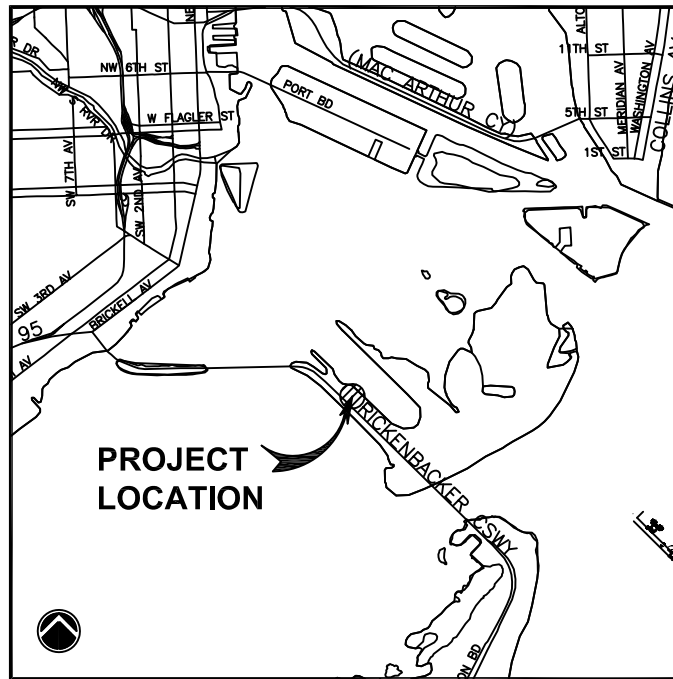


EXHIBIT "A"
WATER EASEMENT
ER No. DW2015-116 / AGREEMENT No. 22436
MARINE STADIUM FLEX PARK DEVELOPMENT PHASE II

SKETCH AND LEGAL DESCRIPTION
FOLIO(S) #: 01-4217-000-0110 - 01-4217-000-0030



LOCATION MAP

A PORTION OF SECTIONS 17 & 18, TOWNSHIP 54 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = N.T.S.

WATER EASEMENT (MDWASD)
SKETCH AND LEGAL DESCRIPTION

3501 RICKENBACKER CAUSEWAY
MIAMI, FLORIDA 33149

MPG TECHNICAL GROUP CORP.

CERTIFICATE OF AUTH. # LB-6932

908 S.W. 141st Avenue, Miami, Florida 33184

Ph. (305) 559-9043 Fax. (305) 559-8914

Job #: 160424

Date: APR./2016

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 1 of 5

SURVEYORS NOTES

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NORTH ARROW DIRECTION AND BEARING SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N45°22'07"W, ALONG THE CENTERLINE OF RICKENBACKER CAUSEWAY.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH & LEGAL THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
5. NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE IS ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT-OF-WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZED FOR.
6. ONE SHEET IS NOT VALID WITHOUT OTHERS OR IF THE SET IS INCOMPLETE.
7. THE VERTICAL CLEARANCE OF THIS EASEMENT IS 25.0 FEET.
8. THIS EASEMENT IS A CLOSED GEOMETRIC FIGURE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON, WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS IN CHAPTER 5J-17.50 THROUGH 5J-17.52 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

MICHAEL CAROZZA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, No. 6965

WATER EASEMENT (MDWASD) SKETCH AND LEGAL DESCRIPTION 3501 RICKENBACKER CAUSEWAY MIAMI, FLORIDA 33149	MPG TECHNICAL GROUP CORP. CERTIFICATE OF AUTH. # LB-6932 908 S.W. 141st Avenue, Miami, Florida 33184 Ph. (305) 559-9043 Fax. (305)559-8914	Job #: 160424
		Date: APR./2016
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EASEMENT LEGAL DESCRIPTION

