

EXHIBIT "B"
EXISTING ACCESS DRIVEWAY
SEWER LINE ACCESS

LEGAL DESCRIPTION:
EXISTING DRIVEWAY ACCESS

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 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 1020.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°49'26"E ALONG PREVIOUSLY DESCRIBED LINE FOR A DISTANCE OF 15.57 FEET; THENCE RUN S0°44'37"W FOR A DISTANCE OF 88.94 FEET; TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40.73 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°48'57", AN ARC DISTANCE OF 11.24 FEET; A CHORD DISTANCE OF 11.21 FEET THROUGH A CHORD BEARING OF S09°13'30"W TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FORMER F.E.C. R.R. AS SHOWN ON SAID PLAT BOOK 124, PAGE 7, THENCE RUN S89°49'26"E ALONG PREVIOUSLY DESCRIBED LINE FOR A DISTANCE OF 16.69 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 19.07 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°20'43", AN ARC DISTANCE OF 11.77 FEET, A CHORD DISTANCE OF 11.58 FEET THROUGH A CHORD BEARING OF N14°34'59"E TO A POINT; THENCE RUN N0°44'37"E FOR A DISTANCE OF 88.79 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LANDS CONTAINING 1560.3 SQUARE FEET MORE OR LESS.

LEGAL DESCRIPTION:
EXISTING SEWER LINE ACCESS

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 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 1020.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°49'26"E ALONG PREVIOUSLY DESCRIBED LINE FOR A DISTANCE OF 7.12 FEET; THENCE RUN S0°10'34"W FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FORMER F.E.C. R.R. AS SHOWN ON SAID PLAT BOOK 124, PAGE 7, THENCE RUN S89°49'26"W ALONG PREVIOUSLY DESCRIBED LINE FOR A DISTANCE OF 10.88 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 19.07 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°20'43", AN ARC DISTANCE OF 11.77 FEET, A CHORD DISTANCE OF 11.58 FEET THROUGH A CHORD BEARING OF N14°34'59"E TO A POINT; THENCE RUN N0°44'37"E FOR A DISTANCE OF 88.79 FEET TO THE POINT OF BEGINNING.

1097A - Coral Gables Fire Station & Trolley Building - Link Construction Survey \dwg\18003097A Driveway Sketch and Legals.dwg EXISTING 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

811
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EXISTING DRIVEWAY & SEWER LINE			
SCALE: AS SHOWN	DATE: 05/17/2019	DRAWN BY: MC	CHECKED BY: ZCPDA
PROJECT NUMBER: 18003097A		DRAWING NAME: 18003097A DRIVEWAY SKETCH AND LEGALS	
SHEET TITLE: EXHIBIT "B"			
SHEET NUMBER: 1 of 4			

EXHIBIT "B"
EXISTING ACCESS DRIVEWAY
SEWER LINE ACCESS
(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 ConstructionSurvey.dwg | 18003097A Driveway Sketch and Legals.dwg | EXISTING DRIVEWAY LEGAL (2) By: MCARDON



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LEGAL DESCRIPTION
 FOR
 INTERLOCAL AGREEMENT
 BETWEEN
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 MIAMI-DADE COUNTY TRANSIT
 DEPARTMENT (MDT) METRORAIL
 PLAT BOOK 57 PAGE 13
 MIAMI-DADE
 COUNTY
 FLORIDA

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SCALE AS SHOWN	DATE 05/17/2019	DRAWN BY MC	CHECKED BY ZCPDA
PROJECT NUMBER 18003097A		DRAWING NAME 18003097A DRIVEWAY SKETCH AND LEGALS	
SHEET TITLE EXHIBIT "B"			
SHEET NUMBER 2 of 4			

