

Miami River SAP
Exhibit A: Legal Description of Properties

PARCEL I:

Commencing at the North corner of Lot 2, Block 38 South in the City of Miami, Florida, according to the Plat thereof recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida; running thence East along the South line of Southwest Fifth Street in said City produced East to its intersection with the low water line of the Miami River, running thence Southeasterly in sandering the low water line of said River to the point where the East line of Lot 13 of said Block 38 South produced North intersects with said low water line, running thence South to the East corner of Lot 1 of said Block 38 South, running thence Northwesterly along the lot lines of said Lots 1 and 2 of said Block 38 South to the point or place of beginning, also submerged land lying between the above described property and the channel of the Miami River.

AND

Lots 1, 2, 3, 4, 5 and 6, in the North portion of Block 38 South, City of Miami, County of Miami-Dade, State of Florida, according to the Plat thereof recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida.

PARCEL II:

Parcel 1:

Lots 12, 13, 14 and 15, in Block 38 South, of Map of Miami Dade Co., Fla., according to the Plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida.

LESS-OUT LEGAL DESCRIPTION:

That part of Lot 15, Block 38 South, of Map of Miami Dade County, Fla., according to the Plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida, in Section 38, Township 54 South, Range 41 East.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of Lot 12, Block 38 South, of said Map of Miami Dade County, Florida; thence along the South boundary of said Lot 12 and along the South boundary of Lots 13, 14 and 15 of said Block 38 South, also being the Northerly right of way line of S.W. 6th Street North 87°51'41" East for 188.15 feet to the Point of Beginning; thence North 02°15'42" West for 76.98 feet; thence South 87°44'18" West for 13.34 feet; thence North 02°15'42" West for 40.40 feet to the Northerly boundary of said Lot 15; thence along said Northerly boundary South 68°39'25" East for 78.78 feet to a point on a line lying 25 feet West of and parallel with the City of Miami monument line for S.W. 2nd Avenue, also being the Westerly right of way line of S.W. 2nd Avenue; thence along said line South 02°16'39" East for 6.82 feet; thence continuing along said line South 02°15'42" East for 79.84 feet to a point on the aforesaid South boundary of said Lot 15; thence along said boundary, also being the Northerly right of way line of S.W. 6th Street, South 87°51'41" West for 57.02 feet to the Point of Beginning.

AND

That part of a parcel of land being a portion of Section 38, Township 54 South, Range 41 East, Miami-Dade County, Florida.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of Lot 12, Block 38 South, of Map of Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida; thence along the South boundary of said Lot 12 and along the South boundary of Lots 13, 14, and 15 of said Block 38 South, also being the Northerly right of way line of S.W. 6th Street, North 87°51'41" East for 188.15 feet; thence North 02°15'42" West for 76.98 feet; thence South 87°44'18" West for 13.34 feet; thence continue North 02°15'42" West for 40.40 feet to the Northerly boundary of said Lot 15 and the Point of Beginning; thence North 02°15'42" West for 38.29 feet; thence North 87°49'38" East for 26.61 feet; thence South 02°19'28" East for 44.96 feet; thence North 87°50'00" East for 43.81 feet to a point on a line lying 25.0 feet West of and parallel with the City of Miami monument line for S.W. 2nd Avenue; thence along said line, South 02°15'29" East for 23.86 feet to a point of the aforesaid Northerly boundary of Lot 15; thence along said Northerly boundary North 68°39'25" West for 76.78 feet to the Point of Beginning.

Parcel 2:

A portion of South River Drive, of Map of Miami, Dade Co., Fla., according to the Plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida, being vacated by ordinance 688 from November 15, 1926, being more particularly described as follows:

Commence at the Southwest corner of Lot 12, Block 38 South, of Map of Miami, Dade Co., Florida; thence North 87°51'41" East along the South boundary of said Lot 12 and along the South boundary of Lots 13, 14 and 15 of said Block 38 South, also being the Northerly right of way line of S.W. 6th Street, North 87°51'41" East for 188.15 feet; thence North 02°15'42" West for 76.98 feet; thence South 87°44'19" West for 13.34 feet; thence North 02°15'42" West 40.40 feet to a point on the Northerly boundary of said Lot 15 and the Point of Beginning; thence continue North 02°15'42" West for 45 feet, more or less, to a point on the North line of said South River Drive; thence meander Northwesterly along said North line for 108 feet, more or less, to a point on the Northerly extension of the East line of Lot 13, of said Block 38 South; thence South 02°02'03" East along said Northerly extension of Lot 13, for 89 feet to the East corner of Lot 1, also being the Northeast corner of Lot 13; thence South 68°39'27" East along the North line of Lots 14 and 15 for 158.36 feet to the Point of Beginning.