A portion of land in Sections 17 and 18, Township 54 South, Range 42 East, lying and being in Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeasterly Corner of Section 17, Township 54 South, Range 42 East; thence run N89°56'49"W along the Southerly line of said Section 17 for a distance of 2649.84 feet, more or less, to a point that intersects with the centerline of Rickenbacker Causeway; thence run N45°22'07"W along the centerline of Rickenbacker Causeway for a distance of 1284.62 to a point; thence run N44°37'53"E along an extension of the Southeasterly Property Line of Miami Marine Stadium for a distance of 200.00 feet to the Northeasterly Right-of-Way line also known as the Southeasterly Property Corner of Miami Marine Stadium; thence run N45°22'07"W along the Northeasterly Right-of-Way line for a distance of 1245.47 to the **POINT OF BEGINNING** of a 12 foot wide Water Easement, lying 6.00 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run N42°52'12"E for a distance of 30.34 feet; thence run S46°20'24"E for a distance of 88.04' feet; thence run N44°50'33"E for a distance 296.19 feet to a **Designated Point "A"**; thence run S45°39'35"E for a distance of 78.60 feet; thence run N44°05'37"E for a distance of 72.34 feet to a **Designated Point "B"**; thence continue N44°05'37"E for a distance of 26.88 feet to a **Designated Point "C"**; thence continue N44°05'37"E for a distance of 10.50 feet to a **Point of Termination"A"**.

AND;

Beginning at the aforementioned **Designated Point "B"**; thence run N47°54'34"W for a distance of 16.50 feet to a **Point of Termination"B"**.

AND;

Beginning at the aforementioned **Designated Point "C"**; thence run N45°04'21"W for a distance of 9.50 feet to a **Point of Termination"C"**.

THENCE;

Beginning at the aforementioned **Designated Point "A"**; thence run N45°39'35"W for a distance of 51.27 feet; thence run N89°52'07"W for a distance of 28.13 feet; thence run N45°20'14"W for a distance of 152.98 feet to a **Designated Point "D"**; thence continue N45°20'14"W for a distance of 68.79 feet; thence run N44°26'30"E for a distance of 75.16 feet to a **Designated Point "E"**; thence continue N44°26'30"E for a distance of 40.36 feet to a **Designated Point "F"**; thence continue N44°26'30"E for a distance of 10.45 feet to a **Point of Termination"D"**.

AND;

Beginning at the aforementioned **Designated Point "E"**; thence run S44°49'53"E for a distance of 12.00 feet to a **Point of Termination"E"**.

WATER EASEMENT (MDWASD)
SKETCH AND LEGAL DESCRIPTION

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MIAMI, FLORIDA 33149

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EASEMENT LEGAL DESCRIPTION

AND;

Beginning at the aforementioned **Designated Point "F"**; thence run N45°23'13"W for a distance of 9.50 feet to a **Point of Termination"F"**.

THENCE;

Beginning at the aforementioned **Designated Point "D"**; thence run S44°26'22"W for a distance of 277.98 feet to a **Designated Point "G"**.

AND;

Beginning at the aforementioned **Designated Point "G"**; thence run S46°20'59"E for a distance of 83.99 feet; thence continue S45°35'27"W for a distance of 30.11 feet to a **Point of Termination"G"** that intersects the Northeasterly Right-of-Way Line of Miami Marine Stadium.

AND;

Beginning at the aforementioned **Designated Point "G"**; thence run N46°36'35"W for a distance of 22.74 feet to a **Designated Point "H"** thence continue N46°36'35"W for a distance of 19.75 feet to a **Point of Termination"H"**.

THENCE;

Beginning at the aforementioned **Designated Point "H"** also the BEGINNING of a 17.5 foot wide Water Easement, lying 8.75 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run S44°37'50"W for a distance of 24.04 feet to a **Designated Point "I"**; thence continue S44°37'50"W for a distance of 6.00 feet to the **POINT OF TERMINATION** that intersects the Northeasterly Right-of-Way Line of Rickenbacker Causeway.

AND;

Beginning at the aforementioned **Designated Point "I"** of a 12 foot wide Water Easement, lying 6.00 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run N45°22'07"W parallel 6.00 feet Northeast of the Northeasterly Right-of-Way Line of Rickenbacker Causeway for a distance of 12.25 feet to a **Point of Termination"I"**.

