

**Prepared by and after
recording please return to:**

Daniel Salas, Esq,
15055 Biscayne Boulevard
North Miami, FL 33181

AMENDED AND RESTATED EASEMENT AGREEMENT

THIS AMENDED AND RESTATED EASEMENT AGREEMENT (this “**Agreement**”) is being made and entered into as of the 25 day of March, 2024 by **OLETA PARTNERS LLC**, a Delaware limited liability company (“**Grantor**”), in favor of **OPLH I LLC**, a Delaware limited liability company (“**OPLH I**”), **OPLH II LLC**, a Delaware limited liability company (“**OPLH II**”), **OPLH III LLC**, a Delaware limited liability company, **OPLH IV LLC**, a Delaware limited liability company (“**OPLH IV**”), **OPLH V LLC**, a Delaware limited liability company (“**OPLH V**”) **OPLH VI LLC**, a Delaware limited liability company (“**OPLH VI**”), **OPLH VII LLC**, a Delaware limited liability company (“**OPLH VII**”), **OPLH VIII LLC**, a Delaware limited liability company (“**OPLH VIII**”), **OPLH IX LLC**, a Delaware limited liability company (“**OPLH IX**”) **OPLH X LLC**, a Delaware limited liability company (“**OPLH X**”), **OPLH XI LLC**, a Delaware limited liability company (“**OPLH XI**” and collectively with **OPLH I**, **OPLH II**, **OPLH III**, **OPLH IV**, **OPLH V**, **OPLH VI**, **OPLH VII**, **OPLH VIII**, **OPLH IX**, and **OPLH X** the “**Grantees**”).

RECITALS:

A. The Grantor is the Tenant named in that certain Lease between the City of North Miami, Florida, as Landlord (the “**City**”) and the Grantor, dated. as of May 29,2012 (as amended, the “**Lease**”), pursuant to which Grantor originally leased that certain approximately 183 acre parcel of land (the “**OPL Property**”), the legal description of which is attached hereto as **Exhibit “A”** and by this reference made a part hereof.

B. On or about October 30, 2015: (i) **OPLH I** purchased from the City fee title to a portion of the **OPL Property**, consisting of approximately 29.37 acres (the “**OPLH I Property**”) (ii) **OPLH II** purchased from the City fee title to a portion of the **OPL Property**, consisting of approximately 25.63 acres (the “**OPLH II Property**”), the legal descriptions of the **OPLH I Property** and **OPLH II Property** which are attached hereto as **Composite Exhibit “B”** and by this reference made a part hereof; and (iii) the Grantor relinquished its leasehold interest in such **OPLH I Property** and **OPLH II Property**.

C. On or about March 10, 2020: (i) **OPLH III** purchased from the City fee title to a portion of the **OPL Property**, consisting of approximately 15.49 acres (the “**OPLH III Property**”), the legal description of which is attached hereto as **Exhibit “C”** and by this reference made a part hereof; and (ii) the Grantor relinquished its leasehold interest in such **OPLH III Property**.

D. Pursuant to that certain First Amendment to Agreement Regarding Residential Parcel by and between Grantor and the City dated March 10, 2020 [the “**Swap Agreement**”, which amended that certain Agreement Regarding Residential Parcel by and between Grantor and the City dated February 13, 2015 (the “**Residential Agreement**”)] the Grantor exercised its right to exchange leased parcels for fee parcels and: (i) the City conveyed to Grantees fee title to approximately 18.07 acres (the “**New Fee Property**”), the legal description of which is attached hereto as **Exhibit “D”** and by this reference made a part hereof; and (ii) the Grantor relinquished its leasehold interest in such New Fee Property; (iii) Grantees collectively conveyed fee title back to the City of approximately 18.07 acres (the “**Swap Property**”), the legal description of which is attached hereto as **Exhibit “E”** and by this reference made a part hereof; and (iv) the Swap Property became part of the OPL Property and subject to the Lease (and the Grantor is the owner and holder of the leasehold interest in such Swap Property).

E. In connection with the transactions described in **Recital D**, the Grantor agreed to grant to the Grantees a non-exclusive easement for ingress and egress from the OPL Property onto the Grantees’ Property (collectively, the “**Easement Property**”), a sketch of the areas of which is attached hereto as **Exhibit “F”** and by this reference made a part hereof.

F. The Easement Property reflects a number of proposed roads (each a “**Road**”, and collectively, the “**Roads**”), which are to be constructed and thereafter operated, maintained and repaired by and/or at the direction of the Grantor.

G. The Easement Property also reflects a number of proposed storm water retention areas (each a “**Retention Area**”, and collectively the “**Retention Areas**”), which are to be constructed and thereafter operated, maintained and repaired by and/or at the direction of the Grantor.

H. On or about September 7, 2021, The Grantor and Grantees entered into that certain easement agreement providing easement rights by the Grantor over the Roads and Retention Areas to the Grantees, as recorded in the Official Records of Miami Dade County, Book 32750, Page 3039 (the “**Easement Agreement**”).

F. The Grantor and Grantees wish to modify the Easement Agreement to clarify that the easements over the Roads and Retention Areas are in favor and appurtenant to all Grantees and Grantee properties as well as their successors, lenders, contractors, subcontractors, agents, invitees, licensees and assigns. Accordingly, Grantor and Grantees now desire to amend and restate the Easement Agreement in its entirety as set forth herein.

NOW, THEREFORE, for and in consideration of the premises and the covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby grants, reserves, declares and creates the easement set forth below, which shall be deemed an easement running with and burdening the Easement Property. The Easement Property shall be held, sold and conveyed subject to the following restrictions, covenants and conditions, which shall run with the Easement Property and be binding on all parties having any right, title or interest in or to the Easement Property, and each of their respective successors, lenders, contractors, subcontractors, agents, invitees, licensees and assigns.

1. EASEMENT.

(a) The Grantor hereby grants to the Grantees the following easement (the “**Easement**”) for the purposes hereinafter expressed, which Easement shall run in favor of and be appurtenant to the properties owned by the Grantees (collectively, the “**Grantee Property**”):

An easement over the Easement Property to be used in common with (1) the Grantor, its successors, lenders, contractors, subcontractors, agents, invitees, licensees and assigns, (2) the owners, tenants and/or subtenants from time to time of the Grantee Property and OPL Property (or any portions thereof) and the respective employees, agents, licensees and invitees of the same, and (3) the personnel of the police and fire departments and other governmental authorities having jurisdiction over the OPL Property and/or the Grantee Property while engaged in the performance of their official duties (collectively, the “**Easement Beneficiaries**”), for pedestrian and vehicular ingress and egress over, across and upon the Easement Property improved for such purposes all subject to additional easement agreements that may be entered into between Grantor and Grantee.

(b) The Roads and Retention Areas will be developed and constructed in accordance with the development plan for the OPL Property as contemplated by the Lease. Upon completion of the Roads and Retention Areas (“**Roadway and Retention Area Completion**”), (i) Grantor will cause an as-built survey to be done of the Roads and Retention Areas, reflecting the exact location of the Roads and Retention Areas as constructed, and (ii) in the event that the Roads and Retention Areas as constructed are not located exactly as described on Composite Exhibit “F”, (X) Grantor and Grantees will replace the legal description and sketches of the Roads attached hereto as Composite Exhibit “F” with the legal description and sketches of the Roads as constructed (the “**Replacement Exhibit**”), and (Y) record an amendment to this Agreement substituting the Replacement Exhibit for Composite Exhibit “F”.

(c) Each party’s use of the Easement Property is intended only for the benefit of such party’s Easement Beneficiaries. In no event, however, shall the Easement limit any party’s ability to construct any improvements upon the OPL Property and/or the Grantee Property to the maximum extent permitted by the Lease and applicable governmental regulations.

(d) By their execution hereof, the parties hereto acknowledge that SoLe Mia Property Owners Association, Inc., a Florida corporation not-for-profit (the “**Grantor Association**”) shall continue to be responsible for the maintenance and repair of the lighting, landscaping, landscaping buffers, curb cuts, sidewalks, biking and pedestrian paths and the like located outside of the actual surface of the Roads.

(e) Grantor, by its execution hereof, and the Grantor Association, by its execution of the Joinder annexed hereto, hereby confirms that after the substantial completion of the Roads, the Roads will constitute part of the Limited Common Areas of the Development (as each such term is defined in that certain Declaration of Master Covenants for SoLe Mia, dated September 24, 2015).

(f) This Agreement is subject to all of the terms of all easements, reservations, covenants, agreements and restrictions presently recorded in the Public Records of Miami-Dade County, Florida.

2. INDEMNIFICATION.

Each Grantee hereby agrees, and all parties (by virtue of their use of the Easement) shall be deemed to have agreed, to indemnify, defend and hold harmless each of the Grantor and the Grantor Association, and each of their respective officers, directors, partners, employees, successors and assigns, and any lender with a mortgage secured by the OPL Property (including the Easement Property) (including, without limitation, any lender with a mortgage encumbering the leasehold interest in the OPL Property, including the Easement Property) from and against any and all judgments, liabilities, damages, claims, costs or expenses whatsoever (including all reasonable attorneys' fees and costs whether suit be brought or any appeals be taken therefrom) for injury or death to person or property damage to the extent arising from or growing out of the use by the applicable indemnifying party (or such party's agents, employees or contractors) of the Easement and/or the Easement Property.

3. MISCELLANEOUS.

(a) **Counterparts.** This Agreement may be executed in any number of counterparts and by the separate parties hereto in separate counterparts, each of which when taken together shall be deemed to be one and the same instrument.

(b) **Construction.** The section headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation hereof. All of the parties to this Agreement have participated fully in the negotiation of this Agreement, and accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto. In construing this Agreement, the singular shall be held to include the plural, the plural shall be held to include the singular, and reference to any particular gender shall be held to include every other and all genders.

(c) **Notices.** Any and all notices required or desired to be given hereunder shall be in writing and shall be deemed to have been duly given (i) when delivered by hand, (ii) three (3) business days after deposit in the United States mail, by registered or certified mail, return receipt requested, postage prepaid, and (iii) one (1) business day after deposit with federal express or UPS or other nationally recognized overnight courier, and addressed as follows (or to such other address as either party shall hereafter specify to the other in writing):

If to Grantor:

c/o Daniel Salas, V.P.
15055 Biscayne Blvd.
North Miami, FL 33181
Email: dsalas@solemia.com

With a copy to:

Mario A. Romine
 19501 Biscayne Blvd, Suite 400
 Aventura, Florida 33180
 Email: mromine@turnberry.com

If to either of the Grantees:

Daniel Salas
 15055 Biscayne Blvd.
 North Miami, FL 33181
 Email: dsalas@solemia.com

With a copy to:

Mario A. Romine
 19501 Biscayne Blvd, Suite 400
 Aventura, Florida 33180
 Email: mromine@turnberry.com

(d) **Severability.** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given its nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed in full force and effect.

(e) **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the owners, lessees and sublessees from time to time of the OPL Property and the owners, lessees and sublessees from time to time of the Grantee Property, and their respective successors and assigns.

(f) **Exhibits.** All of the Exhibits attached to this Agreement are incorporated in, and made a part of, this Agreement.

(g) **Waiver of Jury Trial.** THE PARTIES HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT THAT ANY PARTY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR ANY OTHER DOCUMENTS EXECUTED IN CONNECTION HERewith, OR IN RESPECT OF ANY COURSE OF CONDUCT, STATEMENTS (WHETHER ORAL OR WRITTEN), OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR EACH OF THE PARTIES TO ENTER INTO THIS AGREEMENT.

(h) **Prevailing Party.** In the event of any litigation between the parties to this Agreement arising out of or related to this Agreement, the prevailing party in such action or proceeding shall be entitled to recover all costs of such action or proceeding incurred by it,

including reasonable attorneys' fees, at trial and all appellate levels. This provision shall survive the expiration or sooner termination of this Agreement.

(i) **Covenant Running with the Land.** This Agreement shall be a covenant running with the land.

(j) **Governing Law; Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of this Agreement shall lie exclusively in the state courts sitting in Miami-Dade County, Florida.

4. RESERVATIONS.

(a) The Grantor hereby reserves all leasehold rights of ownership in and to the Easement Property which are not inconsistent with the Easement herein granted, including, without limitation, the right (except as otherwise expressly precluded hereby) to use the Easement Property for all uses not interfering with the uses permitted under this Agreement. Except if and to the extent required by applicable laws, in no event shall the Grantees be permitted to provide any easements or licenses to third parties over the Easement Property without the prior written consent of Grantor, in its sole and absolute discretion.

(b) Grantor shall have the right, upon 48 hours' prior written notice to the Grantees (except in the event of an emergency), to close portions of the Roads and the Easement Property, during reasonable times of repair, replacement, construction and maintenance work; provided reasonable efforts will be made to minimize interference with the normal course of business and access.

5. AMENDMENTS; TERMINATION.

Subject to the other provisions hereof, the provisions of this Agreement relating to the Easement may not be amended, modified or terminated except by written agreement of Grantor, Grantees and the Grantor Association, and the holders of any mortgages of record encumbering the same (including, without limitation, the holders of any mortgages encumbering the leasehold interest therein). Further, no modification or amendment shall be effective unless in writing and recorded in the Public Records of Miami-Dade County, Florida. Notwithstanding anything to the contrary contained in this Agreement, the obligations hereunder, as they relate to the Easement hereunder (including, without limitation, maintenance and indemnification obligations), shall automatically terminate upon the termination of such Easement (except to the extent accruing prior to such termination).

6. ENTIRE AGREEMENT.

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and arrangements, both oral and written, between the parties with respect thereto.

[The remainder of this is intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be made and executed as of the day and year first above written.

Signed, sealed and delivered in the:
presence of:

OPLH I LLC, a Delaware limited liability company

Print Name: SHARON LEECH

By:

Print Name: MARIO A. ROMINE

Its: Authorized Signatory

Print Name: ANNIA GARCIA
* 20900 NE 30 Ave. Suite 600
AVENTURA, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 22nd day of MARCH, 2024, by MARISA ROMINE, as authorized signatory of OPLH I LLC, on behalf of said entity. He/She is ☒ personally known to me or ☐ has produced _____ as identification.



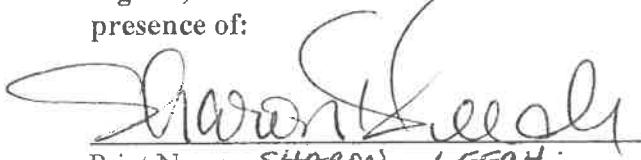
ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027


Notary Public, State of Florida

Serial No.:

My Commission Expires: _____

Signed, sealed and delivered in the:
presence of:


* Print Name: SHARON LEECH


Print Name: ANNIA GARCIA
* 20900 NE 30 AVE, suite 600
Aventura, FL 33180.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

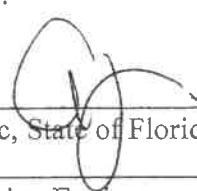
OPLH II LLC, a Delaware limited liability
company

By: Mario A. Romine
Print Name: MARIO A. ROMINE
Its: Authorized Signatory

The foregoing instrument was acknowledged before me by means of (☒) physical presence
or () online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMINE, as
authorized signatory of OPLH II LLC, on behalf of said entity. He/She is ☒ personally known
to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027


Notary Public, State of Florida
Serial No.: _____
My Commission Expires: _____

Signed, sealed and delivered in the
presence of:

Sharon Leech

Print Name: SHARON LEECH

*

Annia Garcia

Print Name: ANNIA GARCIA

* 20900 NE 30 AVE., Suite 600
AVENTURA, FL 33180.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

OPLH III LLC, a Delaware limited liability
company

By: *Mario A. Romine*

Print Name: MARIO A. ROMINE

Its: Authorized Signatory

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or () online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMINE, as
authorized signatory of OPLH III LLC, on behalf of said entity. He/She is ☒ personally known
to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027

Alj
Notary Public, State of Florida

Serial No.: _____

My Commission Expires: _____

Signed, sealed and delivered in the:
presence of:

Print Name: SHARON LEECH

Print Name: ANNIA GARCIA
#20900 NE 30 AVE. Suite 600
AVENTURA, FL, 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

OPLH IV LLC, a Delaware limited liability
company

By: Mario A. Romine
Print Name: MARIO A. ROMINE
Its: Authorized Signatory

The foregoing instrument was acknowledged before me by means of (☒) physical presence
or () online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMINE, as
authorized signatory of OPLH IV LLC, on behalf of said entity. He/She is ☒ personally known
to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027

Notary Public, State of Florida
Serial No.: _____
My Commission Expires: _____

Signed, sealed and delivered in the:
presence of:

Sharon Leech

Print Name: SHARON LEECH

Anna Garcia

Print Name: ANNA GARCIA
20900 NE 30 AVE, Suite 600
AVENTURA, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

OPLH V LLC, a Delaware limited liability
company

By: *Mario A. Romine*
Print Name: MARIO A. ROMINE
Its: Authorized Signatory

The foregoing instrument was acknowledged before me by means of (☒) physical presence
or () online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMINE, as
authorized signatory of OPLH V LLC, on behalf of said entity. He/She is ☒ personally known
to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027

Anna E. Garcia
Notary Public, State of Florida

Serial No.: _____

My Commission Expires: _____

Signed, sealed and delivered in the:
presence of:

OPLH VI LLC, a Delaware limited liability
company

Print Name: SHARON LEECH

By: Mario A. Romine
Print Name: MARIO A. ROMINE
Its: Authorized Signatory

Print Name: ANNIA GARCIA

* 20900 NE 30 AVE. SUITE 600
AVENTURA, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or () online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMINE, as
authorized signatory of OPLH VI LLC, on behalf of said entity. He/She is ☒ personally known
to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027

Notary Public, State of Florida

Serial No.: _____

My Commission Expires: _____

Signed, sealed and delivered in the:
presence of:

OPLH VII LLC, a Delaware limited liability company

Print Name: SHARON LEECH

By: Manu V. K.
Print Name: MATHIO A. Komele
Its: Authorized Signatory

Print Name: YANNIA GARCIA
20900 NE 30 AVE., SUITE 600
ADVENTURA, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 22nd day of MARCH, 2024, by MARIE A. ROMINE, as authorized signatory of OPLH VII LLC, on behalf of said entity. He/She is ☒ personally known to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027

Notary Public, State of Florida
Serial No.: _____
My Commission Expires: _____

Signed, sealed and delivered in the:
presence of:

OPLH VIII LLC, a Delaware limited liability
company

Print Name: SHARON LEECH

By: Mario A. Romine
Print Name: MARIO A. ROMINE
Its: Authorized Signatory

Print Name: ANNIA GARCIA

* 20900 NE 30 AVE. SUITE 600
AVENTURA, FL 33186

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of (☒) physical presence
or () online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMINE as
authorized signatory of OPLH VIII LLC, on behalf of said entity. He/She is ☒ personally known
to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027

Notary Public, State of Florida
Serial No.: _____
My Commission Expires: _____

Signed, sealed and delivered in the:
presence of:

Sharon Leech
Print Name: SHARON LEECH

*

Annia Garcia
Print Name: ANNIA GARCIA
* 20900 NE 30 AVE. SUITE 600
AVENTURA, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

OPLH IX LLC, a Delaware limited liability
company

By: *Mario A. Romane*
Print Name: MARIO A. ROMANE
Its: Authorized Signatory

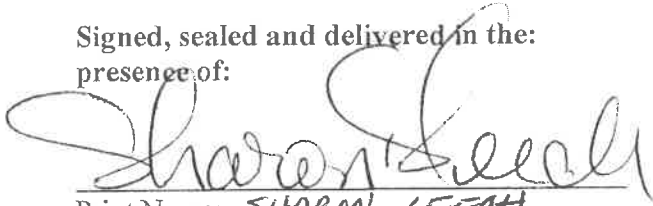
The foregoing instrument was acknowledged before me by means of (☒) physical presence
or () online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMANE, as
authorized signatory of OPLH IX LLC, on behalf of said entity. He/She is ☐ personally known
to me or ☐ has produced _____ as identification.




ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027


Annia Garcia
Notary Public, State of Florida
Serial No.: _____
My Commission Expires: _____

Signed, sealed and delivered in the:
presence of:


Print Name: SHARON LEECH
*

OPLH X LLC, a Delaware limited liability
company

By: 
Print Name: MARIO A. ROMINE
Its: Authorized Signatory

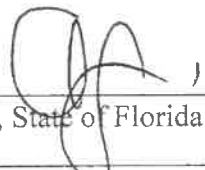

Print Name: ANNIA GARCIA
* 30900 NE 30 Ave. Suite 600
AVENTURA FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of (☒) physical presence
or () online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMINE, as
authorized signatory of OPLH X LLC, on behalf of said entity. He/She is ☒ personally known
to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027


Notary Public, State of Florida

Serial No.: _____

My Commission Expires: _____

Signed, sealed and delivered in the:
presence of:

OPLH XI LLC, a Delaware limited liability
company

Print Name: SHARON LEECH

By: Mario A Romine
Print Name: MARIO A ROMINE
Its: Authorized Signatory

Print Name: ANNIA GARCIA

* 20900 NE 30 AVE. SUITE 600
AVENTURA, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of (☒) physical presence
or (☐) online notarization this 22nd day of MARCH, 2024, by MARIO A ROMINE, as
authorized signatory of OPLH XI LLC, on behalf of said entity. He/She is ☒ personally known
to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
Commission # HH 390984
Expires August 26, 2027


Notary Public, State of Florida


Serial No.: _____


My Commission Expires: _____

Signed, sealed and delivered in the
presence of:

OLETA PARTNERS LLC,
a Delaware limited liability company


Print Name: SHARON LEECH

By: 
Print Name: MARIO A. ROMINE
Its: Authorized Signatory

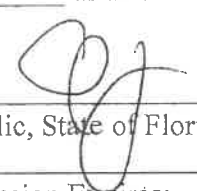

Print Name: ANNIA GARCIA
* 20900 NE 30 AVE. SUITE 600
AVENTURA, FL 33180

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

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or ☐ online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMINE, as
authorized signatory of OLETA PARTNERS LLC, on behalf of said entity. He/She is
☒ personally known to me or ☐ has produced _____ as identification.



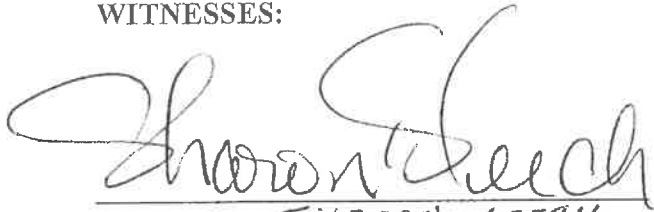
ANNIA E. GARCIA
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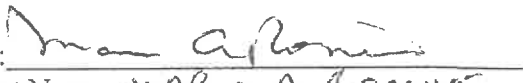
JOINDER BY ASSOCIATION

SOLE MIA PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, hereby joins in the foregoing Easement Agreement for the purpose of confirming to the Grantees that after Roadway Completion and until such time as the Roads may be dedicated back to the City, such Roads as have not been dedicated may be deemed to be part of the Common Areas of the Development.

WITNESSES:


 Print Name: SHARON LEECH

SOLE MIA PROPERTY OWNERS
 ASSOCIATION, INC., a Florida corporation
 not-for-profit

By: 
 Print Name: MARIO A. ROMINE
 Its: Authorized Signatory

Print Name: ANNIA GARCIA
 * 20900 NE 30 AVE, SUITE 600
AVENTURA, FL 33180

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 22nd day of MARCH, 2024, by MARIO A. ROMINE, as authorized signatory of SOLE MIA PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of the corporation, and who is ☒ personally known to me or ☐ has produced _____ as identification.



