

BEACON LAKES LEGAL DESCRIPTION

LEGEND AND ABBREVIATIONS:

§	Section line	P.B.	Plat Book
R	Radius	R/W	Right-of-Way
△	Central Angle of Curve	SEC.	Section
L	Length of Curve	SQ. FT.	Square Feet
O.R.B.	Official Record Book		
POB	Point of Beginning		
POC	Point of Commencement		
PG.	Page		



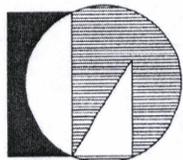
SURVEYOR'S REPORT:

- The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- This sketch does not represent a land survey.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- This document consists of Four (4) sheets and each sheet will not be considered full, valid and complete unless attached to the others.
- Bearings are based on an assumed value of S89°34'40"W along the South line of the Northeast ¼ of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
LUDOVICI AND ORANGE CONSULTING ENGINEERS INC. LB1012

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 1012
329 Palermo Avenue, Coral Gables, Florida 33134
Phone: 305-448-1600 | info@ludovici-orange.com

DRAWN: BBL
CHECKED: AS
SCALE: NTS
DATE: 1/08/16
PROJ. #: 2015 15

SHEET:
1
OF 4 SHEETS

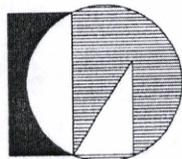
**BEACON LAKES
LEGAL DESCRIPTION**

LEGAL DESCRIPTION:

A PORTION OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S01°44'10"E, AS BASIS OF BEARING ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 36 FOR A DISTANCE OF 981.62 FEET; THENCE S89°34'40"W FOR A DISTANCE OF 429.70 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S00°17'16"E ALONG THE WEST RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION FLORIDA TURNPIKE (SR 821) FOR A DISTANCE OF 668.04 FEET; THENCE S00°17'18"E FOR A DISTANCE OF 989.69 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 152.20 FEET AS SURVEYED (152.66 FEET RECORDED BY DOT MAP); THENCE S03°49'34"W FOR A DISTANCE OF 330.52 FEET TO A POINT OF CURVATURE; THENCE 1467.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1906.00 FEET AND A CENTRAL ANGLE OF 44°07'30" TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 36, ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S42°02'27"E; THENCE N01°45'04"W ALONG SAID WEST LINE FOR A DISTANCE OF 1614.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE S89°38'04"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 330.02 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36; THENCE N01°45'41"W ALONG SAID WEST LINE FOR A DISTANCE OF 1656.90 FEET; THENCE N89°34'40"E FOR A DISTANCE OF 1221.58 FEET TO THE POINT OF BEGINNING.
CONTAINING 2,774,302 SQUARE FEET OR 63.689 ACRES, MORE OR LESS.

RECEIVED
715-139
JUN 16 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By 



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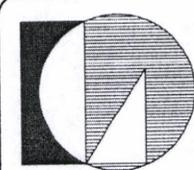
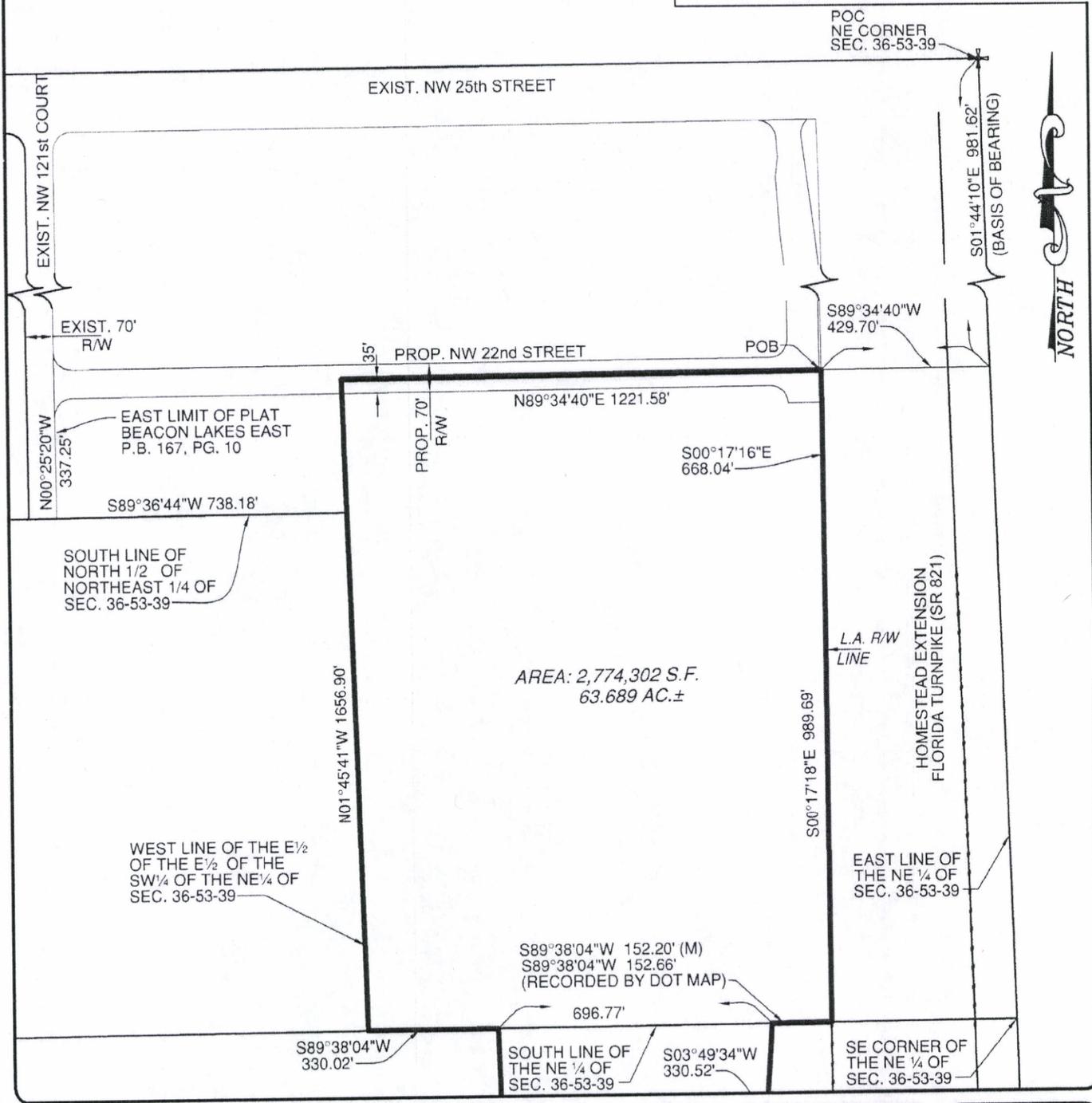
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OF 4 SHEETS

