EXHIBIT
A

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215-011
FEB 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

RIGHT OF WAY EASEMENT

THIS INDENTURE, Made and entered into this 16th day of July, A. D. 1958, by and between THE BOARD OF PUBLIC INSTRUCTION OF DADE COUNTY, FLORIDA, a body corporate and politic under the laws of the State of Florida, having its situs and principal place of business in the City of Miami, State of Florida, Party of the First Part, and DAVID W. DYER and HELEN H. DYER, his wife; FINLAY L. MATHESON and LUCRETIA B. MATHESON, his wife; JOHN A. BOUVIER, JR., and HELEN S. BOUVIER, his wife; and MARY LEAKE VAN WAGENEN, the surviving widow of FRED VAN WAGENEN, their heirs and assigns in interest, Parties of the Second Part,

W I T N E S S E T H:

That the said Party of the First Part, for and in consideration of the sum of ONE DOLLAR ($1.00) to it in hand paid by the Party of the Second Part, receipt of which is hereby acknowledged, and for other and further good and valuable considerations, does hereby give, grant, bargain, sell, and convey unto the Parties of the Second Part, and unto their successors in interest an easement over and across the following described lands, situate, lying, and being in the County of Dade and State of Florida, to-wit:

A thirty (30) foot right-of-way extending along the Easterly boundary of the following described land:

The East 652.70 feet, less the East 526.16 feet of the NE¼ of the NW¼ of the NE¼ of Section 31, Township 54 South, Range 41 East, being part of the E½ of Lot 1, of A. E. KINGSLEY SUBDIVISION, according to the plat thereof recorded in Plat Book 1 at Page 41 of the Public Records of Dade County, Florida.

Clerk Circuit Court

STATE OF FLORIDA DOCUMENTARY STAMP TAX $.020

This conveyance is made by the Party of the First Part to the Parties of the Second Part with the intention and agreement of all parties that the land conveyed is to be used for a private roadway only for the benefit and enjoyment of the Parties of the Second Part, their heirs and assigns; and in the event that the said easement herein conveyed shall be abandoned and/or discontinued for said private roadway, the easement across said land shall revert to the Party of the First Part, its successors or assigns, as of their former estate therein, and the Party of the First Part, its successors or assigns, shall have the right immediately to repossess the same.

It is expressly provided that this right-of-way easement is not granted to the public generally, but is for the use and benefit of the hereinabove designated persons, their heirs and assigns only, as owners of parcels of the following described property lying and being in Dade County, Florida, to-wit:

The East 526.16' of the NE¼ of the NW¼ of the NE¼ of Section 31, Township 54, Range 41 East, being part of the East Half of Lot 1 of the A. E. LINGSLEY SUBDIVISION, according to the plat thereof recorded in Plat Book , Page 41 of the Public Records of Dade County, Florida.

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IN WITNESS WHEREOF, the Party of the first part has caused this right-of-way easement to be executed by and through its proper officers thereunto duly authorized and its corporate seal to be hereunto affixed on this the day and year first above written.

THE BOARD OF PUBLIC INSTRUCTION OF DADE COUNTY, FLORIDA

ATTEST:

By _____ Chairman

Ass't Secretary

APPROVED AS TO FORM

ATTORNEY FOR BOARD

STATE OF FLORIDA)
(ss
COUNTY OF DADE)

I HEREBY CERTIFY that on this 16th day of JULY A. D. 1958, before me personally C. RAYMOND VAN DUSEN and ~~JOE HALL~~ ED F. HURST, Chairman and Acting Secretary respectively of The Board of Public Instruction of Dade County, Florida, a body corporate and politic under the laws of Florida, to me known to be the persons who signed the foregoing instrument as such officers, and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida, the day and year last above written.

Carol Harmon
Notary Public
State of Florida at Large

My commission expires:
June 4, 1960

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AH

Board Approved 4/20/55
Item No. 15,908

State of Florida, County of Dade.
This instrument was filed for record the 25 day of July 1958 at 3:20 P.M. and duly recorded in OFFICIAL RECORDS Book 926 on Page 266 File # 58R-114511
E. B. LEATHERMAN
Clerk Circuit Court
By [signature] D. C.

