



CFN 2020R0018715
 OR BK 31766 Pgs 772-775 (4Pgs)
 RECORDED 01/09/2020 09:43:30
 DEED DOC TAX \$0.60
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Return to:
 Miami-Dade County Department of
 Transportation and Public Works
 Road Engineering and Right-of-Way Division
 111 NW 1st Street
 Miami, FL 33128-1970
Instrument prepared by:
Pablo Rodríguez, P.L.S.
 Folio No. 30-4131-003-0010
 User Department: DTPW

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
 CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

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

THIS INDENTURE, Made this 22nd day of JANUARY, A.D. 2019,
 by and between ROBERT FURNISS-ROE and TINA FURNISS-ROE, whose
 address is 5396 SW 80 Street, Miami, Florida 33143, parties of the
 first part, and **MIAMI-DADE COUNTY**, a political subdivision of the
 State of Florida, and its successors in interest, whose Post Office
 Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of
 the 'second part,

WITNESSETH:

That the said parties of the first part, for and in
 consideration of the sum of One Dollar (\$1.00) to them 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, do 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 parties of the first part,
 in and to the following described land, situate, lying and being in
 Miami-Dade County, State of Florida, to-wit:

**Those portions of the West 150 feet of the West ½ of the West ¼ of
 Lot 1, Block 1, of W.T. HARDEE'S SUBDIVISION, according to the plat
 thereof recorded in Plat Book B, Page 50, of the Public Records of
 Miami-Dade County, Florida, lying within the South 15 feet of the
 North 35 feet and within the East 5 feet of the West 25 feet of the
 NE ¼ of the SW ¼ of Section 31, Township 54 South, Range 41 East;
 and the area bounded by the south line of said North 35 feet, the
 East line of said West 25 feet and bounded by a 25 foot radius arc
 concave to the southeast, said arc being tangent to both of the
 last described lines.**


It is the intention of the parties 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 parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said parties of the first part do 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 parties of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in our presence:
(2 witnesses for each signature of for all)




Witness

Amanda Cruz
Witness Printed Name



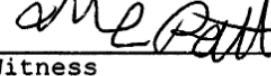
Witness

Michelle Patterson
Witness Printed Name



Witness

Amanda Cruz
Witness Printed Name



Witness


Michelle Patterson
Witness Printed Name



(Sign)

ROBERT FURNISS-ROE
Printed Name

Address (if different)



(Sign)

TINA FURNISS-ROE
Printed Name

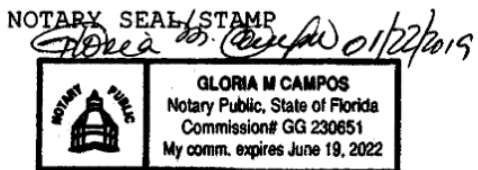
Address (if different)

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

I HEREBY CERTIFY, that on this 22 day of JANUARY, 2019, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **ROBERT FURNISS-ROE** and **TINA FURNISS-ROE**, personally known to me, or proven, by producing the following methods of identification: DRIVERS LICENSE to be the persons who 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.

Gloria M Campos
Notary Signature
Gloria M Campos
Printed Notary Name



Notary Public, State of FLORIDA
My commission expires: JUNE 19, 2022
Commission/Serial No. GG 230651

The foregoing was accepted and approved on the 19th day of November, A.D. 2019, by Resolution No. R-1247-19 of the Board of County Commissioners of Miami-Dade County, Florida.

Audrey M. Edmonson
Audrey M. Edmonson Chairwoman of the Board of County Commissioners

ATTEST: **HARVEY RUVIN**,
Clerk of said Board

Approved as to form and legal sufficiency

By: _____
Deputy Clerk



[Signature]
Assistant County Attorney



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH & LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THOSE PORTIONS OF THE WEST 150 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF LOT 1, BLOCK 1, OF W.T. HARDEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK B, PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN THE SOUTH 15 FEET OF THE NORTH 35 FEET AND WITHIN THE EAST 5 FEET OF THE WEST 25 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 41 EAST; AND THE AREA BOUNDED BY THE SOUTH LINE OF SAID NORTH 35 FEET, THE EAST LINE OF SAID WEST 25 FEET AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

CONTAINING APPROXIMATELY 3,942 SQUARE FEET.

LEGEND:

- M.D.C.R. . . . MIAMI-DADE COUNTY RECORDS
- Ⓞ CENTERLINE
- R/W RIGHT OF WAY
- L1 LINE NUMBER 1
- C1 CURVE NUMBER 1



SCALE: 1" = 60'

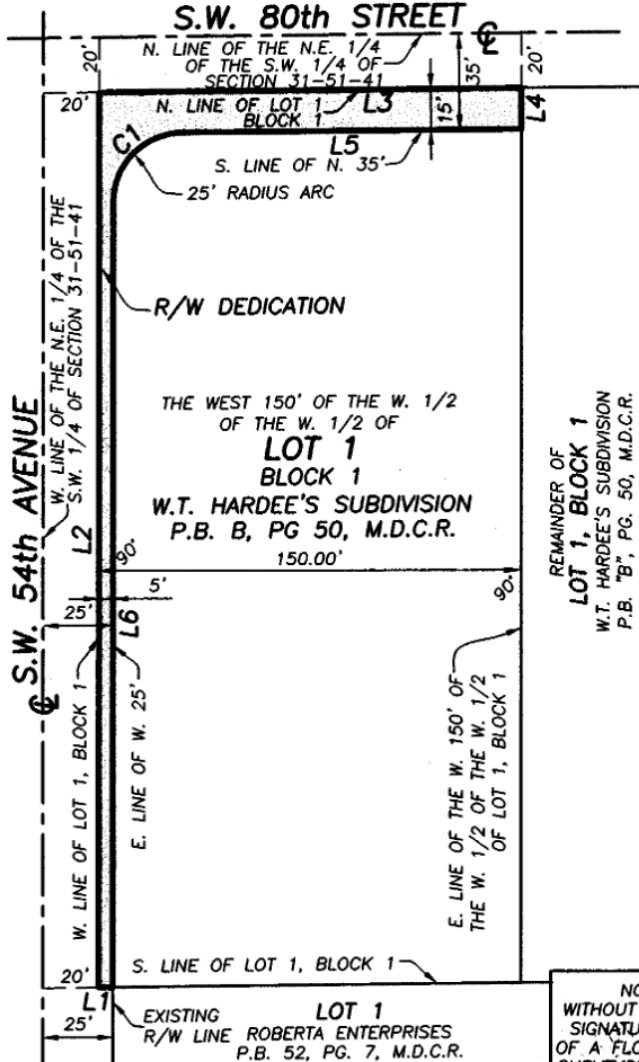


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°18'46" W	5.00'
L2	N 02°08'59" W	327.16'
L3	N 87°20'40" E	150.01'
L4	S 02°08'59" E	15.00'
L5	S 87°20'40" W	120.23'
L6	S 02°08'59" E	287.38'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC DISTANCE
C1	25.00'	89°29'39"	39.05'



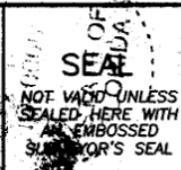
CERTIFIED TO:
NORTHERN TRUST COMPANY;
ROBERT AND TINA FURNISS-ROE.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080 - STATE OF FLORIDA

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



SHEET 1 OF 1

SKETCH No. FL1509-3731-02

REVISIONS	DATE	BY

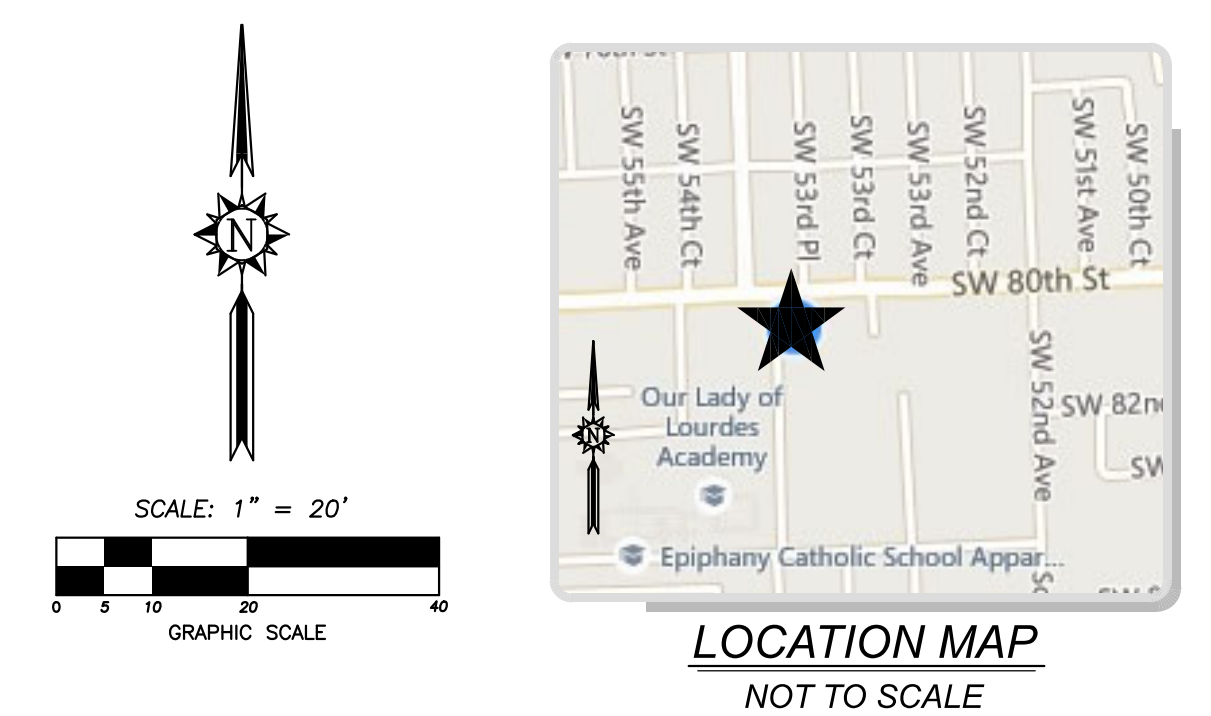
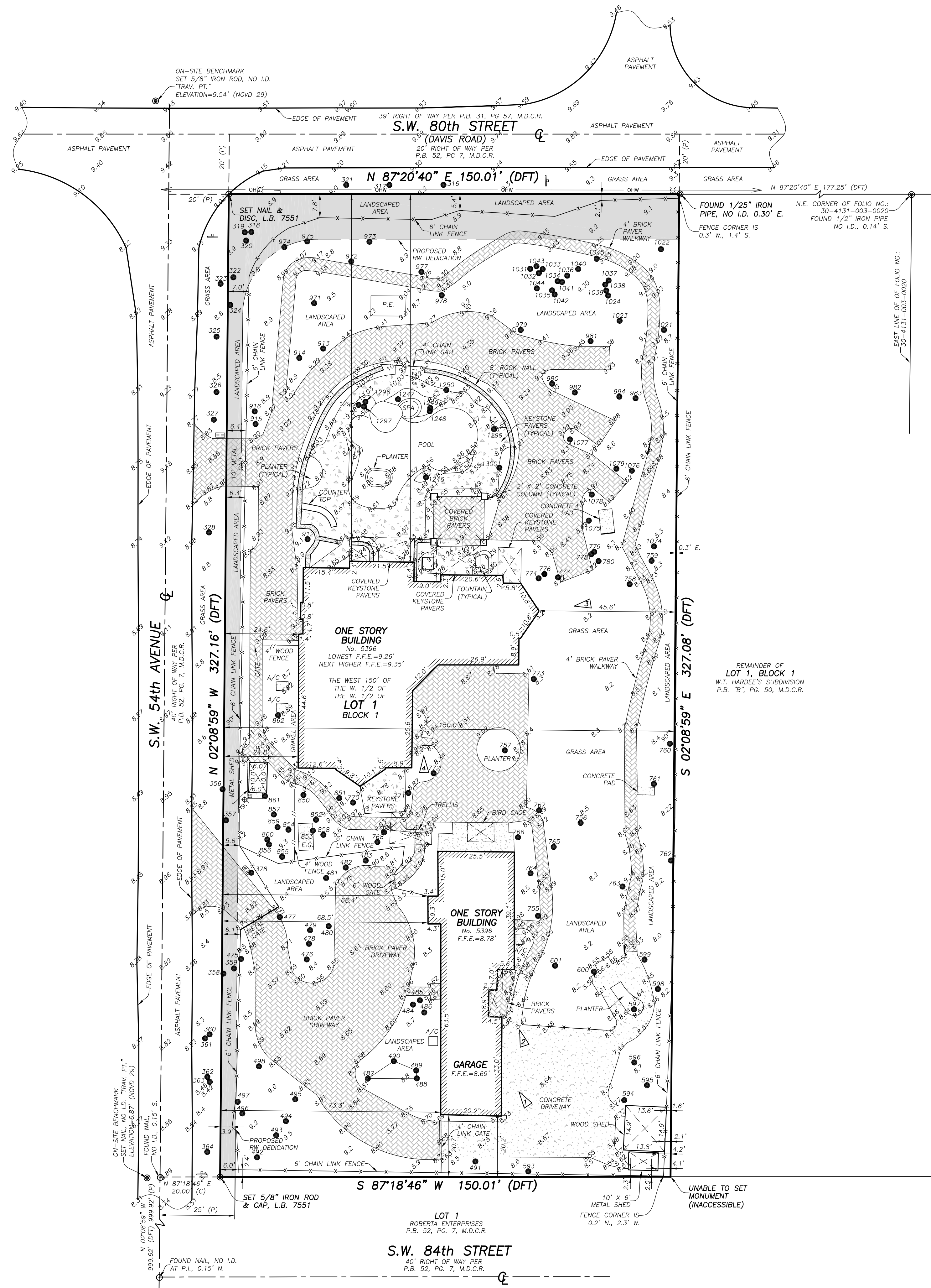
DATE OF SKETCH: 11/08/18	DRAWN BY: J.E.C.	CHECKED BY: J.D.L.R.	FIELD BOOK: N/A
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SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 5396 S.W. 80th STREET, MIAMI, FL.

- LEGEND:**
- L.B. LICENSED BUSINESS
 - B.C.R. MIAMI-DADE COUNTY RECORDS
 - ID. IDENTIFICATION
 - A/C AIR CONDITIONING UNIT(S)
 - (P) DENOTES INFORMATION BASED PLATS OF RECORD
 - (C) CALCULATED
 - (DFT) BEARING AND DISTANCE DERIVED FROM A FIELD TRAVERSE, PROPERTY CORNER MONUMENTS, BASED ON FIELD MEASUREMENTS FROM A RANDOM TRAVERSE.
 - TRAV. PT. TRAVERSE POINT
 - P.I. POINT OF INTERSECTION
 - F.F.E. FINISHED FLOOR ELEVATION
 - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 - P.B. PLAT BOOK
 - PG. PAGE
 - P.B. ELECTRIC GENERATOR ON CONCRETE PAD
 - PG. POOL EQUIPMENT
 - 316 TREE NUMBER 316
 - OHW OVERHEAD WIRES
 - C CENTERLINE
 - W WOOD POWER POLE
 - E ELECTRIC BOX
 - W WATER PUMP
 - P PROPANE TANK
 - K GATE CONTROL KEYPAD
 - B GATE CONTROL BOX
 - BREAK IN SCALE
 - V VIEW 1
 - △ SURFACE ELEVATION

TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
316-320	PALM	5"	22'	18'	
321	PALM	10"	15'	12'	
322	PALM	4"	25'	20'	
323-325	ALMAGICO	12"	35'	38'	
326	PALM	10"	17'	15'	
327	PINE	4"	30'	18'	
328	OAK	14"	40'	20'	
356	PALM	10"	15'	12'	
357	OAK	18"	30'	38'	
358-361	PALM	12"	10'	6'	
362-363	PALM	7"	12'	15'	
364	ROYAL PALM	12"	22'	18'	
378	OAK	12"	30'	32'	
475	AVOCADO	18"	32'	48'	
476	AVOCADO	20"	36'	40'	
477-480	PLANTAIN	10"	18'	15'	
481-482	PALM	10"	14'	10'	
483	ALMAGICO	18"	30'	48'	
484-486	PLANTAIN	14"	16'	14'	
487-490	SEA GRAPE	8"	13'	20'	
491	ALMAGICO	15"	25'	32'	
492	ALMAGICO	10"	20'	12'	
493-494	PALM	10"	12'	10'	
495	PALM	4"	18'	15'	
496-498	PALM	10"	10'	8'	
593	ALMAGICO	12"	18'	34'	
594	OAK	18"	28'	38'	
595	OAK	14"	22'	28'	
596	MANGO	10"	18'	25'	
597	OAK	18"	28'	38'	
598	ALMAGICO	6"	10'	16'	
599	PALM	8"	14'	12'	
600	PALM	4"	28'	20'	
601	PALM	10"	10'	8'	
755	OAK	18"	25'	38'	
756	OAK	24"	36'	42'	
757	OAK	38"	38'	45'	
758	OAK	18"	10'	45'	
759	ALMAGICO	16"	35'	40'	
760	OAK	18"	28'	32'	
761	OAK	16"	25'	35'	
762	OAK	32"	28'	40'	
763	PALM	8"	10'	7'	
764-773	PALM	4"	24'	20'	
774-776	PALM	6"	20'	17'	
777-780	PALM	10"	20'	18'	
850-857	PALM	10"	11'	9'	
858	ALMAGICO	10"	20'	40'	
859	OAK	10"	22'	38'	
860	OAK	14"	20'	38'	
861	SAPOTE	6"	25'	25'	
862	PALM	5"	22'	20'	
912	PALM	8"	18'	8'	
913	PALM	15"	16'	14'	
914	ALMAGICO	10"	10'	12'	
915-916	SEA GRAPE	4"	15'	18'	
971	ALMAGICO	12"	32'	40'	
972	OAK	12"	30'	33'	
973-974	PALM	13"	8'	6'	
975	OAK	16"	35'	43'	
977	ALMAGICO	12"	25'	30'	
978	PALM	12"	13'	9'	
979	OAK	12"	24'	32'	
980	COCONUT PALM	10"	35'	30'	
981	OAK	10"	24'	30'	
982	OAK	8"	22'	26'	
983	PINE	14"	50'	46'	
984	ALMAGICO	12"	23'	34'	
1021	ALMAGICO	10"	24'	32'	
1022	ALMAGICO	15"	26'	35'	
1023	PALM	12"	10'	8'	
1024	OAK	16"	28'	40'	
1031-1034	ALMAGICO	5"	18'	24'	
1035	ALMAGICO	5"	18'	25'	
1036-1037	ALMAGICO	10"	20'	28'	
1038	PALM	10"	14'	12'	
1039	OAK	20"	32'	37'	
1040-1043	PALM	12"	12'	10'	
1044	OAK	18"	24'	38'	
1045	OAK	5"	18'	20'	
1074	OAK	8"	18'	22'	
1075	OAK	12"	30'	38'	
1076	OAK	12"	22'	35'	
1077	OAK	16"	30'	42'	
1078	ALMAGICO	10"	26'	30'	
1079	PALM	14"	15'	12'	
1246	PALM	10"	16'	12'	
1247	PALM	10"	20'	17'	
1248-1249	PALM	4"	10'	8'	
1250	COCONUT PALM	12"	28'	25'	
1296-1298	PALM	4"	18'	15'	
1299-1300	COCONUT PALM	12"	28'	25'	



- LEGAL DESCRIPTION:**
THE WEST 150 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF LOT 1, IN BLOCK 1, OF W.T. HARDEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 50, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE BEARINGS SHOWN HEREON ARE BASED ON AN ANGLE BEARING OF N. 02°08'59" W., ALONG THE CENTERLINE OF S.W. 54th AVENUE AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOODS ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0459 L, UNINCORPORATED AREAS, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 - OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
 - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
 - SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4370) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
 - THE PROPERTY SHOWN HEREON CONTAINS 1.13 ACRES (49,068 SQUARE FEET), MORE OR LESS.
 - ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "SC-50" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS A PK NAIL AND ALUMINUM WASHER SET IN CONCRETE SIDEWALK AND IS LOCATED 35 FEET SOUTH OF THE CENTERLINE OF S.W. 80th STREET AND 34 FEET WEST OF THE CENTERLINE OF S.W. 57th AVENUE. ELEVATION=9.31'.

THIS SURVEY IS CERTIFIED TO:
ROBERT FURNESS ROE.

CERTIFICATE:
THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecsurveyors.com

CLIENT: ROBERT FURNESS ROE
DATE: 03/24/22
DRAWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 03/07/22

REVISIONS

JOB NO: ECS2945
SHEET NO: 01 OF 01

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

ECS LAND SURVEYORS, INC.

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF THE W. 150' OF THE W. 1/2 OF LOT 1, BLOCK 1 OF THE W. 1/2 OF LOT 1, BLOCK 1 OF W.T. HARDEE'S SUBDIVISION PLAT BOOK "B", PAGE 50, M.D.C.R.

5396 S.W. 80th STREET, MIAMI, FL 33143