



CFN 2022R0217899  
 OR BK 33070 Pgs 4035-4040 (6Pgs)  
 RECORDED 03/16/2022 12:53:49  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Instrument prepared by and returned to:  
 Miami-Dade County Internal Services Department  
 Real Estate Development Division  
 111 NW 1 Street, Suite 2460  
 Miami, Florida 33128-1907

Folio No. A portion of: 35-3017-001-0660

This Corrective County Deed shall replace and supersedes the County Deed previously recorded on October 07, 2021, in Official Record Book 32781, Pages 3581-3585 of the public records of Miami-Dade County, Florida. This Corrective Deed is to correct a scrivener's error on the legal description of the property, Exhibit A attached hereto and made a part hereof

## CORRECTIVE COUNTY DEED

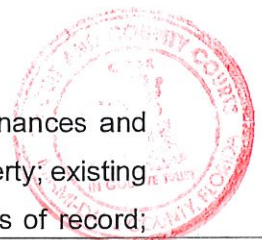
THIS COUNTY DEED, made this 16<sup>th</sup> day of March, 2022 A. D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 NW 1 Street, Suite 17-202, Miami, Florida 33128-1963, and the CITY OF DORAL, a body politic, (hereinafter "City"), whose address is 8401 NW 53 Terrace, Doral, Florida 33166.

**WITNESSETH** That the County, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) to it in hand paid by the City, receipt and sufficiency hereby being acknowledged, hereby grants, bargains and sells to the City, its successors and assigns forever, the following legally described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

### LEGAL DESCRIPTION

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

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:



That the Property shall be utilized as a right-of-way dedication for roadway purposes. If, in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth

herein, title shall revert to the County, at the sole option of the County, upon written notice of such failure to remedy the default. The reverter shall immediately become effective upon the date a written notice from the County to the City is received by the City (the "Effective Reverter Date"). The County, at its sole option, shall have the right to immediate possession of the Property with any and all improvements thereon, at no cost to the County, on the Effective Reverter Date and the County may file a Notice of Reverter. In the event the County exercises the reverter, the City, upon written request from the County, shall immediately provide the County with a deed of conveyance of the Property back to the County. However, failure to provide such deed of conveyance shall not impact the County's reverter, which shall become effective immediately upon the County providing the written notice to the City.

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the Property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)



ATTEST:

HARVEY RUVIN, CLERK

By: \_\_\_\_\_

Deputy Clerk

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

By: \_\_\_\_\_

Jose "Pepe" Diaz, Chairman

Approved for legal sufficiency. \_\_\_\_\_

*MRP*

Monica Rizo Perez  
Assistant County Attorney



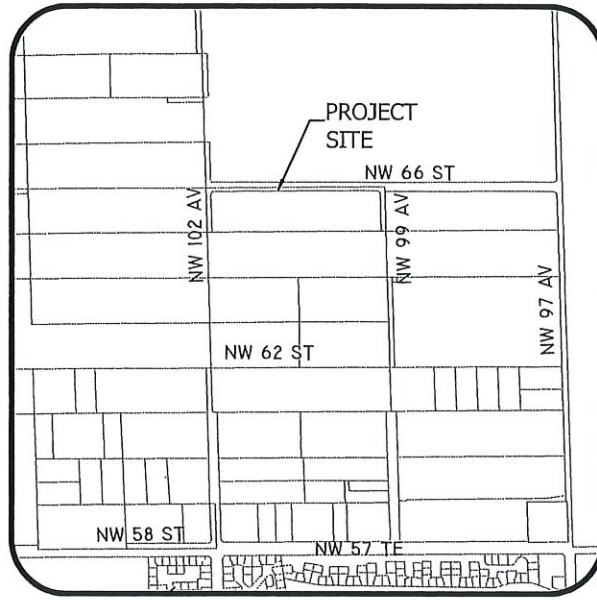
The foregoing was authorized by Resolution No. 780-21 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 16th day of July, 2021.

Documentary stamps and sur-tax were paid with the recording of the original County Deed recorded on October 7, 2021, in Official Records Book 32781, Pages 3581-3585 of the Public Records of Miami-Dade County, Florida.



