

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. 35-3027-046-0060
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 December, A.D. 2014, by and between PR/KVRG Transal Park, LLC, a Delaware limited liability company, whose address is 4301 Anchor Plaza Parkway, Suite 400, Tampa, Florida 33634, 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.

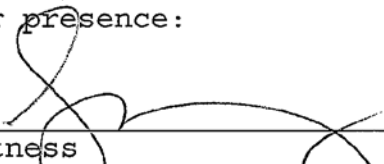
It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, her heirs and assigns, and shall have the right to immediately re-possess the same.

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:

PR/KVRG TRANSAL PARK LLC,
a Delaware limited liability company



Witness

By: PR/KVRG Transal Park Holdings LLC, a Delaware limited liability company, as its sole Member

Amy Maers

Witness Printed Name


By: KVRG Developers, LLC, a Florida limited liability company, as a Member with specific delegated authority



Witness

Anna Mariosa Baughn

Witness Printed Name

By: 

Ross Kirk, as a Member with specific delegated authority

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY, that on this 22 day of 12, 2014, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared _____ whom is personally known to me, or proven, by producing the following forms of identification: _____ to be the Managing Member duly authorized on behalf of PR/KVRG Transal Park, LLC, a Delaware 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.

Mary E Fernandez
Notary Signature
MARY E. FERNANDEZ
Printed Notary Name

NOTARY SEAL/STAMP



Notary Public, State of FLORIDA
My commission expires: 07/21/2017
Commission/Serial No. FF 038099

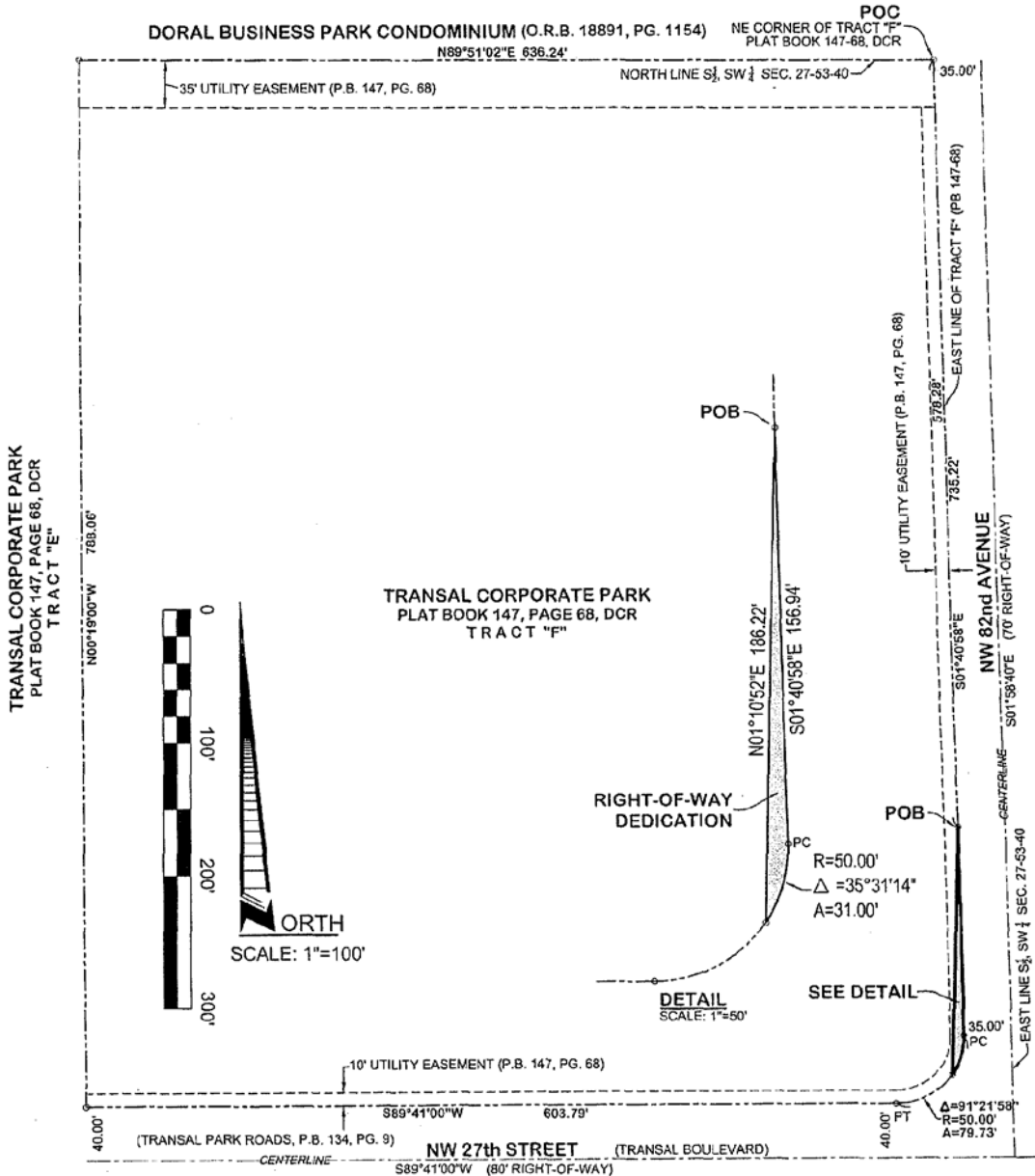
The foregoing was accepted and approved on the _____ day of _____, A.D. 2014, by Resolution No. _____ of the City Council of the City of Doral, Florida.

(Connie Diaz)
City Manager

ATTEST: Connie Diaz,
By: Connie Diaz
Interim City Clerk

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

EXHIBIT "A"
SKETCH & LEGAL DESCRIPTION



LEGAL DESCRIPTION:

A PORTION OF TRACT "F", TRANSAL CORPORATE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "F" OF SAID PLAT. THENCE S01°40'58"E ALONG THE EAST LINE OF SAID TRACT "F" FOR 578.28 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE S01°40'58"E, ALONG THE EAST LINE OF SAID TRACT "F" FOR 156.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 50.00 FEET AND CENTRAL ANGLE OF 35°31'14" FOR AN ARC DISTANCE OF 31.00 FEET. THENCE N01°10'52"E FOR 186.22 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED EASEMENT LYING IN SECTION 2, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

LEGEND

- D.C.R. - MIAMI-DADE COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- CL - CENTERLINE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- R= - RADIUS EQUALS
- A= - ARC LENGTH EQUALS
- Δ= - CENTRAL ANGLE EQUALS

NOTES:

1. AREA of the subject Parcel is 3,115 Square Feet or 0.0715 Acre, more or less.
2. Parcel location and configuration as per NW 82nd Ave Paving and Grading Plan, Sheet C-300, dated 12-04-13, prepared by TERRA CIVIL ENGINEERS.
3. Subject Parcel lies in Section 27, Township 53 South, Range 40 East, City of Doral, Miami-Dade County, Florida.
4. This is not a Boundary Survey of any parcel of land.
5. All recording references herein refer to the Public Records of Miami-Dade County, Florida.

THIS "SKETCH & LEGAL DESCRIPTION" WAS PREPARED UNDER MY SUPERVISION.
LEITER, PEREZ & ASSOCIATES, INC.

BY: _____, PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 105TH ST. RD., SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6747

REVISION:	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE: 14-173ROW.dwg