

**EXHIBIT "A"**  
**NEW DRIVEWAY ACCESS**  
**(ONE WAY OUT ONLY)**

**LEGAL DESCRIPTION:**

LYING OVER AND ACROSS A PORTION OF FORMER F.E.C. R.R. (NOW MIAMI-DADE COUNTY, METRORAIL SOUTH CORRIDOR), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF RIVIERA DRIVE AND THE FORMER F.E.C. R.R. NORTHERLY RIGHT OF WAY LINE; AS SHOWN ON SAID PLAT BOOK 124, PAGE 7; THENCE RUN S89°49'26"E ALONG SAID F.E.C. R.R. NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 553.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°49'26"E ALONG PREVIOUSLY DESCRIBED LINE FOR A DISTANCE OF 15.00 FEET; THENCE RUN S0°10'34"W FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID FORMER F.E.C. R.R. AS SHOWN ON SAID PLAT BOOK 124, PAGE 7; THENCE RUN N89°49'26"W ALONG PREVIOUSLY DESCRIBED LINE FOR A DISTANCE OF 34.00 FEET; THENCE DEPARTING SAID F.E.C. R.R. SOUTHERLY RIGHT OF WAY LINE, N0°10'34"E FOR A DISTANCE OF 36.04 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 36.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°13'36", AN ARC DISTANCE OF 26.53 FEET TO A POINT ON A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 37.27 FEET; THENCE RUN NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°48'38", A CHORD DISTANCE OF 27.81 FEET THROUGH A CHORD BEARING OF N20°29'51"E, AN ARC DISTANCE OF 28.50 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N0°10'34"E FOR A DISTANCE OF 13.69 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LANDS CONTAINING 2649.2 SQUARE FEET MORE OR LESS.

3097A - Coral Gables Fire Station & Trolley Building - Link Construction(Survey.dwg)18003097A Driveway Sketch and Legals.dwg\APPARATUS DRIVEWAY LEGAL By: MCARDO



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**LEGAL DESCRIPTION**  
 FOR  
 INTERLOCAL AGREEMENT  
 BETWEEN  
 THE CITY OF CORAL GABLES AND  
 MIAMI-DADE COUNTY TRANSIT  
 DEPARTMENT (MDT) METRORAIL  
 PLAT BOOK 57 PAGE 13  
 MIAMI-DADE  
 COUNTY  
 FLORIDA

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<b>NEW DRIVEWAY</b>			
SCALE: AS SHOWN	DATE: 05/17/2019	DRAWN BY: MC	CHECKED BY: ZCPDA
PROJECT NUMBER: 18003097A		DRAWING NAME: 18003097A DRIVEWAY SKETCH AND LEGALS	
<b>SHEET TITLE</b>			
<b>EXHIBIT "A"</b>			
<b>SHEET NUMBER</b>			
1 of 3			

**EXHIBIT "A"**  
(CONTINUED)

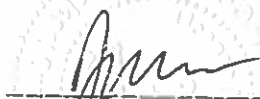
**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
  2. THIS DESCRIPTION AND SKETCH ARE NOT VALID ONE WITHOUT THE OTHER.
- BEARINGS ARE BASED ON AN ASSUMED SYSTEM.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER OUR DIRECTION ON MAY 21, 2019. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

MASER CONSULTING P.A.



JOHN A. LIPTAK  
PROFESSIONAL SURVEYOR AND MAPPER #5664  
STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

3097A - Coral Gables Fire Station & Trolley Building - Link Construction\Survey\dwg\18003097A Driveway Sketch and Legals.dwg\APPARATUS DRIVEWAY LEGAL (2) By: MCARDO



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PLAT BOOK 57 PAGE 13  
MIAMI-DADE  
COUNTY  
FLORIDA



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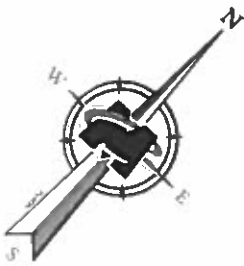
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PROJECT NUMBER: 18003097A		DRAWING NAME: 18003097A DRIVEWAY SKETCH AND LEGALS	

SHEET TITLE  
**EXHIBIT "A"**

SHEET NUMBER  
2 of 3

**EXHIBIT "A"**  
(CONTINUED)



SCALE: 1" = 30'

**PONCE DE LEON BOULEVARD**

S 89°49'26" E

50.0'

POINT OF COMMENCEMENT

S 89°49'26" E 15.00'

POB

S 89°49'26" E  
553.19'

FORMER F.E.C. R.R.  
NORTHERLY R/W LINE

N 0°10'34" E 13.69'  
R=37.27'  
L=28.50'  
Δ=43°48'38"

R=36.00'  
L=26.53'  
Δ=42°13'36"

RIVIERA DRIVE

FORMER F.E.C. R.R.  
(NOW MIAMI-DADE COUNTY METRORAIL SOUTH CORRIDOR)  
P.B. 124 PG. 7

MIAMI-DADE COUNTY METRORAIL SOUTH CORRIDOR  
P.B. 124, PG. 7

NEW DRIVEWAY ACCESS

S 0°10'34" W 100.00'

100.0'

**ABBREVIATIONS:**

- CL = CENTER LINE
- PB. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- R = RADIUS
- L = LENGTH
- Δ = CENTRAL ANGLE
- R/W = RIGHT OF WAY
- F.E.C. = FLORIDA EAST COAST
- R.R. = RAILROAD

FORMER F.E.C. R.R.  
SOUTHERLY R/W LINE

N 89°49'26" W  
34.00'

LOT 6

LOT 7

LOT 8

RESUBDIVISION OF A PORTION OF BLOCK 36A  
REVISED PLAT OF CORAL GABLES/ RIVIERA SECTION PART 2  
PLAT BOOK 57 PAGE 13



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