

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](mailto:dsalas@solemia.com)

**With a copy to:**

Mario A. Romine  
 19501 Biscayne Blvd, Suite 400  
 Aventura, Florida 33180  
 Email: [mromine@turnberry.com](mailto:mromine@turnberry.com)

**If to either of the Grantees:**

Daniel Salas  
 15055 Biscayne Blvd.  
 North Miami, FL 33181  
 Email: [dsalas@solemia.com](mailto:dsalas@solemia.com)

**With a copy to:**

Mario A. Romine  
 19501 Biscayne Blvd, Suite 400  
 Aventura, Florida 33180  
 Email: [mromine@turnberry.com](mailto: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.**

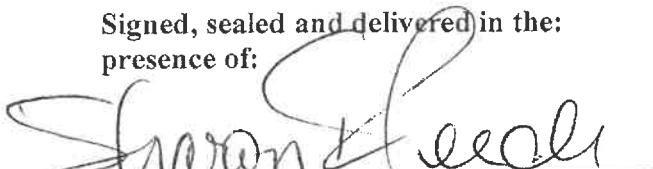
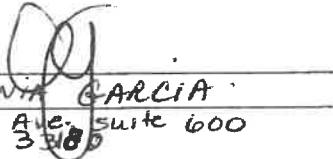
This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and arrangements, both oral and written, between the parties with respect thereto.

*[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:

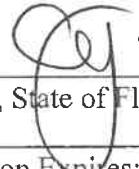
  
Print Name: SHARON LEECH  
\*   
Print Name: ANNA E. GARCIA  
\* 20900 NE 30 Ave. Suite 600  
AVENUTRA, FL 33180

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

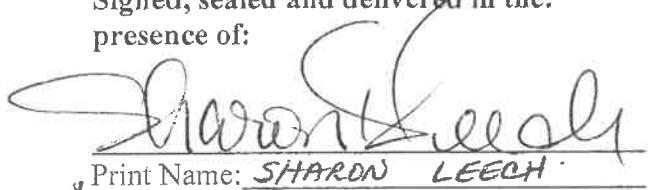
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 22<sup>nd</sup> day of MARCH, 2024, by MARIA A. ROMINE, as authorized signatory of OPLH I LLC, on behalf of said entity. He/She is  personally known to me or  has produced \_\_\_\_\_ as identification.



ANNIAE. GARCIA  
Commission # HH 380984  
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

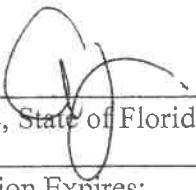
  
Print Name: ANNA E. GARCIA  
#20900 NE 30 AVE, suite 600  
Aventura, FL 33180.

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 22 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:

Signed, sealed and delivered in the:  
presence of:

Print Name: SHARON LEECH

Print Name: ANNA VANCAN  
\* 20900 NE 20 Ave., Suite 600  
AVENTURA, FL 33180

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

**OPLH III LLC, a Delaware limited liability company**

By: Mario A. Rojas  
Print Name: MARIO A. ROJAS  
Its: Authorized Signatory

Print Name: Mario A. Rojas

Its: Authorized Signatory

— 1 —

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 22 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.

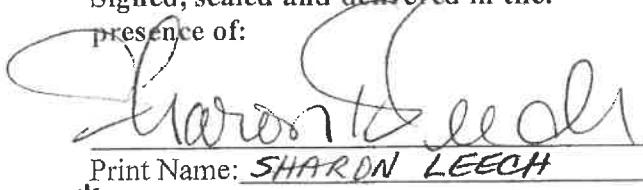
Notary Public, State of Florida

Serial No.:

My Commission Expires: \_\_\_\_\_

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

Signed, sealed and delivered in the:  
presence of:

  
Print Name: SHARON LEECH

Print Name: ANNIA GARCIA  
\* 20900 NE 30th 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 22<sup>nd</sup> 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.

OPLH IV LLC, a Delaware limited liability  
company

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

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



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

Signed, sealed and delivered in the  
presence of:

*Sharon Leech*

\* Print Name: SHARON LEECH

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. Ronine  
Print Name: MARIO A. RONINE  
Its: Authorized Signatory

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 22<sup>nd</sup> day of MARCH, 2024, by MARIO A. RONINE, 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

Notary Public, State of Florida

Serial No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered in the  
presence of:

Print Name: SHARON LEECH

Print Name: ADONIA GARCIA  
4 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 22 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

**OPLH VI LLC, a Delaware limited liability company**

By: Marie A. Bain

Print Name: Mario A. Lopez

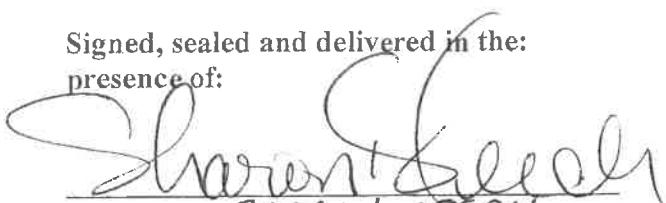
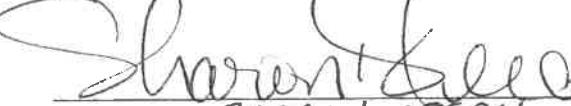
Its: Authorized Signature

Notary Public State of Florida

Notary Public, State of Florida  
Serial No.:

My Commission Expires:

Signed, sealed and delivered in the  
presence of:

  
Print Name: SHARON LEECH  
\* 

OPLH VII LLC, a Delaware limited liability  
company

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

Print Name: ANNIA GARCIA  
+ 20900 NE 30 AVE, SUITE 600  
AVENUTRA, 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 22<sup>nd</sup> day of MARCH, 2024, by MARIO A. ROMINE, as  
authorized signatory of OPLH VII LLC, on behalf of said entity. He/She is  personally known  
to me or  has produced \_\_\_\_\_



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

7

Print Name: ANNA 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 22 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:

Print Name: SHARON LEECH

\* 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 22<sup>nd</sup> day of MARCH, 2024, by MARIO A. ROMINE, as authorized signatory of OPLH IX LLC, on behalf of said entity. He/She is  personally known to me or  has produced \_\_\_\_\_ as identification.

**OPLH IX LLC**, a Delaware limited liability company

By: Ivan A. Ross

Print Name: Mario A. Romano

Its: Authorised Signature

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

OPLH X LLC, a Delaware limited liability  
company

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

Print Name: ANNIA GARCIA  
180900 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 22 day of MARCH, 2024, by MARIO A. ROMANE, 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:

Print Name: SHARON LEECH

\*

Print Name: ANNIA GARCIA  
\* 20900 NE 30 AVE. SUITE 600  
AVENUE, 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 22 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

OPLH XI LLC, a Delaware limited liability  
company

By: Mario A. Romine  
Print Name: MARIO A. ROMINE  
Its: authorized signatory

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: Marie A. Rivas  
Print Name: MARIE A. RIVAS, NJ  
Its: Authorized Signatory

\* Print Name: ANNA 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 22<sup>nd</sup> day of MARCH, 2024, by NARD 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.



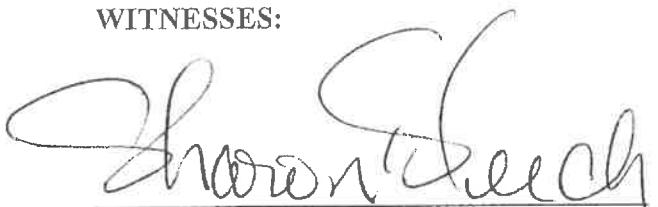
ANNIA E. GARCIA  
Commission # HH 390984  
Expires August 26, 2027

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

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

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

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

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization this 22<sup>nd</sup> 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: \_\_\_\_\_

## JOINDER AND CONSENT BY THE CITY

The City owns fee simple title to the OPL Property, including the Easement Property. The OPL Property, including the Easement Property, is leased to the Grantor pursuant to the terms of that certain Lease between the City, as Landlord, and the Grantor, as Tenant, dated May 29, 2012, as amended by (i) that certain First Amendment to Lease, dated as of June 21, 2012, (ii) that certain Second Amendment to Lease, dated as of July 31, 2012, (iii) that certain Third Amendment to Lease, dated as of May 2, 2014, (iv) that certain Fourth Amendment to Lease, dated March 2, 2015, (v) that certain Fifth Amendment to Lease, dated as of October 30, 2015, (vi) that certain Sixth Amendment to Lease, dated as of January 26, 2017, and (vii) that certain Seventh Amendment to Lease, dated as of March 10, 2020 (collectively, and as may be further amended, the "Lease"). In the event of a termination of the Lease, the City agrees that it will not take any action to disturb the provisions of the Easement Agreement to which this Joinder and Consent by the City is attached, which Easement Agreement shall remain in full force and effect. The person signing this Joinder and Consent by the City represents and warrants to the Grantor that the individual executing this Joinder and Consent by the City on behalf of the City has the authority to bind it to the terms and conditions of this Joinder and Consent by the City and that this Joinder and Consent by the City has been duly executed and delivered by such party. Initially capitalized terms used herein but not otherwise defined herein shall have the meanings given to them in the Easement Agreement.

ATTEST:

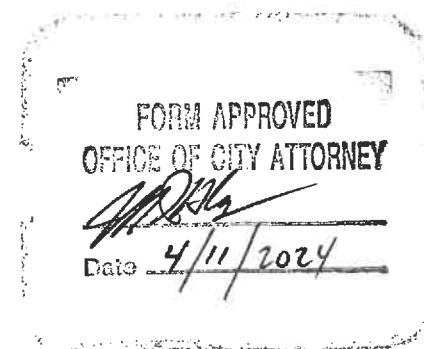
By:   
 Print Name: Marilu Nava  
 Title: Senior Executive Assistant

**CITY OF NORTH MIAMI, FLORIDA**

By:   
 Print Name: Rasha Cameau  
 Title: City Manager

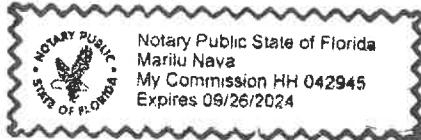
STATE OF FLORIDA )  
 COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization this 12 day of April, 2024, by Rasha Cameau, as City Manager of CITY OF NORTH MIAMI, FLORIDA, a municipal corporation, on behalf of the corporation. He/She is  personally known to me or  has produced \_\_\_\_\_ as identification.



MIAMI 7645558.2 80052/86468

Notary Public, State of Florida  
 Serial No.: HH 042945  
 My Commission Expires: 09/26/24



**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 CONDOMINTUMS" 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°55'05" East, along the East Line of said Tract "A", a distance of 677.06 feet; thence North 83°13'18" West, a distance of 177.81 feet; thence North 27°35'03" West, a distance of 138.47 feet; thence South 86°42'35" West, a distance of 159.56 feet; thence North 03°17'25" West, a distance of 522.10 feet to a point on the North Line of said Tract "A"; thence North 87°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 OUTPARCEL "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°24'55" W, along said right-of-way line of State Road 5, a distance of 25.53 feet; thence N 08°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°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°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° 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°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°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°01'49" E; thence northeasterly along the arc of said curve 21.23 feet, through a central angle of 34°45'36" to the intersection with the South right-of-way line of NE 151<sup>st</sup> Street; thence N 86°24'37" E, along said South right-of-way line of NE 151<sup>st</sup> Street, 2.62 feet; thence S 53°01'04" W 11.20 feet; thence S 09°22'05" W 223.48 feet; thence S 09°04'01" E 6.33 feet; thence S 09°22'05" W 38.13 feet; thence S 31°10'10" W 5.39 feet; thence S 09°22'05" W 271.32 feet; thence S 22°01'34" W 45.34 feet to the POINT OF BEGINNING.

