

Return to:

City of Doral, Public Works Department
8401 N.W. 53rd Terrace
Doral, FL 33166

Instrument prepared by:

Charles A. Gibson, Esq.,
3634 Grand Avenue
Miami, FL 33133
Folio No. 35-3030-042-0020 (Doral Academy Inc.)
User Department: Public Works

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

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

THIS INDENTURE, Made this 18 day of September, A.D. 2018, by and between Doral Academy Inc., a Florida Not-For-Profit Corporation, whose address is 2525 NW 112 Avenue, Miami, FL 33172, party of the first part, and **THE CITY OF DORAL**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office 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 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 the City of Doral, Miami-Dade County, State of Florida, to-wit:

(See Exhibit A)

It is the intention of the party of the first part, by this

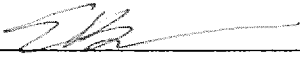
instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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 _____ 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)

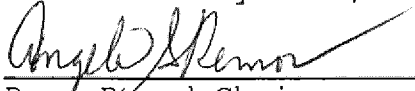

Witness

Eileen Bayra
Witness Printed Name


Witness

Jamelle Acosta
Witness Printed Name

Doral Academy Inc.,

 (Sign)
By: Board Chair

Angela Ramos
Printed Name

Address)

STATE OF Florida)
) SS
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 6th day of September, A.D. 2018, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Angela Ramon and personally known to me, or proven, by producing the following forms of identification: N/A to be the Board Chair duly authorized on behalf of Doral Academy Inc., a Florida Not-For-Profit Corporation Said Board Chair 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.



CAROLINA ROMERO
Commission # GG 220566
Expires June 9, 2022
Bonded Three Budget Notary Services

[Signature]
Notary Signature

Carolina L. Romero
Printed Notary Signature

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 6/9/2022

Commission/Serial No. # GG 220566

The foregoing was accepted and approved on the 18 day of September, A.D. 2018, by Resolution No. _____ of the City Council of Doral, Florida.

[Signature]
Mayor

ATTEST: **Connie Diaz**,
Clerk of said Board

Approved as to form
and legal sufficiency

By: [Signature]
Clerk

[Signature]
City Attorney

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF A R/W DEDICATION

SECTION 30, TOWNSHIP 53 S., RANGE 40 E. EXHIBIT "A"

SURVEYOR'S NOTES

I- DATE OF COMPLETION:

08-20-2018

II- ADDRESS AND FOLIO:

2525 N.W. 112th AVE. MIAMI, FLORIDA 33172
Folio No.: 35-3030-042-0020

III- LEGAL DESCRIPTION

(SEE ATTACHED PAGE 3 OF 3)

-THIS IS NOT A BOUNDARY SURVEY

-BASIS OF BEARING IS AS PER THE CENTER LINE OF N.W. 112th AVENUE.
WITH AN ASSUMED BEARING OF N00°00'14"E

-THE INTENT OF THIS SURVEY IS TO CREATE A R/W DEDICATION

IV- SURVEYOR'S CERTIFICATE:

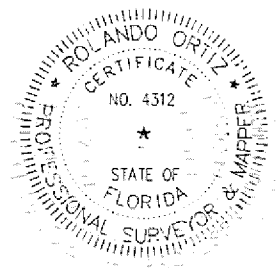
I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to accompany Legal Description" meets the intent of the applicable provisions of the Standards of practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

By: _____

Rolando Ortiz
Registered Surveyor and Mapper
State of Florida LS4312

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

THE SURVEYOR HAS PROFESSIONAL LIABILITY INSURANCE



SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF A R/W DEDICATION

SECTION 30, TOWNSHIP 53 S., RANGE 40 E.