ANNIA E. GARCIA
 Commission # HH 390984
 Expires August 26, 2027



 Notary Public, State of Florida
 Serial No.: _____
 My Commission Expires: _____

Exhibit "A"

TRACT "A" of BISCAYNE LANDING, according to the Plat thereof, as recorded in Pl at Book 161, at Page 72, of the Public Records of Miami-Dade County, Florida, lying in Section 21, Township 52 North, Range 42 East, less (LESS OUT PARCEL "A"), and less (LESS OUT PARCEL "B"), also known as that piece of land depicted on "THE OAKS I CONDOMINIUMS" recorded in Official Records Book 25427 at Page 4674 of the Public Records of Miami-Dade County, Florida, said LESS OUT parcels being more particularly described as follows:

LESS

OUT PARCEL "A":

Commence at the Northeast corner of the West 1/2 of the Northeast 1/4 of Section 21, Township 52 South, Range 42 East, the same being the Northeast Corner of said Tract "A" of BISCAYNE LANDING; thence South 87°02'55" West along the North boundary line of said Tract "A" of BISCAYNE LANDING, and along the North line of the Northeast 1/4 of said Section 21, and along the South Right of Way Line of N.E. 151st Street for a distance of 396.01 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence along the boundary of The Oaks Condominium as described in Official Record Book 25427 at page 4613 of the Public Records of Miami-Dade County, Florida, for the following (4) courses; (1) thence South 03°17'25" East for a distance of 522.10 feet; (2) thence North 86°42'35" East for a distance of 159.56 feet; (3) thence South 27°35'03" East for a distance of 138.47 feet; (4) thence South 83°13'18" East for a distance of 177.81 feet to a point on the West line of the NE 1/4 of the NE 1/4 of said Section 21, also being the East line of said Tract "A"; thence South 02°55'05" East along said line for a distance of 252.90 feet; thence South 87°09'14" West for a distance of 501.91 feet to a point on a circular curve concave to the west whose radius point bears North 82°36'35" West from said point; thence Northwesterly to the left along the arc of said curve having a radius of 352.64 feet, through a central angle of 23°27'40" for an arc distance of 144.40 feet; thence North 78°35'03" East for 122.19 feet to a point on a circular curve concave to the Southeast whose radius point bears North 85°51'34" East from said point; thence Northeasterly to the right along the arc of said curve having a radius of 100.00 feet, through a central angle of 38°22'29" for an arc distance of 66.98 feet to a point of tangency; thence North 34°14'03" East for 70.48 feet; thence North 51°25'22" West for 70.73 feet; thence North 43°42'31" West for 108.81 feet to a point of curvature with a circular curve concave to the east; thence Northeasterly to the right along the arc of said curve having a radius of 60.00 feet, through a central angle of 72°52'56" for an arc distance of 76.32 feet to a point of reverse curvature with a circular curve concave to the northwest; thence Northeasterly to the left along the arc of said curve having a radius of 25.00 feet, through a central angle of 31°32'21" for an arc distance of 13.76 feet to a point of tangency; thence North 02°21'55" West for a distance of 173.92 feet to a point of curvature with a circular curve concave to the southwest; thence Northwesterly to the left along the arc of said curve having a radius of 125.00 feet, through a central angle of 78°55'58" for an arc distance of 172.20 feet; thence North 02°57'01" West for a distance of 138.00 feet to a point on the North boundary line of said Tract "A" of BISCAYNE LANDING, and also being to the North line of the Northeast 1/4 of said Section 21, and also being to the South Right of Way Line of said N.E. 151st Street; thence North 87°02'55" East along said North boundary line of said Tract "A" of BISCAYNE LANDING, and along said North line of the Northeast 1/4 of said Section 21, and along said South Right of Way Line of N.E. 151st Street for

a distance of 149.64 feet to the POINT OF BEGINNING; Said parcel contains 4.33 acres, more or less.

AND

LESS OUT PARCEL "B":

Beginning at the most Northeasterly Corner of said Tract "A" of "BISCAYNE LANDING," said point being further described as being the Northeast Corner of the West $\frac{1}{2}$ the Northeast $\frac{1}{4}$ of Section 21, Township 52 South, Range 42 East; thence South $02^{\circ}55'05''$ East, along the East Line of said Tract "A", a distance of 677.06 feet; thence North $83^{\circ}13'18''$ West, a distance of 177.81 feet; thence North $27^{\circ}35'03''$ West, a distance of 138.47 feet; thence South $86^{\circ}42'35''$ West, a distance of 159.56 feet; thence North $03^{\circ}17'25''$ West, a distance of 522.10 feet to a point on the North Line of said Tract "A"; thence North $87^{\circ}02'55''$ East, along said North Line, a distance of 396.01 feet to the POINT OF BEGINNING. Said parcel contains 5.37 acres, more or less.

AND

LESS OUT PARCEL "C":

COMMENCE at the Northwest corner of Lot 1, Block 1, of PAGRO SUBDIVISION, according to the plat thereof, as recorded in Plat Book 105, Page 59 in the Public Records of Miami-Dade County, Florida, said point lying on the East right-of-way line of State Road 5, (U.S. 1 / Biscayne Boulevard), as shown on the Florida Department of Transportation Right of Way Map for said State Road 5, Section 87030-2571, dated 3/10/1992; thence S $86^{\circ}24'55''$ W, along said right-of-way line of State Road 5, a distance of 25.53 feet; thence N $08^{\circ}08'23''$ E, along said East right-of-way line, 33.58 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N $08^{\circ}08'23''$ E, along said East right-of-way line of State Road 5, a distance of 115.28 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius of 13,276.42 feet and a chord bearing of N $09^{\circ}29'42''$ E; thence northeasterly along the arc of said curve and said East right-of-way line of State Road 5 a distance of 167.86 feet, through a central angle of $00^{\circ}43'28''$ to a point of reverse curvature with a curve concave to the Northwest, having a radius of 13,388.42 feet and a chord bearing of N $09^{\circ}12'39''$ E; thence northeasterly along the arc of said curve and said East right-of-way line of State Road 5 a distance of 302.02 feet, through a central angle of $01^{\circ}17'35''$ to the beginning of a non-tangent curve concave to the Southeast, having a radius of 35.00 feet and a chord bearing of N $69^{\circ}01'49''$ E; thence northeasterly along the arc of said curve 21.23 feet, through a central angle of $34^{\circ}45'36''$ to the intersection with the South right-of-way line of NE 151st Street; thence N $86^{\circ}24'37''$ E, along said South right-of-way line of NE 151st Street, 2.62 feet; thence S $53^{\circ}01'04''$ W 11.20 feet; thence S $09^{\circ}22'05''$ W 223.48 feet; thence S $09^{\circ}04'01''$ E 6.33 feet; thence S $09^{\circ}22'05''$ W 38.13 feet; thence S $31^{\circ}10'10''$ W 5.39 feet; thence S $09^{\circ}22'05''$ W 271.32 feet; thence S $22^{\circ}01'34''$ W 45.34 feet to the POINT OF BEGINNING.

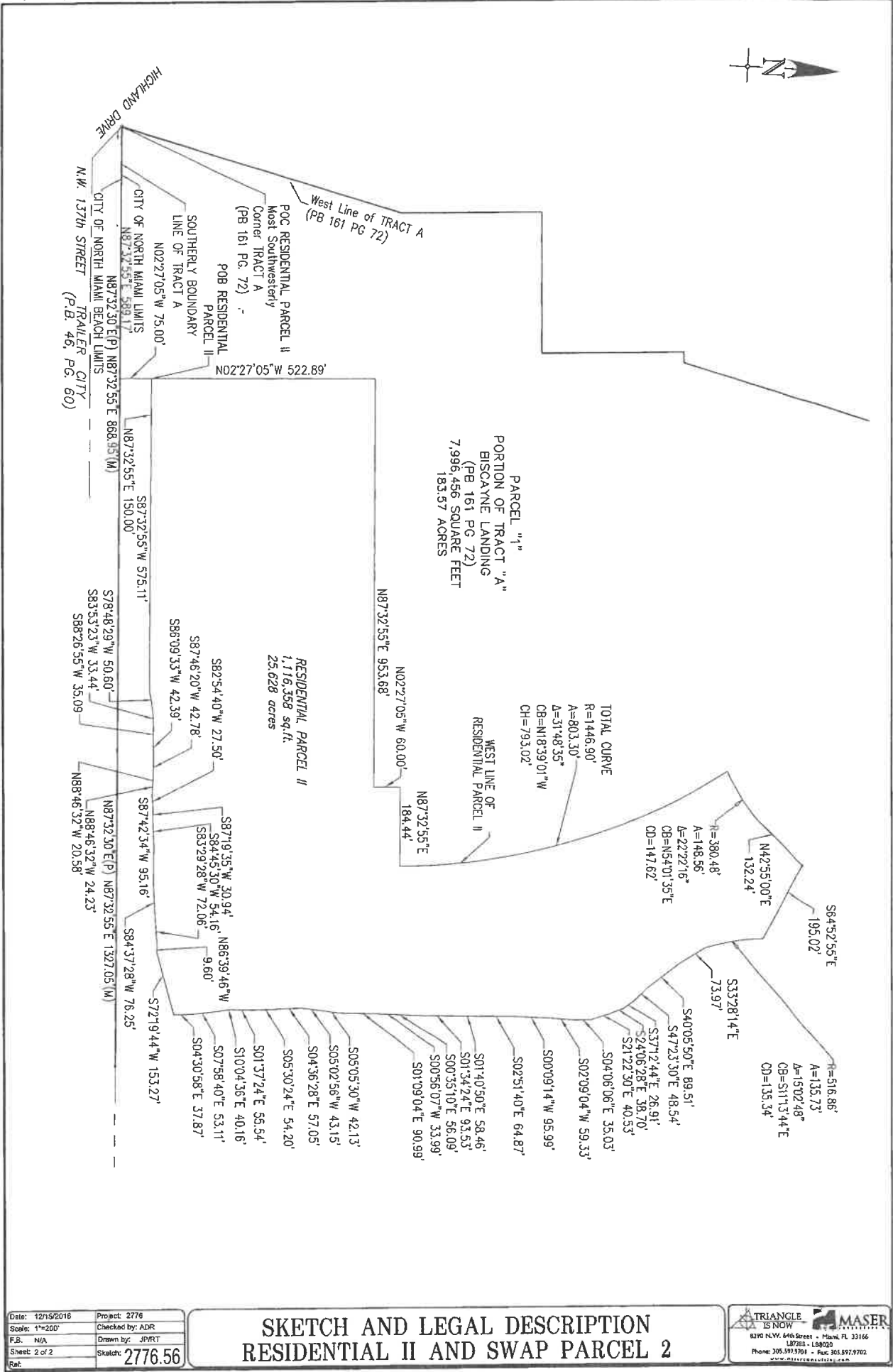
Containing 6,914 Square Feet of land, more or less.

Exhibit "B"

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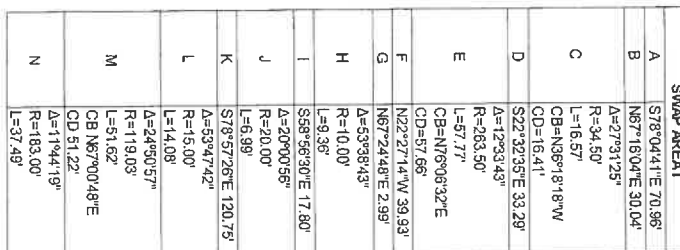
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Date: 12/15/2016	Project: 2776
Scale: 1"=200'	Checked by: RT
F.B. N/A	Drawn by: KAB
Sheet: 2 of 2	Sketch: 2776.57
Ref:	

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
RESIDENTIAL PARCEL 1



Exhibit "C"

Property

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'30"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 589.17 FEET TO A POINT; THENCE RUN N02°27'30"W, FOR A DISTANCE OF 597.89 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N87°32'30"E FOR A DISTANCE OF 953.68 FEET TO A POINT; THENCE RUN N02°27'30"W FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE RUN N87°32'30"E FOR A DISTANCE OF 184.44 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1446.90, A CENTRAL ANGLE OF 31°48'12", A CHORD BEARING OF N18°39'15"W AND A CHORD DISTANCE OF 792.86 TO A POINT ON THE SOUTHWESTERLY LINE OF THE NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29849 AT PAGE 386 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 21°46'51", AND A CHORD BEARING OF S76°09'39"W AND A CHORD DISTANCE OF 143.59 TO A POINT OF TANGENCY; THENCE RUN S87°03'05"W FOR A DISTANCE OF 35.61 FEET TO A POINT OF CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE RUN WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 38°39'24", AND A CHORD BEARING OF N73°37'13"W AND A CHORD DISTANCE OF 238.31 FEET TO A POINT OF TANGENCY; THENCE RUN N54°17'31"W FOR A DISTANCE OF 19.04 FEET TO A POINT; THE LAST FOUR (4) COURSES ARE COINCIDENT WITH THE SOUTHWESTERLY BOUNDARY LINE AS DESCRIBED ON THE NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29849 PAGE 386 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S27°06'33"W FOR A DISTANCE OF 1013.45 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 674,733 SQUARE FEET (15.49 ACRES) MORE OR LESS.

Exhibit “D”

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 1773.62 FEET; THENCE RUN N02°27'05"W FOR A DISTANCE OF 1567.72 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N64°46'27"W FOR A DISTANCE OF 56.63 FEET TO A POINT ON THE SOUTH LINE OF THE NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29849 AT PAGE 386 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N42°54'35"E FOR A DISTANCE OF 32.84 FEET ALONG SAID LINE; THENCE RUN S30°55'20"E FOR A DISTANCE OF 56.17 FEET TO THE POINT OF BEGINNING.
SAID PARCEL OF LAND CONTAINING 886 SQUARE FEET (0.02 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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SKETCH AND
LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
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LEGAL DESCRIPTION
(INCOMING PARCEL 1)

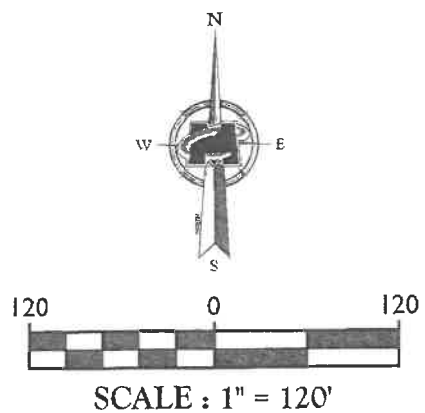
SCALE AS SHOWN	DATE 03/24/21	DRAWN BY: JP	CHECKED BY: MC
PROJECT NUMBER: 2776		SOUTH BOUNDARY PARCEL SKETCH AND LEGALS- PART	

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

1 of 2



ABBREVIATIONS:

- PB PLAT BOOK
- PG PAGE
- R RADIUS
- Δ CENTRAL ANGLE
- L LENGTH
- CHD CHORD DISTANCE
- CHB CHORD BEARING
- ORB OFFICIAL RECORD BOOK
- SQ. FT. SQUARE FEET
- (P) PLATTED
- (M) MEASURED

INCOMING
PARCEL 1
0.02 ACRES

SOLE MIA BOULEVARD
SOUTH LINE
OF NON-EXCLUSIVE EASEMENT
ORB 29849 PAGE 386

POINT OF
BEGINNING

PARCEL 5

PARCEL 4

TRACT A
(PB 161 PG 72)

SOLE MIA BOUNDARY LINE
(PB 161, PG 72)

POINT OF COMMENCEMENT
MOST SOUTHWESTERLY
CORNER OF TRACT A
(PB 161 PG. 72)

N 87°32'30" E (P)
N 87°32'55" E (M) 1,773.62'

SOUTHERLY BOUNDARY
LINE OF TRACT A



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SKETCH AND
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LEGAL DESCRIPTION
(INCOMING PARCEL 1)

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/24/2021	JP	MC
PROJECT NUMBER:	2776	INCOMING PARCEL SKETCH AND LEGALS- PART	

SHEET TITLE:	EXHIBIT "A"
SHEET NUMBER:	2 of 2

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 2077.43 FEET; THENCE RUN N02°27'05"W FOR A DISTANCE OF 745.19 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N01°28'59"W FOR A DISTANCE OF 46.41 FEET; THENCE RUN N01°40'50"W FOR A DISTANCE OF 58.45 FEET; THENCE RUN N02°51'40"W FOR A DISTANCE OF 64.87 FEET; THENCE RUN N00°09'14"E FOR A DISTANCE OF 95.99 FEET; THENCE RUN N01°56'02"E FOR A DISTANCE OF 32.35 FEET TO A POINT "D"; THENCE RUN S09°22'40"E FOR A DISTANCE OF 38.86 FEET; THENCE RUN S02°26'46"E FOR A DISTANCE OF 198.37 FEET; THENCE RUN S09°14'42"W FOR A DISTANCE OF 62.21 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 2,579 SQUARE FEET (0.06 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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MICHAEL CARDO
PROFESSIONAL SURVEYOR AND MAPPER #7156
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SKETCH AND
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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
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MIAMI DADE COUNTY
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LEGAL DESCRIPTION
(INCOMING PARCEL 2)

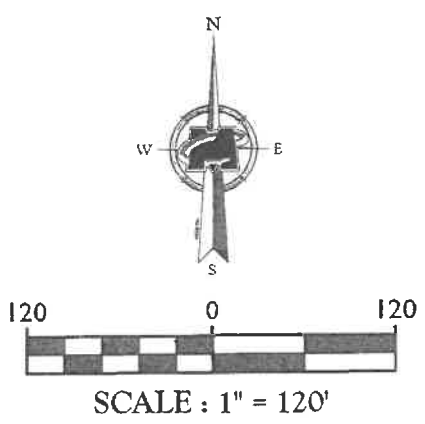
CALL:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN:	03/24/21	JP	MC
PROJECT NUMBER:	2776		
PARCEL 2 OF 2 PARCEL SKETCH AND LEGALS- PART			

SHEET TITLE:

EXHIBIT "A"

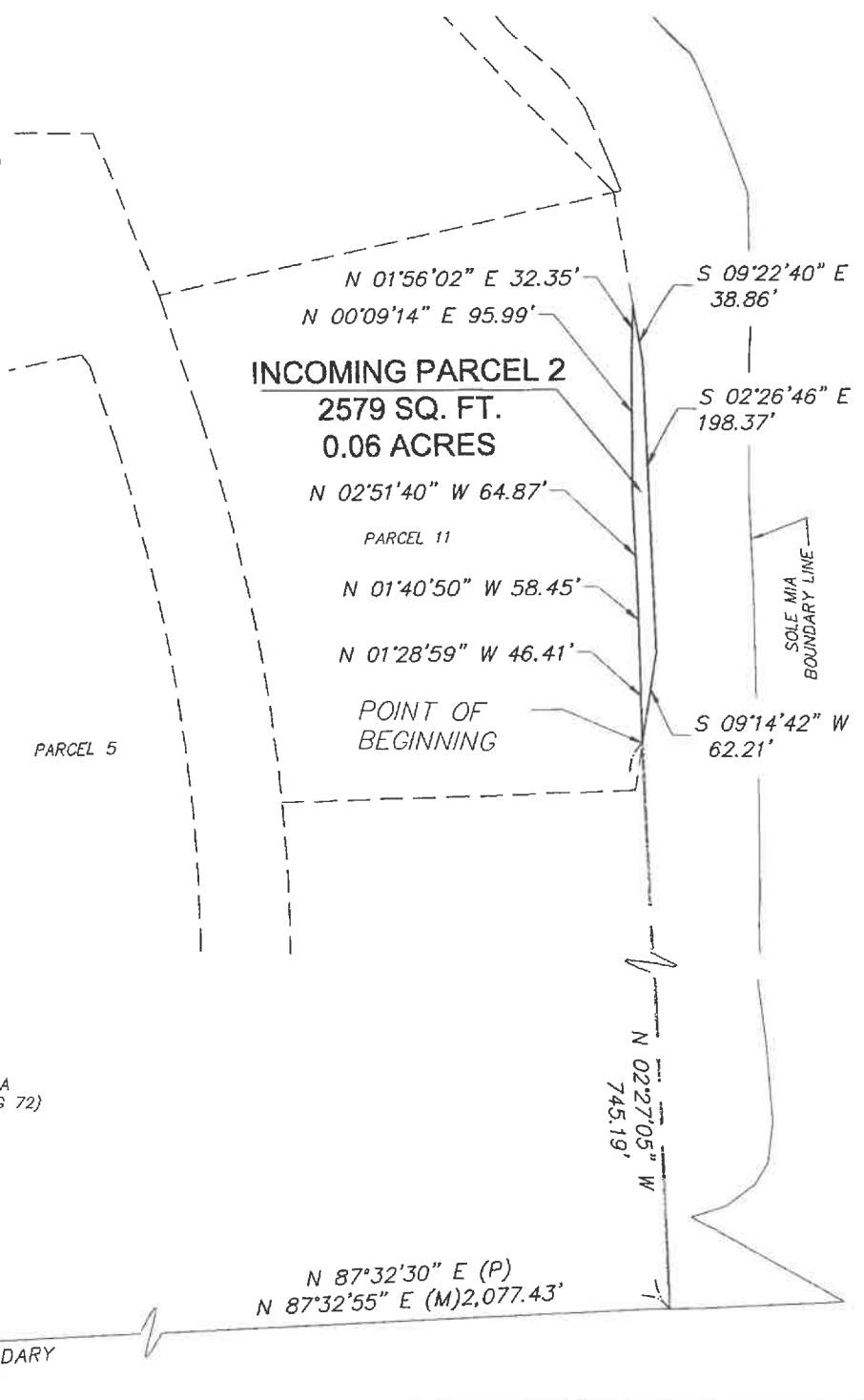
SHEET NUMBER:

1 of 2



ABBREVIATIONS:

- PB PLAT BOOK
- PG PAGE
- R RADIUS
- Δ CENTRAL ANGLE
- L LENGHT
- CHD CHORD DISTANCE
- CHB CHORD BEARING
- ORB OFFICIAL RECORD BOOK
- SQ. FT. SQUARE FEET
- (P) PLATTED
- (M) MEASURED



By: JPINO
Biscayne Landing Concrete Stockpile dwg SOUTH PARCEL 12776- South Parcel Sketch and Legals- PART 2.dwg ILC PR 2 PG.2



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SKETCH AND
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FOR

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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(INCOMING PARCEL 2)

SCALE: AS SHOWN DATE: 03/24/2021 DRAWN BY: JP CHECKED BY: MC

PROJECT NUMBER: 2776 SHEET NUMBER: 2 of 2

SHEET TITLE: EXHIBIT "A"

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 2061.27 FEET; THENCE RUN N02°27'05"W FOR A DISTANCE OF 386.39 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N04°35'01"W FOR A DISTANCE OF 45.95 FEET; THENCE RUN N05°04'12"E FOR A DISTANCE OF 85.28 FEET; THENCE RUN N01°09'04"W FOR A DISTANCE OF 34.24 FEET; THENCE RUN N89°00'44"E FOR A DISTANCE OF 4.75 FEET TO A POINT "C"; THENCE RUN S12°13'01"E FOR A DISTANCE OF 47.47 FEET; THENCE RUN S08°36'38"W FOR A DISTANCE OF 120.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1,622 SQUARE FEET (0.04 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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SKETCH AND
LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION
(INCOMING PARCEL 3)

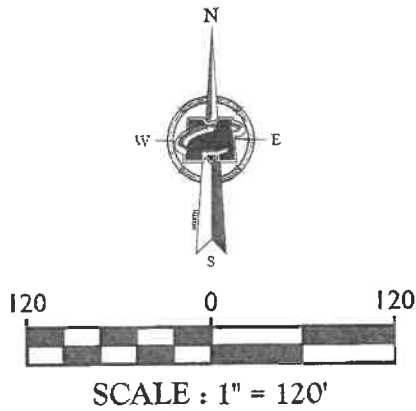
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER:	2776		
PARCEL 3 OF 4 PARCEL SKETCH AND LEGALS- PART			

SHEET TITLE:

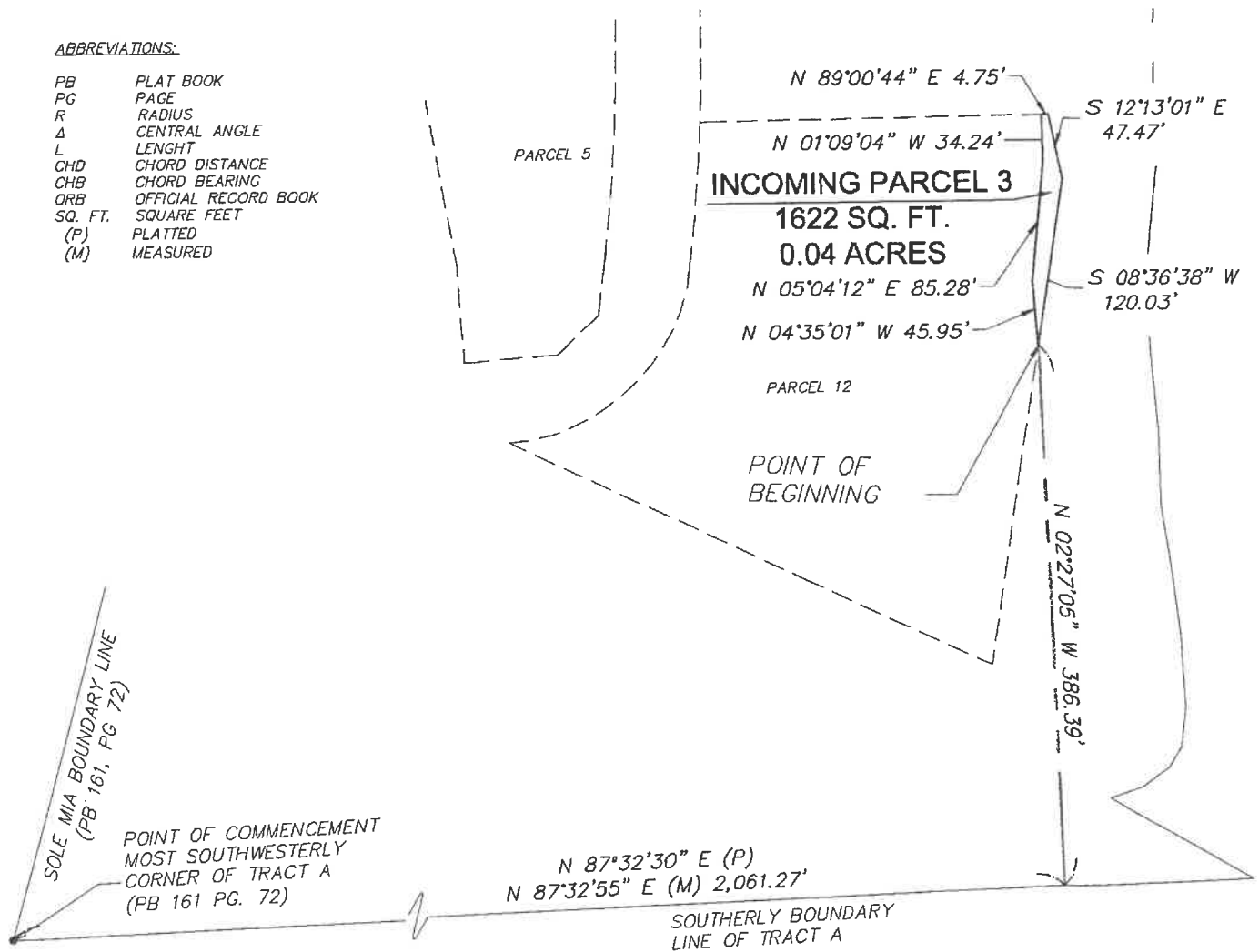
EXHIBIT "A"

SHEET NUMBER:

1 of 2

**ABBREVIATIONS:**

PB	PLAT BOOK
PG	PAGE
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CHD	CHORD DISTANCE
CHB	CHORD BEARING
ORB	OFFICIAL RECORD BOOK
SQ. FT.	SQUARE FEET
(P)	PLATTED
(M)	MEASURED



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SKETCH AND
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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(INCOMING PARCEL 3)

SCALE AS SHOWN	DATE 03/24/2021	DRAWN BY JP	CHECKED BY MC
PROJECT NUMBER 2776		SHEET NUMBER 2776	

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

2 of 2

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 1362.98 FEET; THENCE RUN N02°27'05"W FOR A DISTANCE OF 60.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N02°27'31"W FOR A DISTANCE OF 21.94 FEET; THENCE RUN N83°53'23"E FOR A DISTANCE OF 33.44 FEET; THENCE RUN N88°26'55"E FOR A DISTANCE OF 35.09 FEET; THENCE RUN N86°09'33"E FOR A DISTANCE OF 42.39 FEET; THENCE RUN N87°46'20"E FOR A DISTANCE OF 42.78 FEET; THENCE RUN S88°46'32"E FOR A DISTANCE OF 44.81 FEET; THENCE RUN N82°54'40"E FOR A DISTANCE OF 27.50 FEET; THENCE RUN N87°19'35"E FOR A DISTANCE OF 28.93 FEET; THENCE RUN S04°24'20"E FOR A DISTANCE OF 24.77 FEET; THENCE RUN S82°27'05"W FOR A DISTANCE OF 78.55 FEET; THENCE RUN N89°58'36"W FOR A DISTANCE OF 178.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 7,101 SQUARE FEET (0.16 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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SKETCH AND
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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION
(INCOMING PARCEL 4)

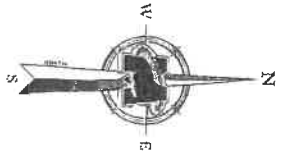
SCALE AS SHOWN	DATE 03/24/21	DRAWN BY JP	CHECKED BY MC
PROJECT NUMBER 2776		29920188 OFF THE PARCEL SKETCH AND LEGALS- PART	

SHEET TITLE

EXHIBIT "A"

SHEET NUMBER

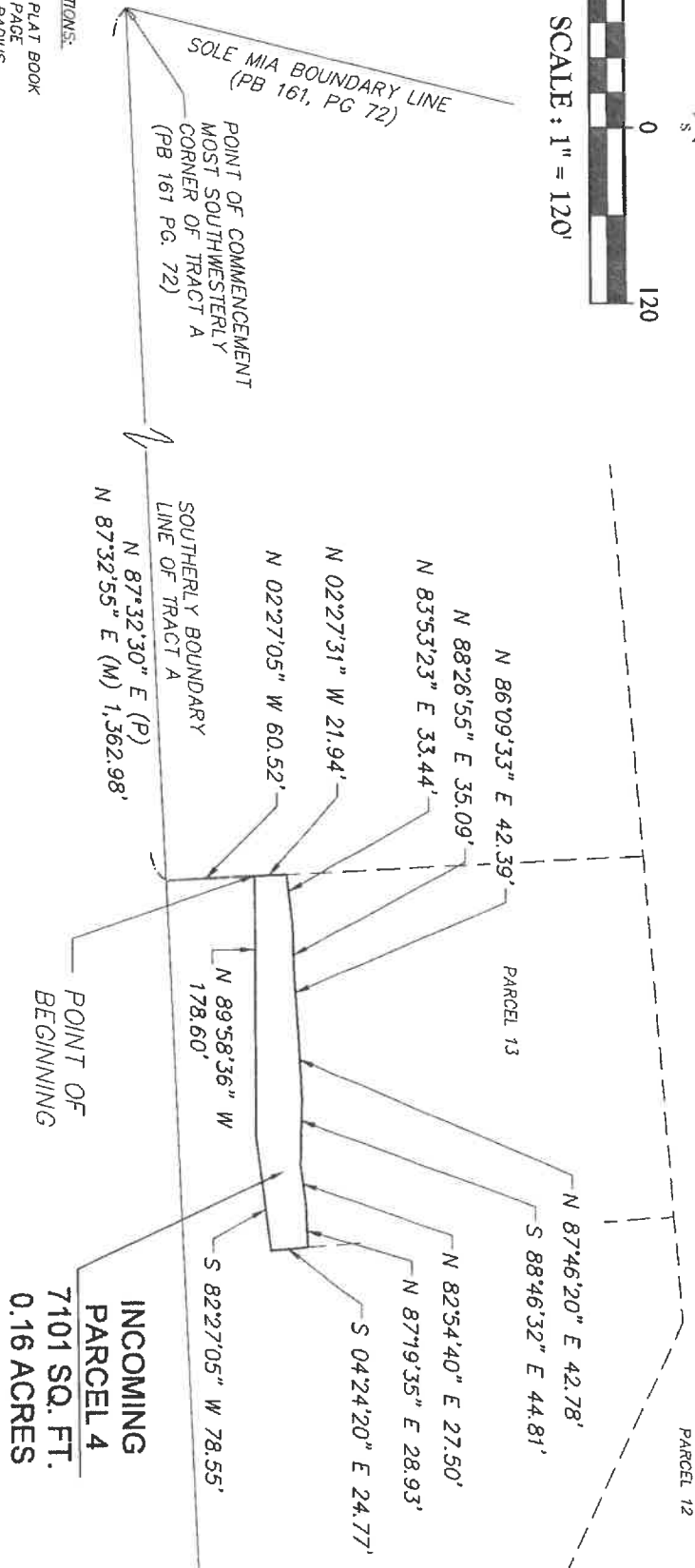
1 of 2



SCALE: 1" = 120'

ABBREVIATIONS:

PB PLAT BOOK
PG PAGE
R RADIUS
L LENGTH
CHD CHORD DISTANCE
CHB CHORD BEARING
ORB OFFICIAL RECORD BOOK
SQ. FT. SQUARE FEET
(P) PLATTED
(M) MEASURED



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REV. DATE DRAWN BY DESCRIPTION

SKETCH AND LEGAL DESCRIPTION FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA

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SCALE: DATE: DRAWN BY: CHECKED BY:
PROJECT NUMBER: 2776
SKETCH AND LEGALS: PART

EXHIBIT "A"

2 of 2

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 634.73 FEET; THENCE RUN N02°27'05"W, FOR A DISTANCE OF 677.69 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N25°35'18"W FOR A DISTANCE OF 113.86 FEET; THENCE RUN N64°26'18"E FOR A DISTANCE OF 149.40 FEET; THENCE RUN S27°06'58"W FOR A DISTANCE OF 187.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 8,506 SQUARE FEET (0.20 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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FOR

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TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION
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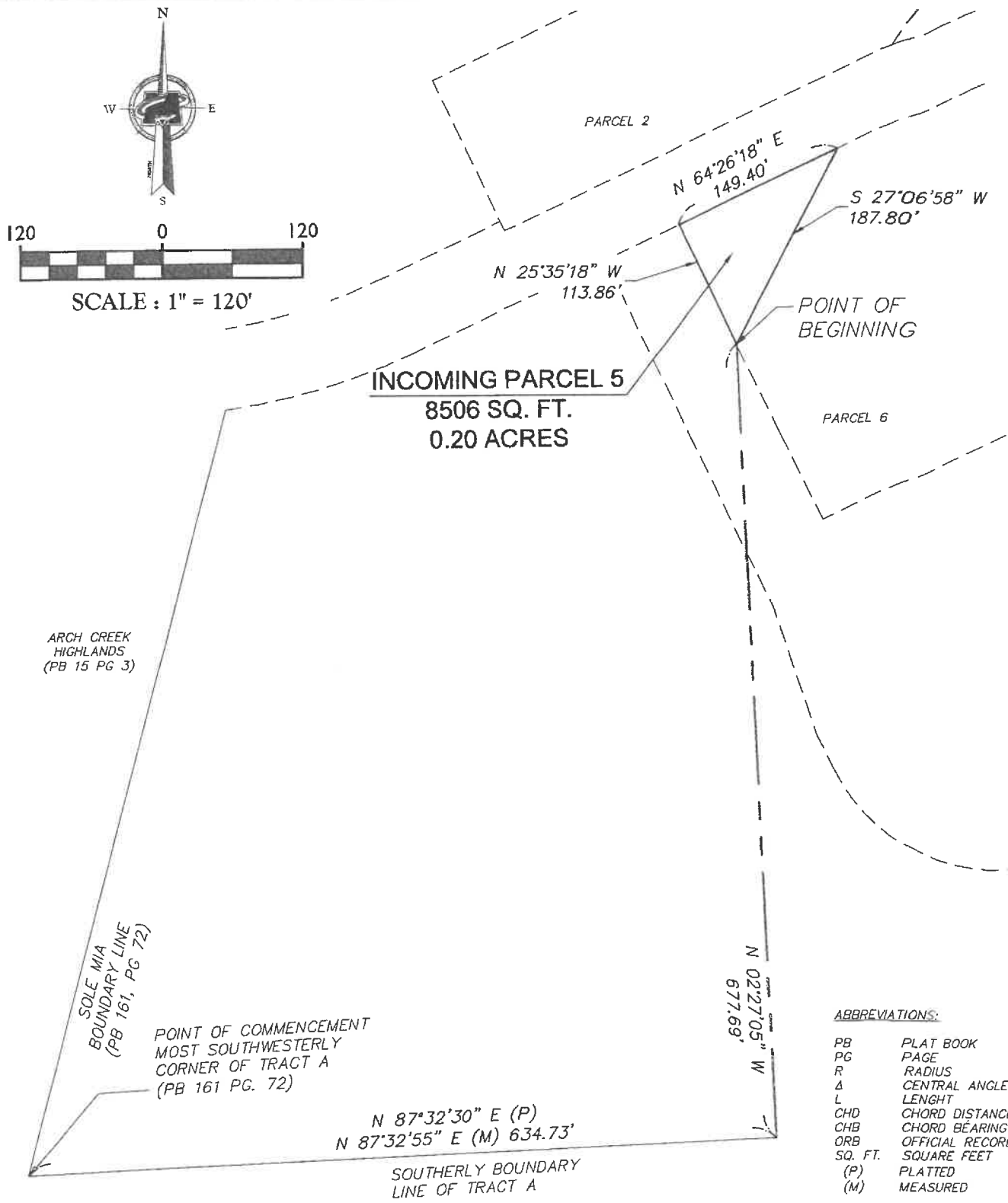
SCALE: AS SHOWN	DATE: 03/24/21	DRAWN BY: JP	CHECKED BY: MC
PROJECT NUMBER: 2776		PARCEL BIBB/95011111 PARCEL SKETCH AND LEGALS- PART	

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

1 of 2



By: JPINO
ayne Landing Concrete Stockpile.dwg|SOUTH PARCEL|2776- South Parcel Sketch and Legals- PART 2.dwg|C PR 5 PG-2



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ABBREVIATIONS:

PB	PLAT BOOK
PG	PAGE
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CHD	CHORD DISTANCE
CHB	CHORD BEARING
ORB	OFFICIAL RECORD BOOK
SQ. FT.	SQUARE FEET
(P)	PLATTED
(M)	MEASURED

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(INCOMING PARCEL 5)

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/24/2021	JP	MC
PROJECT NUMBER:	2776	SOUTH PARCEL SKETCH AND LEGALS- PART	

SHEET TITLE

EXHIBIT "A"

SHEET NUMBER:
2 of 2

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 776.23 FEET; THENCE RUN N02°27'05"W, FOR A DISTANCE OF 927.11 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN S64°26'18"W FOR A DISTANCE OF 363.42 FEET; THENCE RUN N25°33'42"W FOR A DISTANCE OF 142.97 FEET; THENCE RUN N64°26'18"E FOR A DISTANCE OF 249.50 FEET; THENCE RUN N25°33'42"W FOR A DISTANCE OF 42.54 FEET; THENCE RUN N64°25'46"E FOR A DISTANCE OF 313.56 FEET; THENCE RUN S10°53'47"E FOR A DISTANCE OF 43.06 FEET; THENCE RUN S27°06'58"W FOR A DISTANCE OF 237.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 78,469 SQUARE FEET (1.80 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

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LEGAL DESCRIPTION
(INCOMING PARCEL 6)

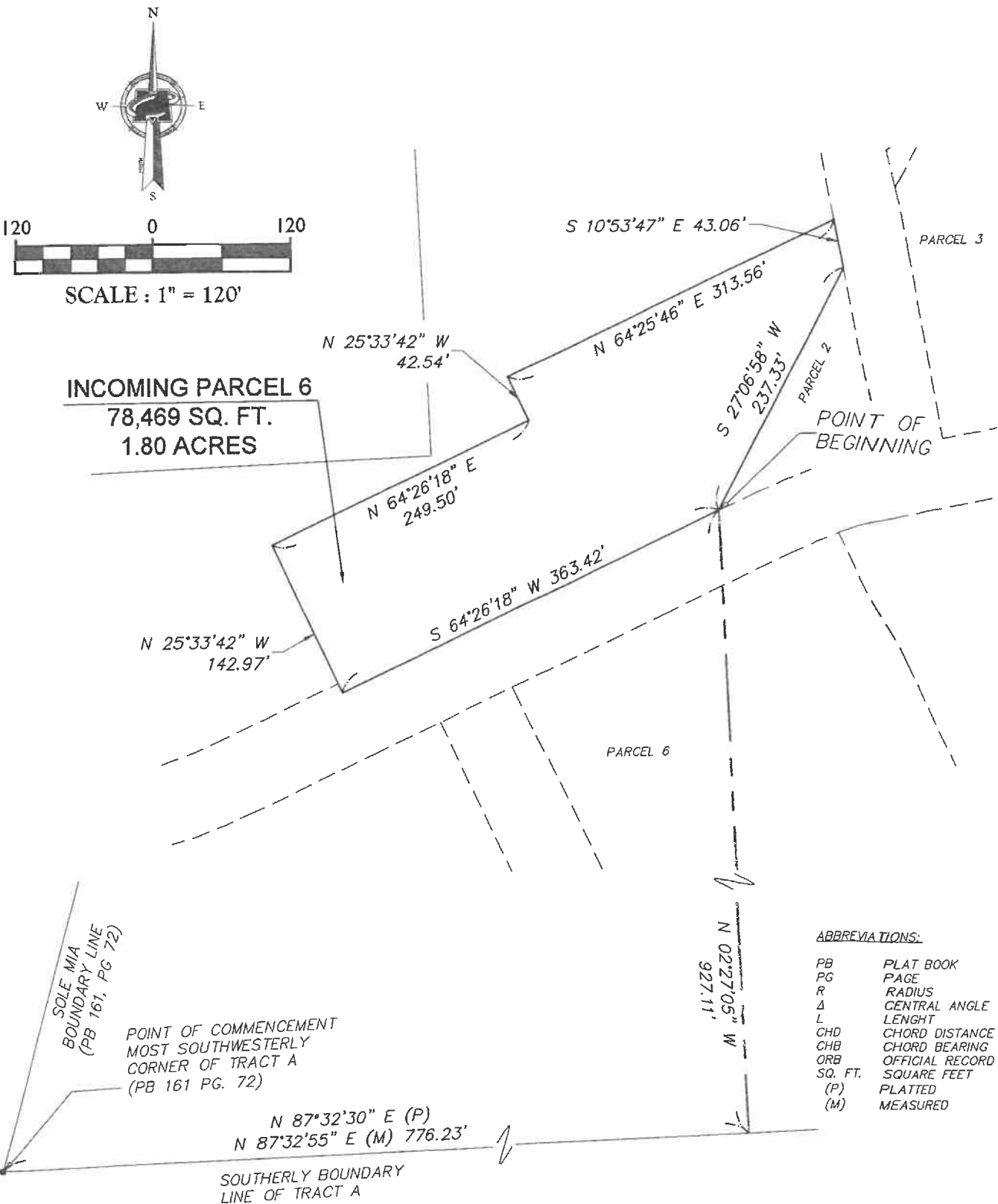
SCALE	DATE	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER:	2776		
8774101011 PARCEL SKETCH AND LEGALS- PART			

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

1 of 2



By: JFINO

ayne Landing Concrete Stockpile.dwg SOUTH PARCEL 2776- South Parcel Sketch and Legals- PART 2.dwg IFC PR 6 PG. 2



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FOR**

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BISCAYNE LANDING
MIAMI DADE COUNTY
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**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(INCOMING PARCEL 6)**

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/24/2021	JP	MC
PROJECT NUMBER:	2776	SOUTH PARCEL SKETCH AND LEGALS- PART	

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

2 of 2

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 875.49 FEET; THENCE RUN N02°27'05"W FOR A DISTANCE OF 1253.79 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N88°01'01"W FOR A DISTANCE OF 296.14 FEET; THENCE RUN N14°55'05"E FOR A DISTANCE OF 505.73 FEET TO A POINT ON THE SOUTH LINE OF THE NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29849 AT PAGE 386 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 22.16 FEET, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 05°17'27", A CHORD BEARING OF S56°56'13"E AND A CHORD DISTANCE OF 22.15 FEET; THENCE RUN S54°17'31"E FOR A DISTANCE OF 376.38 FEET, THE LAST TWO (2) COURSES BEING COINCIDENT WITH THE SAID SOUTH LINE OF THE NON-EXCLUSIVE EASEMENT; THENCE RUN S35°42'29"W FOR A DISTANCE OF 199.39 FEET; THENCE RUN S21°45'26"W FOR A DISTANCE OF 113.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 132,110 SQUARE FEET (3.03 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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SKETCH AND
LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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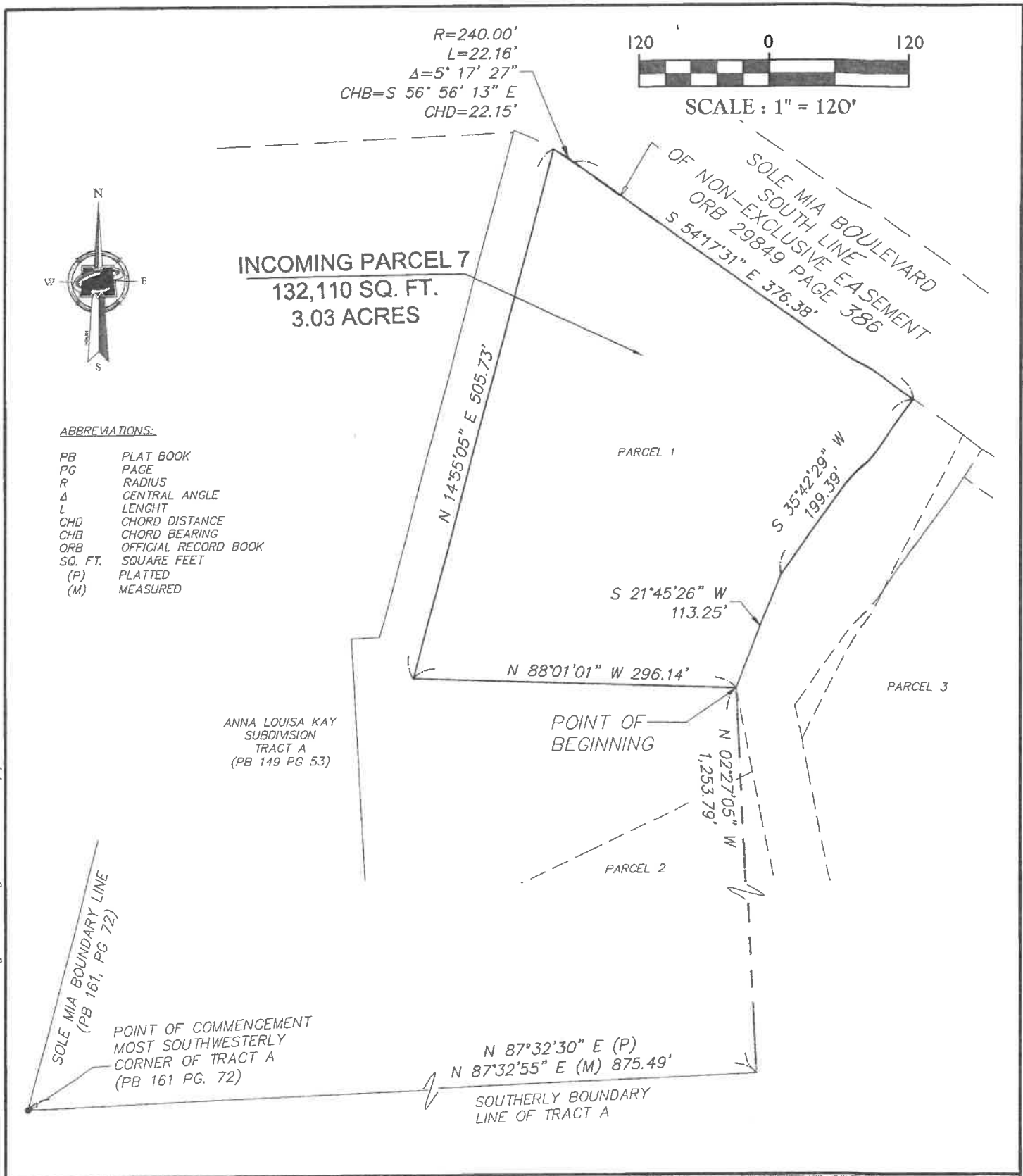
LEGAL DESCRIPTION
(INCOMING PARCEL 7)

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER:	2776		
SHEET TITLE:			

EXHIBIT "A"

SHEET NUMBER:
1 of 2

By: JPINO
Biscayne Landing Concrete Stockpile/SOUTH PARCEL 12776- South Parcel Sketch and Legals- PART 2.dwg/MC PR 7 PG.2