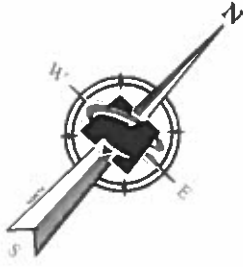
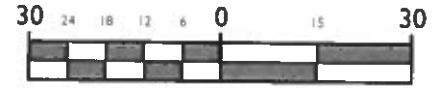
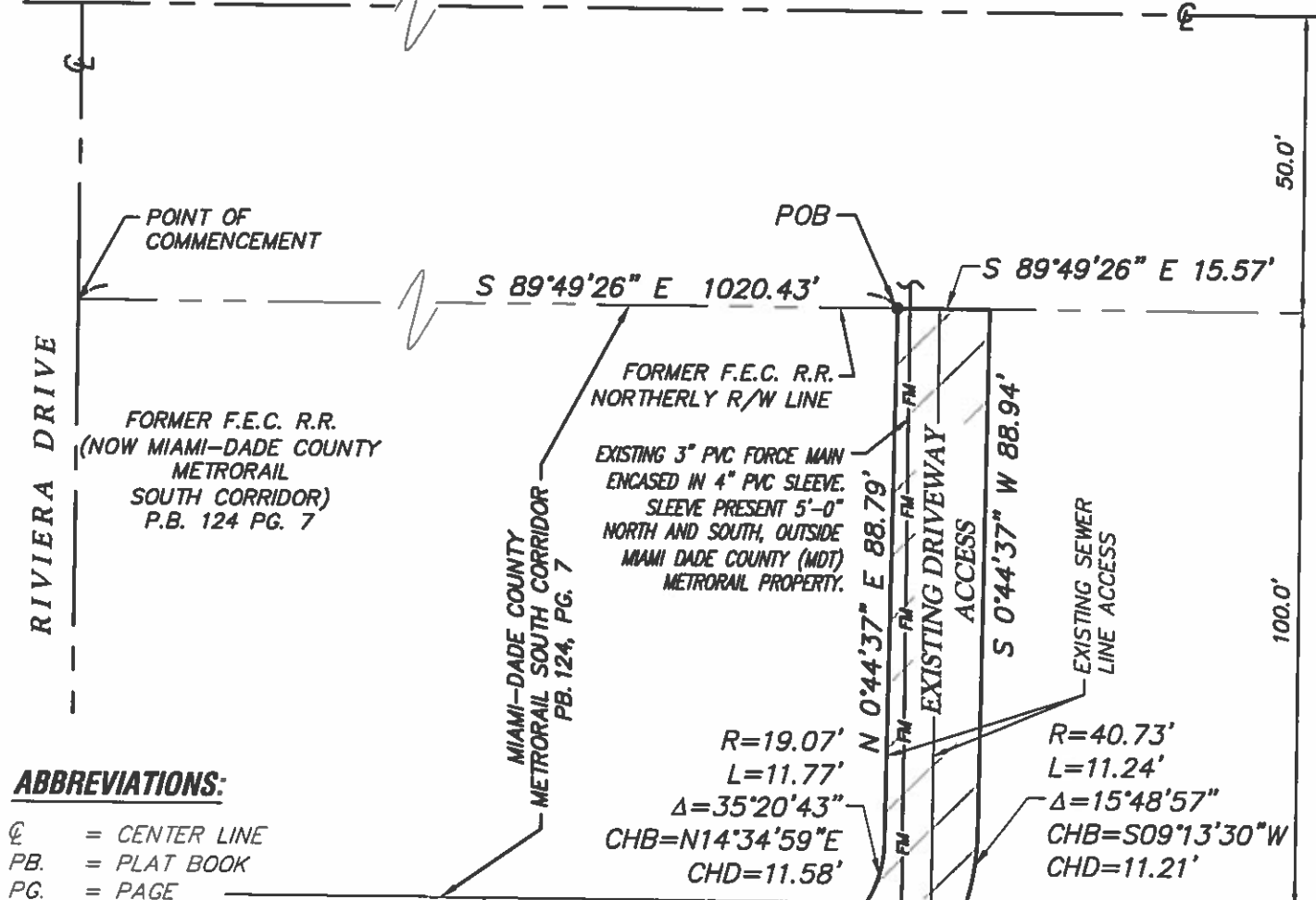


EXHIBIT "B"
EXISTING ACCESS DRIVEWAY
(CONTINUED)



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 15

LOT 16

LOT 17

LOT 18



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SKETCH TO ACOMPANY LEGAL DESCRIPTION FOR INTERLOCAL AGREEMENT BETWEEN THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY TRANSIT DEPARTMENT (MDT) METRO RAIL PLAT BOOK 57 PAGE 13 MIAMI-DADE COUNTY FLORIDA

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EXISTING DRIVEWAY			
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PROJECT NUMBER 18003097A	DRAWING NAME: 18003097A DRIVEWAY SKETCH AND LEGALS		
SHEET TITLE: EXHIBIT "B"			
SHEET NUMBER: 3 of 4			

3097A - Coral Gables Fire Station & Trolley Building - Link Construction/Surveying/18003097A Driveway Sketch and Legals.dwg/EXISTING DRIVEWAY By: MCARDO

