

LEGAL DESCRIPTION:

# LEGAL AND SKETCH

PARCEL 1

A PORTION OF TRACT 3 OF AMENDED PLAT OF EAST DIXIE PARK AS RECORDED IN PLAT BOOK 31, AT PAGE 61, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND A PORTION OF THE RIGHT-OF-WAY OF S.W. 224th STREET LYING NORTH OF AND ADJACENT TO SAID TRACT 3 (SAID RIGHT-OF-WAY CLOSED BY RESOLUTION No. 7275), AND A PORTION OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA ALL BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST, DADE COUNTY, FLORIDA; THENCE RUN N89°16'32"E ALONG THE SOUTH LINE OF THE SAID NW 1/4 OF THE SW 1/4 OF SECTION 17 FOR A DISTANCE OF 531.64 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD No. 821) THENCE RUN N00°48'42"W ALONG SAID EAST RIGHT OF WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD No. 821); FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID EAST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD No. 821), N00°48'42"W FOR 497.94 FEET; N01°05'51"E FOR 300.17 FEET; N00°48'42"W FOR 529.71 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF OLD CUTLER ROAD SAID POINT LYING ON A CIRCULAR CURVE CONCAVE TO THE NORTH AND BEARING S08°46'03"W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING THE SAID EAST RIGHT-OF-WAY LINE OF HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD No. 821) RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF OLD CUTLER ROAD; ALONG SAID CIRCULAR CURVE TO THE LEFT HAVING FOR ITS ELEMENTS A RADIUS OF 2914.93 FEET AND A CENTRAL ANGLE OF 10°41'55" FOR AN ARC DISTANCE OF 544.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE N88°04'08"E FOR 380.06 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-1 (BLACK CREEK); THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY LINE OF OLD CUTLER ROAD RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-1 (BLACK CREEK); S02°01'55"E FOR 5.26 FEET; S07°34'00"W FOR 727.16 FEET TO THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT; THENCE TO THE LEFT ALONG SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF 45°43'36" FOR AN ARC DISTANCE OF 606.54 FEET TO A POINT OF INTERSECTION WITH A LINE THAT IS 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 17 SAID POINT BEARING S51°50'24"W FROM THE CENTER OF SAID CURVE; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL C-1 (BLACK CREEK) RUN S89°16'32"W ALONG A LINE THAT IS 50 FEET NORTH AND PARALLEL TO THE SAID SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 973.93 FEET TO THE POINT OF BEGINNING.

PROJ. NO: 2001-48 | DATE: 3-31-2004 | DRAWN: CM | CHECKED: AAS | SCALE: AS SHOWN



## LUDOVICI & ORANGE

### CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

BLACK CREEK TRUST  
LEGAL & SKETCH  
SHEET 1 OF 3 SHEETS

# LEGAL AND SKETCH

AND  
PARCEL 2

That Portion of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 17, Township 56 South, Range 40 East, lying Easterly of the following described Florida Turnpike right-of-way.

COMMENCE at the SW corner of said Section 17; Thence N89°22'47"E along the South line of said Section 17, as a basis of bearings of 224.76 feet to the intersection with the Westerly Right-of-Way line of S.R. No. 821 (Florida's Turnpike) as shown on the Florida State Department of Transportation Right-of-Way map, Section No. 87005-2305, said point being the POINT OF BEGINNING of the herein described parcel of land; thence N00°48'42"W along said West Right-of-Way line for 1332.49 feet to the North line of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of said Section 17; thence N89°16'30"E along the North line of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of said Section 17 for 300 feet to the intersection with the Easterly line of said S.R. No. 821 (Florida's Turnpike); thence S00°48'42"E for 1333.04 feet to the South line of SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of said Section 17; thence S89°22'47"W for 300.00 feet to the POINT OF BEGINNING.

AND

PARCEL 3 (FDOT R/W)

RIGHT OF WAY FOR DRAINAGE OUTFALL, RIGHT OF STATION 5084-77.29 (CENTERLINE OF PROJECT).

THAT PART OF:

THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  LYING WESTERLY OF BLACK CREEK CANAL (CANAL C-1), AND TRACT 3 OF AMENDED PLAT EAST DIXIE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 61, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES, TO WIT:

COMMENCE AT THE NORTHWEST CORNER OF THE SW  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 56 SOUTH, RANGE 40 EAST; RUN THENCE S01°06'28"E (BEARINGS DERIVED FROM THE FLORIDA STATE SYSTEM OF PLANE COORDINATES) ALONG THE WESTERLY BOUNDARY OF SAID SECTION 17, 1332.11 FEET TO A POINT; RUN THENCE N89°16'31"E, 531.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN N00°48'42"W, 50.00 FEET TO A POINT; THENCE RUN N89°16'31"E, 973.64 FEET TO A POINT OF INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY LINE OF BLACK CREEK CANAL (CANAL C-1), SAID POINT BEING ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 760.00 FEET; THENCE FROM A TANGENT BEARING S38°10'38"E, RUN SOUTHEASTERLY ALONG SAID CURVE 65.20 FEET, THROUGH A CENTRAL ANGLE OF 04°54'57", TO A POINT ON SAID CURVE; THENCE, FROM A TANGENT BEARING S43°05'35"E, RUN S89°16'31"W, 1015.39 FEET TO THE POINT OF BEGINNING.