All of the above land situated, being and lying in Miami-Dade County, Florida, and containing 18,103.75 Square Feet and/or 0.42 acres Acres more or less.

WATER EASEMENT (MDWASD)
SKETCH AND LEGAL DESCRIPTION

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


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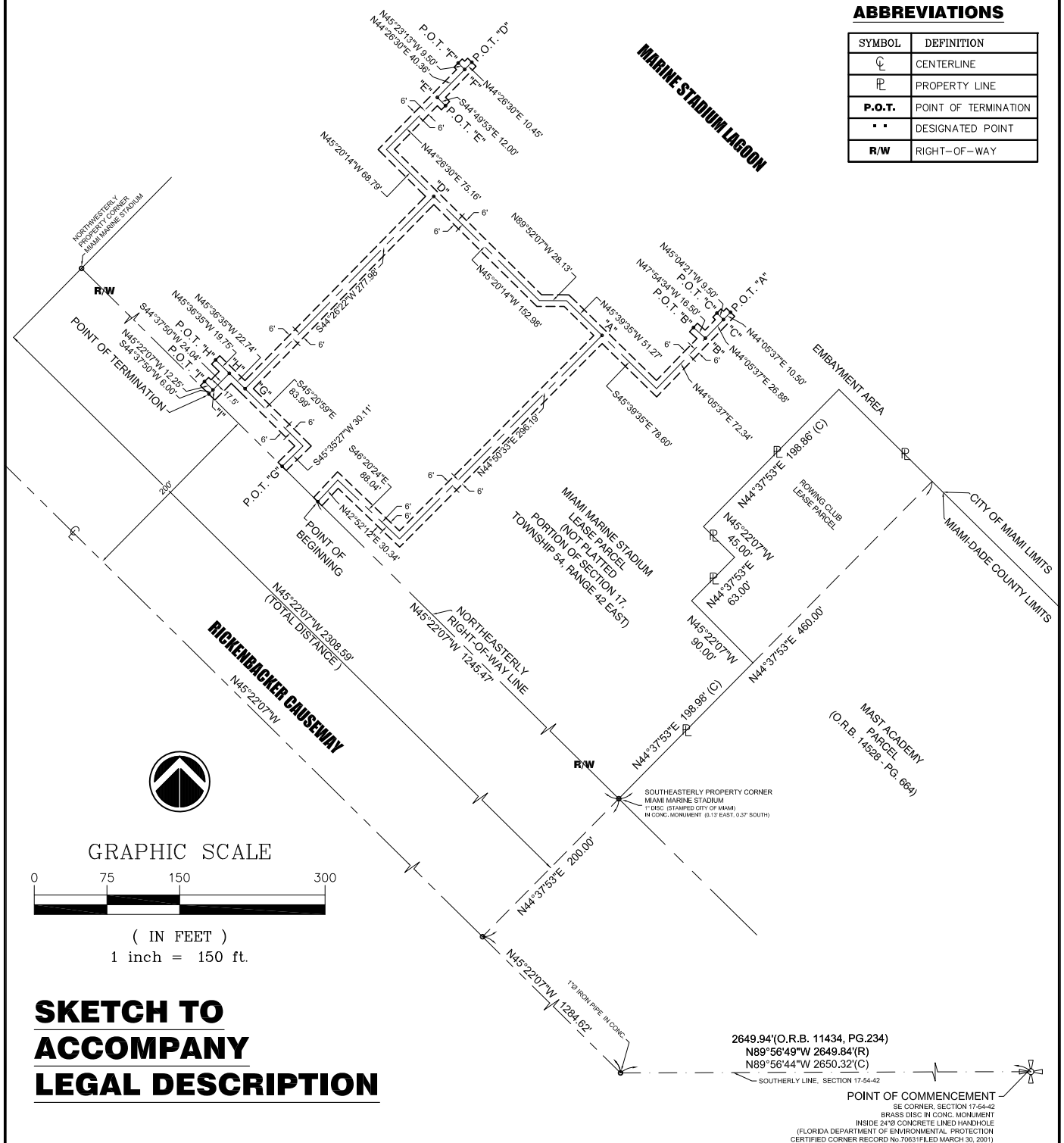
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ABBREVIATIONS