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

**Exhibit "B"**

Drawing name: P:\Proj\2776 Biscayne Landing Concrete Stockpile\dwg\2776 LEGALS 120816\2776 LEGALS RESIDENTIAL II (Combined).dwg    LEGAL    Dec 19, 2016 3:16pm    :kblanco

**LEGAL DESCRIPTION**

RESIDENTIAL PARCEL II

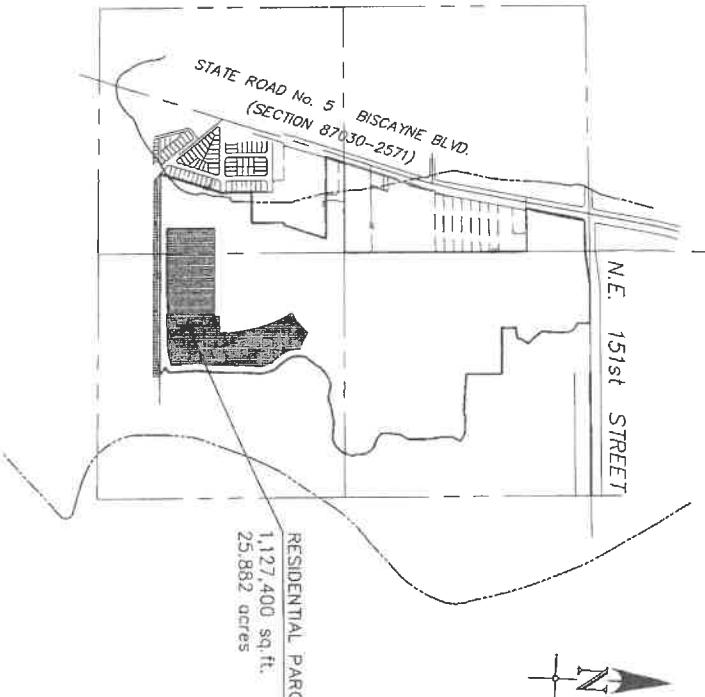
A PORTION OF TERRITORY, BEING A DISCARGE OF LANDING, ACCORDING TO THE PLAT HERETO, AS RECORDED IN PLAT BOOK 161 AT PAGE 72, OF BAPTIST Y. DERRICK AS FOLLOWS:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NO 803815E ALONG THE BASELINE OF STATE ROAD 5 AS SHOWN ON FLORIDA DEPARTMENT OF HIGHWAY MAP, OR SURVEY NO. 87030-220.
3. ALL DISTANCES SHOWN ARE BASED ON ONE FOOT EQUALING ONE METRE.
4. LEGAL DESCRIPTIONS SHOWN HEREON WERE PROVIDED BY THE CLIENT.
5. THIS LEGAL DESCRIPTION AND THE SKETCH TO ACCOMPANY IT ARE NOT VALID ONE WITHOUT THE OTHER.

**LOCATION MAP**  
Not to Scale

Not to Scale

A Arc length  
 Delta  
 (C) Calculated  
 CB Chord Bearing  
 CD Chord Distance  
 Deed  
 (M) Measured  
 ORB Official Records Book  
 (P) Platted  
 PB Plot Book  
 PG Page  
 R Radius  
 R/W Right of Way  
 SQ. FT Square Feet  
 S.R. State Road



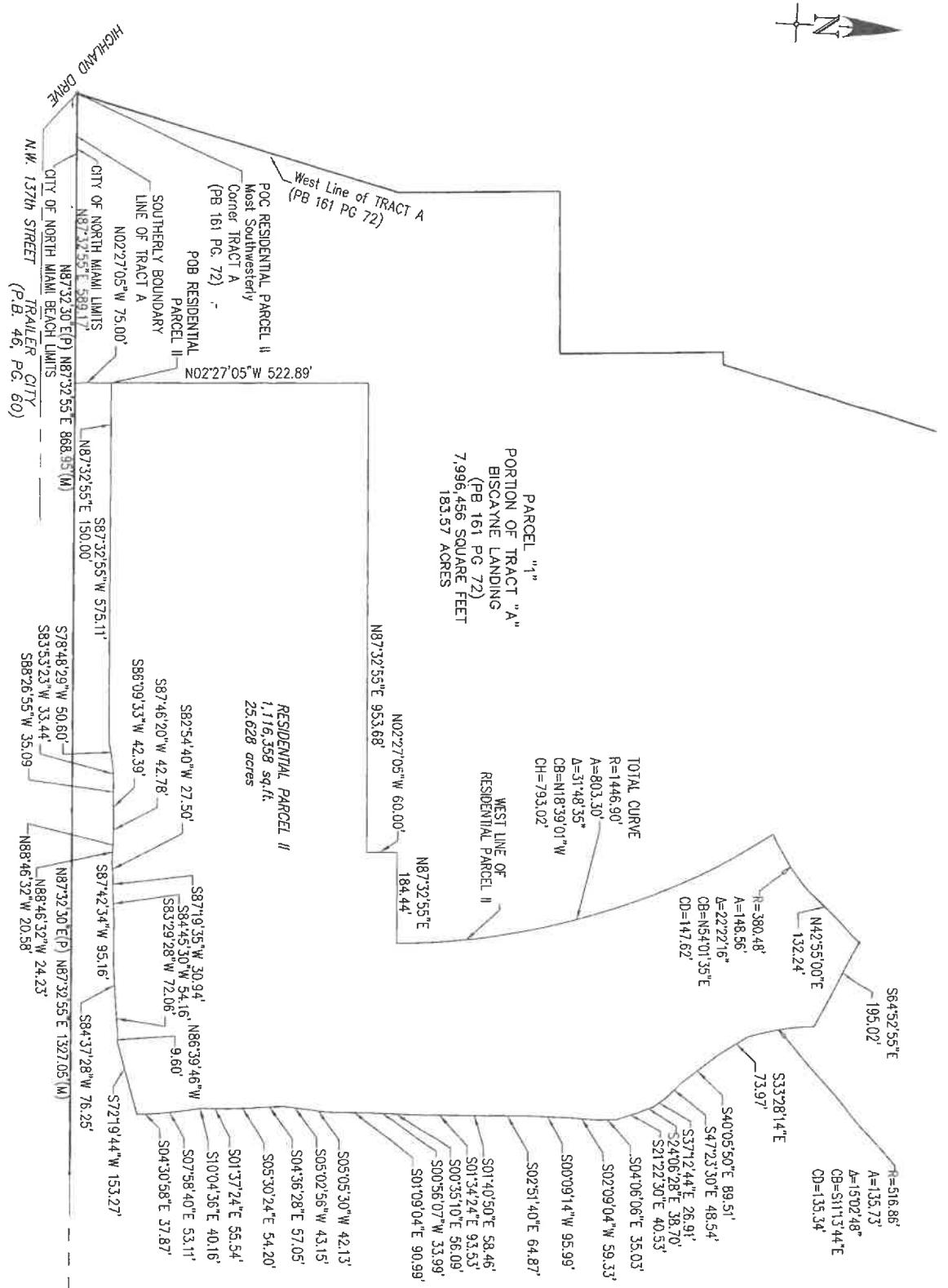
SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARINGS OF NO 830815E ALONG THE BASELINE OF STATE ROAD 5 AS SHOWN ON FLORIDA DEPARTMENT OF HIGHWAY MAP FOR U.S. SURVEY SECTION NO. 8703-220.
3. ALL DISTANCES SHOWN ARE BASED ON U.S. SURVEY FOOT.
4. LEGAL DESCRIPTIONS SHOWN HEREON WERE PROVIDED BY THE CLIENT.
5. THIS LEGAL DESCRIPTION AND THE SKETCH TO ACCOMPANY IT ARE NOT VALID ONE WITHOUT THE OTHER.

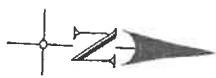
Date: 12/15/2016	Project: 2776
Scale: 1"=200'	Checked by: ADR
F.B. N/A	Drawn by: JP/RT
Sheet: 1 of 2	Sketch: 2776 5

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
RESIDENTIAL PARCEL II AND SWAP 2**









**PORTION OF IRAL A  
BISCAYNE LANDING**

POC RESIDENTIAL PARCEL 1  
NE. Corner W  $\frac{1}{2}$  NE  $\frac{1}{4}$ , Section  
21-52-42  
NB702 55°E  
NE corner TRACT A  
(PB 161 PG. 72) 151 S

West Line of NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$ , Section 21-52-42

STREET

NOT SUBDIVIDED

SB82408E 578.86'  
RESIDENTIAL PARCEL 1  
SB82410E 35.80'(D)  
SB82513E 35.80'(C)  
S9000001W 104.56'  
S363513E 63.14'  
S064210E 10.10'  
S064210E 10.10'

ACT "A"  
DING  
72)  
N155°1'46" W 85.28'  
N122°40'55" W 348.37'  
A  
B  
C  
D  
E  
F  
G  
H  
I  
J  
K  
L  
M  
N  
P  
Q  
R  
S  
RESIDENTIAL PARCEL I  
SB824 DBF E 578.86'  
SB824 DBF E 35.80'(D)  
SB825 13 E 35.80'(C)  
S0000000'W 104.50'  
S06°35'13" E 63.14'  
S06°42'04"E 10.44'  
S100858'E 69.86'  
S103340'E 49.5'  
S075859'E 53.9'  
S033324'E 52.4'  
S033383'E 53.3'  
S033383'E 51.8'

RESIDENTIAL PARK  
1,268,398 sq.  
29.118 acres

NOT SUBDIVIDED

SI 13°13'35"E 48.69' S6110852"E 39.86'  
 S5541537"E 48.27' -5694906"E 57.57'  
 S515927"E 38.70' -5694205"E 38.43'  
 -5691932"E 38.60'

SNAP AREA	
A	S78°04'41"E 70.95°
B	S78°04'40"E 30.04°
C	A=27°31'25" R=34.50° L=16.57° CB=93°58'18"NW
D	CD=16.41° S22°32'55"E 33.29°
E	A=12°38'34"J R=203.50° L=57.77° CB=NI690832ZE
F	CD=57.66° N22°27'14"N 39.93°
G	h=67°24'48"E 2.99°
H	A=53°39'43"J R=10.00° L=9.36°
I	S58°56'30"E 17.80°
J	A=20°00'56"R R=20.00° L=6.99°
K	S18°57'26"E 170.78°
L	A=24°00'57"R R=15.00° L=14.08°
M	L=51.62° CB=N6790048"E CD=51.22°
N	A=11°44'41"R R=103.00° L=37.49°

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:	

SKECH TO ACCOMPANY LEGAL DESCRIPTION  
RESIDENTIAL PARCEL I

**TRIANGLE**  
IS NOW **MASER**  
8290 N.W. 4th Street - Miami FL 33166  
LB7388 - LB8020  
Phone: 305.597.9701 - Fax: 305.597.9702  
[www.maserincorporated.com](http://www.maserincorporated.com)

**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:

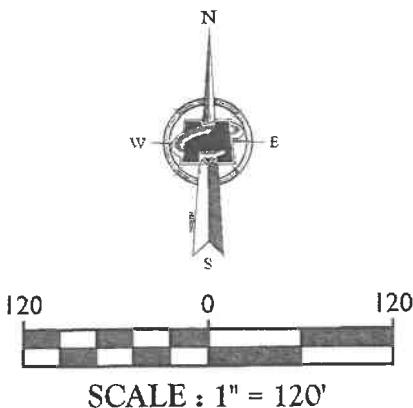
THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MARCH 24, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS 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.

MASER CONSULTING

By: JPINO

MICHAEL CARDO  
PROFESSIONAL SURVEYOR AND MAPPER #7156  
STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

 <b>Engineering &amp; Design</b> <a href="http://www.colliersengineering.com">www.colliersengineering.com</a> Doing Business as 		<b>SKETCH AND LEGAL DESCRIPTION FOR</b> <b>TURNBERRY</b> A PORTION OF TRACT A PB 161 PG 72 BISCAYNE LANDING MIAMI DADE COUNTY FLORIDA		<b>811</b> PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EARTHMOVING ACTIVITIES FOR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE  Know what's below. Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: <a href="http://WWW.CALL811.COM">WWW.CALL811.COM</a>		<b>LEGAL DESCRIPTION (INCOMING PARCEL)</b> SCALE: AS SHOWN DATE: 03/24/21 DRAWN BY: JP CHECKED BY: MC PROJECT NUMBER: 2776 EXHIBIT "A" SHEET NUMBER: 1 of 2	
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INCOMING  
PARCEL 1  
0.02 ACRES

#### 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

By: JP|NO

Legals- PART 2.dwg\IC PR 1 PG.2

SOLE MIA BOUNDARY  
(PB 161, PG 72)

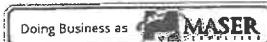
TRACT A  
(PB 161 PG 72)

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

Colliers

## Engineering & Design

[www.colliersengineering.com](http://www.colliersengineering.com)



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SKETCH AND  
LEGAL DESCRIPTION  
Etc.

TURNBERRY  
A PORTION OF  
TRACT A PB 161 PG 77  
BISCAYNE LANDING  
MIAMI DADE COUNT



**PROTECT YOURSELF**  
**ALL STATES REQUIRE NOTIFICATION  
OF EXCAVATORS, DESIGNERS, OR  
ANY PERSON PREPARING TO  
DISTURB THE EARTH'S SURFACE  
ANYWHERE IN ANY STATE**

Know what's below.  
Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
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## Engineering & Design

**Miami**  
8290 NW  
64th Street  
Miami, FL 33166  
Phone: 305.597.9701  
**COLLIER'S ENGINEERING & DESIGN, INC.**  
DOING BUSINESS AS MAGE  
CONSULTING

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
(INCORPORATING PARCEL D)

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

**EXHIBIT "A"**

R:

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.

