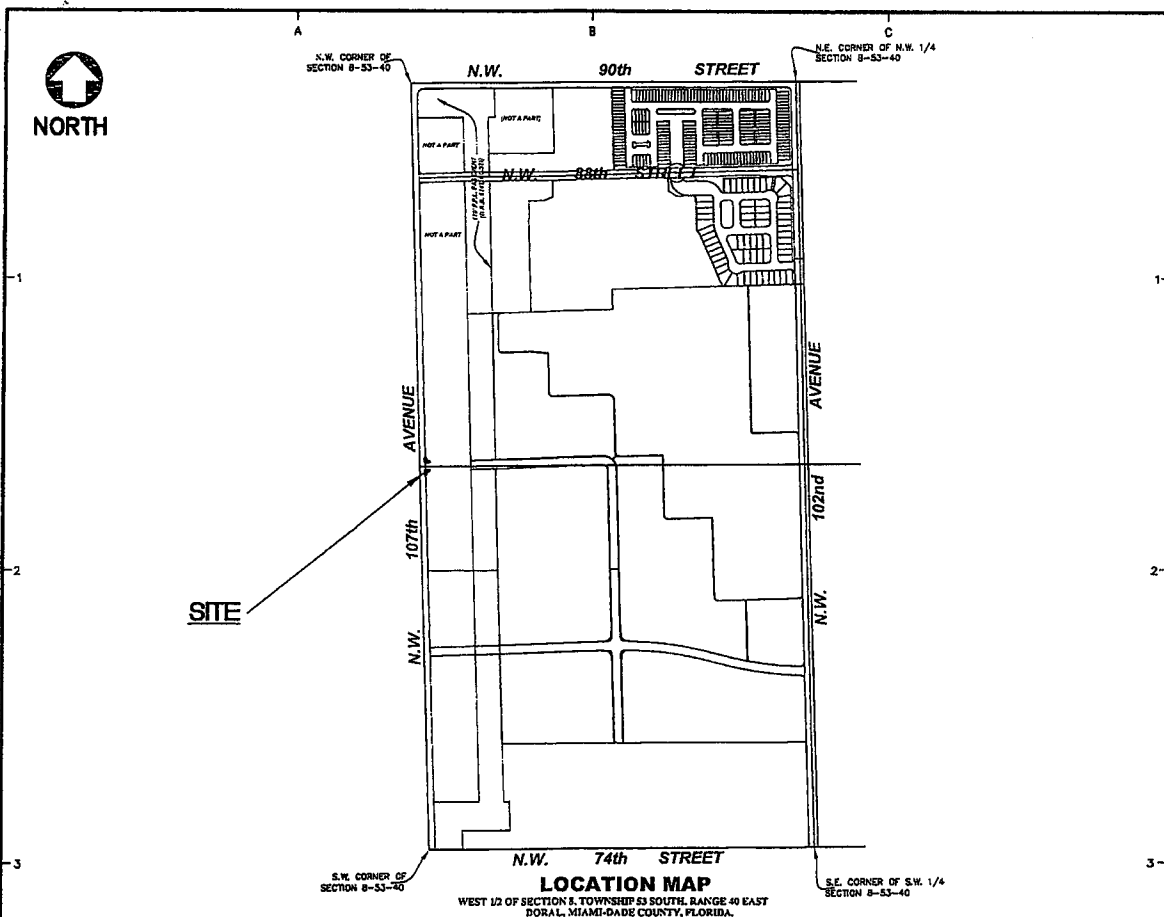
The foregoing was accepted and approved on the 20 day of April, A.D. 2016, by Resolution No. 16-85 of the City Council of the City of Doral, Florida.