SYMBOL	DEFINITION
	CENTERLINE
	PROPERTY LINE
P.O.T.	POINT OF TERMINATION
	DESIGNATED POINT
R/W	RIGHT-OF-WAY



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WATER EASEMENT (MDWASD)
SKETCH AND LEGAL DESCRIPTION

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PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, No. 6965

SEWER EASEMENT (MDWASD)
SKETCH AND LEGAL DESCRIPTION

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Sheet: 2 of 5

EASEMENT LEGAL DESCRIPTION

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COMMENCE at the Southeasterly Corner of Section 17, Township 54 South, Range 42 East; thence run N89°56'49"W along the Southerly line of said Section 17 for a distance of 2649.84 feet, more or less, to a point that intersects with the centerline of Rickenbacker Causeway; thence run N45°22'07"W along the centerline of Rickenbacker Causeway for a distance of 1284.62 to a point; thence run N44°37'53"E along an extension of the Southeasterly Property Line of Miami Marine Stadium for a distance of 200.00 feet to the Northeasterly Right-of-Way line also known as the Southeasterly Property Corner of Miami Marine Stadium; thence continue N44°37'53"E along the Southeasterly Property Line of Miami Marine Stadium for for a distance of 117.90 feet to a point; thence run N04°07'58"W for a distance of 71.35 feet to the **POINT OF BEGINNING** of a 15 foot wide Sewer Easement, lying 7.50 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence continue N04°07'58"W for a distance of 7.50 feet; thence run N00°28'20"W for a distance 205.32 feet to a point; thence run N44°49'42"W for a distance of 351.29 feet; thence run N45°22'20"W for a distance of 349.93 feet; thence run N50°07'00"W for a distance of 107.29 feet; thence run N43°10'28"W for a distance of 241.84 feet; thence run N46°12'52"W for a distance of 209.12 feet; thence run N44°59'09"W for a distance of 195.69 feet; thence run N72°26'26"W for a distance of 15.37 feet; thence run N42°46'38"W for a distance of 112.28 feet; thence run N87°25'57"W for a distance of 140.09 feet; thence run N66°20'16"W for a distance of 17.50 feet to the **POINT OF TERMINATION**.

All of the above land situated, being and lying in Miami-Dade County, Florida, and containing 29,298.29 Square Feet and/or 0.67 acres Acres more or less.