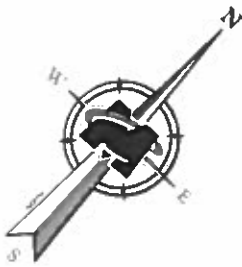
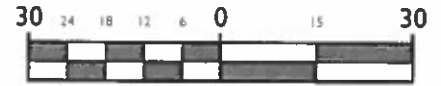
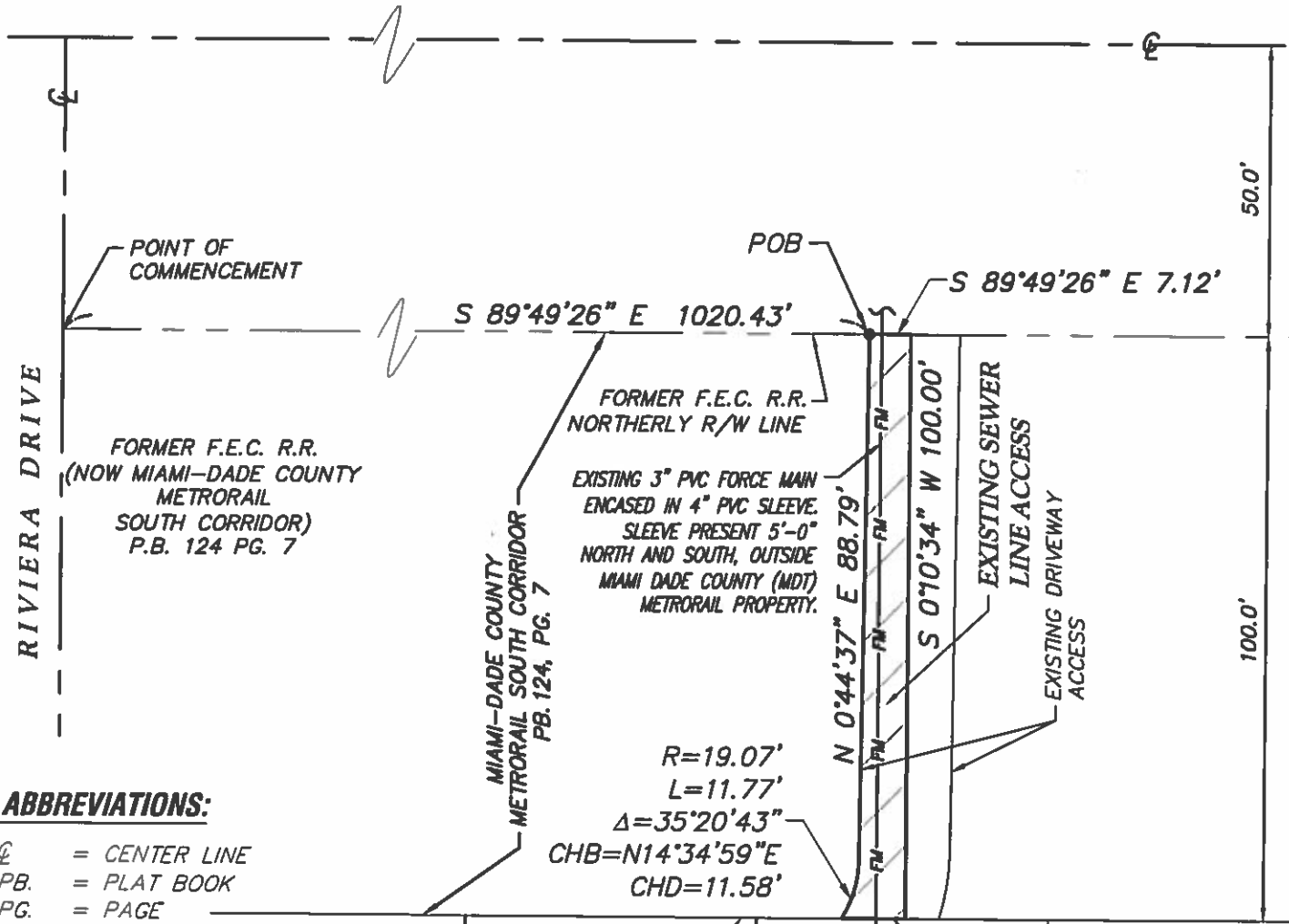


EXHIBIT "B"
SEWER LINE ACCESS
(CONTINUED)



SCALE : 1" = 30'



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

RESUBDIVISION OF A PORTION OF BLOCK 36A
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PLAT BOOK 57 PAGE 13

LOT 15

LOT 16

LOT 17

LOT 18

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SHEET TITLE EXHIBIT "B"			
SHEET NUMBER 4 of 4			

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