[Signature]
Edward Rojas, City Manager

ATTEST: Connie Diaz,
By: [Signature]
City Clerk

Approved as to form and legal sufficiency
[Signature]
City Attorney

EXHIBIT "A"



SURVEYOR'S NOTES:


- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on an assumed value of N01°43'29"W, along the West Line of Section 8-53-40
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Fernandez, Inc.
L.B.6557

Date: December 2, 2015
 Revision 1:
 Revision 2:
 Revision 3:

By: 
 Edwin J. Fernandez, P.S.M., For the Firm
 Professional Surveyor and Mapper
 State of Florida, Registration No.5676

FORD, ARMENTEROS & FERNANDEZ, INC. (GRAPHIC) (SURVEY) (SKETCH & LEGAL) (15-025-1005).dwg

GRAND BAY SOUTH FLORDADE - 25' RADIUS RETURNS



FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

TYPE OF PROJECT:		LOCATION MAP AND NOTES	
SHEET NAME:		SKETCH & LEGAL DESCRIPTION	
PREPARED FOR:		LENNAR HOMES, LLC	
DRAWN BY:	B.R.	DATE:	12-02-2015
DWG. CHECKED BY:		SCALE:	N/A
			SHEET: 1

LEGAL DESCRIPTION:

That portion of the external area formed by a 25.00 foot radius arc, concave to the Northeast, and tangent to the Westerly and Southerly lines of the following described parcel;

A portion of of Section 8, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner of said Section 8; thence S01°43'29"E, along the West Line of the Northwest 1/4 of said Section 8, for a distance of 240.07 feet; thence N89°39'28"E for a distance of 40.01; thence continue N89°39'28"E for a distance of 310.09 feet; thence S01°43'29"E, along the West Line of a 170 feet Wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 379.33 feet to a point hereinafter referred to as Reference Point "A"; thence from the aforementioned Reference Point "A"; continue S01°43'29"E, along the West Line of a 170 feet Wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 60.00 feet; thence continue S01°43'29"E, along the last described line for a distance of 508.24 feet to a point hereinafter referred to as Reference Point "B"; thence from the aforementioned Reference Point "B"; thence S01°43'29"E, along the West Line of a 170 feet wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 50.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01°43'29"E, along the last described line for a distance of 1363.29 feet to a point hereinafter refer to as Reference Point "C"; thence S88°16'31"W for a distance of 310.00 feet; thence N01°43'29"W, along a line 40.00 feet East of and parallel with the West Line of the Southwest 1/4 of said Section 8, for a distance of 1258.97 feet; thence N88°16'31"E for a distance of 206.00 feet; thence N01°43'29"W for a distance of 104.32 feet; thence N88°16'31"E for a distance of 104.00 feet to the POINT OF BEGINNING.

AND:

That portion of the external area formed by a 25.00 foot radius arc, concave to the Southeast, and tangent to the Westerly and Northerly lines of the following described parcel;

COMMENCE at the aforementioned Reference Point "C"; thence S01°43'29"E, along the West Line of a 170 feet wide Florida Power and Light Easement, as recorded in Official Records Book 6142, at Page 326 of the Public Records of Miami-Dade County, Florida, for a distance of 60.00 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence continue S01°43'29"E, along the last described line for a distance of 1208.64 feet to a point of curvature of a circular curve to the left, concave to the East; thence Southeasterly along the arc of said curve, having for its elements a radius of 23.00 feet, through a central angle of 12°33'35" for an arc distance of 5.04 feet; thence S88°16'17"W for a distance 310.55 feet a point hereinafter refer to a Reference Point "D"; thence N01°43'29"W, along a line 40.00 feet East of and parallel with the West Line of the Northwest 1/4 of said Section 8, for a distance of 1213.66 feet; thence N88°16'31"E for a distance of 310.00 feet to the POINT OF BEGINNING.