City of Doral  
 Miami Dade County  
 Section 17,  
 Township 53 S,  
 Range 40 E  
 Parcel Id:35-3017-001-0660

Exhibit "A"  
 SKETCH TO ACCOMPANY LEGAL DESCRIPTION



VICINITY MAP  
 NOT TO SCALE

**SURVEYOR'S NOTES**

1. This is not a Boundary Survey.
2. The purpose of this survey is to provide a Legal description for right-of-way dedication along NW 102 Avenue, NW 66 Street and NW 99 Avenue.
3. Bearings are relative to the North American Datum or 1983, Florida State Plane Coordinate System, East Zone - 901.
4. The basis of bearings is referenced to the north line of SE 1/4 of Section 17, Township 53 South, Range 40 East also being the centerline of NW 66 Street with bearing of N89°41'28"E, said line to be considered a well-monumented line.
5. All dimensions are in US Survey foot.

**SURVEYOR'S CERTIFICATE**

I hereby certify that this sketch and legal description were performed under my direction and are true and correct to the best of my knowledge and belief as delineated under my direction on June 21st, 2020, that said Sketch for Legal Description meets the intent of the applicable provisions of the Standards of Practice, pursuant to Rule Chapter 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

**Gaspar  
 Lobaina**

Digitally signed by Gaspar  
 Lobaina  
 Date: 2022.02.10 16:21:27

This item has been electronically signed and sealed by Gaspar Lobaina, PSM on the date and in accordance to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

This Sketch & Legal Description is not full and complete without sheet 2 of 3 and 3 of 3



SEAL

REVISIONS	DATE	BY	CKD	FB/PG	FR ALEMAN	DRAWN BY: EO	SHEET
					<b>FR ALEMAN</b> FR Aleman & Associates, Inc. 10305 NW 41st Street, Suite 200, Doral, FL 33178 Phone: 305.591.8777 Fax: 305.599.8749 LB: 6785	CHECKED BY: GL	<b>1</b> OF 3 SHEETS
						DATE: 10-20-2021	
						SCALE: NOT TO SCALE	
						JOB No.: 3066W014	

Exhibit "A"  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**LEGAL DESCRIPTION**

A portion of land lying and being in Tract 64 of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Center of Section 17, Township 53 South, Range 40 East; thence N89°41'28"E along the north line of the SE 1/4 of said Section 17, for a distance of 15.00 feet; thence S01°41'24"E along the northerly extension of the west line of said Tract 64, for a distance of 15.00 feet to the **Point of Beginning** of the following described parcel; thence N89°41'28"E along the north line of said Tract 64, said line being 15.00 feet south and parallel with the north line of the SE 1/4 of said Section 17, for a distance of 1302.48 feet to the east line of said Tract 64; thence S01°42'32"E along the east line of said Tract 64, for a distance of 315.02 feet; thence S89°41'34"W along the south line of said Tract 64 for a distance of 35.01 feet; thence N01°42'32"W along a line 35.00 feet west and parallel with the east line of said Tract 64, for a distance of 270.62 feet to a tangency point of a circular curve to the left concave to the southwest having a radius of 25.00 feet, a central angle of 88°36'00" for an arc distance of 38.66 feet to a point; thence S89°41'28"W along a line 35.00 feet south and parallel with the north line of the SE 1/4 of said Section 17, for a distance of 1197.47 feet to a tangency point of a circular curve to the left concave to the southeast having a radius of 25.00 feet, a central angle of 91°22'52" for an arc distance of 39.87 feet to a point; thence S01°41'24"E along a line 35.00 feet east and parallel to the west line of the SE 1/4 of said Section 17, for a distance of 269.37 feet to a point on the south line of said Tract 64; thence S89°41'34"W along the westerly extension of said south line of Tract 64 for a distance of 20.00 feet; thence N01°41'24"W along the west line of aforementioned Tract 64 for a distance of 314.98 feet to the Point of Beginning.

