



CFN 2021R0752226
 OR BK 32781 Pgs 3581-3585 (5Pgs)
 RECORDED 10/07/2021 12:31:12
 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

COUNTY DEED

THIS COUNTY DEED, made this 7th day of October, 2021 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.

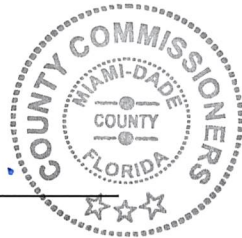
IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

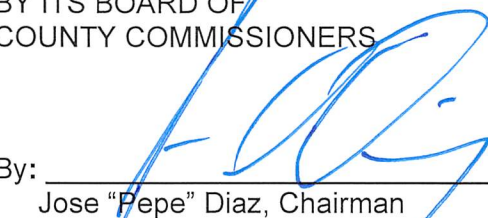
ATTEST:

HARVEY RUVIN, CLERK

By: 
Deputy Clerk



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

By: 
Jose "Pepe" Diaz, Chairman

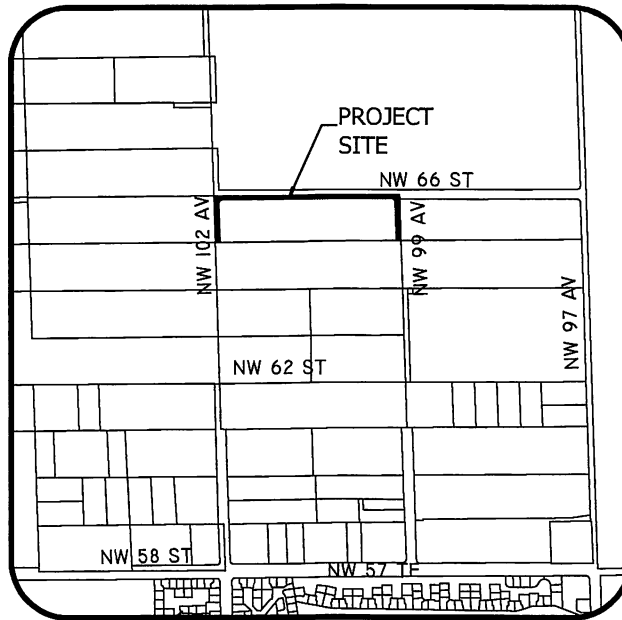
Approved for legal sufficiency. MRP

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.

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

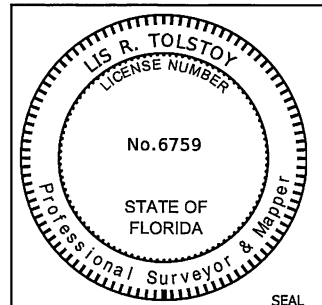
I hereby certify that this sketch and legal description were performed under my direction and are true and correct to the best of my knowledge and belief as delineated under my direction on June 21st, 2020, that said Sketch for Legal Description meets the intent of the applicable provisions of the Standards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

This item has been electronically signed and sealed by Lis R. Tolstoy, PSM on the date adjacent 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



REVISIONS	DATE	BY	CKD	FB/PG

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

DRAWN BY: EO	1 OF 3 SHEETS
CHECKED BY: LT	
DATE: 07-07-2020	
SCALE: NOT TO SCALE	
JOB No.: 3066WO14	

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:

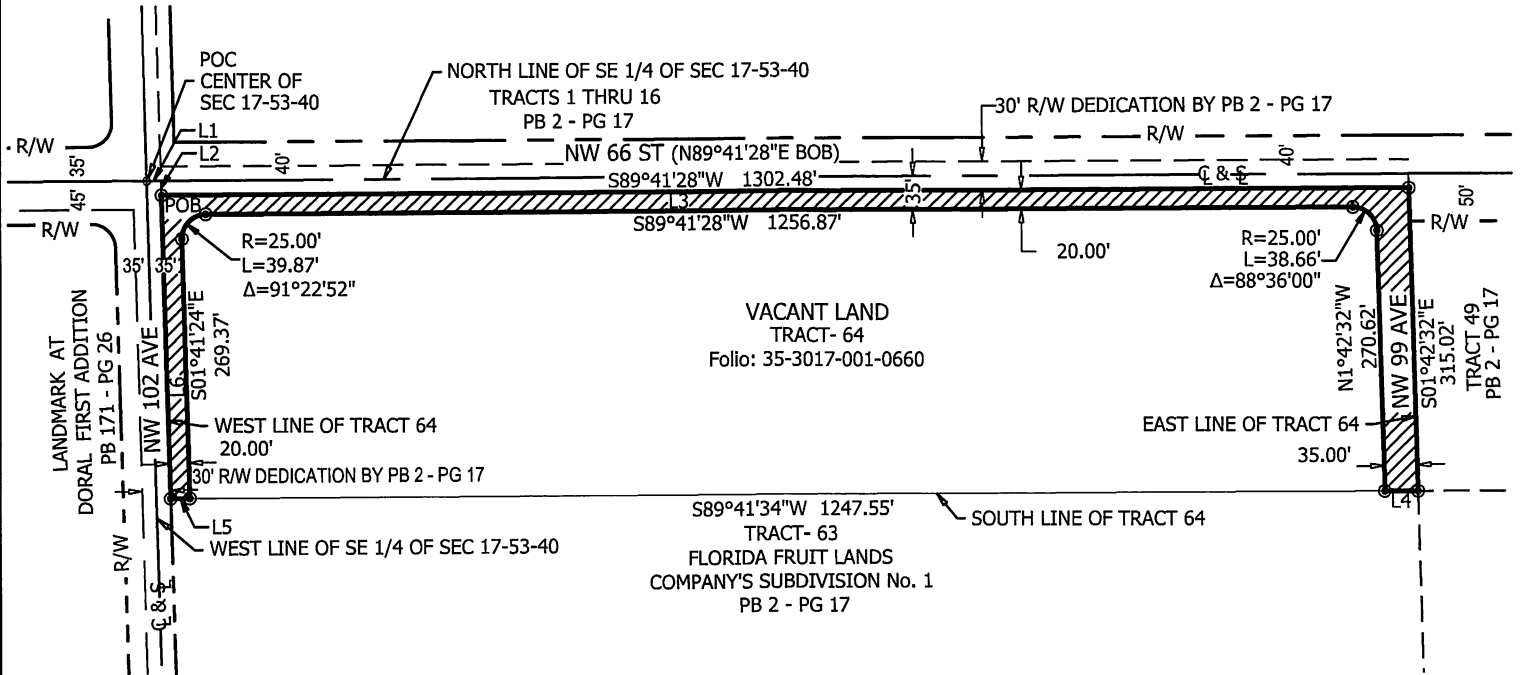
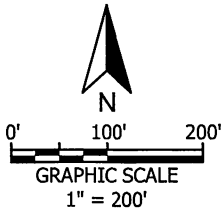
Commence at the Center of Section 17, Township 53 South, Range 40 East; thence N89°41'28"E along the north line of the SE 1/4 of said Section 17, for a distance of 15.00 feet; thence S01°41'24"E along the northerly extension of the west line of said Tract 64, for a distance of 15.00 feet to the **Point 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 1256.87 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
					<div style="font-size: 24pt; font-weight: bold; margin-bottom: 5px;">FRALEMAN</div> <div style="font-size: 10pt; margin: 0;">FR Aleman & Associates, Inc. 10305 NW 41st Street, Suite 200, Doral, FL 33178 Phone: 305.591.8777 Fax: 305.599.8749 LB: 6785</div>	CHECKED BY: LT	2
				DATE: 07-07-2020			
				SCALE: NOT TO SCALE			
				JOB No.: 3066WO14			
						OF 3 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

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

FRALEMAN
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Phone: 305.591.8777 Fax: 305.599.8749 LB: 6785

DRAWN BY: EO
CHECKED BY: LT
DATE: 07-07-2020
SCALE: 1" = 200'
JOB No.: 3066WO14