EXHIBIT
B

RESOLUTION NO. CZAB12-28-01

WHEREAS, **WILLIS H. & IMOGENE FLICK** applied for the following:

(1) NON-USE VARIANCE OF ZONING REGULATIONS to permit a lot with 0' lot frontage on a public right-of-way (125' required) and providing frontage on a private easement.

REQUEST #1 ON TRACT "B"

(2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an accessory detached building to setback 7' (20' required) from the interior side (west) property line.

REQUEST #2 ON TRACT "A"

SUBJECT PROPERTY: PARENT TRACT: The east 526.16' less the east 399.62' thereof of NE ¼ of the NW ¼ of the NE ¼ of Section 31, Township 54 South, Range 41 East, being a part of the east ½ of Lot 1 of A.E. KINGSLEY'S SUBDIVISION, Plat book 1, page 41, together with the easements appertaining to the aforesaid property as set forth in the deed filed under Clerk's File No. K-16295 and the deed filed in Official Records Book 926 at Page 266 AND: That portion of the east 526.16', less the east 399.62', of the east ½ of Lot 1 CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY, Plat book 1, Page 41, lying south of the south line of the NE ¼ of the NW ¼ of the NE ¼ of Section 31, Township 54 South, Range 41 East. TRACT "A": That portion of the east 526.16', less the east 399.62', of the east ½ of Lot 1 CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY, Plat book 1, Page 41, lying north of the centerline of a 15' ingress/egress easement, Official Records Book 1501, Page 424. TRACT "B": That portion of the east 526.16', less the east 399.62', of the east ½ of Lot 1 CORRECTION OF MAP OF THE SUBDIVISION OF THE PROPERTY OF A.E. KINGSLEY, Plat book 1, Page 41, lying south of the of the centerline of a 15' ingress/egress easement, Official Records Book 1501, Page 424.

LOCATION: 4960 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested non-use variance of zoning regulations (Item

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES/DEVELOPMENT SERVICES
By

#1) and non-use variance of setback requirements (Item #2) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to approve Items #1 & 2 was offered by Maytee D. Armesto, seconded by Robert W. Wilcosky, and upon a poll of the members present, the vote was as follows:

Maytee D. Armesto	aye	Lorraine Grigsby	aye
Fran M. Bohnsack	absent	Robert W. Wilcosky	aye
Peggy Brodeur	absent	Sanford A. Youkilis	aye

Patrick Vilar aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12 that the requested non-use variance of zoning regulations (Item #1) and non-use variance of setback requirements (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing unentitled as prepared by T.L. Riggs and dated revised January 9, 2001.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Managements.

5. That the applicant comply with all applicable conditions and requirements of the Public Works Department as contained in their Memorandum pertaining to this application.

6. That the barn on Parcel B be removed from the property within 90 days form the date of final public hearing approval of this application.

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DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
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BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 20th day of September, 2001.

Hearing No. 01-9-CZ12-8
eo

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 16TH DAY OF NOVEMBER, 2001.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Elizabeth N. Owens, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-28-01 adopted by said Community Zoning Appeals Board at its meeting held on the 20th day of September 2001.

IN WITNESS WHEREOF, I have hereunto set my hand on this 16th day of November 2001.

Elizabeth N. Owens, Deputy Clerk
Miami-Dade County Department of Planning and Zoning