MASER CONSULTING

MICHAEL CARDO  
PROFESSIONAL SURVEYOR AND MAPPER #7156  
STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

By: JPN/NO

ayne Landing Concrete Stockpiledwg/SOUTH PARCEL2776- South Parcel Sketch and Legal- PART 2.dwg\NIC PR 2 PG.1



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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 2)

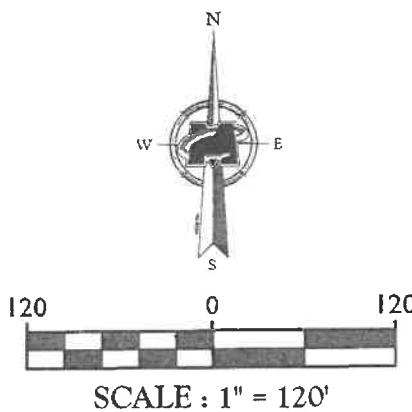
CALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/21	JP	MC

PROJECT NUMBER: 2776

SKETCH AND LEGALS- PART

SHEET TITLE: EXHIBIT "A"

SHEET NUMBER: 1 of 2

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

By: JPN/NO

By: JPN/NO  
Sole Landing Concrete Stockpile/dwg/SOUTH PARCEL2776- South Parcel Sketch and Legal- PART 2.dwg\IC PR 2 PG 2

TRACT A  
(PB 161 PG 72)

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

SOUTHERLY BOUNDARY  
LINE OF TRACT A

TRACT A  
(PB 161 PG 72)

**INCOMING PARCEL 2**  
2579 SQ. FT.  
0.06 ACRES

N 02°51'40" W 64.87'

PARCEL 11

N 01°40'50" W 58.45'

N 01°28'59" W 46.41'

POINT OF  
BEGINNING

S 09°22'40" E 38.86'

S 02°26'46" E 198.37'

SOLE MIA  
BOUNDARY LINE

S 09°14'42" W 62.21'

N 02°27'05" W  
74.51'

N 87°32'30" E (P)  
N 87°32'55" E (M) 2,077.43'

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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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SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
(INCOMING PARCEL)

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

PROJECT NUMBER: 2776 DRAWING NUMBER: 0001001 PARCEL  
SKETCH AND LEGALS- PART

SHEET TITLE:

**EXHIBIT "A"**



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8290 NW  
64th Street  
Miami, FL 33166  
Phone: 305.597.9701  
COLLIERS ENGINEERING & DESIGN, INC.  
DOING BUSINESS AS MADER  
CONSULTING

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 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 S121°30'01"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.

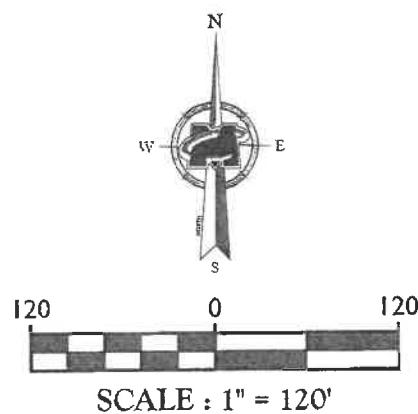
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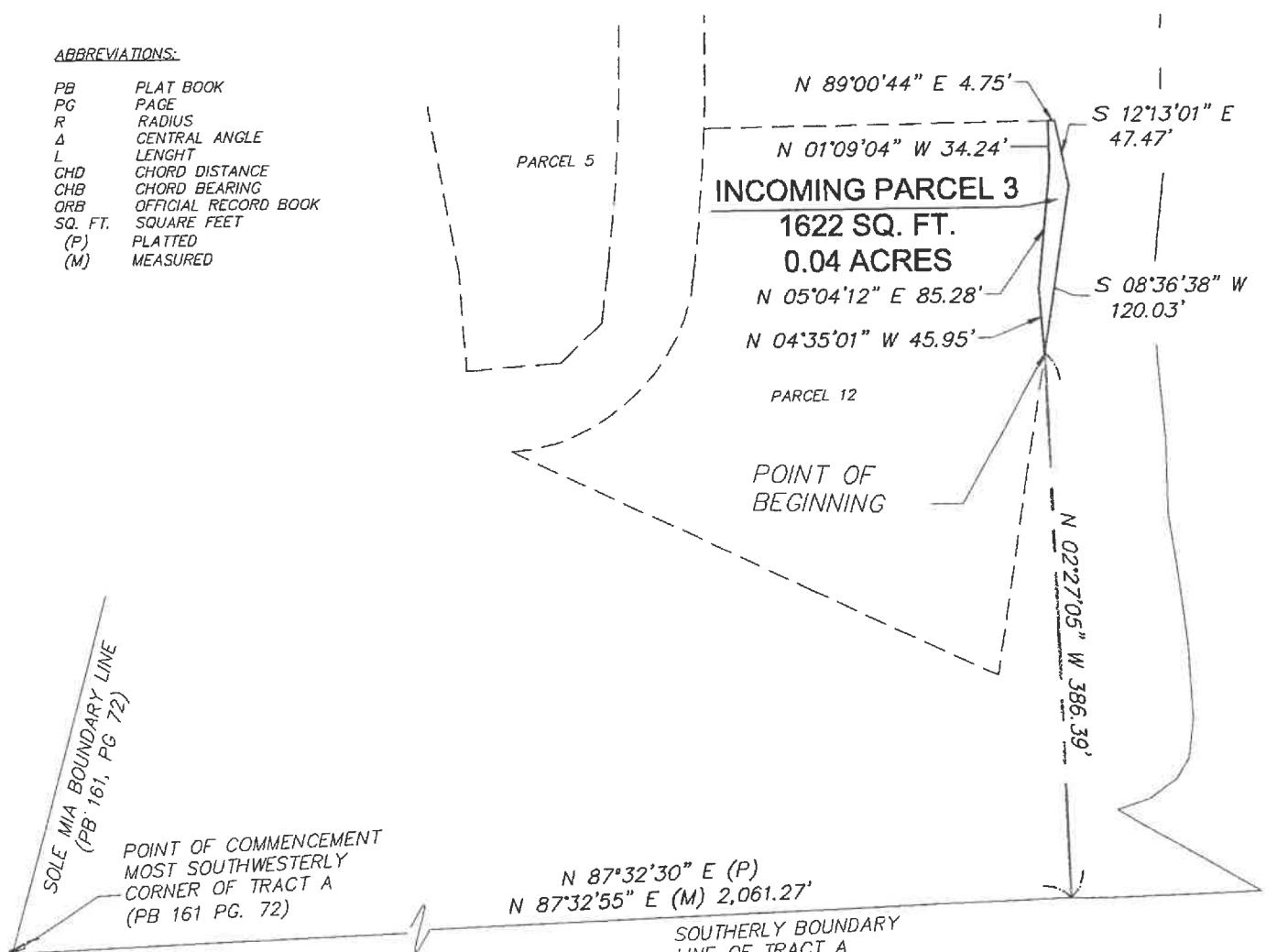
By: JPNNO

I

 <b>Engineering &amp; Design</b> <a href="http://www.colliersengineering.com">www.colliersengineering.com</a> Doing Business as 		<b>SKETCH AND LEGAL DESCRIPTION FOR</b> <b>TURNBERRY</b> A PORTION OF TRACT A PB 161 PG 72 BISCAYNE LANDING MIAMI DADE COUNTY FLORIDA		<b>PROTECT YOURSELF</b> ALL STATES REQUIRE NOTIFICATION OF SURVEY ACTIVITIES FOR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE		<b>LEGAL DESCRIPTION (INCOMING PARCEL 3)</b> SCALE: AS SHOWN DATE: 03/24/21 DRAWN BY: JP CHECKED BY: MC PROJECT NUMBER: 2776 EXHIBIT "A" SHEET NUMBER: 1 of 2	
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**ABBREVIATIONS:**

PB	PLAT BOOK
PG	PAGE
R	RADIUS
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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

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A PORTION OF  
TRACT A PB 161 PG 72  
BISCAYNE LANDING  
MIAMI DADE COUNTY  
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ANY PERSON PREPARED TO  
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ANYWHERE IN ANY STATE

PROJECT NUMBER: 99999999999999999999  
2776

SKETCH AND LEGALS-PART

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
(INCOMING PARCEL 3)

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

PROJECT NUMBER: 99999999999999999999  
2776

SKETCH AND LEGALS-PART

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)

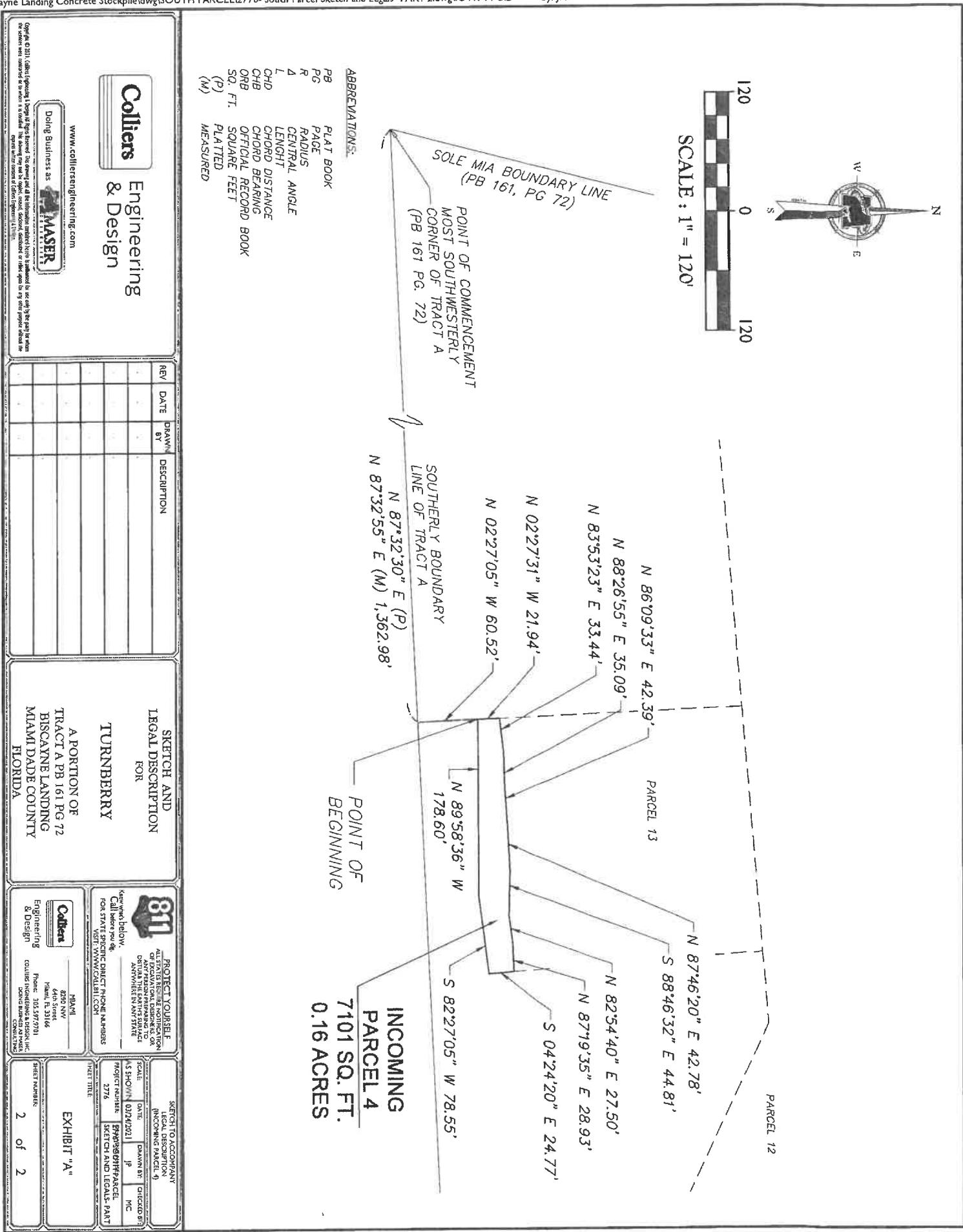
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	03/24/21	JP	MC

PROJECT NUMBER: 2776 INCOMING PARCEL

SKETCH AND LEGALS-PART

SHEET TITLE: EXHIBIT "A"

SHEET NUMBER: 1 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.

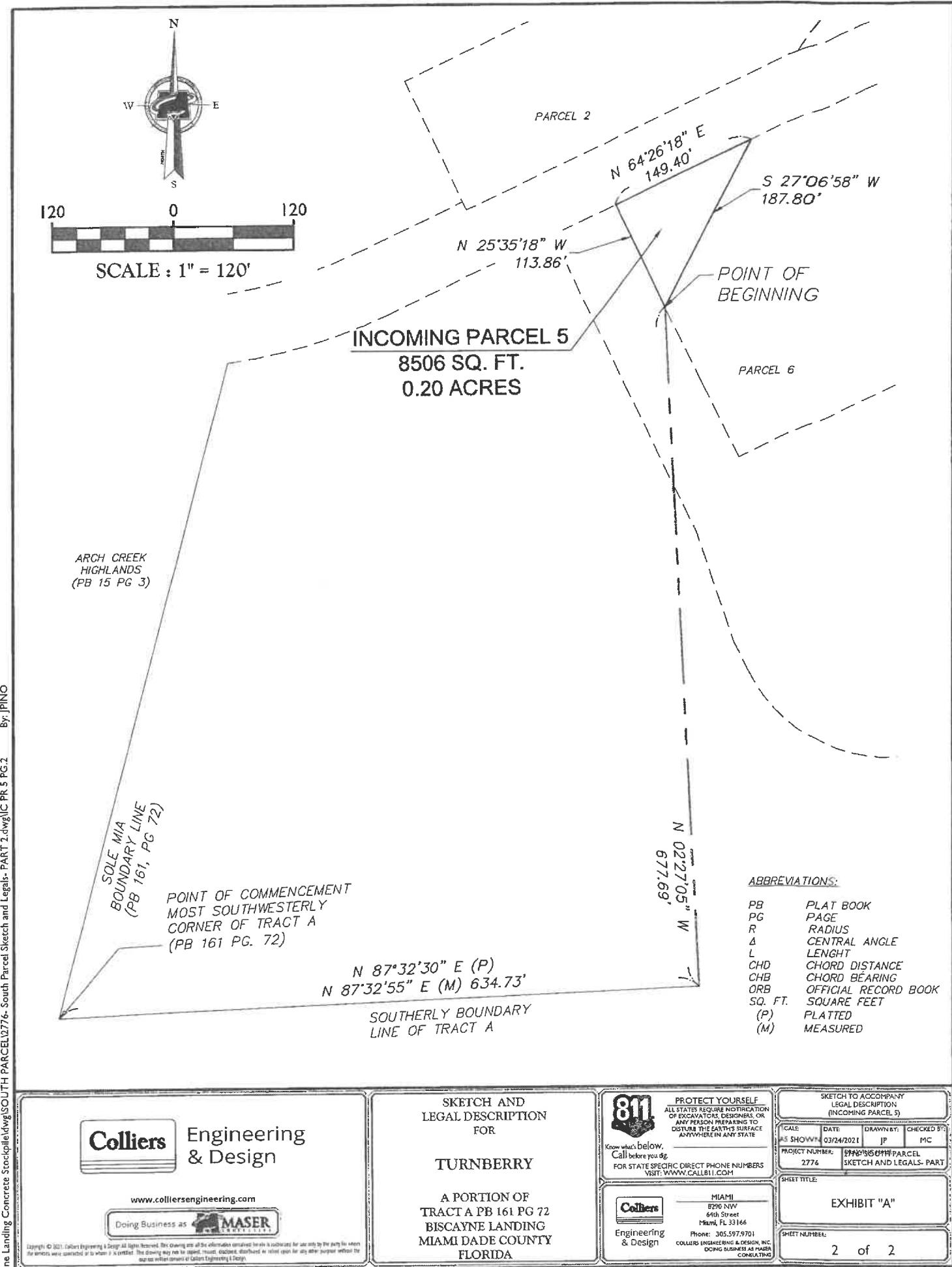
BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE SOUTH LINE OF SAID TRACT "A", AS SHOWN ON SAID PLAT OF "BISCAYNE LANDING" AS RECORDED IN PLAT BOOK 161 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS N8732'55"E.

#### **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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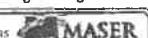
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PROFESSIONAL SURVEYOR AND MAPPER #7156  
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LEGAL DESCRIPTION:

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:

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

By: JPINO

Landing Concrete Stockpiledwg&amp;SOUTH PARCEL2776- South Parcel Sketch and Legal- PART 2.dwg\JPC PR 6 PG. 1



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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)

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

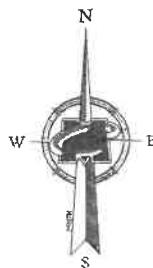
PROJECT NUMBER: 811MANSOMIPARCEL  
2776

SHEET TITLE: SKETCH AND LEGALS-PART

EXHIBIT "A"

SHEET NUMBER:

1 of 2



120 0 120

SCALE : 1" = 120'

**INCOMING PARCEL 6**  
78,469 SQ. FT.  
1.80 ACRES

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) 776.23'

SOUTHERLY BOUNDARY  
LINE OF TRACT A

S 10°53'47" E 43.06'

N 64°25'46" E 313.56'

W

PARCEL 2

W

POINT OF  
BEGINNING

N 25°33'42" W  
42.54'

N 64°26'18" E  
249.50'

N 25°33'42" W  
142.97'

S 64°26'18" W 363.42'

PARCEL 6

927.11  
N 0227.05  
M

**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



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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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**SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
(INCOMING PARCEL 6)**

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

PROJECT NUMBER: 2776

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

2 of 2



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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 051°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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MICHAEL CARDO  
PROFESSIONAL SURVEYOR AND MAPPER #7156  
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By: JP/NO

ayne Landing Concrete Stackpiledwg&amp;SOUTH PARCEL2776- South Parcel Sketch and Legal- PART 2.dwg\IC PR 7 PG. 1



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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)

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

PROJECT NUMBER: 2776

SKETCH AND LEGAL- PART

SHEET TITLE: EXHIBIT "A"

MIAMI

5290 NW

64th Street

Miami, FL 33165

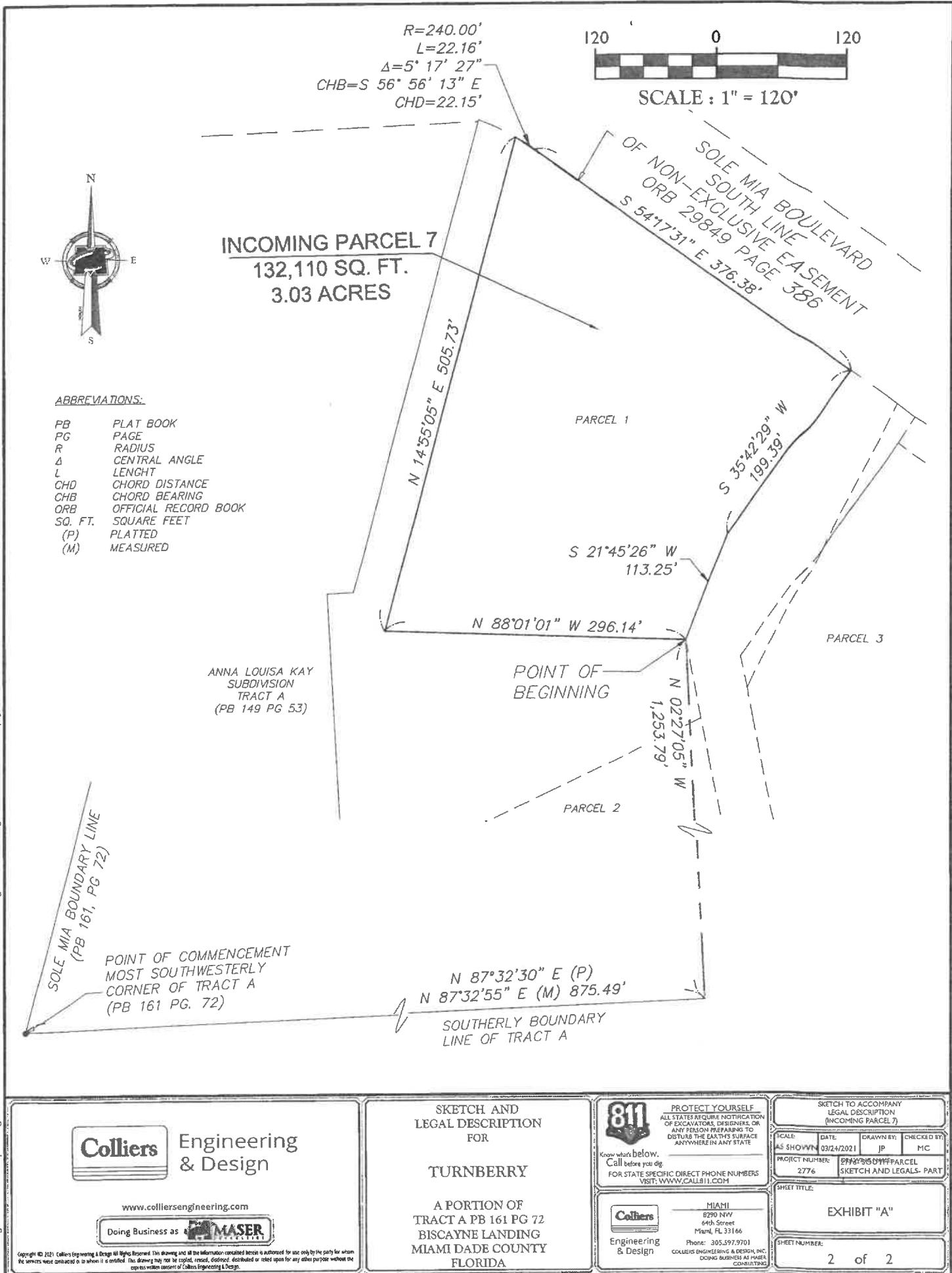
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LEGAL DESCRIPTION:

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.

MASER CONSULTING

By: J PINO

ayne Landing Concrete Stockpile/dwg/SOUTH PARCEL2776 - South Parcel Sketch and Legal, PART 2.dwg\IC PR 8 PG. 1

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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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LEGAL DESCRIPTION  
(INCOMING PARCEL B)

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

PROJECT NUMBER: 2776 DRAWING NUMBER: DRAFTING OF PARCEL

SKETCH AND LEGALS-PART

SHEET TITLE: EXHIBIT "A"

SHEET NUMBER: 1 of 2



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

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

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LEGAL DESCRIPTION  
(INCOMING PARCEL 9)

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

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

HEET TITLE: EXHIBIT "A"

SHEET NUMBER: 1 of 5

## 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

N 44°41'42" E 17.22'  
 N 09°38'40" E 15.23'  
 N 87°18'40" E 37.35'

R=1286.39',  
 L=46.90',  
 A=2° 05' 21"  
 CHB=S 17° 18' 24" E  
 CHD=46.90'

N 02°41'20" W 15.50'

N 87°18'40" E 386.20'

R=25.00',  
 L=33.95',  
 A=77° 47' 55"

R=25.12',  
 L=11.59',  
 A=26° 26' 11"

CHB=S 54° 09' 33" W  
 CHD=11.49'

**Incoming**  
**Parcel 9**  
**2.22 ACRES**

Easterly Line  
 TRACT "A"  
 and its  
 prolongation  
 (PB 161 PG 72)  
 S 02°55'05" E  
 1498.91

NE. 151st STREET

NE CORNER W 1/2  
 NE 1/4, SEC.  
 21-52-42  
 NE CORNER TRACT A  
 (PB 161 PG 72)

POC  
 NE CORNER W 1/2  
 NE 1/4, SEC.  
 21-52-42  
 NE CORNER TRACT A  
 (PB 161 PG 72)

N 87°04'55" E  
 520.02'

N 22°36'04" E 49.50'

S 67°24'30" W 115.31'

S 22°36'04" E 49.50'

SCALE : 1" = 80'

146th STREET

NE



SKETCH AND  
 LEGAL DESCRIPTION  
 FOR

TURNBERRY

A PORTION OF  
 TRACT A PB 161 PG 72

BISCAYNE LANDING  
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EXHIBIT "A"  
 SHEET TIME  
 SHEET NUMBER:  
 3 of 5



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EXHIBIT "A"  
 SHEET TIME  
 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: JPINO

Landing Concrete Stockpile South Parcel 276-Incoming PRS 9-14 DWGIC PR 10-PG.1

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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:

1 of 5



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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.