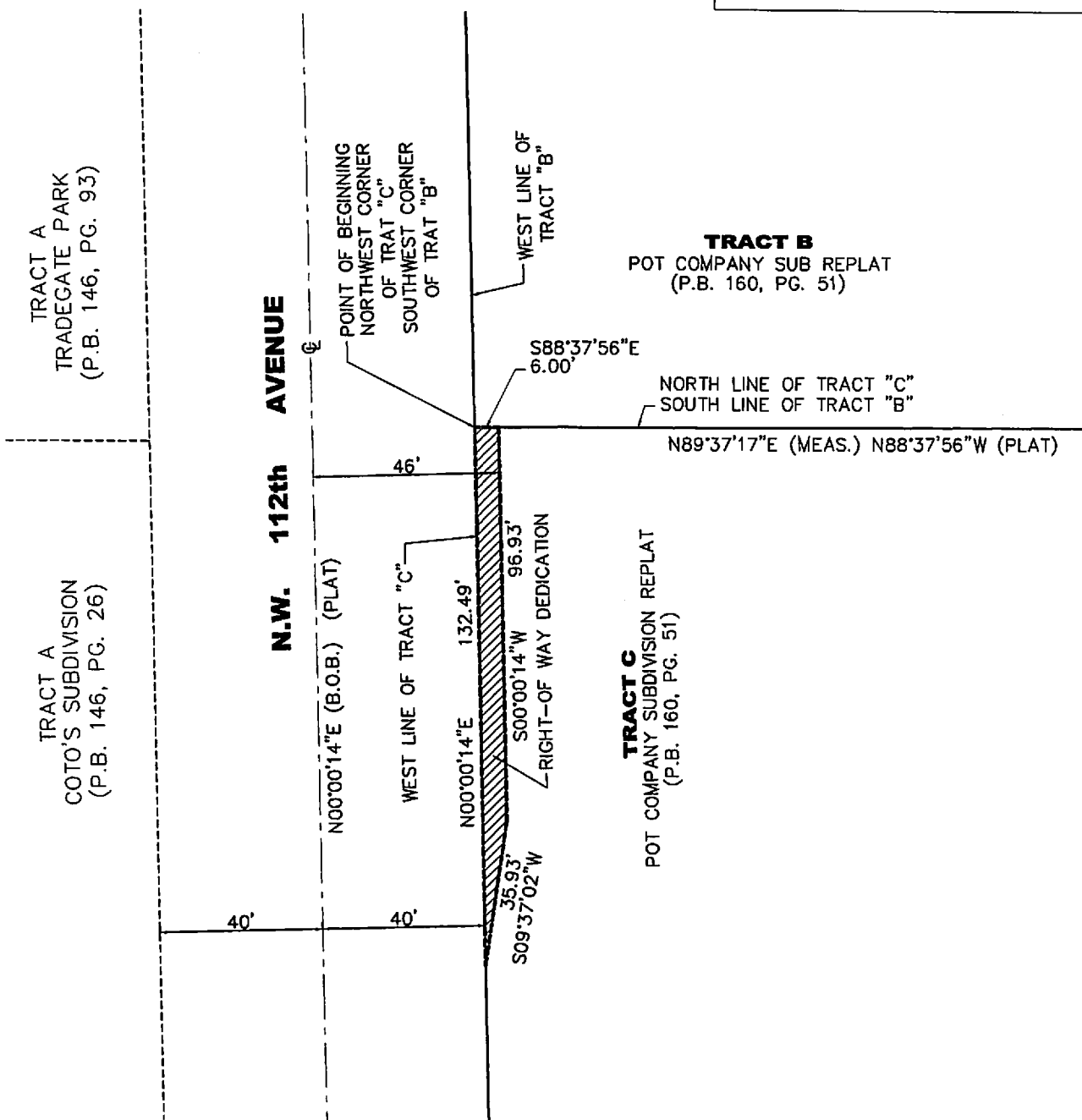
EXHIBIT "A"



SCALE: 1"=40'

ABBREVIATIONS:

B.O.B. BASIS OF BEARINGS	P.O.B. POINT OF BEGINNING
CL CENTER LINE	S SOUTH
ML CITY MONUMENT LINE	SEC. SECTION
E EAST	P.B. PLAT BOOK
N NORTH	W WEST



SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF A R/W DEDICATION

CFN: 20180603786 BOOK 31166 PAGE 684

SECTION 30, TOWNSHIP 53 S., RANGE 40 E.

EXHIBIT "A"



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CL	CENTER LINE	S	SOUTH
ML	CITY MONUMENT LINE	SEC.	SECTION
E	EAST	P.B.	PLAT BOOK
N	NORTH	W	WEST

LEGAL DESCRIPTION:

A PORTION OF TRACT "C", POT COMPANY SUBDIVISION REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "C", POT COMPANY SUBDIVISION REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, AT PAGE 51, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S88°37'56"E ALONG THE NORTH LINE OF SAID TRACT "C" FOR A DISTANCE OF 6.00 FEET TO A POINT; THENCE S00°00'14" W FOR A DISTANCE OF 96.93 FEET TO A POINT; THENCE S09°37'02"W FOR A DISTANCE OF 35.93 FEET TO A POINT LOCATED ON THE WEST LINE OF TRACT "C"; THENCE N00°00'14"E ALONG SAID WEST LINE OF TRACT "C" FOR A DISTANCE OF 132.33 FEET TO THE POINT OF BEGINNING; CONTAINING 688 SQ. FT. MORE OR LESS.