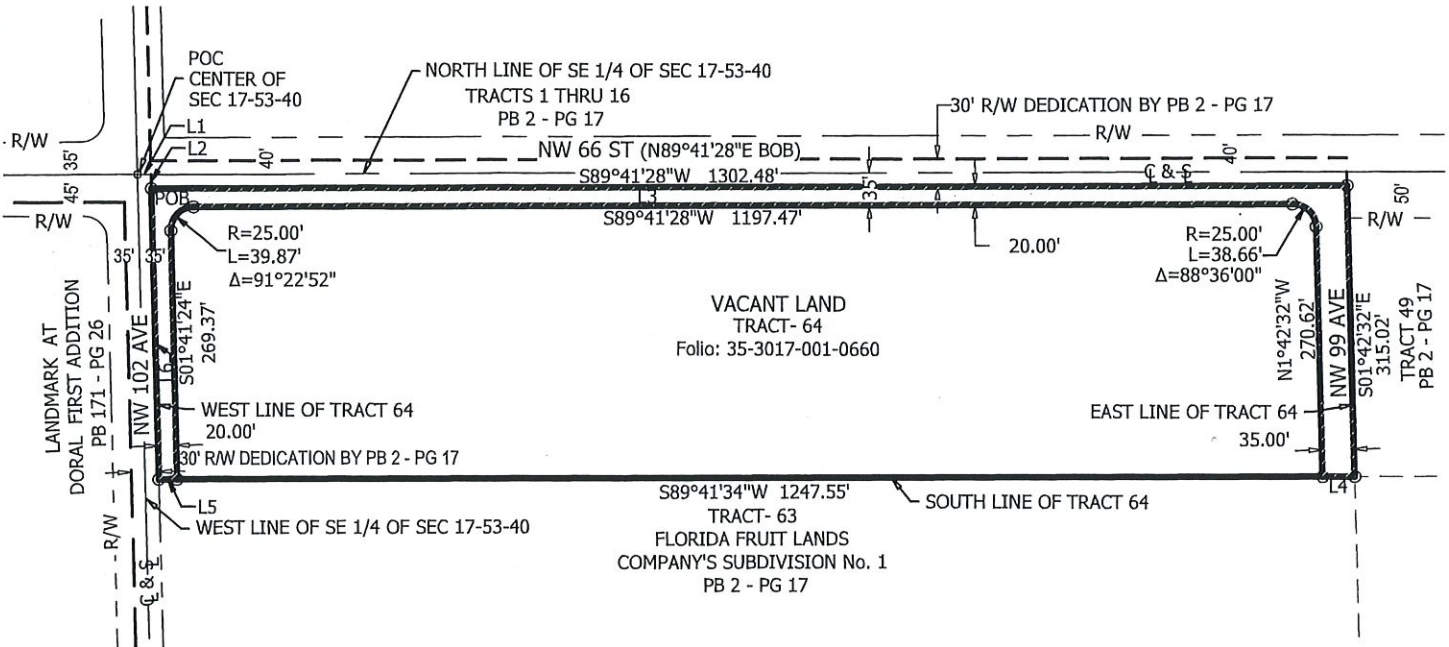
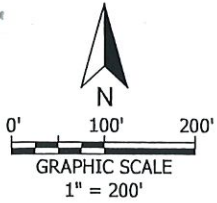
Containing 42,543 square feet or 0.98 acres more or less, lying and being in the SE 1/4 of Section 17, Township 53 South, Range 40 East, Miami-Dade County, Florida.



This Sketch & Legal Description is not full and complete without sheet 1 of 3 and 3 of 3

REVISIONS	DATE	BY	CKD	FB/PG		DRAWN BY: EO	SHEET
					<b>FRALEMAN</b> FR Aleman & Associates, Inc. 10305 NW 41st Street, Suite 200, Doral, FL 33178 Phone: 305.591.8777 Fax: 305.599.8749 LB: 6785	CHECKED BY: GL	2
				DATE: 10-20-2021			
				SCALE: NOT TO SCALE			
				JOB No.: 3066WO14			
							of <b>3</b> SHEETS

EXHIBIT "A"  
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND AND ABBREVIATIONS

- BOB Basis of Bearing
- ☉ Centerline
- § Section Line
- R/W Right of Way
- PB Plat Book
- POB Point of Beginning
- POC Point of Commencement
- ORB Official Records Book
- PG Page
- SEC Section

- Right of Way-Line
- - - Centerline

STATE OF FLORIDA, COUNTY OF MIAMI-DADE  
 I HEREBY CERTIFY that this is a true copy of the  
 original filed in this office on 14 day of  
March, A.D. 2022  
 WITNESS my hand and Official Seal.  
 HARVEY RUVIN, Clerk of Circuit and County Courts  
 By [Signature] D.C.



**ERIC STRINGER #172204**

Line Table		
Line #	Bearing	Distance
L1	N89°41'28"E	15.00'
L2	S01°41'24"E	15.00'
L3	N89°41'28"E	1302.48'
L4	S89°41'34"W	35.01'
L5	S89°41'34"W	20.00'
L6	N01°41'24"W	314.98'

This Sketch & Legal Description is not full and complete without sheet 1 of 3 and 2 of 3

REVISIONS	DATE	BY	CKD	FB/PG	DRAWN BY: EO	SHEET
					CHECKED BY: GL	<b>3</b>
					DATE: 10-20-2021	
					SCALE: 1" = 200'	
					JOB No.: 3066WO14	

**FRALEMAN**

FR Aleman & Associates, Inc.  
 10305 NW 41st Street, Suite 200, Doral, FL 33178  
 Phone: 305.591.8777 Fax: 305.599.8749 LB: 6785