SEAL

ZONING APPEALS BOARD DADE COUNTY FLORIDA

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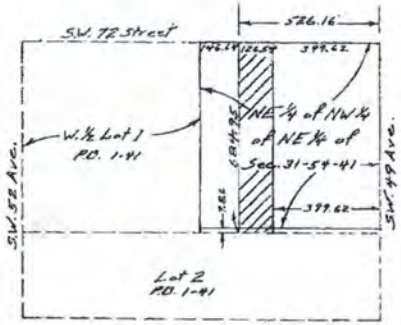
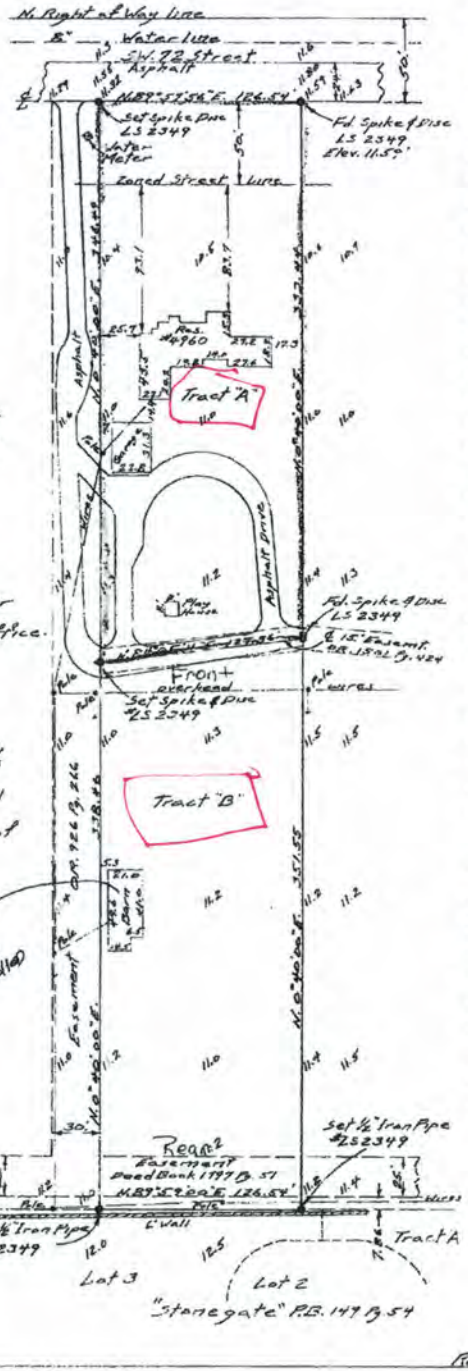
FEB 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

Waiver of Plat



Scale: 1"=300'

Notes:
1. Assumed basis of bearings: East line Lot 1 bears N.0°40'00"E
2. Property is zoned EU-1
3. Gross area: Tract "A" = 1.0 Ac.±
   Tract "B" = 1.00 Ac.±
4. Elevations refer to National Geodetic Vertical Datum of 1929
   Bench Mark CG-22 Elevation 11.32 ft.
   Concrete monument at N.W. corner Sunset Dr. and Maynada St.
5. Miami-Dade Co. Flood Criteria = 6.0 ft.
6. Flood Zone Data:
   Zone X 500 Yr. flood
   Map No. 12025C0276
   Community 120635
   Panel 0276 J
   Date of FIRM 12-31-74
7. No abstract of the Public Records for easements or rights of way was provided to or conducted by this office.
8. Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
9. The survey depicted here is not covered by Professional Liability Insurance.
10. Property is subject to any dedications, limitations, restrictions, reservations or easements of record.
11. This sketch represents a Boundary and Topographic Survey.
12. Proposed use of Tract "B" is erection of one single family residence.



Scale: 1"=50'

T. L. Riggs
3081 Shipping Ave.
Miami, FL 33133
(305) 48-9032

Parent Tract Legal Description:

The East 526.16 feet less the East 399.62 feet thereof of NE¼ of NW¼ of NE¼ of Section 31, Township 54 South, Range 41 East, being a part of the E.½ of Lot 1 of A.E. Kingsley's Subdivision, according to the plat thereof, recorded in Plat Book 1 at Page 41 of the Public Records of Dade County, Florida, together with the easements appertaining to aforesaid property as set forth in the deed filed under Clerk's File No. K-16295 and the deed filed in Official Records Book 926 at Page 266 of said Public Records AND That portion of the East 526.16 feet, less the East 399.62 feet, of the East ½ of Lot 2 "Correction of Map of the Subdivision of the Property of A.E. Kingsley" according to the plat thereof recorded in Plat Book 1, at Page 41, of the Public Records of Dade County, Florida, lying South of the South line of the NE¼ of the NW¼ of the NE¼ of Section 31, Township 54 South, Range 41 East, in Dade County, Florida.

Tract "A" Legal Description:

That portion of the East 526.16 feet, less the East 399.62 feet thereof, of the East ½ of Lot 1 "Correction of Map of the Subdivision of the Property of A.E. Kingsley" according to the plat thereof recorded in Plat Book 1, at Page 41 of the Public Records of Miami-Dade County, Florida, lying North of the centerline of a 15' foot ingress/egress easement recorded in O.R. Book 1501 at Page 424, Public Records of Miami-Dade County, Florida.

