

EXHIBIT "A"
NEW DRIVEWAY ACCESS

LEGAL DESCRIPTION:

AN ACCESS FOR DRIVEWAY 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 857.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°49'26"E ALONG PREVIOUSLY DESCRIBED LINE FOR A DISTANCE OF 16.00 FEET; THENCE RUN S00°00'22"E FOR A DISTANCE OF 20.01 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 14.86 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°54'48", A CHORD DISTANCE OF 9.16 FEET THROUGH A CHORD BEARING OF S17°30'00"E, AN ARC DISTANCE OF 9.32 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 16.84; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'31", A CHORD DISTANCE OF 10.26 FEET THROUGH A CHORD BEARING OF S17°43'39"E, AN ARC DISTANCE OF 10.42 FEET TO A POINT OF TANGENCY; THENCE RUN S00°00'07"W FOR A DISTANCE OF 61.50 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 37.01 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 17.50 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°13'35", A CHORD DISTANCE OF 23.01 FEET THROUGH A CHORD BEARING OF N41°06'55"E, AN ARC DISTANCE OF 25.11 FEET TO A POINT OF TANGENCY; THENCE RUN N00°00'07"E FOR A DISTANCE OF 82.62 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LANDS CONTAINING 2080 SQUARE FEET MORE OR LESS.

3077A - Coral Gables Fire Station & Trolley Building - Link Construction\Survey\dwg\18003097A Driveway Sketch and Legal-RL.dwg\PROPOSED EAST DRIVEWAY LEGAL By: JFINO



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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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8750 NW 64th Street
Miami, FL 33166
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Fax: 305.997.9701

NEW DRIVEWAY ACCESS

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	10/28/2019	JP	MC
PROJECT NUMBER	DRAWING NAME		
18003097A	DRIVWAY LEGAL SKETCH AND LEGAL S.I.		

SHEET TITLE	
EXHIBIT "A"	
SHEET NUMBER	
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.
3. 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 OCTOBER 28TH, 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.

209774 - Coral Gables Fire Station & Trolley Building - Unit Construction/Survey/Map/180030974 Driveway Sketch and Legal-B.R.L.dwg/PROPOSED EAST DRIVEWAY NOTES By: JIRINO




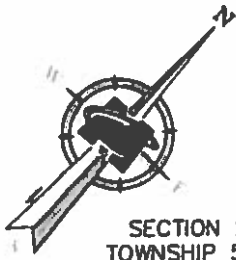
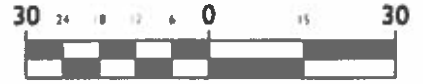
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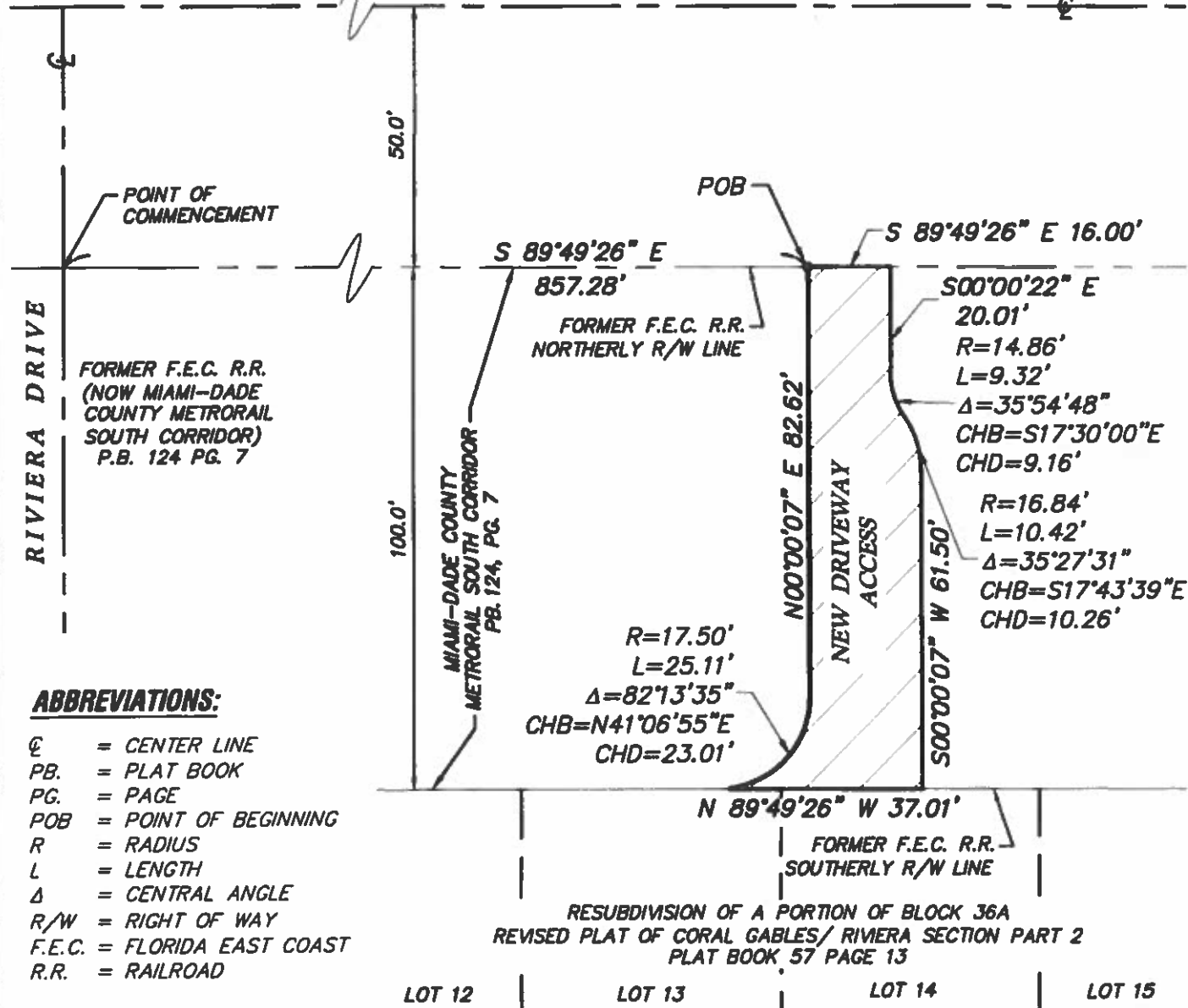


SECTION 20
TOWNSHIP 54 S
RANGE 41 E



SCALE: 1" = 30'

PONCE DE LEON BOULEVARD



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

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

LOT 12 | LOT 13 | LOT 14 | LOT 15



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1800397A		1800397A DRIVEWAY SKETCH AND LEGAL	
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3 of 3			

3097A - Coral Gables Fire Station & Trolley Building - Link Construction/Survey/Design/1800397A Driveway Sketch and Legal-FL.dwg/PROPOSED EAST DRIVEWAY SKETCH By: JFINO