SEWER EASEMENT (MDWASD)
SKETCH AND LEGAL DESCRIPTION

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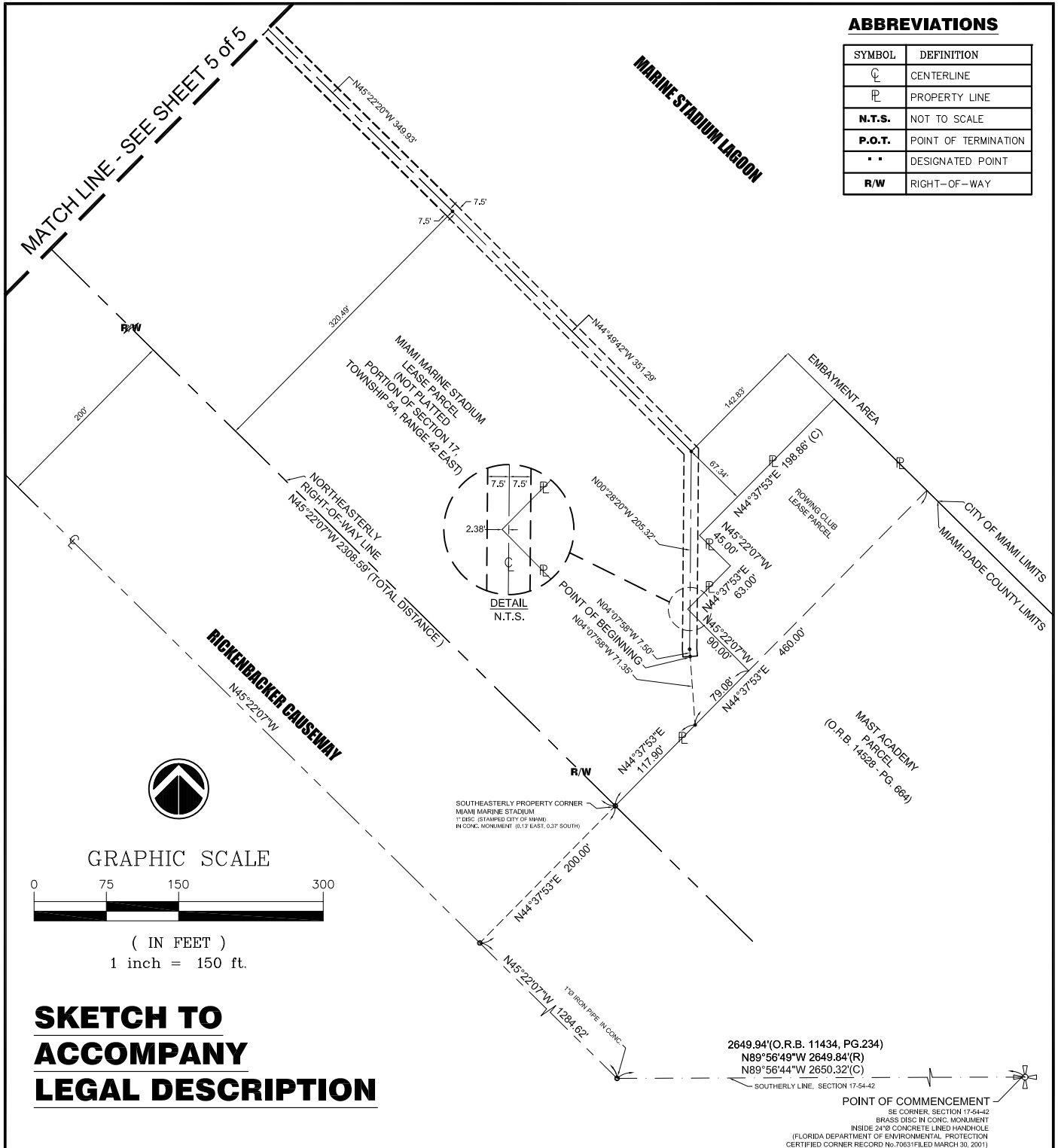
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ABBREVIATIONS

SYMBOL	DEFINITION
	CENTERLINE
	PROPERTY LINE
N.T.S.	NOT TO SCALE
P.O.T.	POINT OF TERMINATION
• •	DESIGNATED POINT
R/W	RIGHT-OF-WAY



SURVEYORS NOTES

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WATER AND SEWER
EASEMENT(MDWASD)
SKETCH AND LEGAL DESCRIPTION

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EASEMENT LEGAL DESCRIPTION

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AND;

Beginning at the aforementioned **Designated Point "A"**; thence run N45°20'14"W for a distance of 74.83 feet to a **Point of Termination"A"**.

All of the above land situated, being and lying in Miami-Dade County, Florida, and containing 8,032.70 Square Feet and/or 0.18 acres Acres more or less.

WATER AND SEWER
EASEMENT(MDWASD)
SKETCH AND LEGAL DESCRIPTION

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

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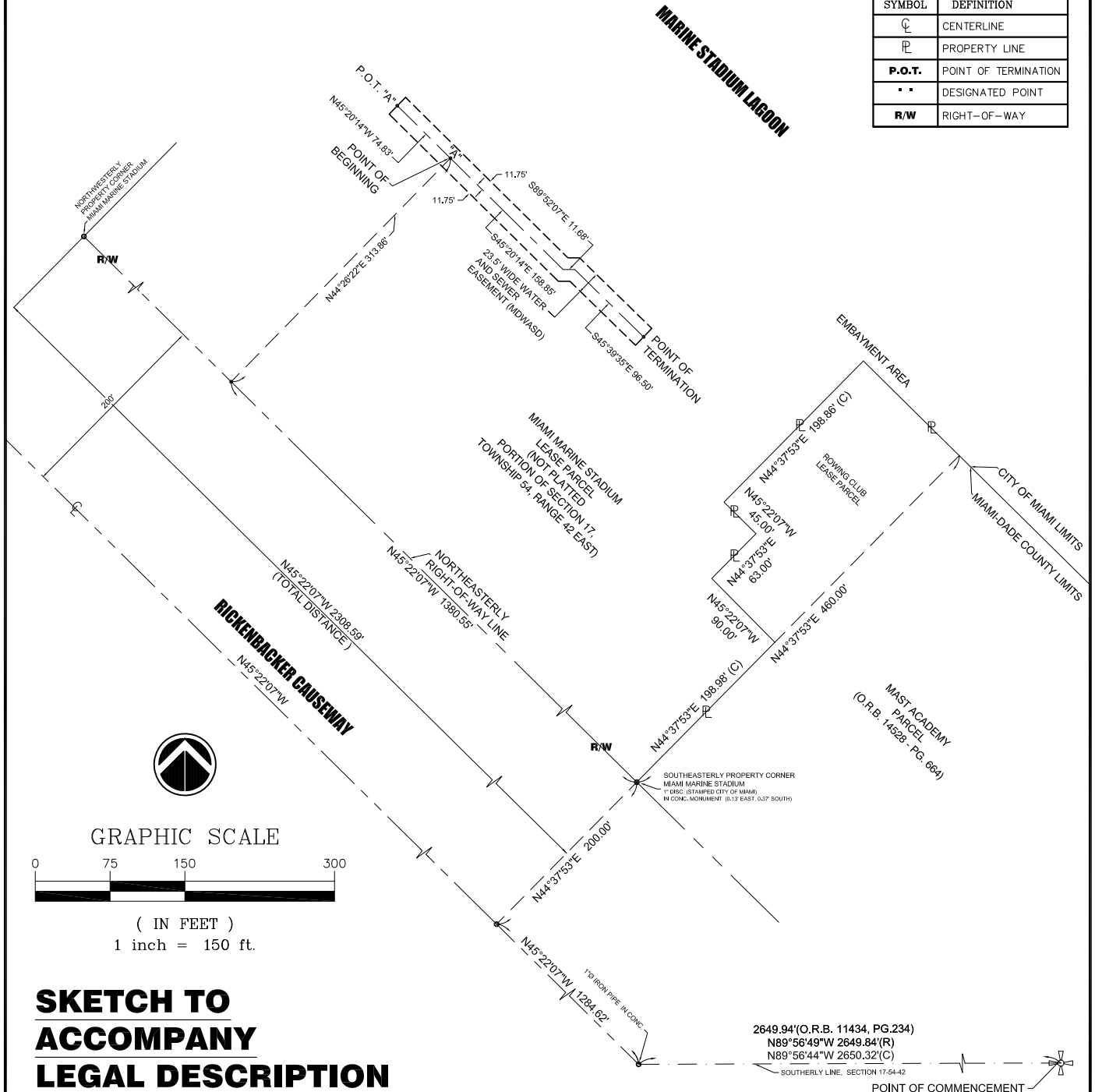
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ABBREVIATIONS

SYMBOL	DEFINITION
	CENTERLINE
	PROPERTY LINE
P.O.T.	POINT OF TERMINATION
	DESIGNATED POINT
R/W	RIGHT-OF-WAY



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

WATER AND SEWER
EASEMENT(MDWASD)
SKETCH AND LEGAL DESCRIPTION

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