Tract "B" Legal Description:

That portion of the East 526.16 feet, less the East 399.62 feet thereof, of the East ½ of Lot 1 "Correction of Map of the Subdivision of the Property of A.E. Kingsley" according to the plat thereof recorded in Plat Book 1, at Page 41 of the Public Records of Miami-Dade County, Florida, lying South of the centerline of a 15' foot ingress/egress easement recorded in O.R. Book 1501 at Page 424, Public Records of Miami-Dade County, Florida.

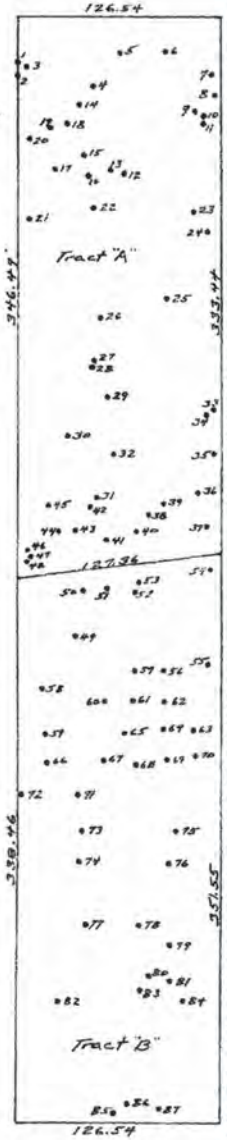
Order No. 2156 Field Book No. 41-32 Nov. 25, 2000
For: Willis Flick

I HEREBY CERTIFY, THAT THE SURVEY REPRESENTED HEREON MEETS TECHNICAL STANDARDS SET FORTH BY THE STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO [illegible] 472.027 FLORIDA STATUTES, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

T.L. Riggs

T.L. Riggs, R.L.S.
Surveyor and Mapper
LS 234 Florida

Revised Jan. 9, 2001



No.	Tree Name	Diam. Inches
1	Sapodilla	12
2	Sapodilla	24
3	Sapodilla	16
4	Oak	30
5	Avocado	24
6	Avocado	16
7	Oak	20
8	Sapodilla	30
9	Sapodilla	18
10	Sapodilla	24
11	Sapodilla	16
12	Oak	30
13	Oak	30
14	Oak	16
15	Oak	8
16	Oak	16
17	Oak	12
18	Oak	10
19	Oak	24
20	Oak	24
21	Oak	30
22	Oak	28
23	Oak	18
24	Oak	24
25	Oak	24
26	Oak	30
27	Oak	16
28	Oak	14
29	Oak	20
30	Oak	24
31	Oak	18
32	Oak	24
33	Oak	12
34	Oak	12
35	Oak	36
36	Oak	14
37	Oak	18
38	Gumbo L.	7
39	Oak	16
40	Oak	14
41	Sabal	12
42	Oak	14
43	Oak	14
44	Pine	24
45	Oak	16
46	Bismark	18
47	Oak	16
48	Sabal	12
49	Oak	42
50	Oak	36
51	Palm	6
52	Oak	20
53	Oak	42
54	Oak	18
55	Oak	42
56	Avocado	12
57	Avocado	9
58	Mango	15
59	Mango	16
60	Avocado	15
61	Avocado	14
62	Avocado	15
63	Mango	14
64	Avocado	14
65	Sabal	16
66	Mango	16
67	Avocado	12
68	Avocado	14
69	Avocado	14
70	Mango	16
71	Mango	14
72	Oak	26
73	Avocado	14
74	Avocado	18
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MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000011

Section: 31 Township: 54 Range: 41
Applicant: DUFFIELD W MATSON & SARA MATSON
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

Zoning

Municipalities

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000011

Legend

Subject Property

Municipalities

N
W E
S

Section: 31 Township: 54 Range: 41
Applicant: DUFFIELD W MATSON & SARA MATSON
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 24, 2015