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DRAWN: CM

CHECKED: AAS

SCALE: AS SHOWN

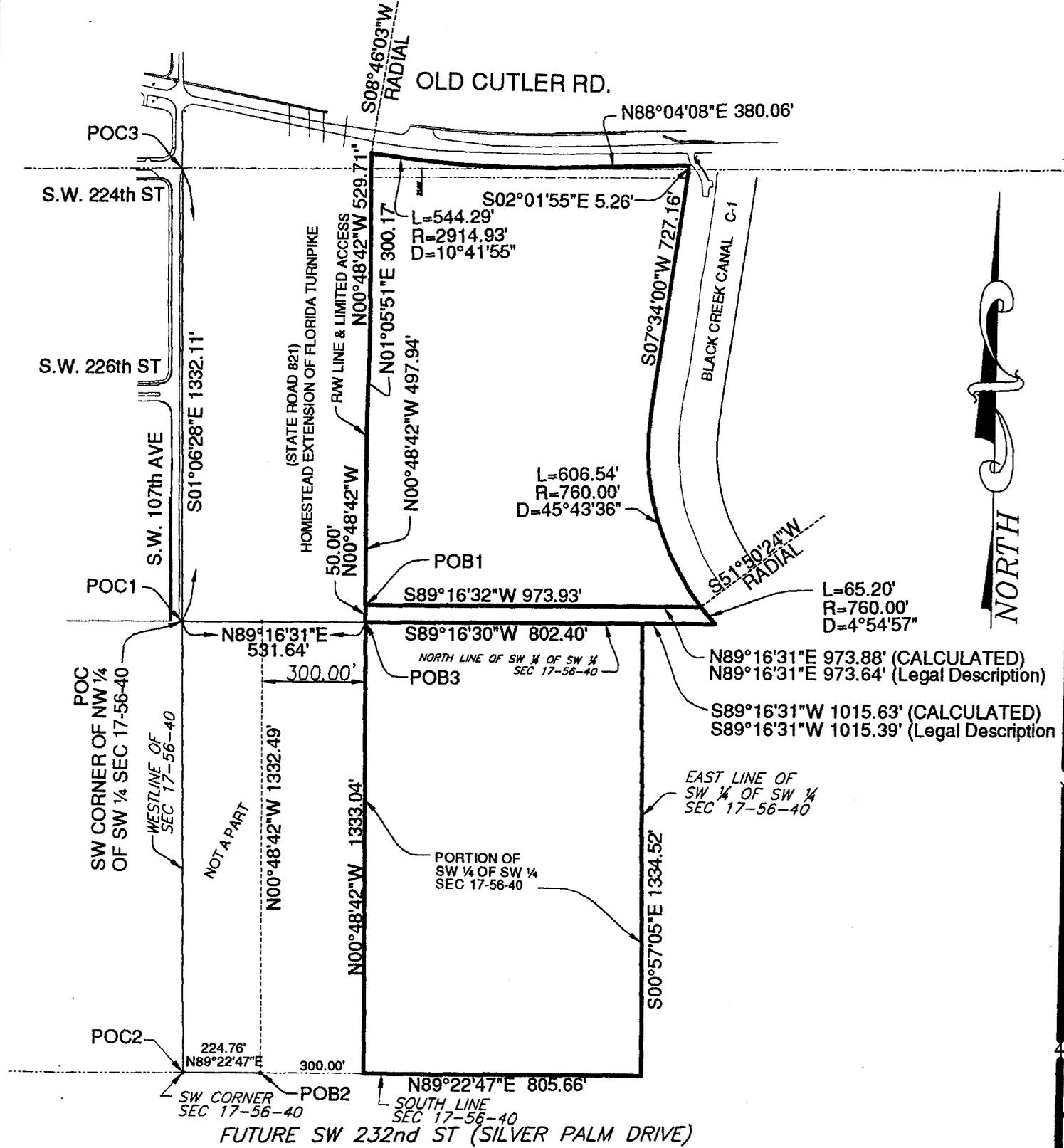


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BLACK CREEK  
TRUST  
LEGAL & SKETCH  
SHEET 2 OF 3 SHEETS

# LEGAL AND SKETCH



PROJ. NO: 2001-48 | DATE: 3-31-2004 | DRAWN: CM | CHECKED: AAS | SCALE: NTS



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BLACK CREEK TRUST  
 LEGAL & SKETCH  
 SHEET 3 OF 3 SHEETS