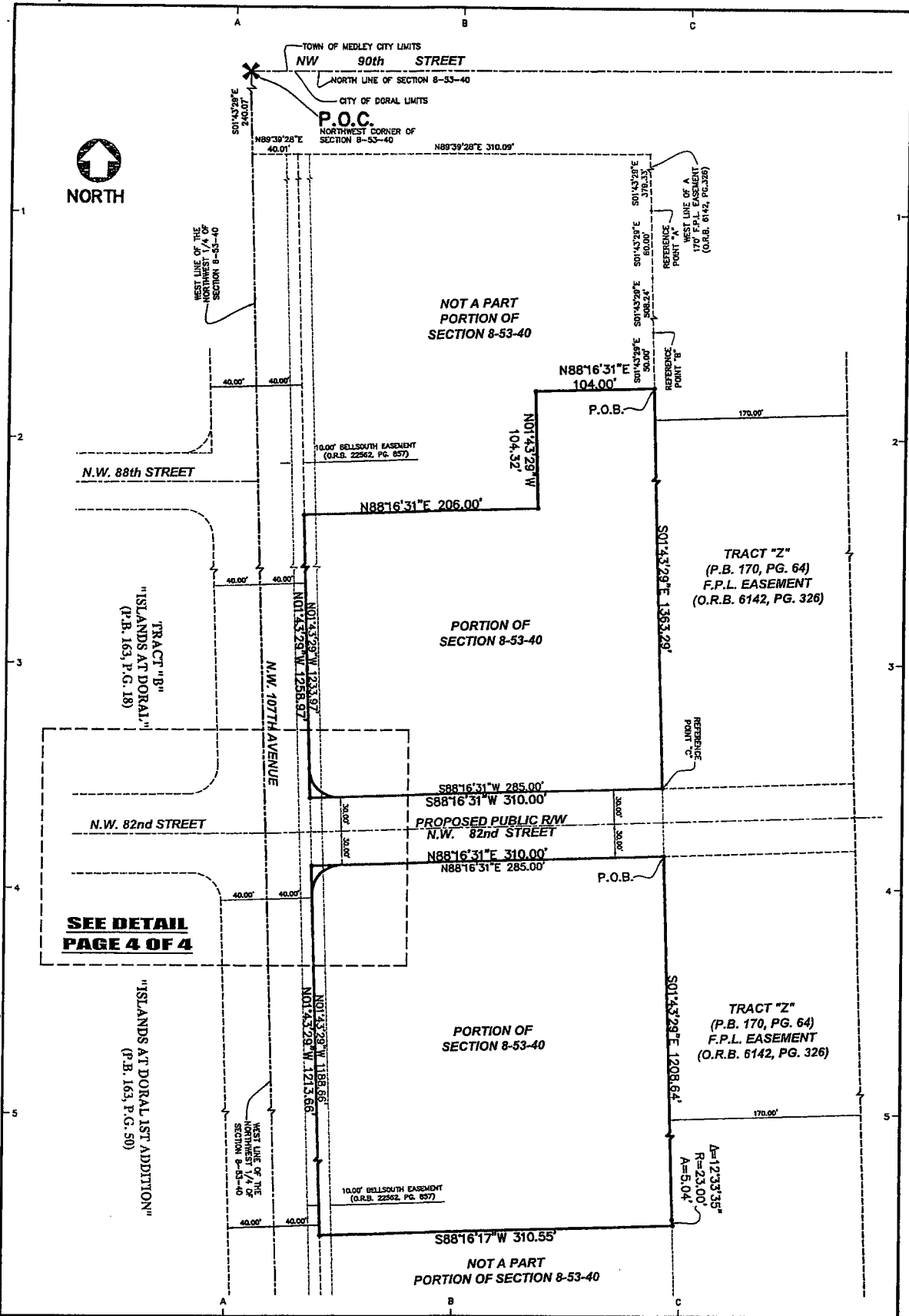
JRD COMPANIES Engineering & Surveying \Survey\Sketch & Legal\14-025 (GRAND BAY SOUTH)\14-025-1005.dwg

GRAND BAY SOUTH FLORDADE - 25' RADIUS RETURNS



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TYPE OF PROJECT: LOCATION MAP AND NOTES			
SHEET NAME: SKETCH & LEGAL DESCRIPTION			
PREPARED FOR: LENNAR HOMES, LLC			
DRAWN BY: B.R.	DATE: 12-02-2015	SHEET:	
ENG. CHECKED BY:	SCALE: N/A	2	



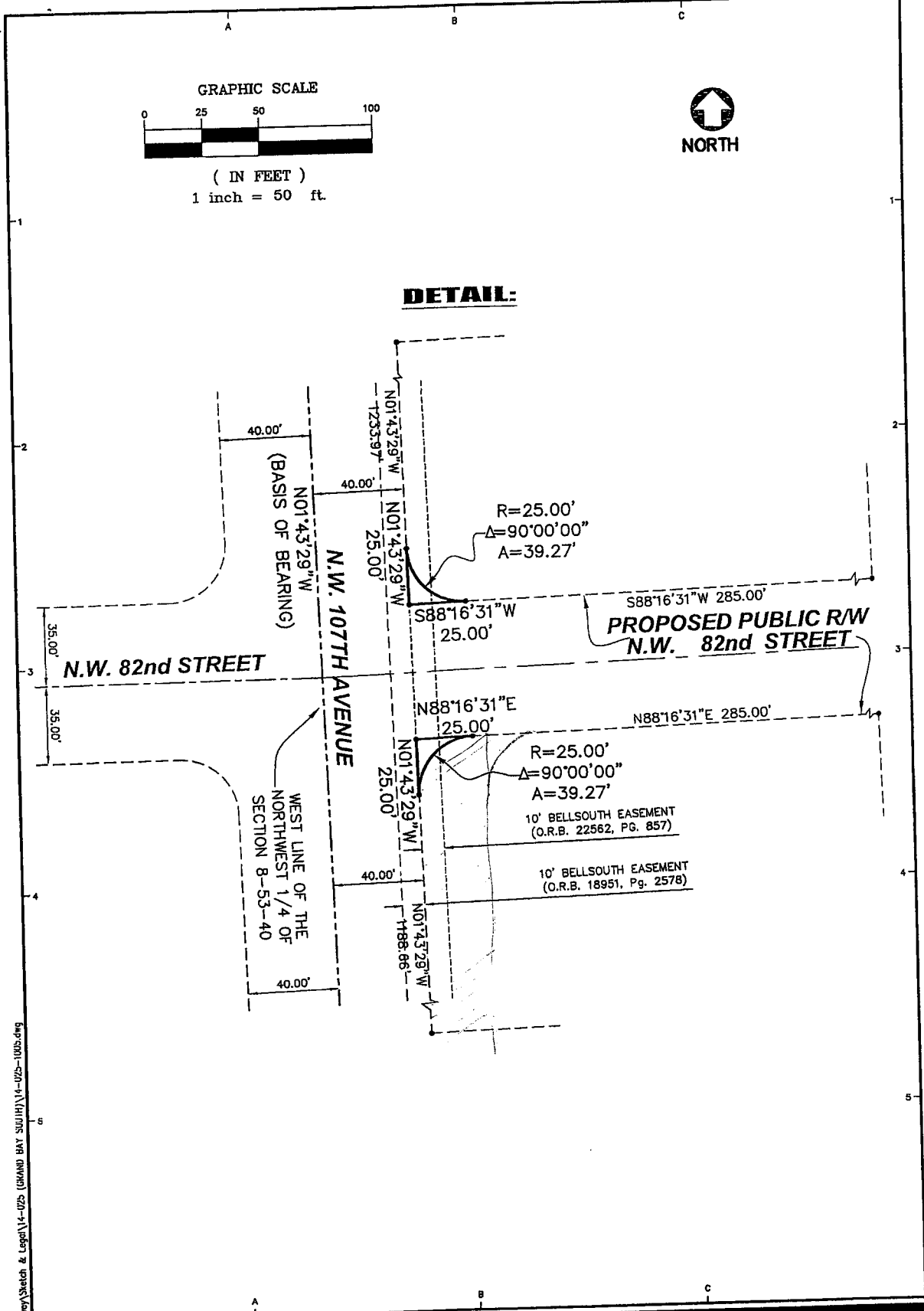
FORD COMPANIES Engineering & Surveying (Survey)\Sketch & Legal\14-025 GRAND BAY SOUTH\14-025-1000.dwg

GRAND BAY SOUTH FLORDADE - 25' RADIUS RETURNS



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TYPE OF PROJECT:		LOCATION MAP AND NOTES	
SHEET NAME:		SKETCH TO ACCOMPANY LEGAL	
PREPARED FOR:		LENNAR HOMES, LLC	
DRAWN BY:	B.R.	DATE:	12-02-2015
CHK. CHECKED BY:		SCALE:	1" = 100'
CHECKED BY:		PROJECT No:	14-025-1000



Q:\Y-URU COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\14-025-1005.dwg

GRAND BAY SOUTH FLORDADE - 25' RADIUS RETURNS



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TYPE OF PROJECT:	LOCATION MAP AND NOTES		SHEET: 4 OF 4 SHEETS
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL		
PREPARED FOR:	LENNAR HOMES, LLC		
DRAWN BY:	B.R.	DATE: 12-02-2015	
DWG. CHECKED BY:		SCALE: 1" = 50'	
CHECKED BY:		PROJECT No: 14-025-1005	