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	DATE: 03/24/2021		DRAWN BY: JP	CHECKED BY: MC
	PROJECT NUMBER: 2776		877-850-0111 PARCEL SKETCH AND LEGALS- PART	
	SHEET TITLE: EXHIBIT "A"			
SHEET NUMBER: 2 of 2		SHEET NUMBER: 2 of 2		

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 933.40 FEET; THENCE RUN N02°27'05"W, FOR A DISTANCE OF 1204.21 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N10°53'47"W FOR A DISTANCE OF 32.30 FEET; THENCE RUN N35°42'29"E FOR A DISTANCE OF 132.06 FEET; THENCE RUN S27°03'24"W FOR A DISTANCE OF 156.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1,550 SQUARE FEET (0.04 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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SKETCH AND
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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION
(INCOMING PARCEL 8)

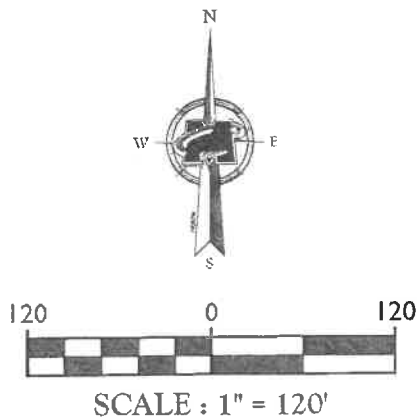
SCALE AS SHOWN	DATE 03/24/21	DRAWN BY JP	CHECKED BY MC
PROJECT NUMBER 2776		PARCEL 8 OF 11 PARCEL SKETCH AND LEGALS- PART	

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

1 of 2



ABBREVIATIONS:

- PB PLAT BOOK
- PG PAGE
- R RADIUS
- Δ CENTRAL ANGLE
- L LENGTH
- CHD CHORD DISTANCE
- CHB CHORD BEARING
- ORB OFFICIAL RECORD BOOK
- SQ. FT. SQUARE FEET
- (P) PLATTED
- (M) MEASURED

INCOMING PARCEL 8
1550 SQ. FT.
0.04 ACRES

SOLE MIA BOULEVARD
SOUTH LINE
OF NON-EXCLUSIVE EASEMENT
ORB 29849 PAGE 386

PARCEL 1

N 35°42'29" E
132.06'

S 27°03'24" W
156.02'

N 10°53'47" W
32.30'

POINT OF
BEGINNING

PARCEL 3

PARCEL 2

N 02°27'05" W 1,204.21'

SOLE MIA
BOUNDARY LINE
(PB 161, PG 72)

POINT OF COMMENCEMENT
MOST SOUTHWESTERLY
CORNER OF TRACT A
(PB 161 PG. 72)

N 87°32'30" E (P)
N 87°32'55" E (M) 933.40'

SOUTHERLY BOUNDARY
LINE OF TRACT A



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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(INCOMING PARCEL 8)

SCALE AS SHOWN	DATE 03/24/2021	DRAWN BY JP	CHECKED BY MC
PROJECT NUMBER 2776	PART 2 OF 2 PARCEL SKETCH AND LEGALS- PART		

SHEET TITLE:
EXHIBIT "A"

SHEET NUMBER:
2 of 2

ayne Landing Concrete Stockpile dwg SOUTH PARCEL 2776- South Parcel Sketch and Legals- PART 2.dwg IIC PR 8 PG.2 By: JPN/O

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LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING, A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 9, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THE AFOREMENTIONED TRACT "A"; THENCE RUN SOUTH 02° 55' 05" EAST ALONG SAID EAST LINE OF TRACT "A" AND ITS PROLONGATION, FOR A DISTANCE OF 1498.91 FEET TO A POINT; THENCE RUN SOUTH 87° 04' 55" WEST FOR A DISTANCE OF 520.02 FEET TO A POINT ON THE WESTERLY LINE OF NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29849 AT PAGE 386 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY AND THE POINT OF THE BEGINNING; THENCE RUN ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.12 FEET; THENCE SOUTHWESTERLY 11.59 FEET THROUGH A CENTRAL ANGLE OF 26° 26' 11", HAVING A CHORD BEARING OF SOUTH 54° 09' 33" WEST AND A CHORD DISTANCE OF 11.49 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 67° 24' 30" WEST FOR A DISTANCE OF 115.31 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1802.52 FEET, THENCE RUN SOUTHWESTERLY 417.55 FEET THROUGH A CENTRAL ANGLE OF 13° 16' 20" THROUGH A CHORD BEARING OF SOUTH 74° 02' 37" WEST AND A CHORD DISTANCE OF 416.61 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 02° 08' 03" WEST FOR A DISTANCE OF 239.78 FEET; THENCE RUN NORTH 87° 18' 40" EAST FOR A DISTANCE OF 386.20 FEET; THENCE RUN NORTH 02° 41' 20" WEST FOR A DISTANCE OF 15.50 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5.00 FEET, THENCE RUN NORTHEASTERLY 7.85 FEET THROUGH A CENTRAL ANGLE OF 90° 00' 00" TO A POINT OF TANGENCY; THENCE RUN NORTH 87° 18' 40" EAST FOR A DISTANCE OF 37.35 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, THENCE RUN NORTHEASTERLY 33.95 FEET THROUGH A CENTRAL ANGLE OF 77° 47' 55" TO A POINT OF TANGENCY; THENCE RUN NORTH 09° 38' 40" EAST FOR A DISTANCE OF 15.23 FEET; THENCE RUN NORTH 44° 41' 42" EAST FOR A DISTANCE OF 17.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOLEMIA BOULEVARD; THENCE RUN ALONG SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1286.39 FEET, THENCE RUN SOUTHEASTERLY 46.90 FEET THROUGH A CENTRAL ANGLE OF 02° 05' 21" THROUGH A CHORD BEARING OF SOUTH 17° 18' 24" EAST AND A CHORD DISTANCE OF 46.90 FEET TO A POINT ON A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1060.00 FEET; THENCE SOUTHEASTERLY 77.08 THROUGH A CENTRAL ANGLE OF 4° 09' 59", HAVING A CHORD BEARING OF SOUTH 20° 30' 31" EAST AND A CHORD DISTANCE OF 77.06 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 22° 36' 04" EAST FOR A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 96,703 SQUARE FEET OR 2.22 ACRES MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE NORTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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(INCOMING PARCEL 9)

SCALE	DATE	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER:	DRAWING NAME:		
2776	2776-INCOMING PRS 9-14		

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

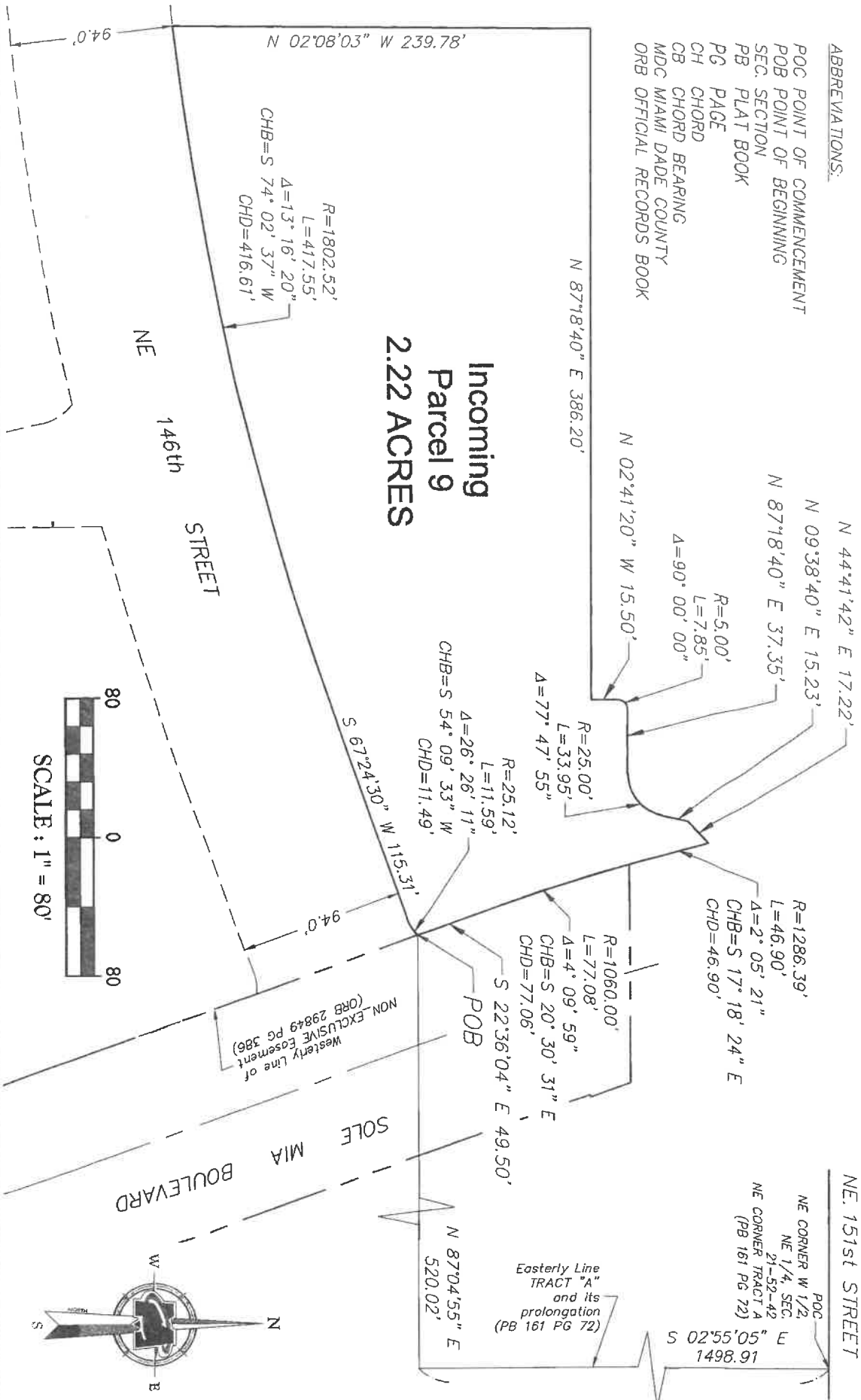
1 of 5

ayne Landing Concrete StockpileldwgsOUTH PARCEL2776-INCOMING PRS 9-14.DWGJIC PR 9- PG. 2 By: JPINO

ABBREVIATIONS:

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- SEC. SECTION
- PB PLAT BOOK
- PG PAGE
- CH CHORD
- CB CHORD BEARING
- MDC MIAMI DADE COUNTY
- ORB OFFICIAL RECORDS BOOK

Incoming
Parcel 9
2.22 ACRES



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SKETCH AND
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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION
(INCOMING PARCEL 9)

DATE DRAWN BY CHECKED BY
PROJECT NUMBER DRAWING NAME
2776 2776-INCOMING PRS 9-14

EXHIBIT "A"

SHEET NUMBER
3 of 5

LEGAL DESCRIPTION:

ALL THAT PARCEL OF LAND SITUATED, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THE AFOREMENTIONED TRACT "A"; THENCE RUN S02° 55' 05"E ALONG SAID EAST LINE OF TRACT "A" AND ITS PROLONGATION, FOR A DISTANCE OF 1592.39' TO A POINT; THENCE RUN S87° 04' 55"W FOR A DISTANCE OF 486.60' TO A POINT ON THE WESTERLY LINE OF NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29849 AT PAGE 386 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY AND THE POINT OF THE BEGINNING; THENCE RUN S22° 35' 29"E ALONG PREVIOUSLY MENTIONED LINE FOR A DISTANCE OF 146.58' TO A POINT TO A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 440.00'; THENCE SOUTHERLY 152.83' THROUGH A CENTRAL ANGLE OF 19° 54' 03", HAVING A CHORD BEARING OF S12° 38' 28"E AND A CHORD DISTANCE OF 152.06' TO A POINT OF TANGENCY; THENCE RUN S2° 41' 27"E FOR A DISTANCE OF 42.12'; THENCE RUN N87° 18' 33"E FOR A DISTANCE OF 11.75'; THENCE RUN S2° 41' 27"E FOR A DISTANCE OF 107.89'; THENCE RUN S87° 31' 56"W FOR A DISTANCE OF 63.73' TO A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 117.22'; THENCE NORTHWESTERLY 82.15' THROUGH A CENTRAL ANGLE OF 41° 01' 32", HAVING A CHORD BEARING OF N42° 10' 43"W AND A CHORD DISTANCE OF 82.15' TO A POINT OF NON-TANGENCY; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 19.11'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 11.00'; THENCE RUN S2° 41' 43"E FOR A DISTANCE OF 1.67'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 11.42'; THENCE RUN S2° 41' 43"E FOR A DISTANCE OF 0.67'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 13.67'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 0.67'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 10.97'; THENCE RUN S2° 41' 43"E FOR A DISTANCE OF 5.34'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 2.73'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 5.34'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 8.63'; THENCE RUN S2° 41' 43"E FOR A DISTANCE OF 0.67'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 13.67'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 0.67'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 8.67'; THENCE RUN S2° 41' 43"E FOR A DISTANCE OF 5.33'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 2.75'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 7.00'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 11.00'; THENCE RUN S2° 41' 43"E FOR A DISTANCE OF 0.67'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 12.48'; THENCE RUN S2° 41' 43"E FOR A DISTANCE OF 8.58'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 9.69'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 3.35'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 43.85'; THENCE RUN S2° 41' 43"E FOR A DISTANCE OF 2.50'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 2.50'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 2.50'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 31.00'; THENCE RUN S2° 41' 43"E FOR A DISTANCE OF 2.50'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 2.50'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 2.50'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 43.81'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 54.92'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 0.55'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 27.42'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 3.00'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 0.67'; THENCE RUN N87° 18' 17"E FOR A DISTANCE OF 3.00'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 161.67'; THENCE RUN S87° 18' 17"W FOR A DISTANCE OF 3.00'; THENCE RUN N2° 41' 43"W FOR A DISTANCE OF 0.67'; THENCE RUN N87° 18' 17"E FOR A DISTANCE OF 3.00'; TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1897.00'; THENCE NORTHEASTERLY 156.39' THROUGH A CENTRAL ANGLE OF 004° 43' 30", HAVING A CHORD BEARING OF N69° 46' 15"E AND A CHORD DISTANCE OF 156.39' TO A POINT OF TANGENCY; THENCE RUN N67° 24' 30"E FOR A DISTANCE OF 115.31' TO A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00'; THENCE SOUTHEASTERLY 11.59' THROUGH A CENTRAL ANGLE OF 26° 34' 07", HAVING A CHORD BEARING N80° 41' 34"E AND A CHORD DISTANCE OF 11.49' TO THE POINT OF BEGINNING.

TOTAL AREA FOR THIS PARCEL IS 110,902 SQUARE FEET OR 2.55 ACRES MORE OR LESS.

By: JFNO
Biscayne Landing Concrete Stockpile.dwg SOUTH PARCEL 02776-INCOMING PRS 9-14.DWG I.C. PR 10-PG.1



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SKETCH AND
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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION
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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER	DRAWING NAME		
2776	2776-INCOMING PRS 9-14		

SHEET TITLE

EXHIBIT "A"

SHEET NUMBER:
1 of 5

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF FIVE (5) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE NORTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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MICHAEL CARDO
PROFESSIONAL SURVEYOR AND MAPPER #7156
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SKETCH AND
LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION
(INCOMING PARCEL 10)

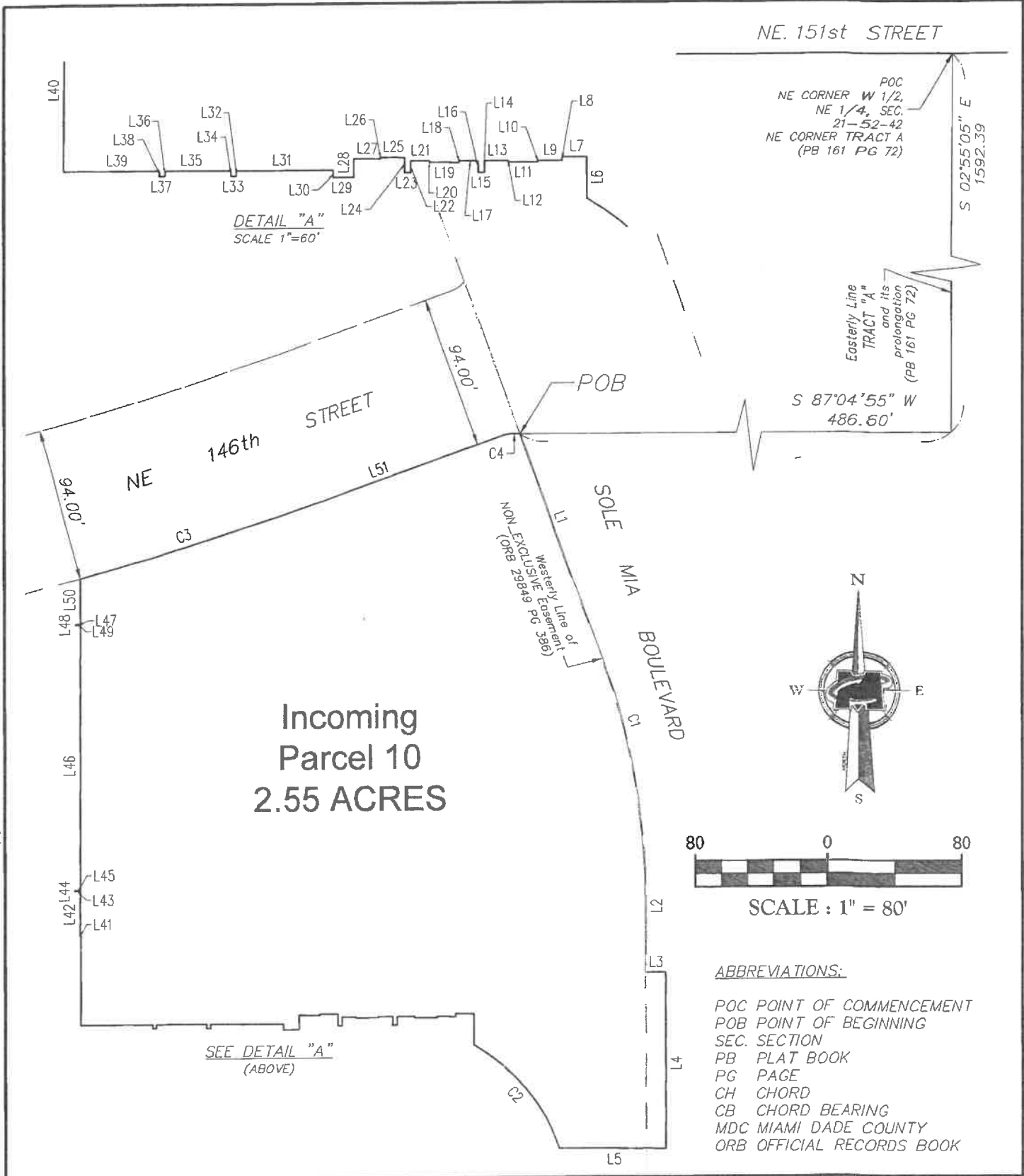
SCALE: AS SHOWN	DATE: 03/24/21	DRAWN BY: JP	CHECKED BY: MC
PROJECT NUMBER: 2776		DRAWING NAME: 2776-INCOMING PRS 9-14	

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

2 of 5



ayne Landing Concrete Stockpile/469 SOUTH PARCEL 02776-INCOMING PRS 9-14.DWG/IC PR 10- PG. 3 By: JPINO



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A PORTION OF
TRACT A PB 161 PG 72
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LEGAL DESCRIPTION
(INCOMING PARCEL 10)

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER	DRAWING NAME		
2776	2776-INCOMING PRS 9-14		

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:
3 of 5

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
L1	146.58'	S22° 35' 29"E			
C1	152.83'	019° 54' 03"	440.00	S12° 38' 28"E	152.06'
L2	42.12'	S2° 41' 27"E			
L3	11.75'	N87° 18' 33"E			
L4	107.89'	S2° 41' 27"E			
L5	63.73'	S87° 31' 56"W			
C2	83.93'	041° 01' 32"	117.22	N42° 10' 43"W	82.15'
L6	19.11'	N2° 41' 43"W			
L7	11.00'	S87° 18' 17"W			
L8	1.67'	S2° 41' 43"E			
L9	11.42'	S87° 18' 17"W			
L10	0.67'	S2° 41' 43"E			
L11	13.67'	S87° 18' 17"W			
L12	0.67'	N2° 41' 43"W			
L13	10.97'	S87° 18' 17"W			
L14	5.34'	S2° 41' 43"E			
L15	2.73'	S87° 18' 17"W			
L16	5.34'	N2° 41' 43"W			
L17	8.63'	S87° 18' 17"W			
L18	0.67'	S2° 41' 43"E			
L19	13.67'	S87° 18' 17"W			
L20	0.67'	N2° 41' 43"W			
L21	8.67'	S87° 18' 17"W			
L22	5.33'	S2° 41' 43"E			
L23	2.75'	S87° 18' 17"W			
L24	7.00'	N2° 41' 43"W			
L25	11.00'	S87° 18' 17"W			
L26	0.67'	S2° 41' 43"E			
L27	12.48'	S87° 18' 17"W			



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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION
(INCOMING PARCEL 10)

SCALE AS SHOWN	DATE 03/24/21	DRAWN BY: JP	CHECKED BY: MC
PROJECT NUMBER: 2776	DRAWING NAME: 2776-INCOMING PRS 9-14		

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

4 of 5

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
L28	8.58'	S2° 41' 43"E			
L29	9.69'	S87° 18' 17"W			
L30	3.35'	N2° 41' 43"W			
L31	43.85'	S87° 18' 17"W			
L32	2.50'	S2° 41' 43"E			
L33	2.50'	S87° 18' 17"W			
L34	2.50'	N2° 41' 43"W			
L35	31.00'	S87° 18' 17"W			
L36	2.50'	S2° 41' 43"E			
L37	2.50'	S87° 18' 17"W			
L38	2.50'	N2° 41' 43"W			
L39	43.81'	S87° 18' 17"W			
L40	54.92'	N2° 41' 43"W			
L41	0.55'	S87° 18' 17"W			
L42	27.42'	N2° 41' 43"W			
L43	3.00'	S87° 18' 17"W			
L44	0.67'	N2° 41' 43"W			
L45	3.00'	N87° 18' 17"E			
L46	161.67'	N2° 41' 43"W			
L47	3.00'	S87° 18' 17"W			
L48	0.67'	N2° 41' 43"W			
L49	3.00'	N87° 18' 17"E			
C3	156.44'	004° 43' 30"	1897.00	N69° 46' 15"E	156.39'
L51	115.31'	N67° 24' 30"E			
C4	11.59'	026° 34' 07"	25.00	N80° 41' 34"E	11.49'

By: JPINO
ayne Landing Concrete Stockpile to the SOUTH PARCEL 2776-INCOMING PRS 9-14 DWG/C PR 10-PG-5

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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
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LEGAL DESCRIPTION
(INCOMING PARCEL 10)