MASER CONSULTING

MICHAEL CARDO  
PROFESSIONAL SURVEYOR AND MAPPER #7156

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TRACT A PB 161 PG 72  
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(INCOMING PARCEL 10)

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AS SHOWN	03/24/21	JP	MC
PROJECT NUMBER:	DRAWING NAME:		

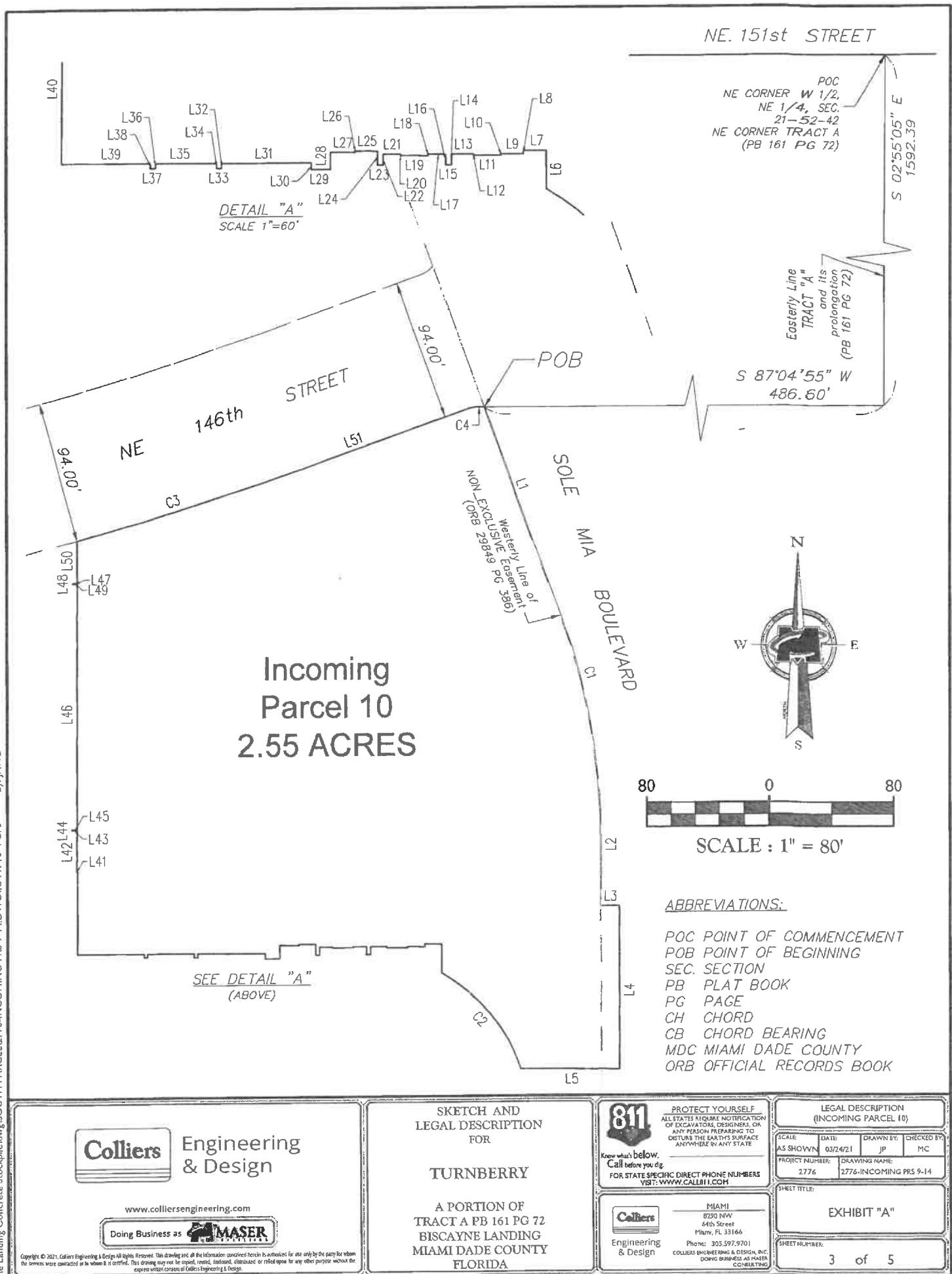
2776-INCOMING PRS 9-14

SHEET TITLE:

EXHIBIT "A"

SHEET NUMBER:

2 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			

By: JPINO

DW/GIC PR 10-PG.4

INCOMING PRS 9-14 DW/GIC PR 10-PG.4



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

SHEET TITLE: EXHIBIT "A"



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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/dug SOUTH PARCEL 276-INCOMING PRS 9-14 DWG/C PR 10-PG.5

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SKETCH AND  
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A PORTION OF  
TRACT A PB 161 PG 72  
BISCAYNE LANDING  
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FLORIDA



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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"

5 of 5

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 763 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°44'15" 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°49'35" 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.

SAID PARCEL OF LAND CONTAINING 99,061 SQUARE FEET OR 2.27 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

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 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.

MICHAEL CARD  
PROFESSIONAL SURVEYOR AND MAPPER #7156

PROFESSIONAL SURVEYOR AND MAPPER #1156  
STATE OF FLORIDA  
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## 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			

SKETCH AND  
LEGAL DESCRIPTION  
FOR

TURNBERRY

A PORTION OF

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

PROTECT YOURSELF  
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PROTECT YOURSELF

LEGAL DESCRIPTION  
(INCOMING PARCEL 1)

ALL TAIS REQUE NOTIFICATION

OF EXCAVATION DESIGNERS, OR

ANY OTHER PERSONS WHO

DRAWS PLANS ON THE SURFACE

OR NEAR THE SURFACE

ANYWHERE IN THE STATE



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°36'15" 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.

MASER CONSULTING

MICHAEL CARDO  
PROFESSIONAL SURVEYOR AND MAPPER #7156

STATE OF FLORIDA  
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TRACT A PB 161 PG 72

BISCAYNE LANDING

MIAMI DADE COUNTY  
FLORIDA



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PROJECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION  
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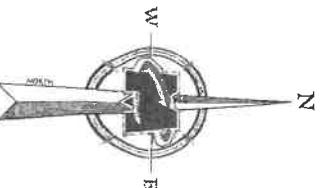
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ayne Landing Concrete Stockpile.dwg|SOUTH PARCEL|2776-INCOMING PRS 9-14.DWG|IC PR 12- PG. 2

By: IPINO



SCALE : 1" = 80'

## ABBREVIATIONS:

POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
SEC. SECTION

CB CHORD BEARING  
MDC MIAMI DADE COUNTY  
ORB OFFICIAL RECORDS BOOK

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

N 02°56'15" W  
198.23'

N 87°18'59" E  
68.76'

N 02°41'21" W 269.05'

$$\begin{array}{l} R=13.50' \\ L=21.21' \\ A=90^{\circ} 00' 00'' \end{array}$$

$$R = 13.50' \\ L = 21.21'$$

S 02°41'21" E 269.05'

Incoming  
Parcel 12  
2 89 ACRES

N 87°18'39" E 445.80'

1

**Incoming  
Parcel 12  
2.89 ACRES**

N 87°18'39" W 418.80'

1

SCALE : 1" = 80'

80

0

80

NORTH

W E

**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

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

N 02°56'15" W  
198.23'

POC

CENTER OF  
SECTION  
21-52S-42E

POB

N 02°41'21" W 269.05'

R=13.50',  
L=21.21',  
Δ=90° 00' 00"

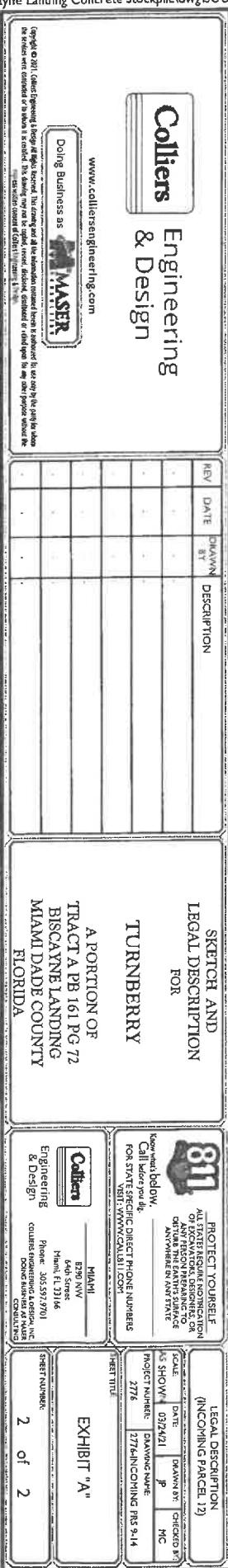
N 87°18'39" E  
68.76'

S 87°18'39" W 418.80'

R=13.50',  
L=21.21',  
Δ=90° 00' 00"

S 02°41'21" E 269.05'

1



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  $\frac{1}{4}$  OF SAID SECTION 21, FOR A DISTANCE OF 676.23 FEET TO A POINT, THENCE RUN NORTH 87°18'59" EAST FOR A DISTANCE OF 70.83 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN NORTH 02°41'21" WEST FOR A DISTANCE OF 219.14 FEET TO A POINT, THENCE RUN NORTH 86°50'38" EAST FOR A DISTANCE OF 15.83 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 189.00 FEET, THENCE RUN NORTHEASTERLY 414.31 FEET THROUGH A CENTRAL ANGLE OF 12°30'48" TO A POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.70 FEET, THENCE RUN SOUTHEASTERLY 18.27 FEET THROUGH A CENTRAL ANGLE OF 40°44'10" THROUGH A CHORD BEARING OF SOUTH 37°48'18" EAST AND A CHORD DISTANCE OF 17.89 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 15°20'06" EAST FOR A DISTANCE OF 356.38 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 40.00 FEET, THENCE RUN SOUTHEASTERLY 8.81 FEET THROUGH A CENTRAL ANGLE OF 12°37'04" TO A POINT OF TANGENCY; THENCE RUN SOUTH 02°43'02" EAST FOR A DISTANCE OF 208.85 FEET; THENCE RUN SOUTH 87°18'59" WEST FOR A DISTANCE OF 445.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 105.135 SQUARE FEET OR 2.41 ACRES MORE OR LESS.

SURVEYOR'S NOTES.

THIS IS NOT A BOUNDARY SURVEY

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.

MASER CONSULTING

MICHAEL CHANDO  
PROFESSIONAL SURVEYOR AND MAPPER #7156  
STATE OF FLORIDA



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ayne Landing Concrete Stockpile\dwg\ SOUTH PARCEL\2776-INCOMING PRS 9-14.DWG\IC PR 13- PG. 1

By SPINO



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  $\frac{1}{4}$  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.

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SURVEYOR'S NOTES:  
THIS IS NOT A BOUNDARY

THIS LEGAL AND SKETCH TO ACCO

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°25'15" 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.

MICHAEL CARDO

PROFESSIONAL SURVEYOR AND MAPPER #7156  
STATE OF FLORIDA

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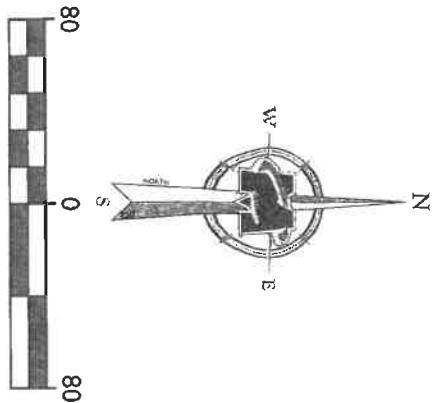
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ayne Landing Concrete Stockpile\dwg\ SOUTH PARCEL\2776-INCOMING PRS 9-14.DWG\IC PR. 14- PG. 1

SKETCH AND  
LEGAL DESCRIPTION  
FOR  
TURNBERRY

RANGE 42 EAST, CITY OF NORTH MIAMI,  
NG TO THE PLAT THEREOF, AS RECORDED  
ND BEING MORE PARTICULARLY DESCRIBED  
OF NE 1/4 OF SAID SECTION 21, FOR A  
ET TO THE POINT OF BEGINNING OF THE  
TO A POINT OF CURVATURE CONCAVE TO  
AL ANGLE OF 49°01'18" THROUGH A CHORD  
HENCE RUN SOUTH 47°46'13" EAST FOR A  
ORTH 42°16'37" EAST FOR A DISTANCE OF  
HENCE RUN SOUTHEASTERLY 35.28 FEET  
DISTANCE OF 31.08 FEET TO A POINT OF  
URE CONCAVE TO THE NORTHWEST HAVING  
' THROUGH A CHORD BEARING OF SOUTH  
47°40'18" WEST FOR A DISTANCE OF 14.22  
TO THE NORTHWEST HAVING A RADIUS OF  
ORD BEARING OF NORTH 75°56'26" WEST  
WITHOUT THE OTHER.  
AS SHOWN ON SAID PLAT OF "BISCAYNE  
DESCRIPTION" OF THE HEREIN DESCRIBED  
NDER OUR DIRECTION ON MARCH 24, 2021.  
' IN RULE 5J-17.051 AND 5J-17.052 AS  
FLORIDA STATUTES.

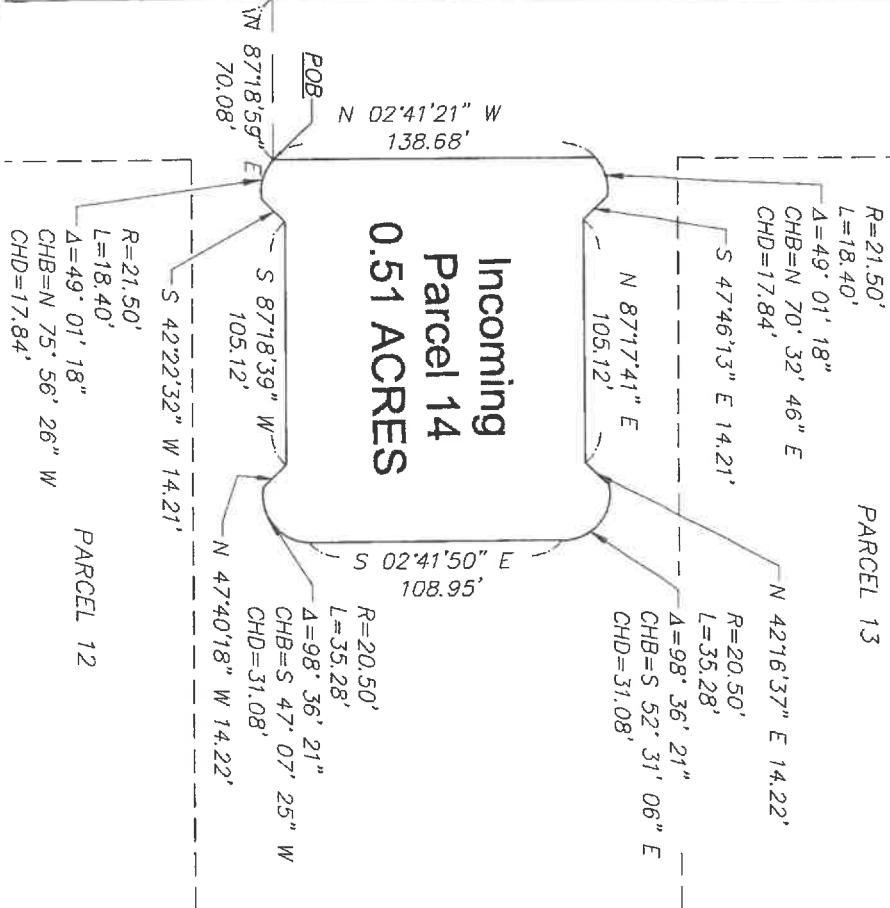


SCALE : 1" = 80'

## 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 14 0.51 ACRES



PARCEL 13

PARCEL 13

R=21.50'  
 L=18.40'  
 A=49° 01' 18"  
 CHB=N 70° 32' 46" E  
 CHD=17.84'

R=20.50'  
 L=35.28'  
 A=98° 36' 21"  
 CHB=S 52° 31' 06" E  
 CHD=31.08'



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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



PROTECT YOURSELF  
PROJECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION  
OF EXCAVATION WORK, DRILLING, OR  
DISTURBING THE EARTH'S SURFACE  
ANYWHERE IN THE STATE

Call before you dig.

Know where below.

Call before you dig.

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**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 N8732'55"E ALONG THE SOUTHERLY BOUNDARY LINE OF TRACT A FOR A DISTANCE OF 592.64 FEET; THENCE RUN N0227'05"W, FOR A DISTANCE OF 597.83 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE RUN N8732'55"E FOR A DISTANCE OF 76.21 FEET; THENCE RUN S2535'18"E FOR A DISTANCE OF 79.29 FEET; THENCE RUN S2548'30"E FOR A DISTANCE OF 30.00 FEET; THENCE RUN S1804'21"E FOR A DISTANCE OF 115.95 FEET; THENCE RUN S2533'42"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 N6426'18"E FOR A DISTANCE OF 196.30 FEET; THENCE RUN N8536'05"E FOR A DISTANCE OF 37.84 FEET; THENCE RUN N1024'38"W FOR A DISTANCE OF 58.01 FEET; THENCE RUN N2530'20"W FOR A DISTANCE OF 179.80 FEET; THENCE RUN N8732'55"E FOR A DISTANCE OF 108.21 FEET; THENCE RUN S1101'36"E FOR A DISTANCE OF 223.24 FEET; THENCE RUN N8536'05"E FOR A DISTANCE OF 68.18 FEET; THENCE RUN N1023'55"W FOR A DISTANCE OF 199.51 FEET; THENCE RUN N8732'55"E FOR A DISTANCE OF 163.99 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST; THENCE RUN N0423'55"W FOR A 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 NORTHWEST; 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 N6151'42"E AND A CHORD DISTANCE OF 44.92 FEET; THENCE DEPARTING FROM PREVIOUSLY DESCRIBED COURSE S2533'42"E FOR A DISTANCE OF 278.28 FEET; THENCE RUN S8855'23"E FOR A DISTANCE OF 69.32 FEET, THENCE RUN S2148'37"E FOR A DISTANCE OF 803.31 FEET, HAVING A RADIUS OF 1446.90 FEET, A CENTRAL ANGLE OF 31°48'37", A CHORD BEARING OF N1839'02"W AND A CHORD 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 S0527'19"E AND A CHORD DISTANCE OF 531.57 FEET TO A POINT OF TANGENCY; THENCE RUN S0701'26"W FOR A DISTANCE OF 0.27 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHEASTERLY 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 S4618'46"W AND A CHORD DISTANCE OF 177.30 FEET TO A POINT OF TANGENCY; THENCE RUN S8536'05"W FOR A DISTANCE OF 588.30 FEET; THENCE RUN S6456'29"W FOR A DISTANCE OF 215.82 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORWESTERLY 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 N7033'42"W AND A CHORD DISTANCE OF 212.13 FEET TO A POINT OF TANGENCY; THENCE RUN N2533'42"W FOR A DISTANCE OF 32.62 FEET; THENCE RUN N1804'21"W FOR A DISTANCE OF 113.97 FEET; THENCE RUN N2533'42"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 N8732'55"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.

MASER CONSULTING

MICHAEL CARDO  
PROFESSIONAL SURVEYOR AND MAPPER #7156  
STATE OF FLORIDA

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TRACT A PB 161 PG 72  
BISCAYNE LANDING  
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EXHIBIT "A"

SHEET TITLE

EXHIBIT "A"

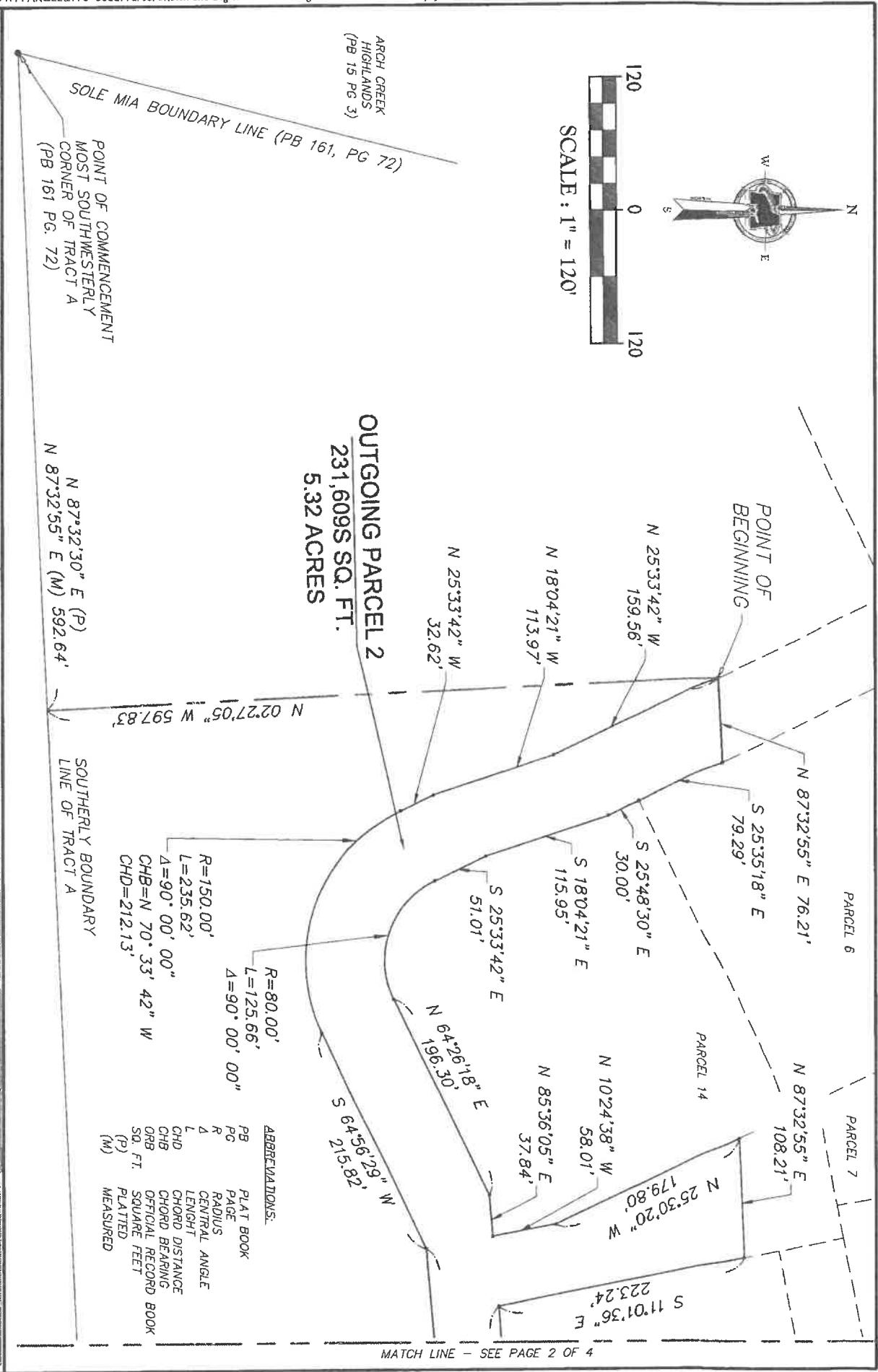
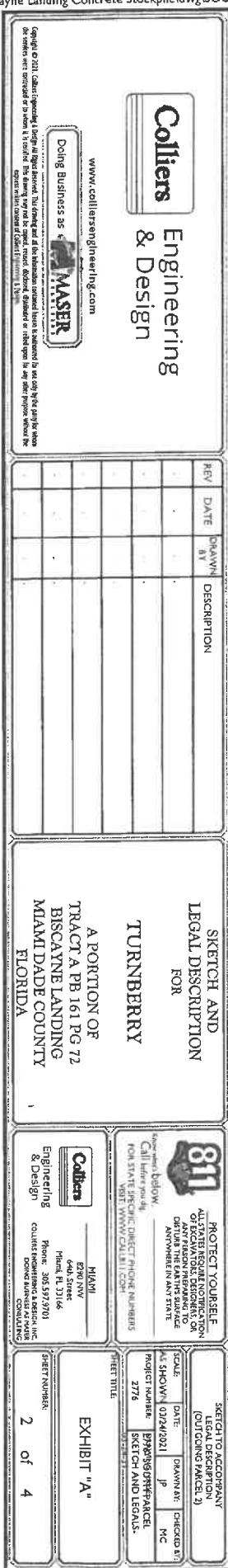
SHEET NUMBER

1

of

4

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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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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  
(OUTGOING PARCEL 3)

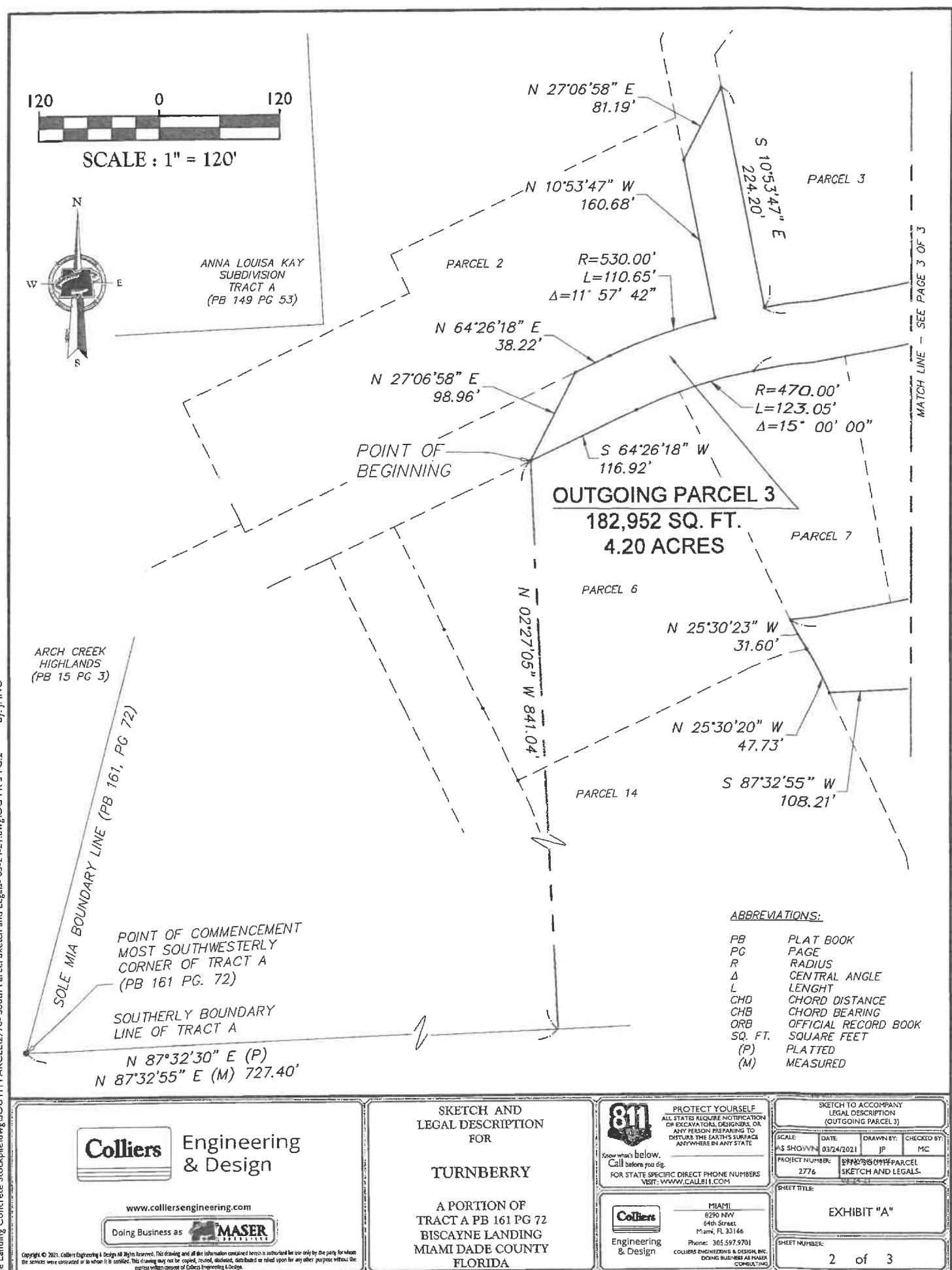
SCALE	DATE	DRAWN BY:	CHECKED BY:
AS SHOWN	03/24/2021	JP	MC
PROJECT NUMBER:	2776	DRAWING OF OUTPARCEL	
		SKETCH AND LEGALS	

SHEET TITLE:		EXHIBIT "A"
SHEET NUMBER:		1 of 3



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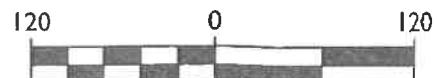


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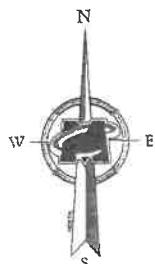
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SCALE : 1" = 120'

## SOLE MIA BOULEVARD

SOUTH LINE  
OF NON-EXCLUSIVE EASEMENT  
ORB 29849 PAGE 386

$R=380.00'$   
 $L=35.20'$   
 $\Delta=5^{\circ} 18' 28"$   
 $CHB=N 67^{\circ} 52' 33" E$   
 $CHD=35.19'$

PARCEL 4

$N 79^{\circ} 26' 18" E 614.42'$   
 $S 79^{\circ} 26' 18" W 567.36'$

PARCEL 8

$N 10^{\circ} 33' 42" W$   
 $250.00'$

PARCEL 5

$R=1446.90'$   
 $L=803.32'$   
 $\Delta=31^{\circ} 48' 38"$   
 $CHB=S 18^{\circ} 39' 03" E$   
 $CHD=793.04'$

PARCEL 11

MATCH LINE - SEE PAGE 2 OF 3

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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



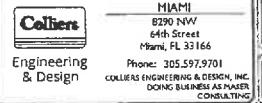
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SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
(OUTGOING PARCEL 3)

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

1 SET TITLE:

EXHIBIT "A"



SHEET NUMBER:

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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By: JPINO

ayne Landing Concrete Stockpile.dwg|SOUTH PARCEL276- South Parcel Sketch and Legal, PART 2.dwg|LOG PR 4 PG. 1



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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  
(OUTGOING PARCEL 4)

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

PROJECT NUMBER: 2776

SKETCH AND LEGALS- PART

SHEET TITLE: EXHIBIT "A"

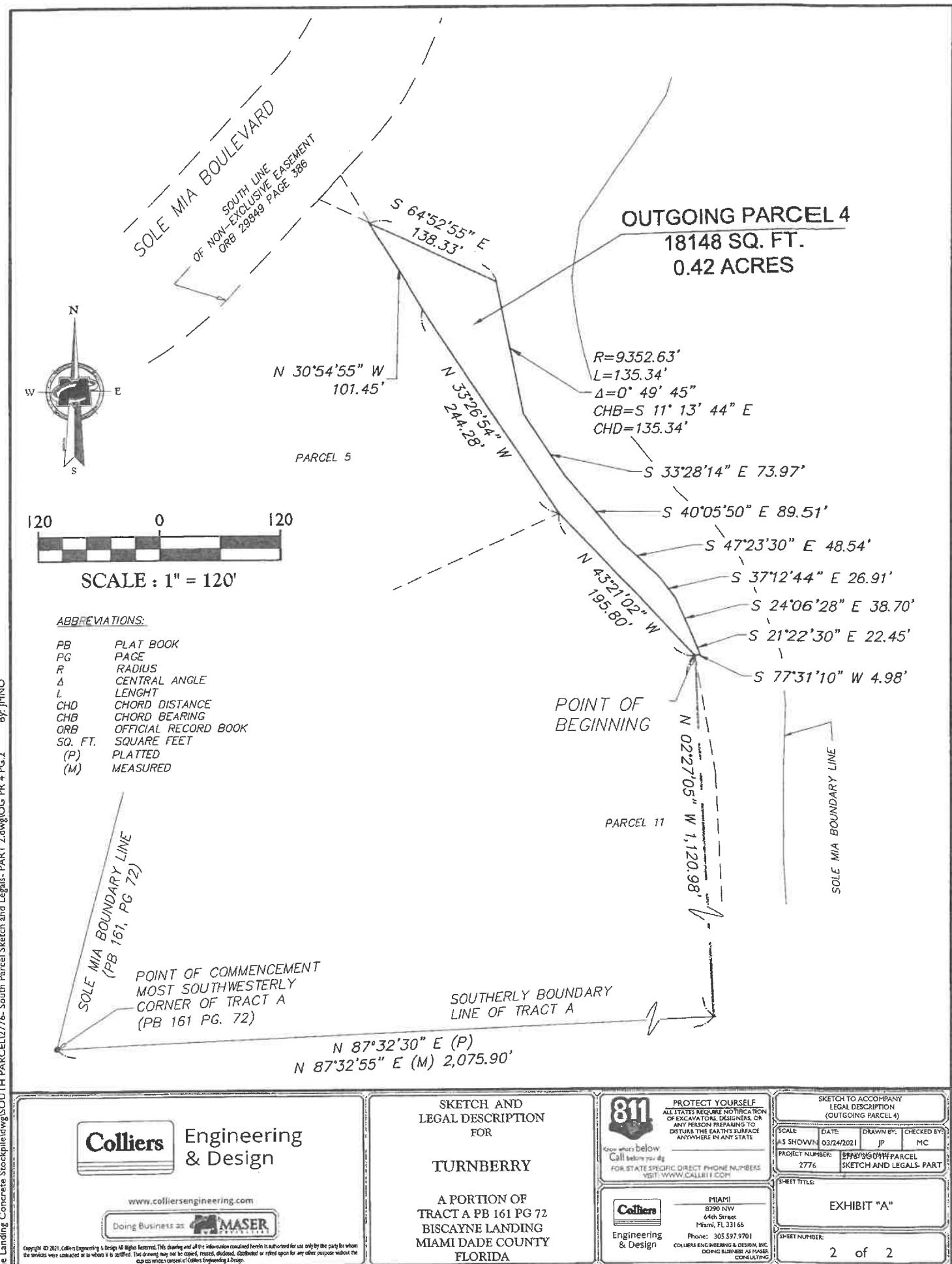


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SHEET NUMBER: 1 of 2



**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°27'57"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°36'24"E FOR A DISTANCE OF 137.20 FEET; THENCE RUN S08°18'00"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.

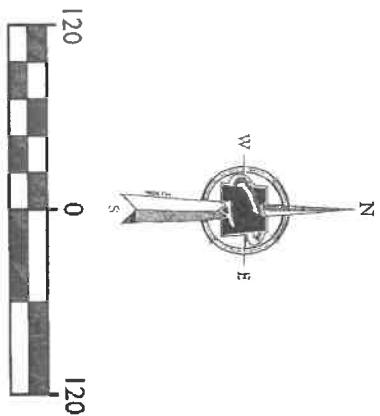
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PROFESSIONAL SURVEYOR AND MAPPER #7156  
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NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

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<p>REV DATE DRAWN BY DESCRIPTION</p> <p>SKETCH AND LEGAL DESCRIPTION FOR</p> <p>TURNBERRY</p> <p>Key word below. Call before 4pm for state specific direct phone numbers Visit: <a href="http://www.calbs1.com">www.calbs1.com</a></p> <p><b>811</b></p> <p>PROTECT YOURSELF ALL STATE REQUIRE NOTIFICATION OF EXCAVATIONS, DESIGNER OR AN ENGINEER TO THE PUBLIC AND NOTIFICATION TO THE PUBLIC ANYWHERE IN ANY STATE</p>																							
<p>LEGAL DESCRIPTION (OUTGOING PARCEL(S))</p> <table border="1"> <tr> <td colspan="4">PROTECT YOURSELF ALL STATE REQUIRE NOTIFICATION OF EXCAVATIONS, DESIGNER OR AN ENGINEER TO THE PUBLIC AND NOTIFICATION TO THE PUBLIC ANYWHERE IN ANY STATE</td> </tr> <tr> <td>SCALE:</td> <td>DATE:</td> <td>DRAWN BY:</td> <td>CHECKED BY:</td> </tr> <tr> <td>1" = 50' 00"</td> <td>03/24/21</td> <td>JP</td> <td>MC</td> </tr> <tr> <td>PROJECT NUMBER:</td> <td colspan="3">SPONSORSHIP PARCEL SKETCH AND LEGAL- PART</td> </tr> <tr> <td colspan="2">2776</td> <td colspan="2"></td> </tr> </table>				PROTECT YOURSELF ALL STATE REQUIRE NOTIFICATION OF EXCAVATIONS, DESIGNER OR AN ENGINEER TO THE PUBLIC AND NOTIFICATION TO THE PUBLIC ANYWHERE IN ANY STATE				SCALE:	DATE:	DRAWN BY:	CHECKED BY:	1" = 50' 00"	03/24/21	JP	MC	PROJECT NUMBER:	SPONSORSHIP PARCEL SKETCH AND LEGAL- PART			2776			
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:																				
1" = 50' 00"	03/24/21	JP	MC																				
PROJECT NUMBER:	SPONSORSHIP PARCEL SKETCH AND LEGAL- PART																						
2776																							
<p>SHEET TITLE:</p> <p><b>EXHIBIT 'A'</b></p>																							
<p>Miami 8290 NW 4th Street Miami, FL 33166 Phone: 305.977.5701 Email: <a href="mailto:calbs1@mastercg.com">calbs1@mastercg.com</a> Colbs 1, LLC, a division of Maser Consulting</p>																							
<p>SHEET NUMBER: 1 of 2</p>																							

## 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'

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)POINT OF  
BEGINNINGN 87°32'30" E (P)  
N 87°32'55" E (M) 589.07'SOUTHERLY BOUNDARY  
LINE OF TRACT A  
N 02°27'05" W  
75.00'

S 87°32'55" W 421.48'

OUTGOING PARCEL 5  
96,581 SQ. FT.  
2.22 ACRESS 02°27'30" E  
148.26'

N 02°27'51" W 522.93'

R=150.06'  
L=235.59'  
A=89° 57' 07"S 25°34'07" E  
159.70'  
S 18°04'46" E  
113.97'  
S 25°34'07" E  
32.62'

PARCEL 14

N 87°32'55" E  
S 25°34'07" E  
159.70'N 64°56'24" E  
137.20'S 08°18'20" W  
62.83'Colliers  
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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

PROTECT YOURSELF  
ALL STATE REQUIRE NOTIFICATION  
OF EXCAVATIONS, DESIGNERS OR  
CONTRACTORS TO NOTIFY THE  
ATTACHMENT SURFACE  
ANYWHERE IN THE STATEKnow what's below.  
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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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By: JPINNO

Biscayne Landing Concrete Stockpile dwg/SOUTH PARCEL12776- South Parcel Sketch and Legal, PART 2.dwg\JOG PR 6 PG.1



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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



PROTECT YOURSELF  
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OF EXCAVATORS, DESIGNERS, OR  
ANY PERSON PREPARED TO  
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LEGAL DESCRIPTION  
(OUTGOING PARCEL 6)

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

PROJECT NUMBER: 811-12776-001-001  
2776

SHEET TITLE: SKETCH AND LEGALS-PART

EXHIBIT "A"

SHEET NUMBER:

1 of 2

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

SCALE : 1" = 120'

ARCH CREEK  
HIGHLANDS  
(PB 15 PG 3)

OUTGOING PARCEL  
3172 SQ. FT.  
0.07 ACRES  
*POINT OF  
BEGINNING*

SOLE MIA BOUNDARY LINE (PB 161, PG 72)  
(PB 161, PG 72)  
POINT  
MOSS  
CORR

POINT OF COMMENCEMENT  
MOST SOUTHWESTERLY

N 87°32'30" E (P)  
N 8732'55" E (M) 589.42'

SOUTHERLY BOUNDARY

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& Design

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& Design

URNBERRY

DRAWN BY:		CHECKED BY:	
DRAFTED BY:		RECORDED BY:	
SHEET NUMBER:		SHEET NUMBER:	
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 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.

## MASER CONSULTING

MICHAEL CARDO  
PROFESSIONAL SURVEYOR AND MAPPER #7156  
STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA  
SURVEYOR AND MAPPER.

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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



**PROTECT YOURSELF**  
ALL STATES REQUIRE NOTIFICATION  
OF EXCAVATORS, DESIGNERS, OR  
ANY PERSON PREPARING TO  
DISTURB THE EARTH'S SURFACE  
ANYWHERE IN ANY STATE  
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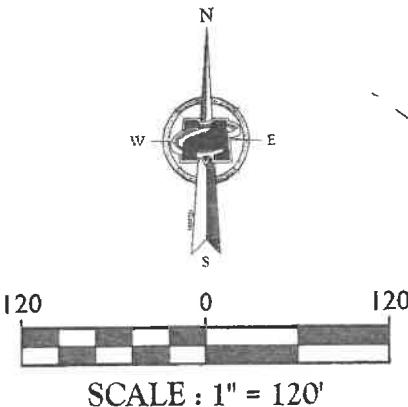
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Phone: 305.597.9701  
LIERS ENGINEERING & DESIGN, INC.  
DOING BUSINESS AS MASER

LEGAL DESCRIPTION  
OUTGOING PARCEL 7)

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

**EXHIBIT "A"**

1 of 3



**OUTGOING PARCEL 7**  
8134 SQ. FT.  
0.19 ACRES

PARCEL 1

POINT OF  
BEGINNING

SOLE MIA BOULEVARD

SOUTH LINE  
OF NON-EXCLUSIVE EASEMENT  
ORB 29849 PAGE 386

S 03°02'31" E  
41.85'

PARCEL 4

N 54°17'31" W  
120.67'

PARCEL 3

N 86°54'52" W  
52.56'

N 02°27'05" W 1,339.99'

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

R=360.00'  
L=147.88'  
Δ=23° 32' 10"



SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
(OUTGOING PARCEL 7)

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

EXHIBIT "A"

SHEET NUMBER:

2 of 2

**Colliers**

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Doing Business as



SKETCH AND  
LEGAL DESCRIPTION  
FOR

TURNBERRY

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



Engineering  
& Design

MIAMI  
8290 NW  
64th Street  
Miami, FL 33166  
Phone: 305.597.9701  
COLLIERS ENGINEERING & DESIGN INC.  
DOING BUSINESS AS Maser  
CONSULTING



LEGAL DESCRIPTION (CONTINUATION)

ON A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 597.93 FEET, A CENTRAL ANGLE OF 03°17'22"; AN ARC DISTANCE OF 34.33 FEET THROUH A CHORD BEARING OF N 68°13'37" W AND A CHORD DISTANCE OF 34.32 TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 267.80 FEET, A CENTRAL ANGLE OF 10°41'04"; AN ARC DISTANCE OF 49.94 FEET THROUH A CHORD BEARING OF N 59°52'00" W AND A CHORD DISTANCE OF 49.87 TO A POINT OF ON A COMPOUND CURVE CONCAVE TO THE EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 267.41 FEET, A CENTRAL ANGLE OF 28°06'56"; AN ARC DISTANCE OF 131.22 FEET THROUH A CHORD BEARING OF N 40°24'11" W AND A CHORD DISTANCE OF 129.91 TO A POINT ON A TANGENT CURVE CONCAVE TO THE EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 267.49 FEET, A CENTRAL ANGLE OF 32°56'01"; AN ARC DISTANCE OF 153.75 FEET THROUH A CHORD BEARING OF N 09°43'20" W AND A CHORD DISTANCE OF 151.64 TO A POINT OF NON TANGENCY; THENCE RUN N 06°53'42" W FOR A DISTANCE OF 259.10 FEET TO A POINT ON A NON TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 253.83 FEET, A CENTRAL ANGLE OF 49°31'36"; AN ARC DISTANCE OF 219.41 FEET THROUH A CHORD BEARING OF N 17°55'06" W AND A CHORD DISTANCE OF 212.64 TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 320.79 FEET, A CENTRAL ANGLE OF 16°43'12"; AN ARC DISTANCE OF 93.61 FEET THROUH A CHORD BEARING OF N 52°20'33" W AND A CHORD DISTANCE OF 93.28 TO A POINT OF NON-TANGENCY; THENCE RUN N 57°22'26" W FOR A DISTANCE OF 175.04 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE SOUTH; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 273.03 FEET, A CENTRAL ANGLE OF 59°04'16"; AN ARC DISTANCE OF 281.49 FEET THROUH A CHORD BEARING OF S 86°52'43" W AND A CHORD DISTANCE OF 269.19 TO A POINT ON A NON TANGENTIAL CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 314.28 FEET, A CENTRAL ANGLE OF 19°58'47"; AN ARC DISTANCE OF 109.59 FEET THROUH A CHORD BEARING OF S 73°37'26" E AND A CHORD DISTANCE OF 108.04 TO A POINT OF NON-TANGENCY; THENCE RUN S83°38'01" W FOR A DISTANCE OF 91.31 FEET 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 315.46 FEET, A CENTRAL ANGLE OF 10°22'22"; AN ARC DISTANCE OF 57.11 FEET THROUH A CHORD BEARING OF S 88°51'58" W AND A CHORD DISTANCE OF 57.03 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 192.43 FEET, A CENTRAL ANGLE OF 26°35'57"; AN ARC DISTANCE OF 192.43 FEET THROUH A CHORD BEARING OF S 81°13'12" W AND A CHORD DISTANCE OF 88.53 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S67°21'05" W FOR A DISTANCE OF 60.66 FEET; THENCE RUN N 22°40'25" W FOR A DISTANCE OF 176.75 FEET; THENCE RUN S 78°04'41" E FOR A DISTANCE OF 70.96 FEET; THENCE RUN N 67°16'04" E FOR A DISTANCE OF 30.04 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 34.50 FEET, A CENTRAL ANGLE OF 27°31'25"; AN ARC DISTANCE OF 16.57 FEET THROUH A CHORD BEARING OF N 36°18'18" W AND A CHORD DISTANCE OF 16.41 TO A POINT OF TANGENCY; THENCE RUN S 22°32'35" E FOR A DISTANCE OF 33.29 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 263.50 FEET, A CENTRAL ANGLE OF 12°34'45"; AN ARC DISTANCE OF 57.77 FEET THROUH A CHORD BEARING OF NORTH 76°06'32" EAST AND A CHORD DISTANCE OF 57.66 FEET; THENCE RUN N 22°27'14" W FOR A DISTANCE OF 39.93 FEET TO A POINT; THENCE RUN N 67°24'48" E FOR A DISTANCE OF 2.99 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 10.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°38'43" FOR AN ARC DISTANCE OF 9.36 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 58°56'30" EAST FOR A DISTANCE OF 17.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°00'56" FOR AN ARC DISTANCE OF 6.99 FEET TO A POINT OF TANGENCY; THENCE RUN S 78°57'26" E FOR A DISTANCE OF 120.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53°47'42" FOR AN ARC DISTANCE OF 14.06 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 119.03 FEET, A CENTRAL ANGLE OF 24°50'57"; AN ARC DISTANCE OF 51.62 FEET THROUH A CHORD BEARING OF NORTH 67°00'48" EAST AND A CHORD DISTANCE OF 51.22 FEET TO A POINT OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 183.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°44'19" AN ARC DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING, CONTAINING 24.7137 SQUARE FEET OR 5.67 ACRES MORE OR LESS.

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 N873255°E.

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.

MASER CONSULTING

SURVEYOR'S CERTIFICATION:

MICHAEL CARDO  
 PROFESSIONAL SURVEYOR AND MAPPER #7156

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

 <p><b>Colliers</b> Engineering &amp; Design</p> <p>www.collierengineering.com</p> <p>Doing Business as </p>		<p>REV DATE DRAWN BY DESCRIPTION</p> <p>SKETCH AND LEGAL DESCRIPTION FOR</p> <p>TURNBERRY</p> <p>A PORTION OF TRACT A PB 161 PG 72 BISCAYNE LANDING MIAMI-DADE COUNTY FLORIDA</p>																	
		<p>811</p> <p>PROTECT YOURSELF ALL TIME REQUIRE NOTIFICATION OF EXCAVATIONS, REINFORCING OR DRAINS, THE ARTICULATED ANYWHERE IN ANY STATE</p> <p>Know who to call now. Call before you dig. Visit: <a href="http://www.CALL811.com">www.CALL811.com</a></p> <p>PROTECT YOURSELF ALL TIME REQUIRE NOTIFICATION OF EXCAVATIONS, REINFORCING OR DRAINS, THE ARTICULATED ANYWHERE IN ANY STATE</p>																	
<p>LEGAL DESCRIPTION (EAST PARCEL)</p> <p>OUTGOING PARCEL</p> <table border="1"> <tr> <td>SCALE:</td> <td>DATE:</td> <td>DRAWN BY:</td> <td>CHECKED BY:</td> </tr> <tr> <td>AS SHOWN</td> <td>03/24/2021</td> <td>JP</td> <td>MC</td> </tr> <tr> <td>PROJECT NUMBER:</td> <td>2776</td> <td colspan="2">EAST PARCEL LEGAL</td> </tr> <tr> <td colspan="4">2776-EAST PARCEL LEGAL</td> </tr> </table> <p>SHEET TITLE: EXHIBIT "A"</p> <p>SHEET NUMBER: 3 of 6</p>				SCALE:	DATE:	DRAWN BY:	CHECKED BY:	AS SHOWN	03/24/2021	JP	MC	PROJECT NUMBER:	2776	EAST PARCEL LEGAL		2776-EAST PARCEL LEGAL			
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**Exhibit "F"**