EXHIBIT A-3
East Parcel Legal Description

RECEIVED
215-139
JUN 16 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By *[Signature]*

**BEACON LAKES
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**



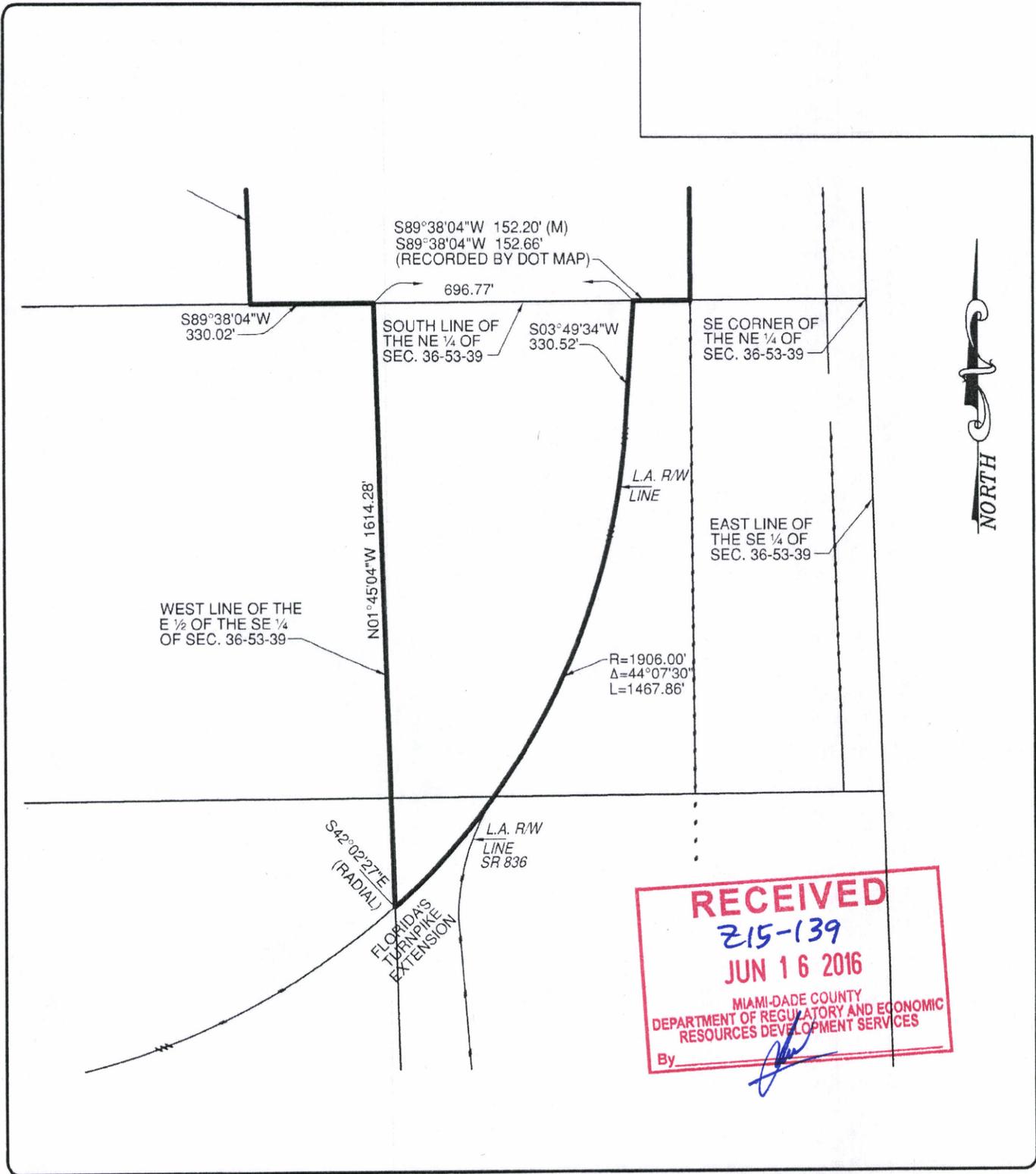
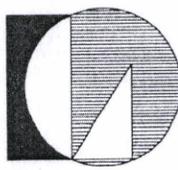
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EXHIBIT A-3
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