SCALE: DATE: 03/24/21 DRAWN BY: JP CHECKED BY: MC

PROJECT NUMBER: 2776 DRAWING NAME: 2776-INCOMING PRS 9-14

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

5 of 5

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING, A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 9, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 21, THENCE RUN NORTH 02°56'15" WEST, ALONG THE WEST LINE OF NE 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 184.80 FEET TO A POINT, THENCE RUN NORTH 87°18'59" EAST FOR A DISTANCE OF 568.57 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE RUN NORTH 02°41'01" WEST FOR A DISTANCE OF 265.05 FEET TO A POINT, THENCE RUN NORTH 87°19'00" EAST FOR A DISTANCE OF 225.25 FEET TO A POINT, THENCE RUN NORTH 02°20'02" WEST FOR A DISTANCE OF 7.63 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 118.11 FEET, THENCE RUN NORTH AND NORTHEASTERLY 48.48 FEET THROUGH A CENTRAL ANGLE OF 23°31'05", HAVING A CHORD BEARING OF NORTH 54°04'13" EAST AND A CHORD DISTANCE OF 48.48 FEET TO A POINT OF NON-TANGENCY, THENCE RUN NORTH 02°42'12" WEST FOR A DISTANCE OF 28.89 FEET TO A POINT, THENCE RUN NORTH 32°01'41" EAST FOR A DISTANCE OF 21.58 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 17.02 FEET, THENCE RUN NORTHEASTERLY 19.49 FEET THROUGH A CENTRAL ANGLE OF 65°36'57", HAVING A CHORD BEARING OF NORTH 54°40'02" EAST AND A CHORD DISTANCE OF 18.44 FEET TO A POINT OF NON-TANGENCY, THENCE RUN NORTH 87°30'46" EAST FOR A DISTANCE OF 58.77 FEET TO A POINT, THENCE RUN SOUTH 00°29'28" WEST FOR A DISTANCE OF 43.70 FEET TO A POINT OF CURVATURE CONCAVE TO THE WEST, HAVING A RADIUS OF 221.70 FEET, THENCE RUN SOUTH AND SOUTHWESTERLY 39.41 FEET, THROUGH A CENTRAL ANGLE OF 10°11'06", HAVING A CHORD BEARING OF SOUTH 01°00'01" WEST AND A CHORD DISTANCE OF 39.36 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 91.20 FEET, THENCE RUN SOUTH AND SOUTHEASTERLY 41.24 FEET THROUGH A CENTRAL ANGLE OF 25°54'40", HAVING A CHORD BEARING OF SOUTH 07°28'41" EAST AND A CHORD DISTANCE OF 40.89 FEET TO A POINT OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET, THENCE RUN SOUTH AND SOUTHEASTERLY 3.96 FEET THROUGH A CENTRAL ANGLE OF 11°20'01", HAVING A CHORD BEARING OF SOUTH 14°45'24" EAST AND A CHORD DISTANCE OF 3.95 FEET TO A POINT OF COMPOUND CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 309.08 FEET, THENCE RUN SOUTH AND SOUTHWESTERLY 68.09 FEET THROUGH A CENTRAL ANGLE OF 12°37'18", HAVING A CHORD BEARING OF SOUTH 02°46'45" EAST AND A CHORD DISTANCE OF 67.95 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 360.38 FEET, THENCE RUN SOUTH AND SOUTHEASTERLY 90.47 FEET, THROUGH A CENTRAL ANGLE OF 14°23'00", HAVING A CHORD BEARING OF SOUTH 03°50'41" EAST AND A CHORD DISTANCE OF 90.23 FEET TO A POINT OF NON-TANGENCY, THENCE RUN SOUTH 03°44'46" EAST FOR A DISTANCE OF 52.10 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 22.85 FEET, THENCE RUN SOUTH AND SOUTHWESTERLY 24.66 FEET THROUGH A CENTRAL ANGLE OF 61°49'26" HAVING A CHORD BEARING OF SOUTH 56°20'33" WEST AND A CHORD DISTANCE OF 23.48 FEET TO A POINT OF NON-TANGENCY, THENCE RUN SOUTH 87°14'15" WEST FOR A DISTANCE OF 93.55 FEET TO A POINT, THENCE RUN NORTH 46°35'06" WEST FOR A DISTANCE OF 5.07 FEET TO A POINT, THENCE RUN SOUTH 87°01'15" WEST FOR A DISTANCE OF 136.18 FEET TO A POINT, THENCE RUN SOUTH 42°31'57" WEST FOR A DISTANCE OF 11.99 FEET TO A POINT, THENCE RUN SOUTH 87°19'35" WEST FOR A DISTANCE OF 14.14 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 14.47 FEET, THENCE RUN NORTHERLY 7.15 FEET THROUGH A CENTRAL ANGLE OF 28°17'25" HAVING A CHORD BEARING OF NORTH 24°12'26" WEST AND A CHORD DISTANCE OF 7.07 FEET TO A POINT, THENCE RUN SOUTH 87°14'36" WEST FOR A DISTANCE OF 30.21 FEET TO A POINT, THENCE RUN SOUTH 02°45'20" EAST FOR A DISTANCE OF 4.16 FEET TO A POINT, THENCE RUN SOUTH 87°14'49" WEST FOR A DISTANCE OF 7.00 FEET TO A POINT, THENCE RUN NORTH 02°45'10" WEST FOR A DISTANCE OF 6.00 FEET TO A POINT, THENCE RUN SOUTH 87°14'43" WEST FOR A DISTANCE OF 6.89 FEET TO A POINT, THENCE RUN SOUTH 02°37'50" EAST FOR A DISTANCE OF 8.32 FEET TO A POINT, THENCE RUN SOUTH 87°18'59" WEST FOR A DISTANCE OF 31.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 99.061 SQUARE FEET OR 2.27 ACRES MORE OR LESS.

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LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA

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LEGAL DESCRIPTION
(INCOMING PARCEL 11)

SCALE: DATE: DRAWN BY: CHECKED BY:
AS SHOWN: 03/24/21 JP HIC

PROJECT NUMBER: DRAWING NAME: SHEET NUMBER:
2776 2776-INCOMING PRS 9-14 1 of 5

EXHIBIT "A"

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CONSULTING

By: J PINO

ayne Landing Concrete Stockpiledwg\1000\1000 SOUTH PARCEL\2776-INCOMING PRS 9-14.DWG\IC PR 11-PG.2

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BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE WEST LINE OF NE 1/4 OF SAID SECTION 21, AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" BEARS NORTH 02°56'15" WEST.

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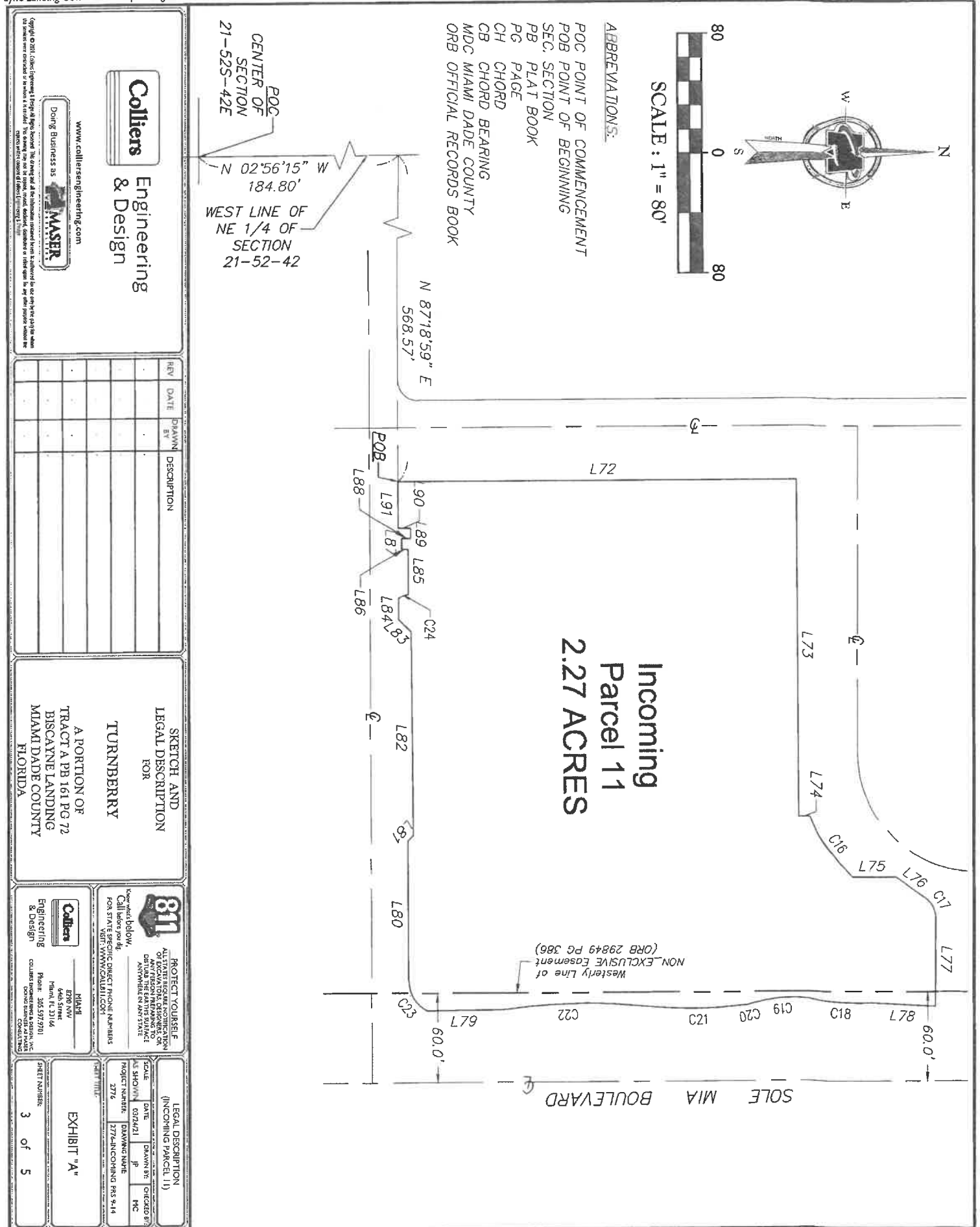
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REV	DATE	DRAWN BY	DESCRIPTION																								
<p>SKETCH AND LEGAL DESCRIPTION FOR TURNBERRY A PORTION OF TRACT A PB 161 PG 72 BISCAYNE LANDING MIAMI DADE COUNTY FLORIDA</p>																											
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LEGAL DESCRIPTION (INCOMING PARCEL 11)		DATE: 03/24/21 DRAWN BY: JP CHECKED BY: NC																									
SCALE: AS SHOWN		PROJECT NUMBER: 2776-INCOMING PRS 9-14																									
SHEET NUMBER: 2 of 5		EXHIBIT "A"																									

ayne Landing Concrete Stockpile dwg SOUTH PARCEL 2776-INCOMING PRS 9-14.DWG I/C PR 11-PG. 3

By: J/PINO



ayne Landing Concrete Stockpiledwg\1000\1000 SOUTH PARCEL2776-INCOMING PRS 9-14.DWG11C PR. 11 - PG. 4 By: JPINO

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
L72	265.05'	N2° 41' 01"W			
L73	225.25'	N87° 19' 00"E			
L74	7.63'	N2° 20' 02"W			
C16	48.48'	023° 31' 05"	118.11	N54° 04' 13"E	48.14'
L75	28.89'	N2° 42' 12"W			
L76	21.58'	N32° 01' 41"E			
C17	19.49'	065° 36' 57"	17.02	N54° 40' 02"E	18.44'
L77	58.77'	N87° 30' 46"E			
L78	43.70'	S0° 29' 28"W			
C18	39.41'	010° 11' 06"	221.70	S01° 00' 01"W	39.36'
C19	41.24'	025° 54' 40"	91.20	S07° 28' 41"E	40.89'
C20	3.96'	011° 20' 01"	20.00	S14° 45' 24"E	3.95'
C21	68.09'	012° 37' 18"	309.08	S02° 46' 45"E	67.95'
C22	90.47'	014° 23' 00"	360.38	S03° 50' 41"E	90.23'
L79	52.10'	S3° 14' 46"E			
C23	24.66'	061° 49' 26"	22.85	S56° 20' 33"W	23.48'
L80	93.55'	S87° 14' 15"W			
L81	5.07'	N46° 35' 06"W			
L82	136.18'	S87° 01' 15"W			
L83	11.99'	S42° 31' 57"W			

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A. PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
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LEGAL DESCRIPTION
(INCOMING PARCEL 11)

SCALE: AS SHOWN DATE: 03/24/21 DRAWN BY: JP CHECKED BY: MC

PROJECT NUMBER: 2776 INCOMING PRS 9-14

SHEET TITLE

EXHIBIT "A"

SHEET NUMBER: 4 of 5

PARCEL LINE AND CURVE SEGMENTS					
SEGMENT	LENGTH	BEARING / DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
L84	14.14'	S87° 19' 35"W			
C24	7.15'	028° 17' 25"	14.47	N24° 12' 26"W	7.07'
L85	30.21'	S87° 14' 36"W			
L86	4.16'	S2° 45' 20"E			
L87	7.00'	S87° 14' 49"W			
L88	6.00'	N2° 45' 10"W			
L89	6.89'	S87° 14' 43"W			
L90	8.32'	S2° 37' 50"E			
L91	31.14'	S87° 18' 59"W			

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SKETCH AND LEGAL DESCRIPTION FOR

TURNBERRY

A PORTION OF TRACT A PB 161 PG 72 BISCAYNE LANDING MIAMI DADE COUNTY FLORIDA

811

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LEGAL DESCRIPTION (INCOMING PARCEL 11)

SCALE: AS SHOWN DATE: 03/26/21 DRAWN BY: JP CHECKED BY: MC

PROJECT NUMBER: 2776 DRAWING NAME: 2776-INCOMING PRS 9-14

SHEET NUMBER: 5 of 5

EXHIBIT "A"

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING, A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 9, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 21, THENCE RUN NORTH 02°56'15" WEST, ALONG THE WEST LINE OF NE 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 198.23 FEET TO A POINT, THENCE RUN NORTH 87°18'59" EAST FOR A DISTANCE OF 68.76 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE RUN NORTH 02°41'21" WEST FOR A DISTANCE OF 269.05 FEET TO A POINT; THENCE RUN NORTH 87°18'39" EAST FOR A DISTANCE OF 445.80 FEET TO A POINT; THENCE RUN SOUTH 02°41'21" EAST FOR A DISTANCE OF 269.05 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 13.50 FEET, THENCE RUN SOUTHWESTERLY 21.21 FEET THROUGH A CENTRAL ANGLE OF 90°00'00 TO A POINT OF TANGENCY, THENCE RUN SOUTH 87°18'39" WEST FOR A DISTANCE OF 418.80 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 13.50 FEET, THENCE RUN NORTHWESTERLY 21.21 FEET THROUGH A CENTRAL ANGLE OF 90°00'00 TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 125,884 SQUARE FEET OR 2.89 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.



BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE WEST LINE OF NE 1/4 OF SAID SECTION 21, AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" BEARS NORTH 02°56'15" WEST.

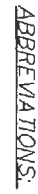
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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REV	DATE	DRAWN BY	DESCRIPTION																								
SKETCH AND LEGAL DESCRIPTION FOR TURNBERRY		A PORTION OF TRACT A PB 161 PG 72 BISCAYNE LANDING MIAMI DADE COUNTY FLORIDA																									
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LEGAL DESCRIPTION (INCOMING PARCEL 12)		SHEET NUMBER 1 of 2																									
DATE 03/24/21		DRAWN BY JC																									
PROJECT NUMBER 2776		DRAWING NAME 2776-INCOMING PRS 9-14																									
SHEET TITLE EXHIBIT "A"																											



WEST LINE OF
NE 1/4 OF -
SECTION
21-52-42

POC-
CENTER OF
SECTION
21-525-42E

N 02°56'15" W
198.23'

N 87°18'59" E
68.76'

POB

N 02°41'21" W 269.05'

$R=13.50'$
 $L=21.21'$
 $\Delta=90^{\circ} 00' 00''$

S 87°18'39" W 418.80'

$$R=13.50'$$
$$L=21.21'$$
$$\Delta=90^{\circ}00'00''$$

S 02°41'21" E 269.05'

N 87°18'39" E 445.80'

Incoming
Parcel 12
2.89 ACRES

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TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA

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LEGAL DESCRIPTION
(INCOMING PARCEL 12)

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AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER:	DRAWING NAME:		
ATTN:	ATTN: INFORMATION DESK 14		

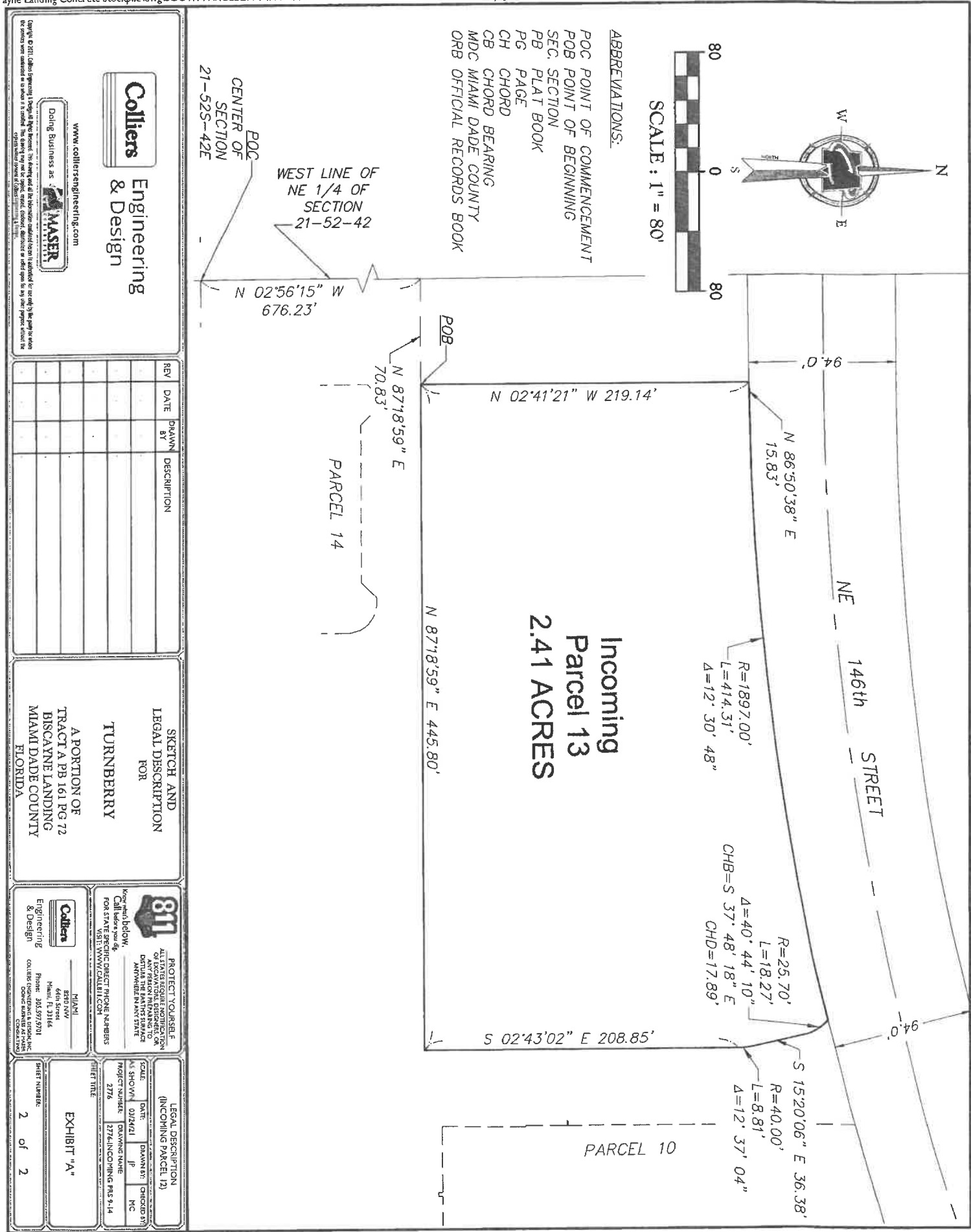
MEET THE

EXHIBIT "A"

2 of 2

1 of 2

ayme Landing Concrete Stockpile.dwg\SOUTH PARCEL\2776-INCOMING PRS 9-14.DWG\UC PR 13- PG. 2 By: JPINO



LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATED, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING, A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 9, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 21, THENCE RUN NORTH 02°56'15" WEST, ALONG THE WEST LINE OF NE 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 502.39 FEET TO A POINT, THENCE RUN NORTH 87°18'59" EAST FOR A DISTANCE OF 70.08 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 02°41'21" WEST FOR A DISTANCE OF 138.68 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 21.50 FEET, THENCE RUN NORTHEASTERLY 18.40 FEET THROUGH A CENTRAL ANGLE OF 49°01'18" THROUGH A CHORD BEARING OF NORTH 70°32'46" EAST AND A CHORD DISTANCE OF 17.84 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 47°46'13" EAST FOR A DISTANCE OF 14.21 FEET; THENCE RUN NORTH 87°17'41" EAST FOR A DISTANCE OF 105.12 FEET; THENCE RUN NORTH 42°16'37" EAST FOR A DISTANCE OF 14.22 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.50 FEET, THENCE RUN SOUTHEASTERLY 35.28 FEET THROUGH A CENTRAL ANGLE OF 98°36'21" THROUGH A CHORD BEARING OF SOUTH 52°31'06" EAST AND A CHORD DISTANCE OF 31.08 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 02°41'50" EAST FOR A DISTANCE OF 108.95 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 20.50 FEET, THENCE RUN SOUTHWESTERLY 35.28 FEET THROUGH A CENTRAL ANGLE OF 98°36'21" THROUGH A CHORD BEARING OF SOUTH 47°07'25" WEST AND A CHORD DISTANCE OF 31.08 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 47°40'18" WEST FOR A DISTANCE OF 14.22 FEET; THENCE RUN SOUTH 87°18'39" WEST A DISTANCE OF 105.12 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 21.50 FEET, THENCE RUN NORTHWESTERLY 18.40 FEET THROUGH A CENTRAL ANGLE OF 49°01'18" THROUGH A CHORD BEARING OF NORTH 75°56'26" WEST AND A CHORD DISTANCE OF 17.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 22,220 SQUARE FEET OR 0.51 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE WEST LINE OF NE 1/4 OF SAID SECTION 21, AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" BEARS NORTH 02°56'15" WEST.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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SKETCH AND
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FOR

TURNBERRY

A PORTION OF

TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA

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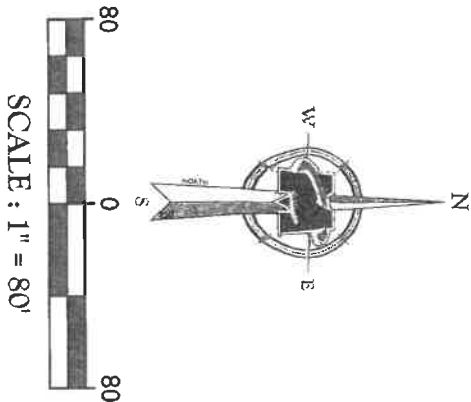
LEGAL DESCRIPTION
(INCOMING PARCEL 14)

SCALE: AS SHOWN
DATE: 03/24/21
PROJECT NUMBER: 2776
DRAWING NAME: 2776-INCOMING PRS 9-14

SHEET NUMBER

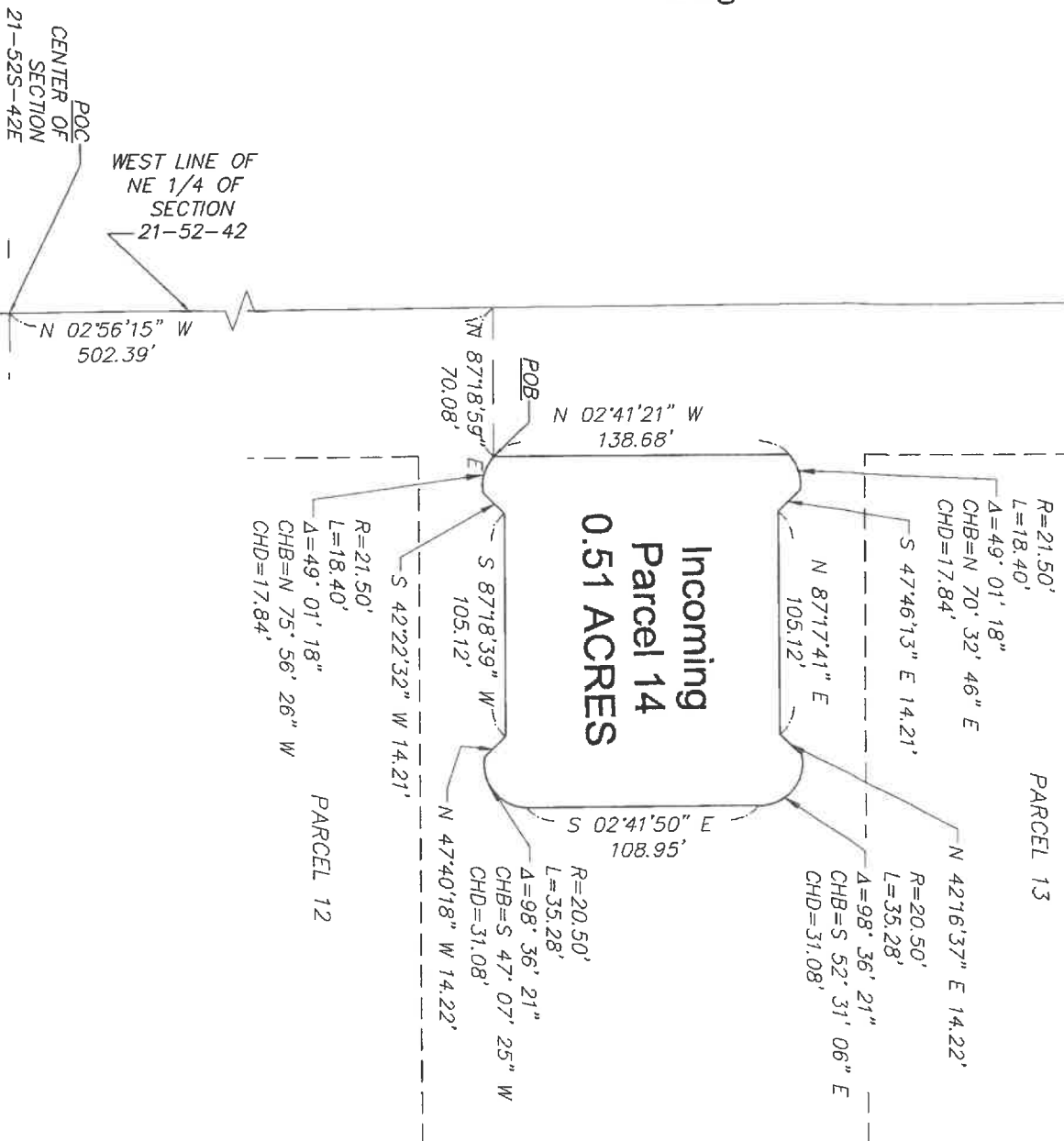
EXHIBIT "A"

1 of 2



ABBREVIATIONS:

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
SEC. SECTION
PB PLAT BOOK
PG PAGE
CH CHORD
CB CHORD BEARING
MDC MIAMI DADE COUNTY
ORB OFFICIAL RECORDS BOOK



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SKETCH AND
LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION
(INCOMING PARCEL 14)

SCALE: DATE: DRAWN BY: CHECKED BY:

AS SHOWN: 03/26/21 JP MC

PROJECT NUMBER: DRAWING DATE: 2776 2776-INCOMING PRS 9-14

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER: 2 of 2

Exhibit “E”

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING" ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 592.64 FEET; THENCE RUN N02°27'05"W, FOR A DISTANCE OF 597.83 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N87°32'55"E FOR A DISTANCE OF 76.21 FEET; THENCE RUN S25°35'18"E FOR A DISTANCE OF 59.79 FEET; THENCE RUN S25°48'30"E FOR A DISTANCE OF 30.00 FEET; THENCE RUN S18°04'21"E FOR A DISTANCE OF 115.95 FEET; THENCE RUN S25°33'42"E FOR A DISTANCE OF 51.01 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 125.66 FEET, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; TO A POINT OF TANGENCY; THENCE RUN N64°26'18"E FOR A DISTANCE OF 196.30 FEET; THENCE RUN N85°36'05"E FOR A DISTANCE OF 37.84 FEET; THENCE RUN N102°4'38"W FOR A DISTANCE OF 58.01 FEET; THENCE RUN N25°30'20"W FOR A DISTANCE OF 179.80 FEET; THENCE RUN N87°32'55"E FOR A DISTANCE OF 108.21 FEET; THENCE RUN S11°01'36"E FOR A DISTANCE OF 223.24 FEET; THENCE RUN N85°36'05"E FOR A DISTANCE OF 444.72 FEET; THENCE RUN N04°23'55"W FOR A DISTANCE OF 68.18 FEET; THENCE RUN N10°33'42"W FOR A DISTANCE OF 199.51 FEET; THENCE RUN N87°32'55"E FOR A DISTANCE OF 163.99 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 803.31 FEET, HAVING A RADIUS OF 1446.90 FEET, A CENTRAL ANGLE OF 31°48'37", A CHORD BEARING OF N18°39'02"W AND A CHORD DISTANCE OF 793.03 FEET, TO A POINT ON THE SOUTH LINE OF THE NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29849 AT PAGE 386 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 44.95 FEET, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 06°46'37", A CHORD BEARING OF N61°51'42"E AND A CHORD DISTANCE OF 44.92 FEET; THENCE DEPARTING FROM PREVIOUSLY DESCRIBED COURSE S26°33'42"E FOR A DISTANCE OF 278.28 FEET; THENCE RUN S88°55'23"E FOR A DISTANCE OF 69.32 FEET; THENCE RUN S21°48'37"E FOR A DISTANCE OF 119.47 FEET; THENCE RUN S18°19'12"E FOR A DISTANCE OF 86.08 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 535.79 FEET, HAVING A RADIUS OF 1230.00 FEET, A CENTRAL ANGLE OF 24°57'30", A CHORD BEARING OF S05°27'19"E AND A CHORD DISTANCE OF 531.57 FEET TO A POINT OF TANGENCY; THENCE RUN S07°01'26"W FOR A DISTANCE OF 0.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 192.00 FEET, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 78°34'39", A CHORD BEARING OF S46°18'46"W AND A CHORD DISTANCE OF 177.30 FEET TO A POINT OF TANGENCY; THENCE RUN S85°36'05"W FOR A DISTANCE OF 588.30 FEET; THENCE RUN S64°56'29"W FOR A DISTANCE OF 215.82 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 235.62 FEET, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N70°33'42"W AND A CHORD DISTANCE OF 212.13 FEET TO A POINT OF TANGENCY; THENCE RUN N25°33'42"W FOR A DISTANCE OF 32.62 FEET; THENCE RUN N18°04'21"W FOR A DISTANCE OF 113.97 FEET; THENCE RUN N25°33'42"W FOR A DISTANCE OF 159.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 231,609 SQUARE FEET (5.32 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:
THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF FOUR (4) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

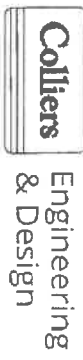

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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SHEET TITLE LEGAL DESCRIPTION (OUTGOING PARCEL 2)		SHEET NUMBER 1 of 4	

ayne Landing Concrete Stockpile\dwg\South Parcel\2776- South Parcel Sketch and Legals- 03-24-21.dwg\OG PR 2 PG.2 By: JPINO

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SKETCH AND LEGAL DESCRIPTION FOR

TURNBERRY

A PORTION OF TRACT A PB 161 PG 72 BISCAYNE LANDING MIAMI DADE COUNTY FLORIDA

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PROJECT NUMBER: 2776

DATE: 02/24/2021

DRAWN BY: JP

CHECKED BY: MC

PROJECT NUMBER: 2776

DATE: 02/24/2021

DRAWN BY: JP

CHECKED BY: MC

PROJECT NUMBER: 2776

DATE: 02/24/2021

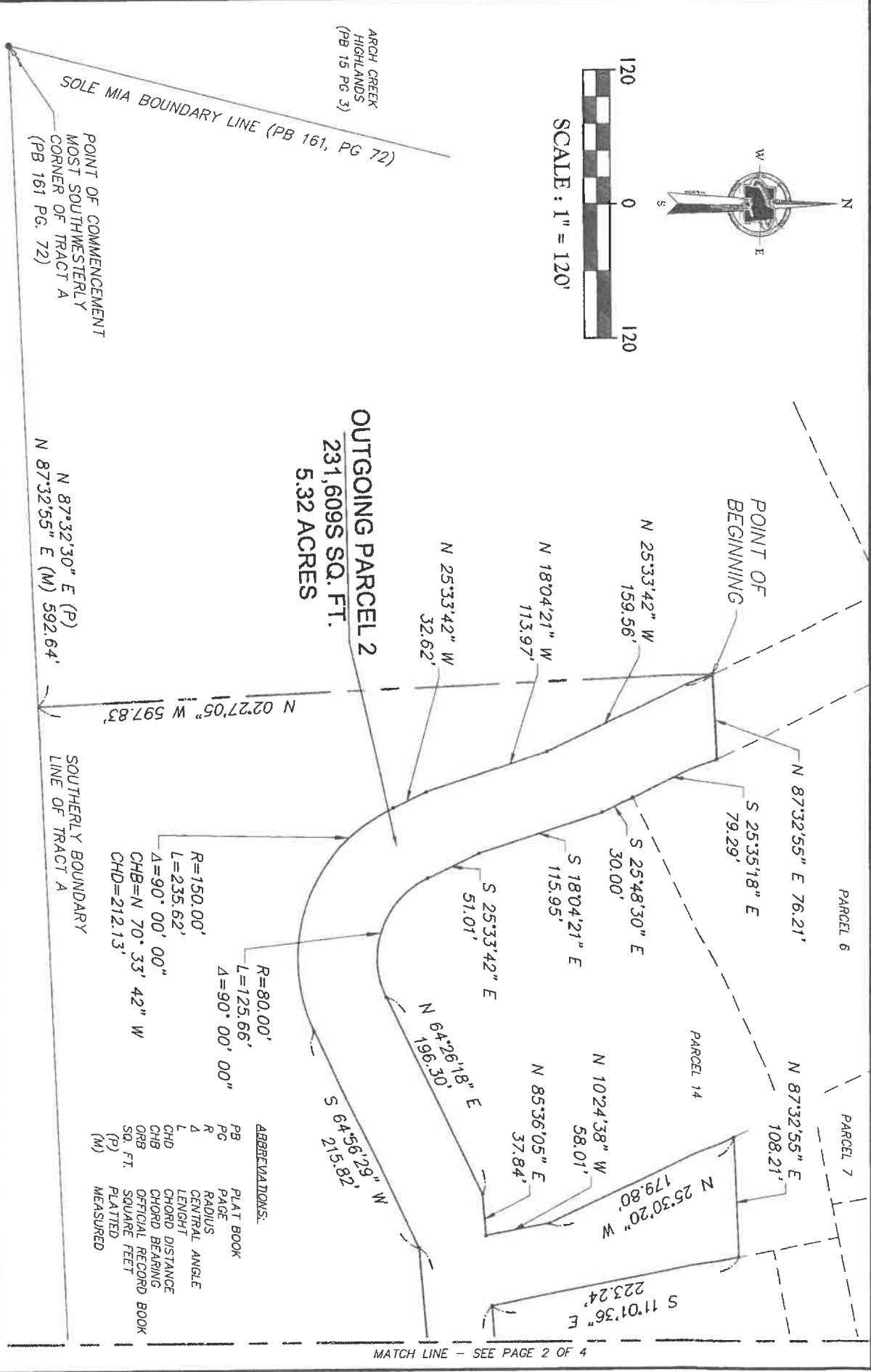
DRAWN BY: JP

CHECKED BY: MC

SKETCH TO ACCOMPANY (OUTGOING PARCEL 2)

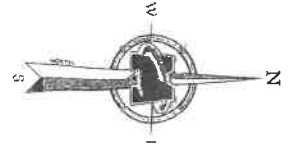
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SHEET NUMBER: 2 of 4

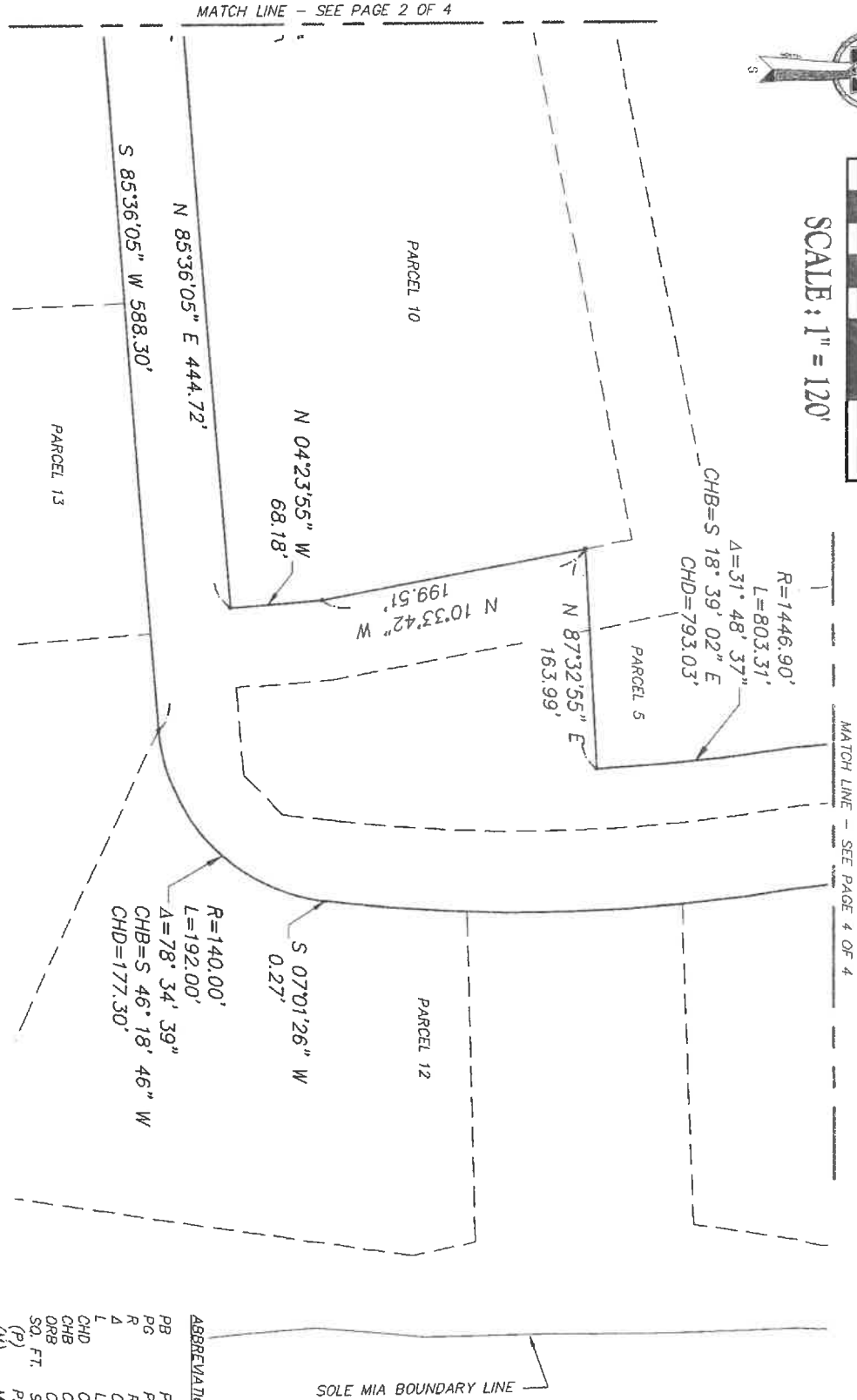


ayne Landing Concrete Stockpile\dwg\12776- South Parcel Sketch and Legals- 03-24-21.dwg\OG PR 2 PG.3

By: JPINO



SCALE: 1" = 120'



ABBREVIATIONS:

PB PLAT BOOK
 PG PAGE
 R RADIUS
 Δ CENTRAL ANGLE
 L LENGTH
 CHD CHORD DISTANCE
 CHB CHORD BEARING
 ORB OFFICIAL RECORD BOOK
 SQ. FT. SQUARE FEET
 (P) PLATTED
 (M) MEASURED

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REV DATE DRAWN BY DESCRIPTION

SKETCH AND
 LEGAL DESCRIPTION
 FOR

TURNBERRY

A PORTION OF
 TRACT A PB 161 PG 72
 BISCAYNE LANDING
 MIAMI DADE COUNTY
 FLORIDA

811

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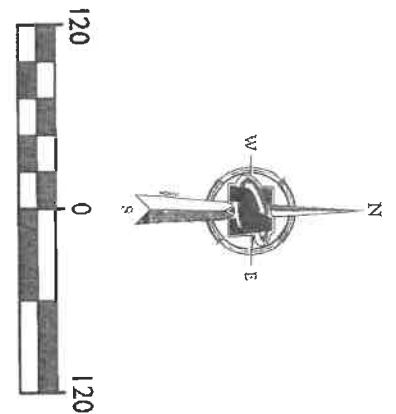
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 Fax: 305.597.9701
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SKETCH TO ACCOMPANY
 PLAT (OUTGOING PARCEL 12)

SCALE: AS SHOWN
 DATE: 02/24/2021
 PROJECT NUMBER: 2776
 DRAWN BY: J. PINO
 CHECKED BY: J. PINO
 PROJECT TITLE: PARCEL 12 SKETCH AND LEGALS

EXHIBIT "A"

SHEET NUMBER: 3 of 4



SCALE: 1" = 120'

ABBREVIATIONS:

PB	PLAY BOOK
PG	PAGE
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CHD	CHORD DISTANCE
ORB	CHORD BEARING
SO. FT.	OPTICAL RECORD BOOK
(P)	SQUARE FEET
(M)	PLATED
	MEASURED

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA

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EXHIBIT "A"

SHEET NUMBER: 4 of 4

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 727.40 FEET; THENCE RUN N02°27'05"W, FOR A DISTANCE OF 841.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N27°06'58"E FOR A DISTANCE OF 98.96 FEET; THENCE RUN N64°26'18"E FOR A DISTANCE OF 38.22 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 110.65 FEET, HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 11°57'42"; THENCE RUN N10°53'47"W FOR A DISTANCE OF 160.68 FEET; THENCE RUN N27°06'58"E FOR A DISTANCE OF 81.19 FEET; THENCE RUN S10°53'47"E FOR A DISTANCE OF 224.20 FEET; THENCE RUN N79°26'18"E FOR A DISTANCE OF 614.42 FEET; THENCE RUN N16°11'28"E FOR A DISTANCE OF 59.37 FEET; THENCE RUN N25°33'42"W FOR A DISTANCE OF 306.79 FEET TO A POINT ON THE SOUTH LINE OF THE NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29849 AT PAGE 386 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 35.20 FEET, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 05°18'28", A CHORD BEARING OF N67°52'33"E AND A CHORD DISTANCE OF 35.19 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 803.32 FEET HAVING A RADIUS OF 1446.90 FEET, A CENTRAL ANGLE OF 31°48'38", A CHORD BEARING OF S18°39'03"E AND A CHORD DISTANCE OF 793.04 FEET; THENCE RUN S87°32'55"W FOR A DISTANCE OF 163.99 FEET; THENCE RUN N10°33'42"W FOR A DISTANCE OF 35.62 FEET; THENCE RUN S79°26'18"E FOR A DISTANCE OF 451.54 FEET; THENCE RUN S11°01'36"E FOR A DISTANCE OF 31.91 FEET; THENCE RUN S87°32'55"W FOR A DISTANCE OF 108.21 FEET; THENCE RUN N25°30'20"W FOR A DISTANCE OF 47.73 FEET; THENCE RUN N25°30'23"W FOR A DISTANCE OF 31.60 FEET; THENCE RUN N79°26'18"E FOR A DISTANCE OF 578.87 FEET; THENCE RUN N10°33'42"W FOR A DISTANCE OF 250.00 FEET; THENCE RUN S79°26'18"E FOR A DISTANCE OF 567.36 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 123.05 FEET, HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 15°00'00" TO A POINT OF TANGENCY; THENCE RUN S64°26'18"W FOR A DISTANCE OF 116.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 182,871 SQUARE FEET (4.20 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF THREE (3) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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PROFESSIONAL SURVEYOR AND MAPPER #7156
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SKETCH AND
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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(OUTGOING PARCEL 3)

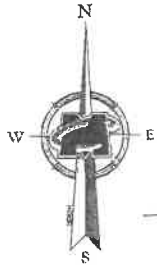
SCALE AS SHOWN	DATE 03/24/2021	DRAWN BY JP	CHECKED BY MC
PROJECT NUMBER 2776		SHEET NUMBER 1 OF 3	

SHEET TITLE
EXHIBIT "A"

SHEET NUMBER
1 of 3



SCALE : 1" = 120'



ANNA LOUISA KAY
SUBDIVISION
TRACT A
(PB 149 PG 53)

ARCH CREEK
HIGHLANDS
(PB 15 PG 3)

SOLE MIA BOUNDARY LINE (PB 161, PG 72)

POINT OF COMMENCEMENT
MOST SOUTHWESTERLY
CORNER OF TRACT A
(PB 161 PG. 72)

SOUTHERLY BOUNDARY
LINE OF TRACT A

N 87°32'30" E (P)
N 87°32'55" E (M) 727.40'

PARCEL 2

N 27°06'58" E
81.19'

N 10°53'47" W
160.68'

R=530.00'
L=110.65'
Δ=11° 57' 42"

N 64°26'18" E
38.22'

N 27°06'58" E
98.96'

POINT OF
BEGINNING

R=470.00'
L=123.05'
Δ=15° 00' 00"

S 64°26'18" W
116.92'

OUTGOING PARCEL 3
182,952 SQ. FT.
4.20 ACRES

PARCEL 3

S 10°53'47" E
224.20'

PARCEL 7

N 25°30'23" W
31.60'

N 25°30'20" W
47.73'

S 87°32'55" W
108.21'

PARCEL 14

N 02°27'05" W 841.04'

MATCH LINE - SEE PAGE 3 OF 3

ABBREVIATIONS:

PB	PLAT BOOK
PG	PAGE
R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CHD	CHORD DISTANCE
CHB	CHORD BEARING
ORB	OFFICIAL RECORD BOOK
SQ. FT.	SQUARE FEET
(P)	PLATTED
(M)	MEASURED



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SKETCH AND
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FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
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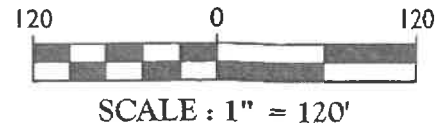
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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(OUTGOING PARCEL 3)

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/2021	JP	MC
PROJECT NUMBER:	2776		
OFFICIAL RECORD BOOK SKETCH AND LEGALS.			

SHEET TITLE:	EXHIBIT "A"
SHEET NUMBER:	2 of 3



3 of 3

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 2075.90 FEET; THENCE RUN N02°27'05"W, FOR A DISTANCE OF 1120.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N43°21'02"W FOR A DISTANCE OF 195.80 FEET; THENCE RUN N33°26'54"W FOR A DISTANCE OF 244.28 FEET; THENCE RUN N30°54'55"W FOR A DISTANCE OF 101.45 FEET; THENCE RUN S64°52'55"E FOR A DISTANCE OF 138.33 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 135.34 FEET, HAVING A RADIUS OF 9352.63 FEET, A CENTRAL ANGLE OF 00°49'45", A CHORD BEARING OF S11°13'44"E AND A CHORD DISTANCE OF 135.34 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S33°28'14"E FOR A DISTANCE OF 73.97 FEET; THENCE RUN S40°05'50"E FOR A DISTANCE OF 89.51 FEET; THENCE RUN S47°23'30"E FOR A DISTANCE OF 48.54 FEET; THENCE RUN S37°12'44"E FOR A DISTANCE OF 26.91 FEET; THENCE RUN S24°06'28"E FOR A DISTANCE OF 38.70 FEET; THENCE RUN S21°22'30"E FOR A DISTANCE OF 22.45 FEET; THENCE RUN S77°31'10"E FOR A DISTANCE OF 4.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 18,148 SQUARE FEET (0.42 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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FOR

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LEGAL DESCRIPTION
(OUTGOING PARCEL 4)

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER:		SHEET NUMBER:	
2776		2776	

2776

2776

2776

2776

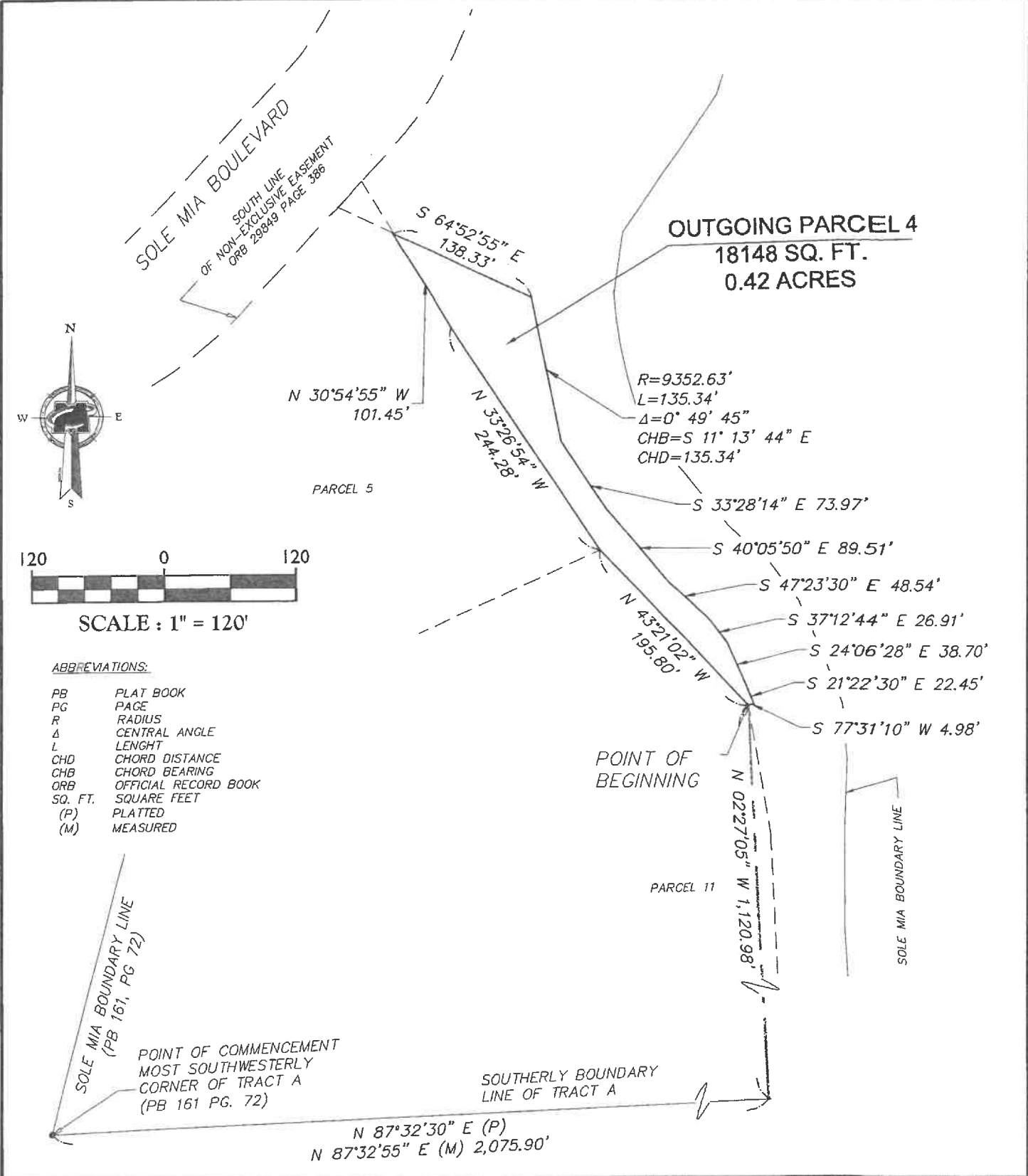
EXHIBIT "A"

SHEET NUMBER:

1 of 2

By: JPN

ayne Landing Concrete Stockpile South Parcel 12776- South Parcel Sketch and Legals- PART 2.dwg\OG PR 4 PG.2



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FOR

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BISCAYNE LANDING
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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(OUTGOING PARCEL 4)

SCALE: AS SHOWN DATE: 03/24/2021 DRAWN BY: JP CHECKED BY: MC
PROJECT NUMBER: 2776 SHEET NUMBER: 2776 SOUTH PARCEL SKETCH AND LEGALS- PART

SHEET TITLE

EXHIBIT "A"

SHEET NUMBER: 2 of 2

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 589.07 FEET; THENCE RUN N02°27'05"W FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N02°27'51"W FOR A DISTANCE OF 522.93 FEET; THENCE RUN N87°32'55"E FOR A DISTANCE OF 3.59 FEET; THENCE RUN S25°34'07"E FOR A DISTANCE OF 159.70 FEET; THENCE S18°04'46"E FOR A DISTANCE OF 113.97 FEET; THENCE RUN S25°34'07"E FOR A DISTANCE OF 32.62 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 235.59 FEET, HAVING A RADIUS OF 150.06 FEET AND A CENTRAL ANGLE OF 89°57'07" TO A POINT OF TANGENCY; THENCE RUN N64°56'24"E FOR A DISTANCE OF 137.20 FEET; THENCE RUN S08°18'20"W FOR A DISTANCE OF 62.83 FEET; THENCE RUN S02°27'30"E FOR A DISTANCE OF 148.26 FEET; THENCE RUN S87°32'55"W FOR A DISTANCE OF 421.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 96.581 SQUARE FEET (2.22 ACRES) MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER. BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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LEGAL DESCRIPTION
(OUTGOING PARCEL 5)

SCALE DATE DRAWN BY CHECKED BY
AS SHOWN 03/24/21 JP MC
PROJECT NUMBER: 2776
SKETCH AND LEGALS- PART

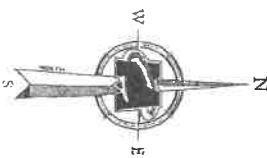
SHEET TITLE

EXHIBIT "A"

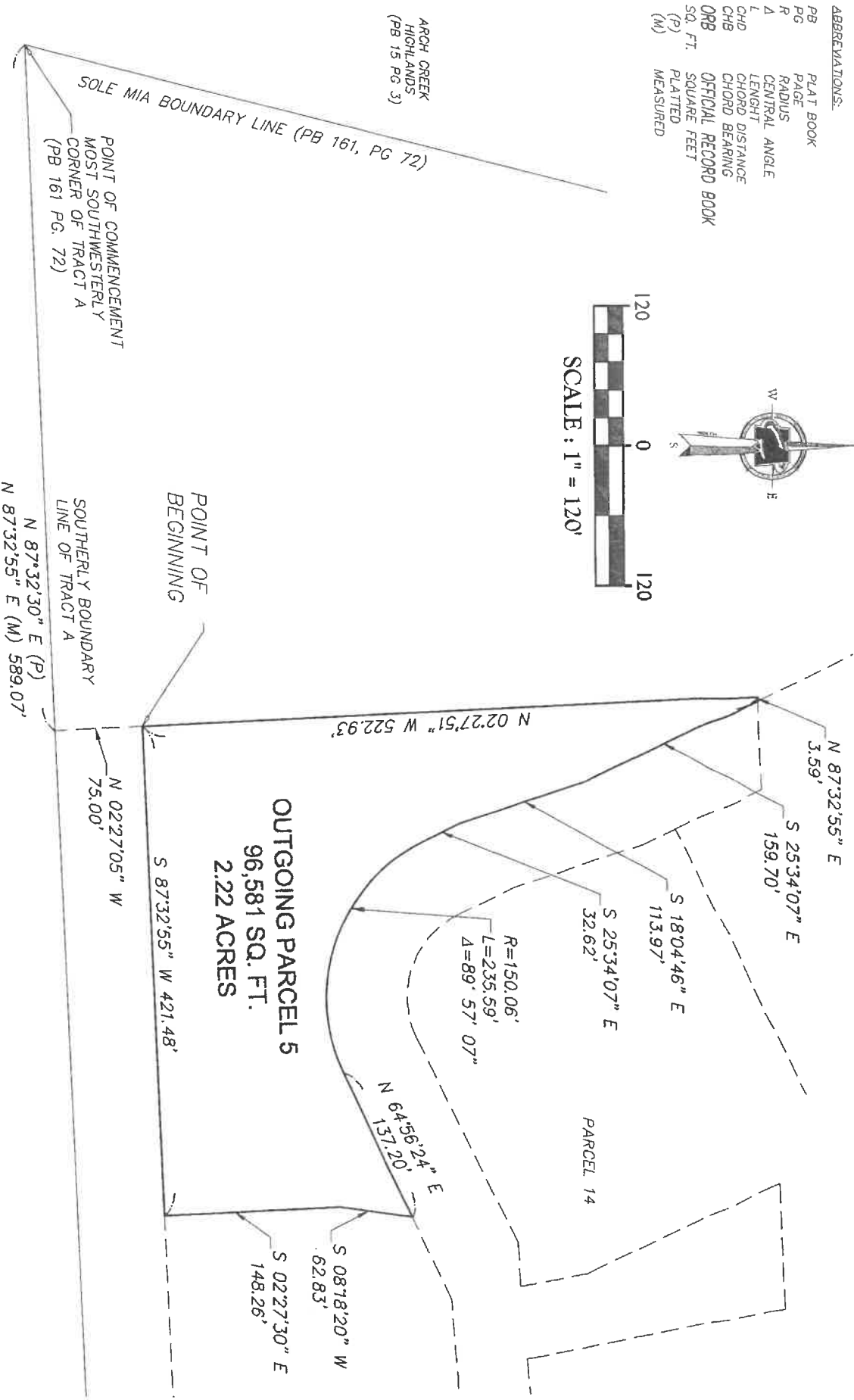
SHEET NUMBER: 1 of 2

ayne Landing Concrete Stockpileldw\G SOUTH PARCEL2776- South Parcel Sketch and Legals- PART 2.dwg\OG PR 5 PG.2 By: JPINO

- ABBREVIATIONS:
- PB PLAT BOOK
 - PG PAGE
 - R RADIUS
 - A CENTRAL ANGLE
 - L LENGTH
 - CHD CHORD DISTANCE
 - CHB CHORD BEARING
 - ORB OFFICIAL RECORD BOOK
 - SQ. FT. SQUARE FEET
 - (P) PLATTED
 - (M) MEASURED



SCALE: 1" = 120'



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LEGAL DESCRIPTION
(OUTGOING PARCELS)

DATE: 03/24/2021
PROJECT NUMBER: 2776
DRAWN BY: JP
CHECKED BY: MC
PROJECT TITLE: BISCAYNE LANDING PARCEL 2776 SKETCH AND LEGALS- PART 2

EXHIBIT "A"

SHEET NUMBER: 2 of 2

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 589.42 FEET; THENCE RUN N02°27'05"W, FOR A DISTANCE OF 597.83 FEET TO THE POINT OF BEGINNING (1) OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N27°06'58"E FOR A DISTANCE OF 91.95 FEET TO A POINT "A"; THENCE RUN S25°35'18"E FOR A DISTANCE OF 86.84 FEET; THENCE RUN S87°32'55"W FOR A DISTANCE OF 79.43 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 3,172 SQUARE FEET (0.07 ACRES) MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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PROFESSIONAL SURVEYOR AND MAPPER #7156
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SKETCH AND
LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
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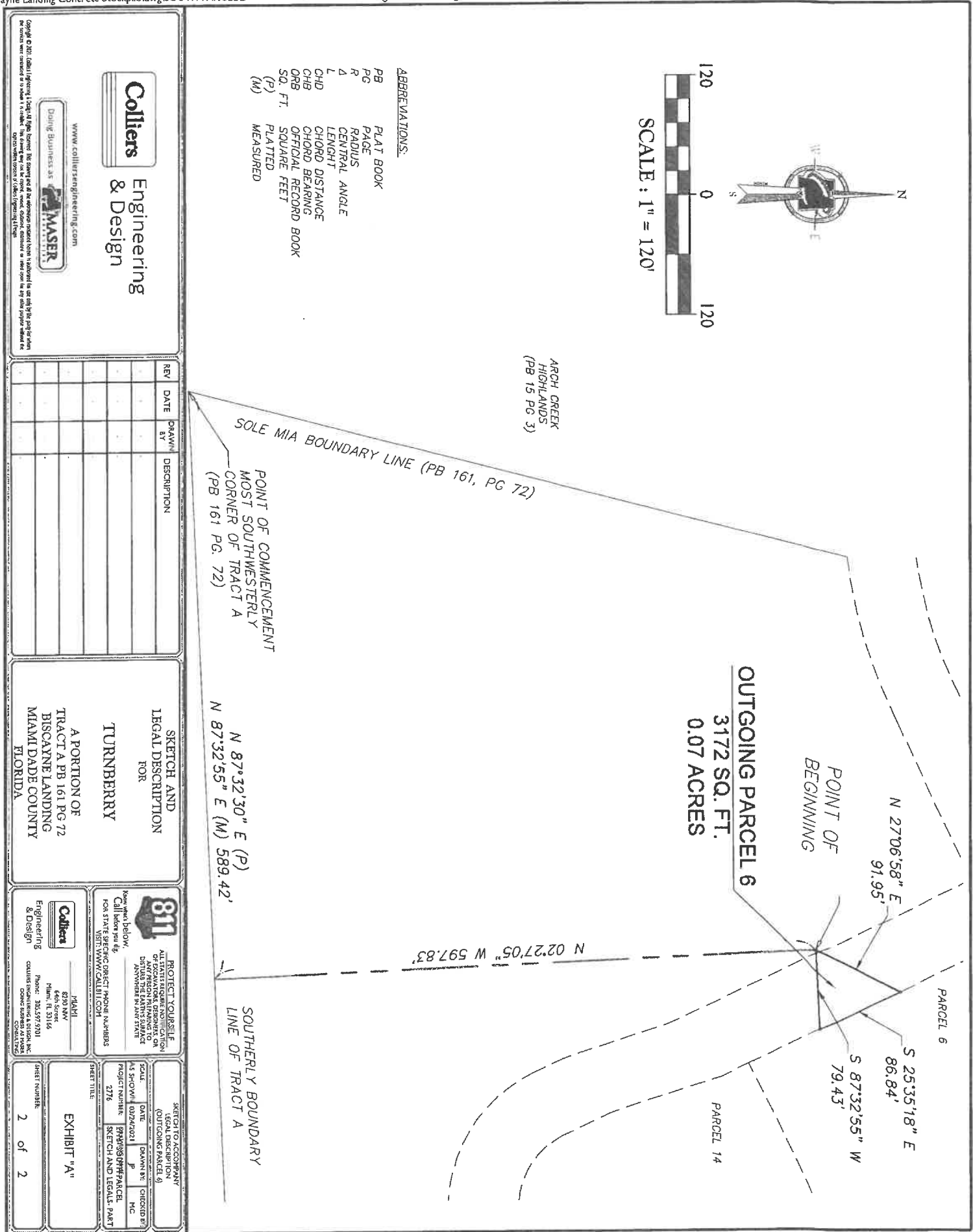
LEGAL DESCRIPTION
(OUTGOING PARCEL 6)

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER:	2776		
SHEET NUMBER: 1 of 2			

SHEET TITLE:
EXHIBIT "A"

SHEET NUMBER:
1 of 2

ayne Landing Concrete Stockpiledwg\South Parcel\2776- South Parcel Sketch and Legals- PART 2.dwg\OG PR 6 PG.2 By: JPINO



LEGAL DESCRIPTION:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI, MIAMI-DADE COUNTY, FLORIDA, THE SAME BEING A PORTION OF TRACT "A" OF "BISCAYNE LANDING", ACCORDING TO THE PLAT THEREOF, AS RECORDED APRIL 19, 2004 IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF SAID TRACT A; THENCE RUN N87°32'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 1010.24 FEET; THENCE RUN N02°27'05"W, FOR A DISTANCE OF 1339.99 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N27°11'09"E FOR A DISTANCE OF 160.02 FEET TO A POINT ON THE SOUTH LINE OF THE NON-EXCLUSIVE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29849 AT PAGE 386 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN S54°17'31"E FOR A DISTANCE OF 18.69 FEET TO A POINT OF TANGENCY ON A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 147.88 FEET, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 23°32'10", THE LAST TWO (2) COURSES BEING COINCIDENT WITH SAID SOUTH LINE OF THE NON-EXCLUSIVE EASEMENT; THENCE S03°02'31"E DEPARTING FROM SAID LINE FOR A DISTANCE OF 41.85 FEET; THENCE RUN N86°54'52"W FOR A DISTANCE OF 52.56 FEET; THENCE RUN N54°17'31"W FOR A DISTANCE OF 120.67 FEET; THENCE RUN S35°42'29"W FOR A DISTANCE OF 127.23 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 8,134 SQUARE FEET (0.19 ACRES), MORE OR LESS.

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF TWO (2) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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SKETCH AND
LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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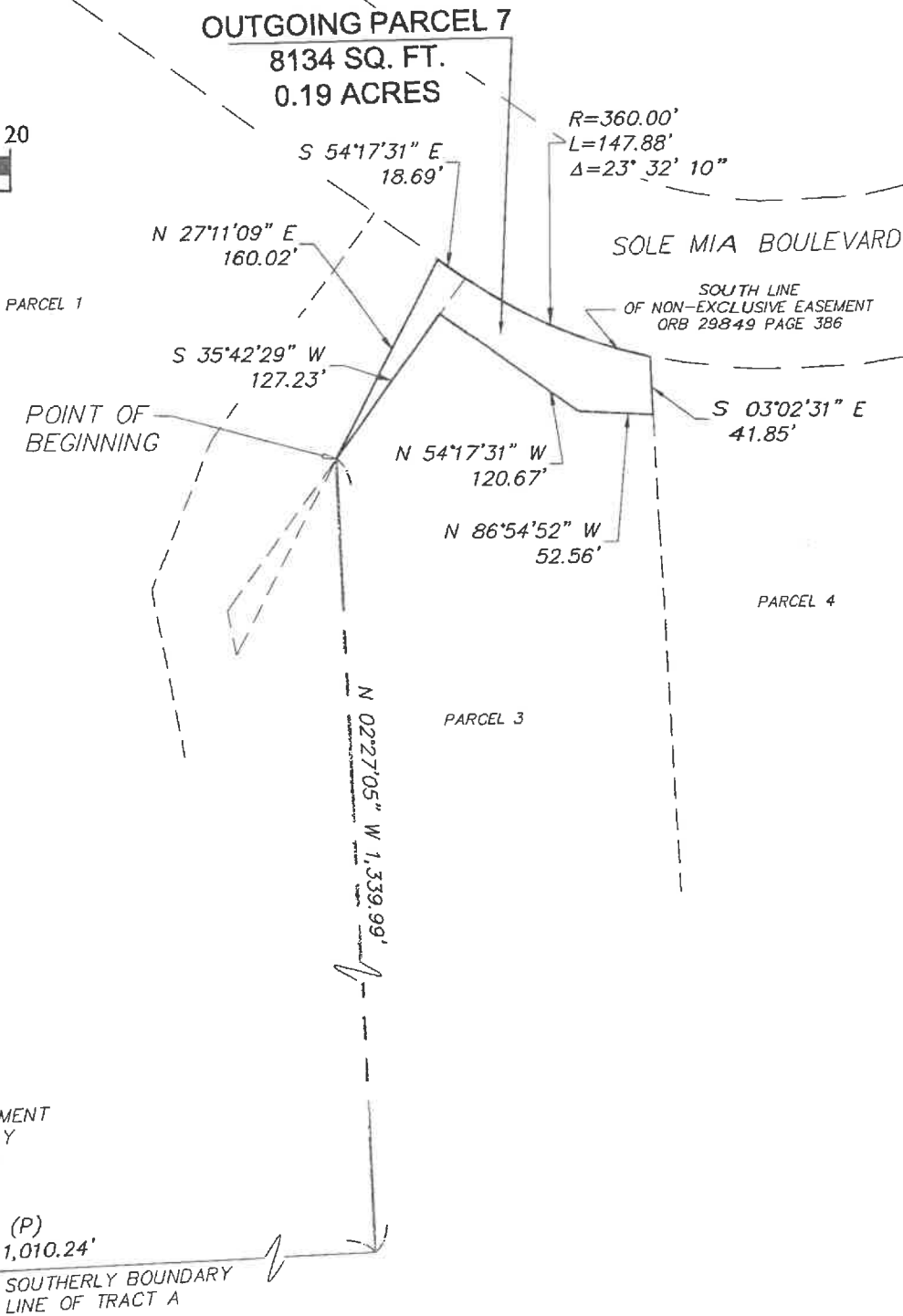
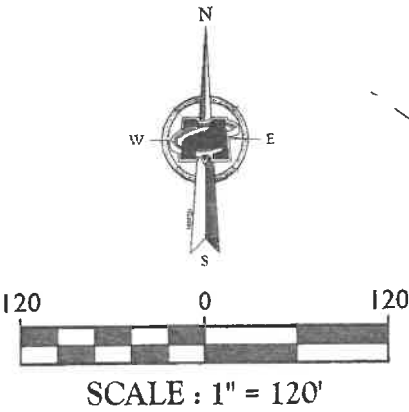
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LEGAL DESCRIPTION
(OUTGOING PARCEL 7)

SCALE: AS SHOWN	DATE: 02/24/21	DRAWN BY: JP	CHECKED BY: MC
PROJECT NUMBER: 2776		SHEET NUMBER: 8716/161 PG 72 PARCEL 7	

SHEET TITLE:
EXHIBIT "A"

SHEET NUMBER:
1 of 2



- ABBREVIATIONS:**
- PB PLAT BOOK
 - PG PAGE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L LENGTH
 - CHD CHORD DISTANCE
 - CHB CHORD BEARING
 - ORB OFFICIAL RECORD BOOK
 - SQ. FT. SQUARE FEET
 - (P) PLATTED
 - (M) MEASURED

SOLE MIA BOUNDARY LINE
(PB 161, PG 72)

POINT OF COMMENCEMENT
MOST SOUTHWESTERLY
CORNER OF TRACT A
(PB 161 PG. 72)

N 87°32'30" E (P)
N 87°32'55" E (M) 1,010.24'

SOUTHERLY BOUNDARY
LINE OF TRACT A



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SKETCH AND
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FOR

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A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(OUTGOING PARCEL 7)

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/2021	JP	MC
PROJECT NUMBER:	2776		

SHEET TITLE:
EXHIBIT "A"

SHEET NUMBER:
2 of 2

LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF "BISCAYNE LANDING," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE W 1/2 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 52 S, RANGE 42 E, MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF THE AFOREMENTIONED TRACT "A"; THENCE RUN S 02°55'05" E, ALONG THE W LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 21 AND ITS SOUTHERLY PROLONGATION THEREOF, FOR A DISTANCE OF 1,396.15 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE RUN S 88°24'08" E FOR A DISTANCE OF 578.86 FEET; THENCE RUN S 00°00'00" W FOR A DISTANCE OF 104.50 FEET; THENCE RUN S 36°35'13" E FOR A DISTANCE OF 63.14 FEET; THENCE RUN S 06°42'04" E FOR A DISTANCE OF 10.44 FEET; THENCE RUN S 10°08'58" E FOR A DISTANCE OF 69.87 FEET; THENCE RUN S 10°33'40" E FOR A DISTANCE OF 49.55 FEET; THENCE RUN S 04°58'09" E FOR A DISTANCE OF 53.91 FEET; THENCE RUN S 06°30'10" E FOR A DISTANCE OF 51.81 FEET; THENCE RUN S 03°32'42" E FOR A DISTANCE OF 52.64 FEET; THENCE RUN S 03°38'34" E FOR A DISTANCE OF 33.33 FEET; THENCE RUN S 17°55'02" W FOR A DISTANCE OF 17.53 FEET; THENCE RUN S 29°55'55" W FOR A DISTANCE OF 55.88 FEET; THENCE RUN S 19°38'02" W FOR A DISTANCE OF 40.47 FEET; THENCE RUN S 06°53'24" W FOR A DISTANCE OF 39.13 FEET; THENCE RUN S 02°25'48" W FOR A DISTANCE OF 53.39 FEET; THENCE RUN S 13°13'03" E FOR A DISTANCE OF 48.69 FEET; THENCE RUN S 35°41'57" E FOR A DISTANCE OF 48.27 FEET; THENCE RUN S 51°59'27" E FOR A DISTANCE OF 38.70 FEET; THENCE RUN S 61°08'52" E FOR A DISTANCE OF 39.86 FEET; THENCE RUN S 69°49'06" E FOR A DISTANCE OF 57.57 FEET; THENCE RUN S 69°42'05" E FOR A DISTANCE OF 38.43 FEET; THENCE RUN S 53°02'32" E FOR A DISTANCE OF 31.50 FEET; THENCE RUN S 28°35'08" E FOR A DISTANCE OF 21.61 FEET; THENCE RUN S 09°19'32" E FOR A DISTANCE OF 38.60 FEET; THENCE RUN S 08°17'24" E FOR A DISTANCE OF 80.42 FEET; THENCE RUN S 37°34'30" E FOR A DISTANCE OF 8.51 FEET; THENCE RUN S 24°46'11" W FOR A DISTANCE OF 28.57 FEET; THENCE RUN S 13°40'09" W FOR A DISTANCE OF 41.20 FEET; THENCE RUN S 17°09'16" W FOR A DISTANCE OF 6.00 FEET; THENCE RUN S 46°04'58" W FOR A DISTANCE OF 25.27 FEET; THENCE RUN S 36°00'45" W FOR A DISTANCE OF 43.10 FEET; THENCE RUN S 43°49'24" W FOR A DISTANCE OF 1.67 FEET; THENCE RUN S 68°17'21" W FOR A DISTANCE OF 14.94 FEET; THENCE RUN S 75°53'24" W FOR A DISTANCE OF 35.25 FEET; THENCE RUN S 78°08'52" W FOR A DISTANCE OF 11.04 FEET; THENCE RUN N 87°15'00" W FOR A DISTANCE OF 45.08 FEET; THENCE RUN N 87°52'09" W FOR A DISTANCE OF 54.12 FEET; THENCE RUN S 88°28'05" W FOR A DISTANCE OF 61.62 FEET; THENCE RUN S 79°08'36" W FOR A DISTANCE OF 77.88 FEET; THENCE RUN S 44°05'13" W FOR A DISTANCE OF 3.71 FEET; THENCE RUN S 78°56'41" W FOR A DISTANCE OF 12.05 FEET; THENCE RUN S 76°25'55" W FOR A DISTANCE OF 50.44 FEET; THENCE RUN S 76°25'32" W FOR A DISTANCE OF 68.04 FEET; THENCE RUN S 60°32'41" W FOR A DISTANCE OF 41.21 FEET; THENCE RUN N 83°15'01" W FOR A DISTANCE OF 24.62 FEET; THENCE RUN N 78°39'13" W FOR A DISTANCE OF 55.94 FEET; THENCE RUN N 88°35'43" W FOR A DISTANCE OF 87.57 FEET; THENCE RUN S 70°29'37" W FOR A DISTANCE OF 88.81 FEET; THENCE RUN S 56°56'48" W FOR A DISTANCE OF 78.11 FEET; THENCE RUN S 47°13'58" W FOR A DISTANCE OF 52.29 FEET TO A POINT OF CURVATURE OF SAID CURVE CONCAVE TO THE NORTHWEST; THENCE RUN S 74°02'23" W, FOR AN ARC A RADIUS OF 224.82 FEET, A CENTRAL ANGLE OF 32°32'46", A CHORD LENGTH OF 12.77 FEET THROUGH A CHORD BEARING OF S 74°02'23" W, FOR AN ARC DISTANCE OF 126.00 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N 72°37'54" W FOR A DISTANCE OF 91.91 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 08°52'37"; AN ARC DISTANCE OF 58.87 FEET THROUGH A CHORD BEARING OF N 06°39'10" E AND A CHORD DISTANCE OF 58.81 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S 84°18'07" E FOR A DISTANCE OF 46.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 288.17 FEET, A CENTRAL ANGLE OF 36°31'42"; AN ARC DISTANCE OF 183.72 FEET THROUGH A CHORD BEARING OF N 76°15'59" E AND A CHORD DISTANCE OF 180.63 TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 289.38 FEET, A CENTRAL ANGLE OF 26°32'47"; AN ARC DISTANCE OF 134.07 FEET THROUGH A CHORD BEARING OF N 65°30'30" E AND A CHORD DISTANCE OF 132.88 TO A POINT OF NON-TANGENCY; THENCE RUN N 82°10'14" E FOR A DISTANCE OF 419.30 FEET; THENCE RUN N 82°13'32" E FOR A DISTANCE OF 177.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 103.03 FEET, A CENTRAL ANGLE OF 151°10'28"; AN ARC DISTANCE OF 271.85 FEET THROUGH A CHORD BEARING OF N 9°17'59" E AND A CHORD DISTANCE OF 199.58 FEET TO A POINT ON

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SKETCH AND
LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA



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LEGAL DESCRIPTION (EAST PARCEL)
OUTGOING PARCEL 1

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	01/24/2021	JP	MC
PROJECT NUMBER	DRAWING NUMBER	DATE OF LAST REVISION	REVISION
2776	2776-EAST PARCEL LEGAL	01/24/2021	1

EXHIBIT "A"

SHEET NUMBER:
1 of 6



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2 of 6

By: JPINO

SURVEYOR'S NOTE:

THIS IS NOT A BOUNDARY SURVEY.

THIS LEGAL AND SKETCH TO ACCOMPANY LEGAL CONSIST OF SIX (6) SHEETS, NEITHER IS COMPLETE OR VALID WITHOUT THE OTHER.

BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE NORTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N87°32'55"E.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

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REV DATE DRAWN BY DESCRIPTION

SKETCH AND
LEGAL DESCRIPTION
FOR

TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
BISCAYNE LANDING
MIAMI DADE COUNTY
FLORIDA

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www.colliers.comLEGAL DESCRIPTION (EAST PARCEL)
OUTGOING PARCEL 1

SCALE: AS SHOWN
DATE: 03/24/2021
PROJECT NUMBER: 2776
DRAWN BY: JP
CHECKED BY: MC
PROJECT TITLE: EAST PARCEL LEGAL
DESCRIPTION

SHEET TITLE

EXHIBIT "A"

SHEET NUMBER:

3 of 6

ayne Landing Concrete Stockpile\dwg\1 SOUTH PARCEL\2776-EAST PARCEL Legal Description swap area.dwg\EAST PARCEL 4 By: JPINO

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REV	DATE	DRAWN BY	DESCRIPTION

SKETCH AND LEGAL DESCRIPTION FOR

TURNBERRY

A PORTION OF TRACT A PB 161 PG 72 BISCAYNE LANDING MIAMI DADE COUNTY FLORIDA

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF OUTGOING PARCEL

DATE: 03/24/2021

DRAWN BY: JP

CHECKED BY: MC

PROJECT NUMBER: 2776

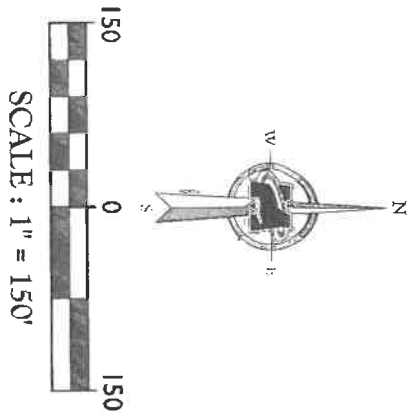
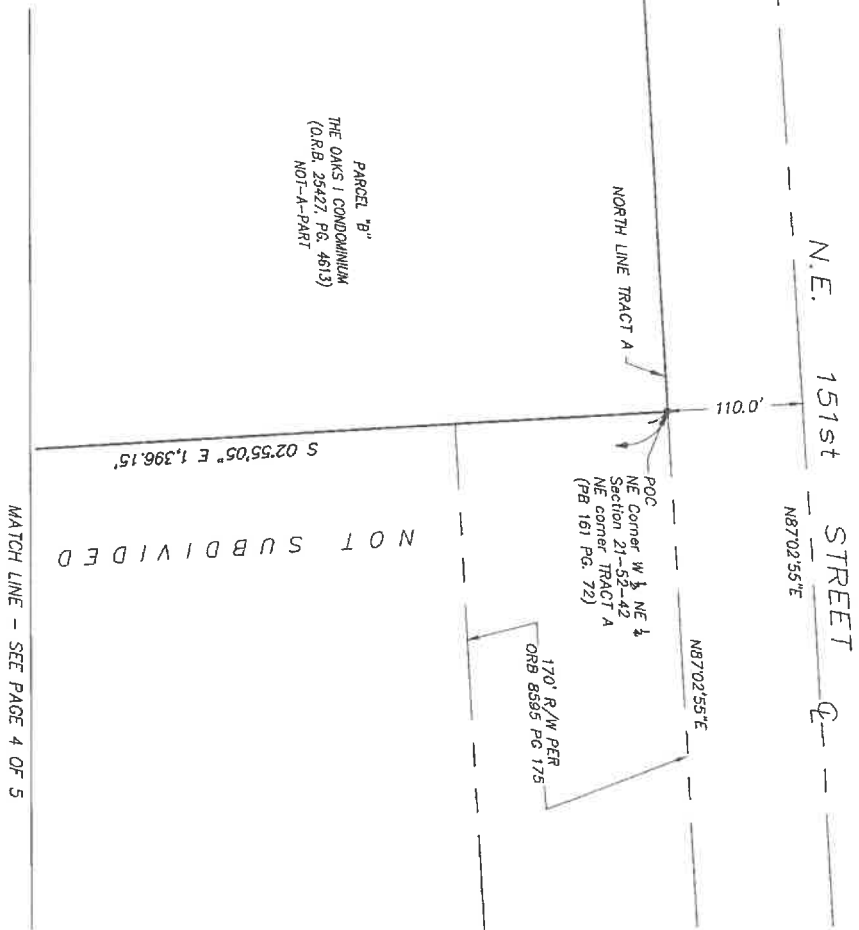
DRAWING DATE: 03/24/2021

PROJECT NAME: 2776 EAST PARCEL LEGAL

SHEET NUMBER: 4 of 6

EXHIBIT "A"

- ABBREVIATIONS:
- PB PLAT BOOK
 - PG PAGE
 - R RADIUS
 - L LENGTH
 - CHD CHORD DISTANCE
 - CHB CHORD BEARING
 - ORB OFFICIAL RECORD BOOK
 - SO. FT. SQUARE FEET
 - (P) PLATTED
 - (M) MEASURED



ayne Landing Concrete Stockpileldw/SOUTH PARCEL2776-EAST PARCEL Legal Description swap area.dwg/EAST PARCEL 5 By: JPINO

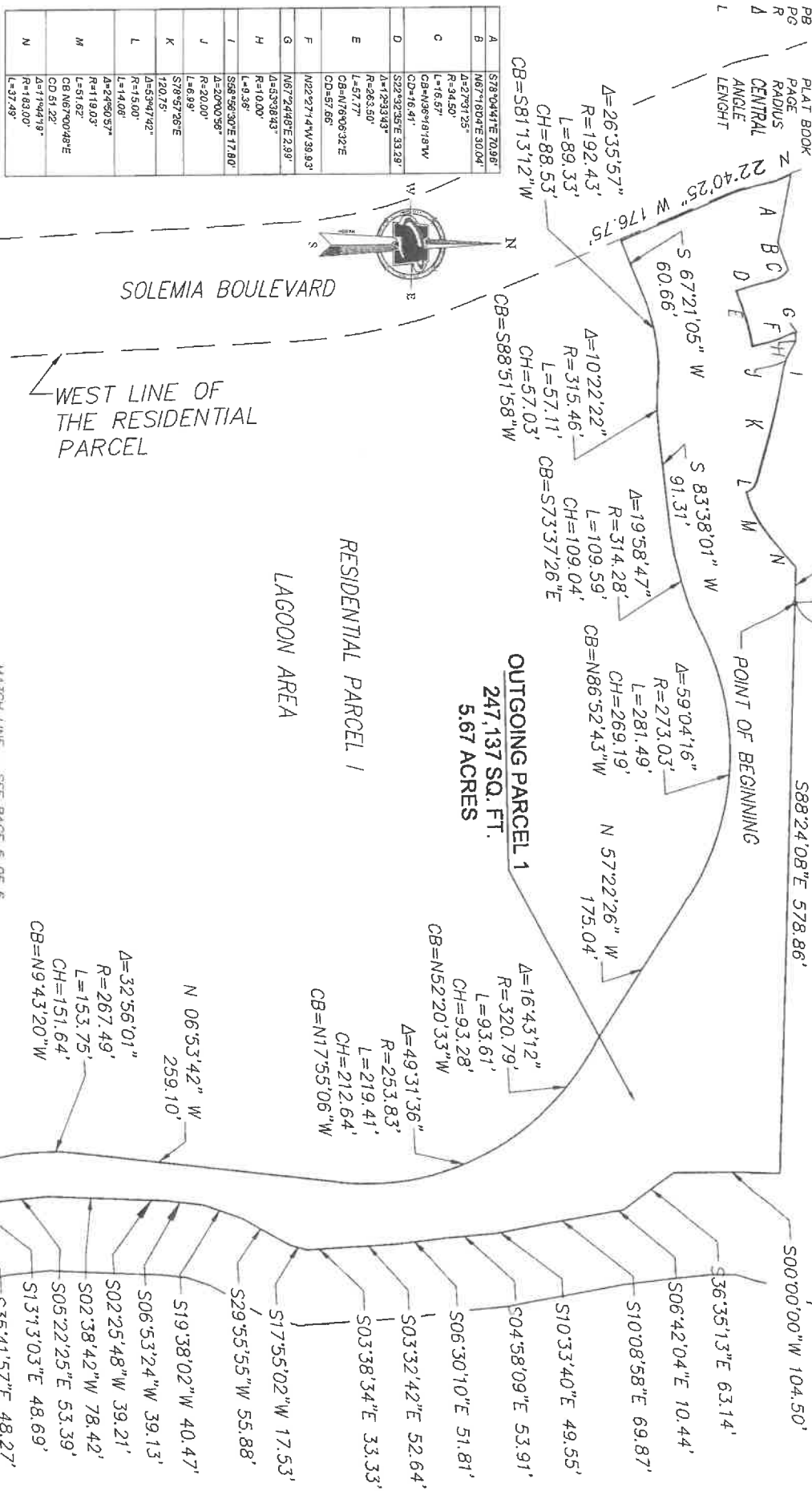
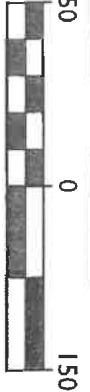
ABBREVIATIONS:

- CHD CHORD DISTANCE
- CHB CHORD BEARING
- ORB OFFICIAL RECORD BOOK
- SQ. FT. SQUARE FEET
- (P) PLATTED
- (M) MEASURED
- PB PLAT BOOK
- PG PAGE
- R RADIUS
- Δ CENTRAL ANGLE
- L LENGTH

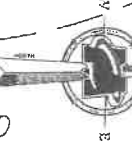
MATCH LINE - SEE PAGE 4 OF 6

N O T S U B D I V I D E D

SCALE: 1" = 150'



A	S78°04'41"E 70.61'
B	N67°18'04"E 30.04'
	R=34.50'
C	L=16.57'
	Δ=19°58'47"
D	S23°32'35"E 33.29'
	R=263.50'
E	L=57.77'
	Δ=10°22'22"
F	N22°27'44"W 39.93'
	R=109.59'
G	N67°24'48"E 2.99'
	Δ=59°04'16"
H	L=8.38'
	R=273.03'
I	S58°58'30"E 17.80'
	L=281.49'
J	L=20'00.56"
	Δ=16°43'12"
K	S78°57'26"E 120.75'
	R=320.79'
L	Δ=5°34'42"
	L=93.61'
M	Δ=2°45'05.7"
	R=253.83'
N	L=14.08'
	L=219.41'
	Δ=32°56'01"
	R=267.49'
	L=153.75'
	Δ=151.64'
	CH=151.64'
	CB=N9°43'20"W
	Δ=32°56'01"
	R=267.49'
	L=153.75'
	Δ=151.64'
	CH=151.64'
	CB=N9°43'20"W



SOLEMIA BOULEVARD

WEST LINE OF THE RESIDENTIAL PARCEL

LAGOON AREA

RESIDENTIAL PARCEL 1

OUTGOING PARCEL 1
247,137 SQ. FT.
5.67 ACRES

POINT OF BEGINNING

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REV	DATE	BY	DESCRIPTION

SKETCH AND LEGAL DESCRIPTION FOR

TURNBERRY

A PORTION OF TRACT A PB 161 PG 72 BISCAYNE LANDING MIAMI DADE COUNTY FLORIDA

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SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	01/24/2021	JP	MC
PROJECT NUMBER	2776	DRAWING NAME	LEGAL
SHEET NUMBER: 5 of 6			

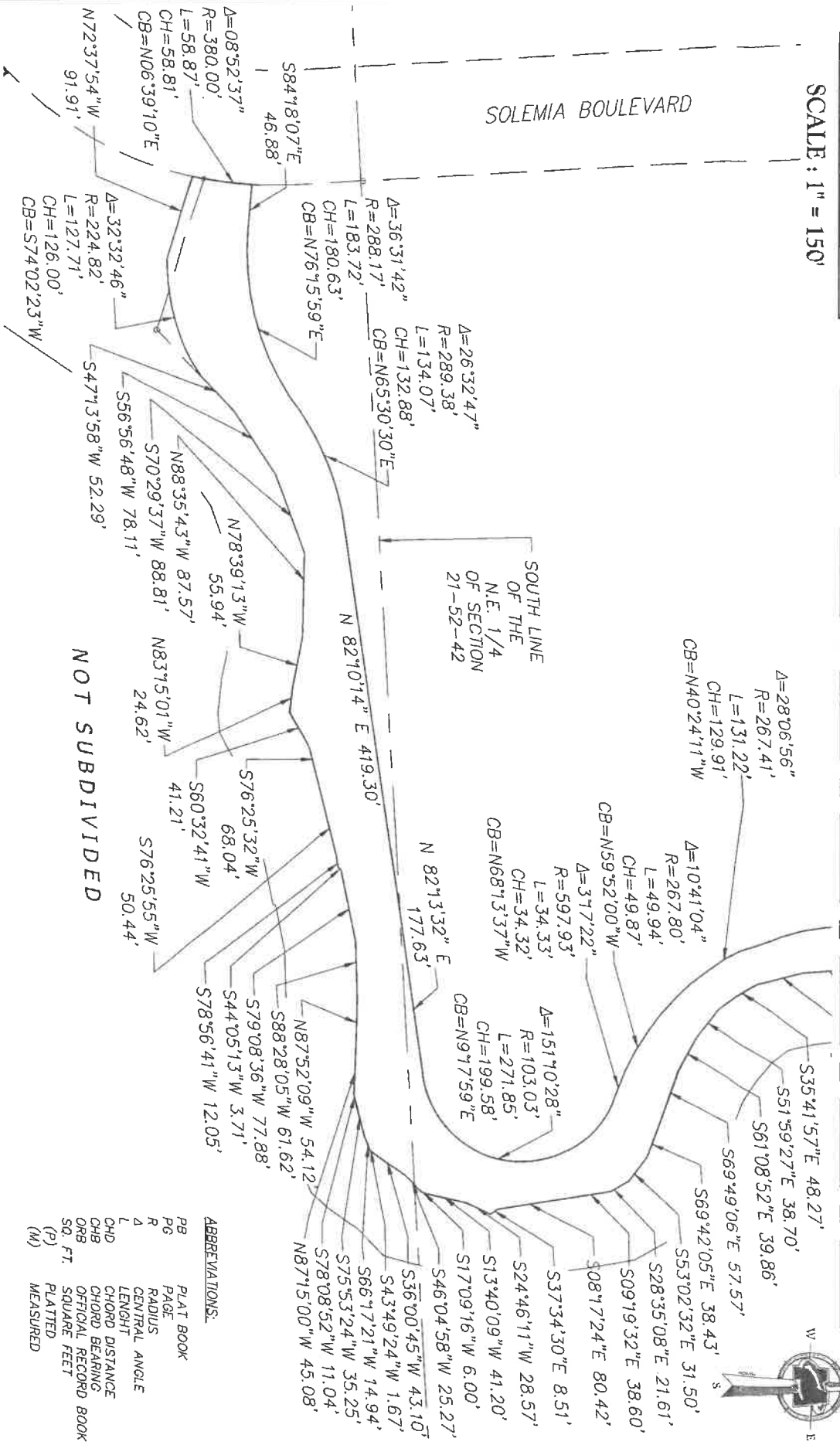
EXHIBIT "A"

ayne Landing Concrete Stockpile.dwg|SOUTH PARCEL|2776-EAST PARCEL Legal Description swap area.dwg|EAST PARCEL 6 By: JPINO



SCALE: 1" = 150'

MATCH LINE - SEE PAGE 5 OF 6



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REV	DATE	DRAWN BY	DESCRIPTION

SKETCH AND
LEGAL DESCRIPTION
FOR
TURNBERRY

A PORTION OF
TRACT A PB 161 PG 72
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MIAMI DADE COUNTY
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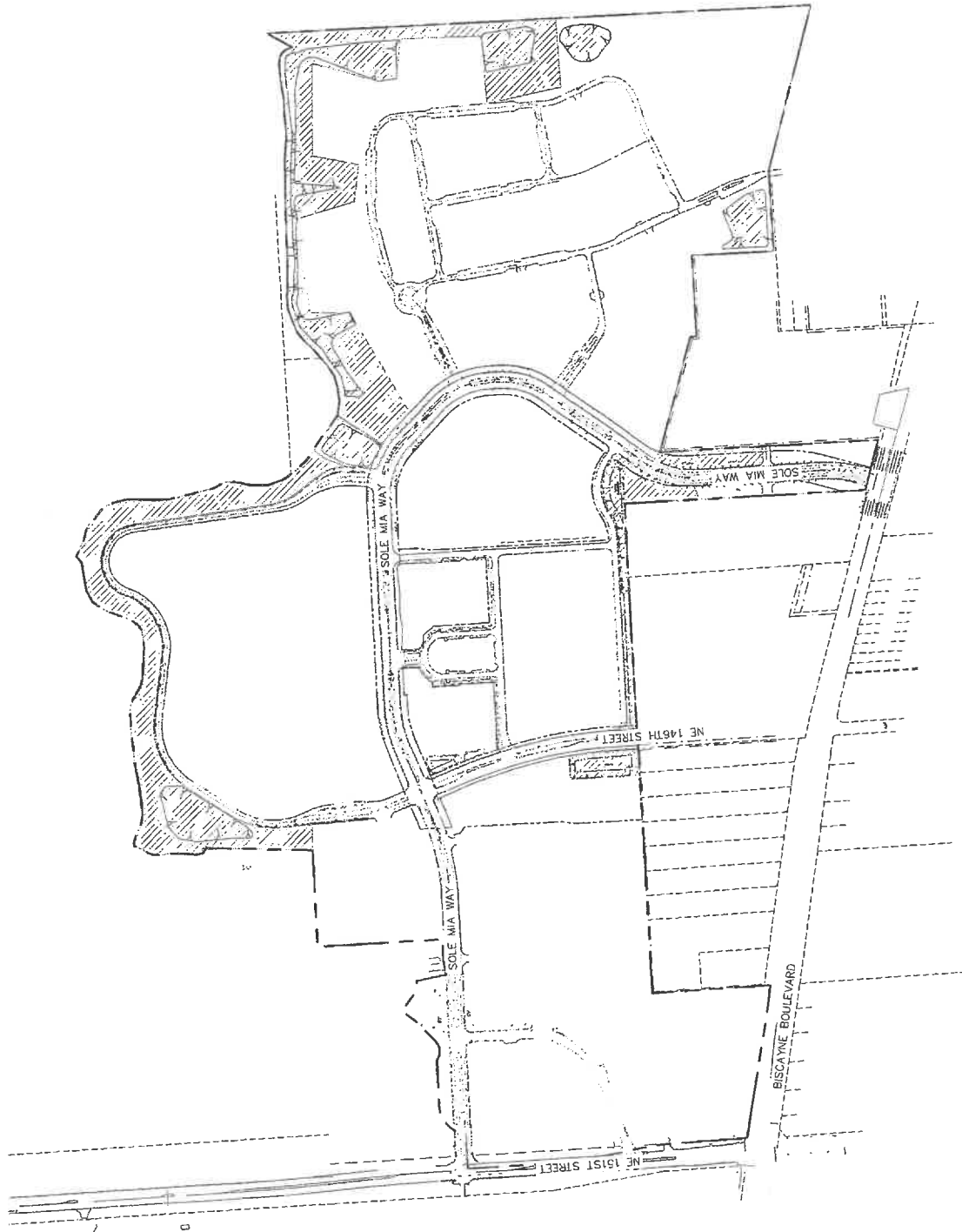
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SKETCH TO ACCOMPANY LEGAL
DESCRIPTION OF OUTGOING PARCEL
DATE: 02/24/2021
DRAWN BY: JP
CHECKED BY: MJC
PROJECT NUMBER: 2776-EAST PARCEL LEGAL
SHEET NUMBER: 6 of 6

EXHIBIT "A"

Exhibit "F"

[illegible]