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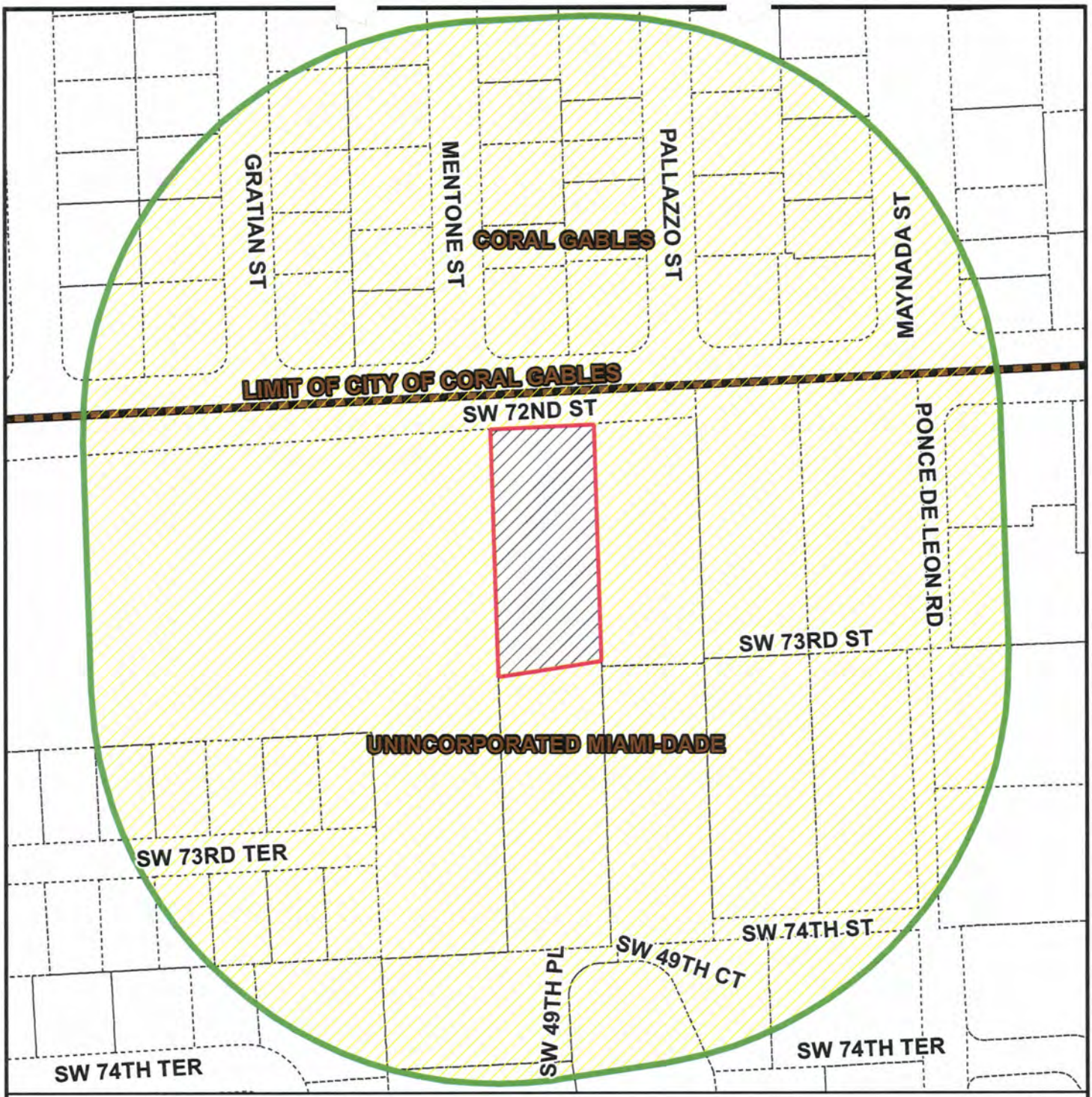

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000011

RADIUS: 500

Section: 31 Township: 54 Range: 41
Applicant: DUFFIELD W MATSON & SARA MATSON
Zoning Board: C12
Commission District: 7
Drafter ID: E. CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Municipalities
- Property Boundaries

N
W E
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000011

Section: 31 Township: 54 Range: 41
Applicant: DUFFIELD W MATSON & SARA MATSON
Zoning Board: C12
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Drafter ID: E.CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

Municipalities

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY