

INGRESS-EGRESS AND UTILITY EASEMENT

SKETCH AND LEGAL DESCRIPTION

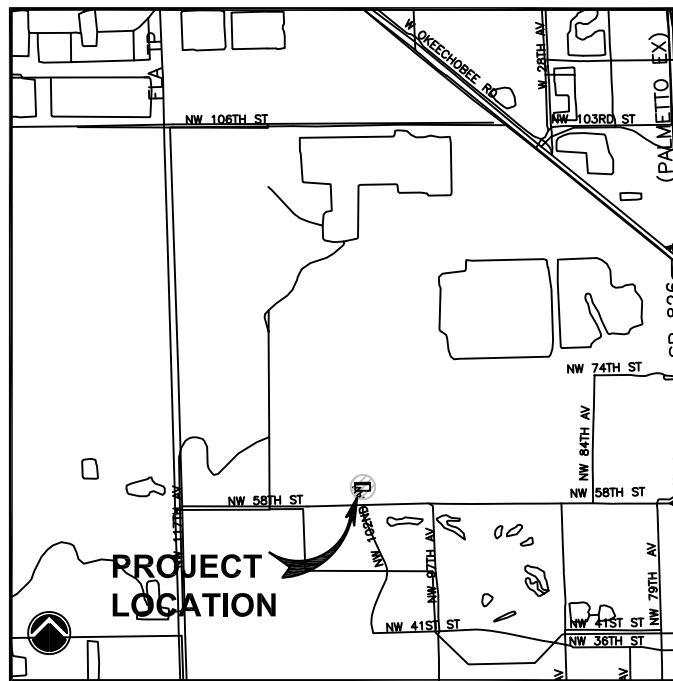
OWNER: GALILEAX, LLC

6010 NW 102nd AVENUE, DORAL, FL. 33178

FOLIO No.: 35-3017-022-0020

MAY, 2017

EXHIBIT "A"



LOCATION MAP

A PORTION OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = N.T.S.

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CABRERA CONSULTING SERVICES
Land Planning-Surveying-Mapping

10412 SW 23 TERRACE, MIAMI, FLORIDA 33165
PHONE:(305) 389 8321

Job #: 170117

Date: MAY/2017

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 1 of 4

SURVEYORS NOTES AND CERTIFICATE

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 S01°42'43"E, ALONG THE CENTERLINE OF SW 58th STREET ALSO KNOWN AS THE SOUTH LINE OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
3. 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.
4. 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.
5. ONE SHEET IS NOT VALID WITHOUT OTHERS OR IF THE SET IS INCOMPLETE.
6. THE VERTICAL CLEARANCE OF THIS EASEMENT IS 25.0 FEET.
7. THIS EASEMENT IS A CLOSED GEOMETRIC FIGURE.

RAFAEL R. CABRERA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. L.S.-5665
STATE OF FLORIDA.

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EASEMENT LEGAL DESCRIPTION

EXHIBIT "A"

The North 62 feet of Tract "A", of "Carlos and Carlos Industrial Park", according to the Plat thereof as recorded in Plat Book 163, at page 99 of the Public Records of Miami-Dade County, Florida,

All of the above land situated, being and lying in Miami-Dade County, Florida, and containing 38,635.85 Square Feet and/or 0.89 acres Acres more or less.

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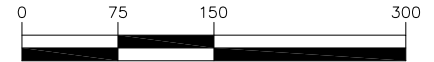
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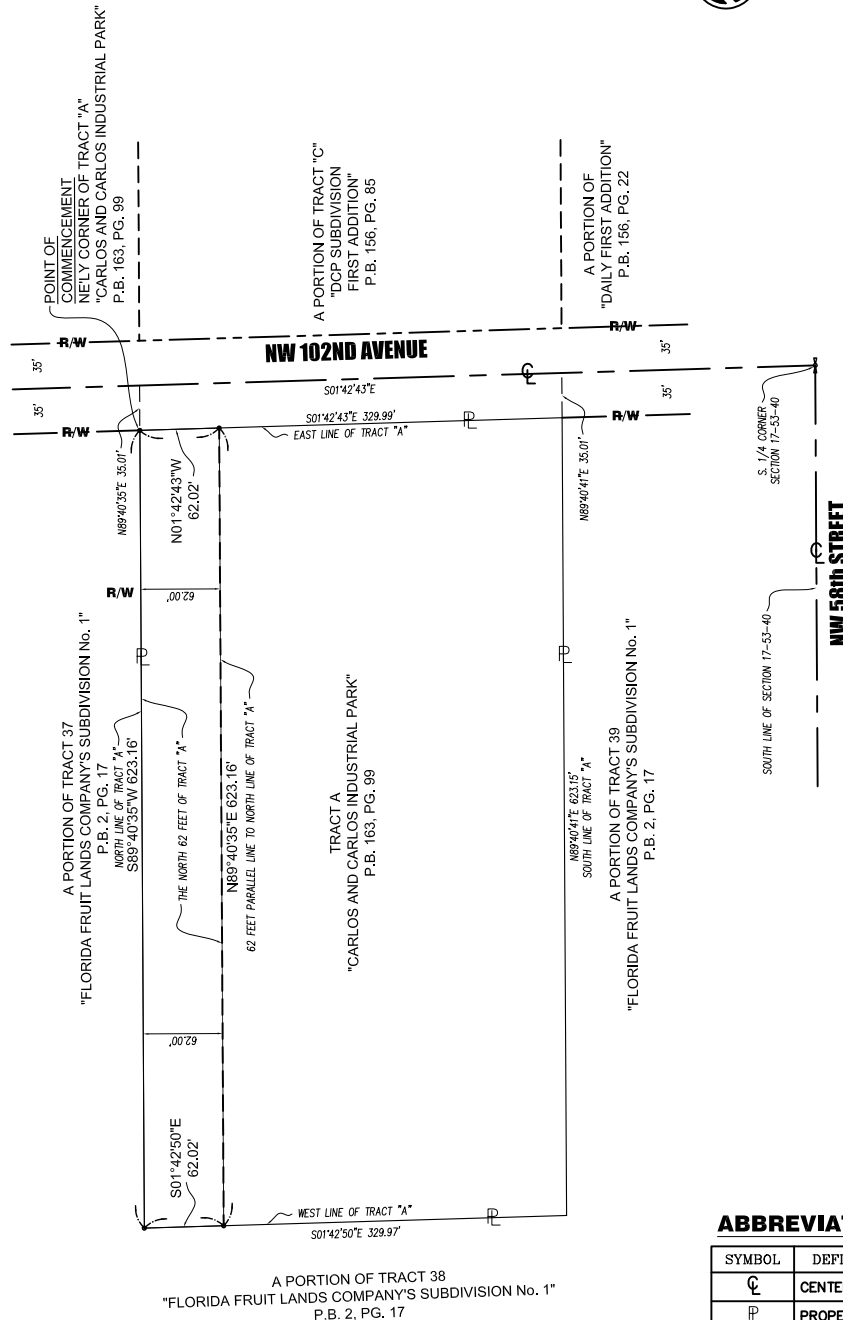
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.



ABBREVIATIONS

SYMBOL	DEFINITION	SYMBOL	DEFINITION
	CENTERLINE	P.O.B.	POINT OF BEGINNING
	PROPERTY LINE	P.O.T.	POINT OF TERMINATION
P.B. - PG.	PLAT BOOK - PAGE	R/W	RIGHT-OF-WAY

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