

This instrument was prepared by:
Claudia Ruiz, Zoning Services Plans Processor Jr. Analyst
Miami-Dade County
Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1874



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DR BK 27866 Pgs 2021 - 2024 (4pgs)
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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Release of Planned Area Development Agreement

Whereas, Robert Borek, Bertha Borek, James E. Davis, Kyle R. Wingo, Jr., R. Belinda Wingo, had heretofore executed a Planned Area Development Agreement on the following described property:

See Exhibit "A" attached hereto and made part thereof

Whereas, said Planned Area Development Agreement have been recorded in **Official Records Book 19775, at Page 3584** and re-recorded in **Official Records Book 24946 at Page 3584** of the Public Records of Miami-Dade County, Florida, and

Whereas, the Community Zoning Appeals Board 15 approved a requested deletion of the Planned Area Development Agreement pursuant to Resolution No. CZAB15-6-11,

Now Therefore, in consideration of the premises and by virtue of the provision in said Planned Area Development Agreement, is hereby released and declared of no further legal effect and null and void, and the Clerk of the Circuit Court of Miami-Dade County, Florida, is hereby directed to note the same upon the records and expunge the same from the public records.

Dated at Miami-Dade County, Florida, this 30th day of September, 2011



Witnesses:

Lucy C. Malo
Signature
Lucy C. Malo
Print Name

Earl Jones
Signature
Earl Jones
Print Name

By *Marc C. LaFerrier*
Marc C. LaFerrier, Director
Miami-Dade County
Department of Planning and Zoning
66

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on the 30th day of September, 2011, before me personally appeared Marc C. LaFerrier, personally known to me as the Director of the Miami-Dade County Department of Planning and Zoning, who is described herein and who executed the foregoing instrument, and he did acknowledge to me the execution thereof for the uses and purposes mentioned and his capacity as Director of the Miami-Dade County Department of Planning and Zoning.

Claudia Ruiz
Notary Public
Print Name Claudia Ruiz

My Commission Expires:



CLAUDIA RUIZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE061078
Expires 2/2/2015

EXHIBIT A

The West 1/2 of the Northeast 1/4 of the Northeast 1/4, and the East 1/2 of the Northwest 1/4 of the Northeast 1/4, AND the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 AND the North 1/2 of the Southwest 1/4 of the Northeast 1/4 AND the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 AND the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 AND the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 AND the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, LESS The North 35 feet of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 AND LESS The North 35 feet of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 AND LESS The North 35 feet of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 in Section 25, Township 56 South, Range 39 East AND LESS Beginning at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East; thence run South along the West line thereof a distance of 35 feet; thence run East along a line which is 35 feet South of and parallel to the North line of said Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25 for a distance of 275 feet to the Point of Beginning of this description; from said Point of Beginning continue thence along a line which is 35 feet South and parallel to the said North line of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25 a distance of 394.62 feet, more or less, to a point of intersection with the East line of said Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25; thence run South along the East line of said Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25 a distance of 30 feet to a point, said point being 65 feet South of the North line of said Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25, as the same is measured at right angles thereto; thence run West along a line which is 65 feet South of and parallel to the said North line of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25 a distance of 294.62 feet, more or less, to a point, said point being 375 feet East of the West line of said Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25, deflecting thence at an angle of 16° 42' to the right run 104.4 feet to the Point of Beginning AND LESS That part of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, lying and being in Dade County, Florida, lying within the following described boundaries, to-wit: Begin at a ten-inch concrete monument marking the Southwest corner of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, said point being on the Easterly right of way line of Canal C-102 North; thence run North 00° 36' 22" West (bearing derived from the Florida State System of Plane Coordinates) along the Easterly right of way line 178.02 feet to a point; thence run North 80° 54' 57" East 5.06 feet to a point; thence run South 00° 36' 23" East 178.68 feet to a point; thence run South 88° 24' 37" West 5.00 feet to the Southwest corner of the Northeast 1/4 of said Section 25 and the Point of Beginning. AND LESS That part of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, lying and being in Dade County, Florida, lying within the following described boundaries, to-wit: Commence at a ten-inch concrete monument marking the Southwest corner of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East; thence run North 88° 24' 37" East (bearing derived from the Florida State System of Plane Coordinates) along the Southerly boundary of the Northeast 1/4 of said Section 25 for 5.00 feet to the Point of Beginning of the herein described parcel; thence run North 00° 36' 23" West 178.68 feet to a point; thence run North 80° 54' 57" East 674.13 feet to a point; thence run South 00° 40' 54" East 266.61 feet to a point of intersection with the Southerly boundary of the Northeast 1/4 of

Release of Agreement
ORB 19775 PG 3584/ 24946 PG 312
REL-23-11

said Section 25; thence run South 88° 24' 37" West along said Southerly boundary 667.22 feet to the Point of Beginning. AND LESS That part of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, lying and being in Dade County, Florida, lying within the following described boundaries, to-wit:

Commence at a ten-inch concrete monument marking the Southwest corner of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East; thence run North 88° 24' 37" East (bearing derived from the Florida State System of Plane Coordinates) along the Southerly boundary of the Northeast 1/4 of said Section 25 for 672.22 feet to a point; thence run North 00° 40' 54" West 336.96 feet to the Point of Beginning of the herein described parcel; thence continue North 00° 40' 54" West 336.96 feet to a point; thence run North 88° 19' 35" East 671.34 feet to a point; thence run South 00° 45' 25" East 337.45 feet to a point; thence South 88° 22' 06" West 671.79 feet to the Point of Beginning. AND LESS That part of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, lying and being in Dade County, Florida, lying within the following described boundaries, to-wit:

Commence at the Northwest corner of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East; thence run South 00° 36' 19" East along the West line of the Northeast 1/4 of said Section 25 for a distance of 672.94 feet to the Point of Beginning of the herein described parcel; thence continue South 00° 36' 19" East along the West line of the Northeast 1/4 of Section 25 for a distance of 870.13 feet to a point; thence run North 89° 10' 03" East for a distance of 1176.60 feet to a point; thence run North 00° 49' 57" West for a distance of 1530.47 feet to a point, said point being on a line 35 feet South of and parallel to the North Line of the Northeast 1/4 of the said Section 25; thence run South 88° 04' 13" West along a line 35 feet South of and parallel to the North Line of the Northeast 1/4 of the said Section 25, for a distance of 836.48 feet to a point; thence run South 00° 38' 36" East for a distance of 638.42 feet to a point; thence run South 88° 09' 19" West for a distance of 334.77 feet to the Point of Beginning. AND LESS The East 239.25 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East. AND LESS The East 239.25 feet of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, PARCEL 2: The East 239.25 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida, less the North 65.0 feet for road purpose. AND The East 239.25 feet of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 56 South, Range 39 East, Miami-Dade County, Florida.

STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 20 day of
Oct. A.D. 2011
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By [Signature] D.C.