Parcel 3:

Lots 8, 9, 10 and 11, in Block 38, of City of Miami South, according to the Map of Miami Dade County, Florida, recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida.

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PARCEL III:

Parcel 1:

Lot 7, Block 38 South, CITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Lots 8, 9 and 10, Block 40 South, CITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida.

LESS:

That portion of Lot 10, Block 40 S of "A. L. KNOWLTON MAP OF MIAMI", according to the Plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida, bounded by the North line of said Lot 10, said line also being the South right-of-way line of S.W. 6th Street and by the West line of said Lot 10, said line also being the East right-of-way line of S.W. 3rd Avenue and by an arc concave to the Southeast and tangent to the last described two lines.

PARCEL IV:

Lots 4 and 5, Block 40 South, CITY OF MIAMI, according to the Plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida.

AND

Commencing at the Northwestern corner of Lot 3, Block 40S, A. L. KNOWLTON MAP OF MIAMI, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida, thence run Southwardly along the Westerly line of said Lot 3, for a distance of nine and ninety-seven hundredths (9.97) feet to a point, said point being the Point of Beginning of the hereinafter described parcel of land; thence continue Southwardly along the Westerly line of said Lot 3, for a distance of sixty-five and one hundredth (65.01) feet to a point, said point being seventy-five (75) feet, more or less, Northerly of the Southwesterly corner of said Lot 3; thence deflecting to the left 90°05'05" run along a line seventy-five (75.00) feet, more or less, Northerly of and parallel with the Southerly line of said Lot 3, for a distance of thirty-five and fifty-eight hundredths (35.58) feet to a point; thence deflecting to the left 111°26'45" run Northwestwardly for a distance of forty-six and fifty-nine hundredths (46.59) feet to a point of curve; thence run Northwestwardly along the arc of a curve to the left having a radius of fifty (50.00) feet and a central angle of 31°32'21" for a distance of twenty-seven and fifty-two hundredths (27.52) feet to the point of intersection with the Westerly line of said Lot 3, said point being the Point of Beginning.

LESS:

Commencing at the Northwestern corner of Lot 4, Block 40S, A. L. KNOWLTON MAP OF MIAMI, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida, thence run Eastwardly along the Northerly line of said Lot 4, for a distance of twenty-two and eight hundredths (22.08) feet to a point of curve, said point of curve being the Point of Beginning; thence run Southeastwardly along the arc of a curve to the right having a radius of fifty (50.00) feet and a central angle of 36°49'09" for a distance of thirty-two and thirteen hundredths (32.13) feet to a point of intersection with the Easterly line of said Lot 4; thence run Northwardly along the Easterly line of said Lot 4, for a distance of nine and ninety-seven hundredths (9.97) feet to the Northeastly corner of said Lot 4; thence deflecting to the left 49°53'08" run Westwardly along the Northerly line of said Lot 4, for a distance of Twenty-seven and ninety-five hundredths (27.95) feet to the Point of Beginning.

ALSO KNOWN AS:

Commencing at the Northwestern corner of Lot 3, Block 40S, A. L. KNOWLTON MAP OF MIAMI, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida, thence run Southwardly along the Westerly line of said Lot 3, for a distance of nine and ninety-seven hundredths (9.97) feet to a point, said point being the Point of Beginning of the hereinafter described parcel of land; thence continue Southwardly along the Westerly line of said Lot 3, for a distance of sixty-five and one hundredth (65.01) feet to a point, said point being seventy-five (75.00) feet, more or less, Northerly of the Southwesterly corner of said Lot 3; thence deflecting to the left 90 degrees 06'05" run along a line seventy-five (75.00) feet, more or less, Northerly of and parallel with the Southerly line of said Lot 3, for a distance of thirty-five and fifty-eight hundredths (35.58) feet to a point; thence deflecting to the left 111 degrees 26'45" run Northwestwardly for a distance of forty-six and fifty-nine hundredths (46.59) feet to a point of curve; thence run Northwestwardly along the arc of a curve to the left having a radius of fifty (50.00) feet and a central angle of 31 degrees 32'21" for a distance of twenty-seven and fifty-two hundredths (27.52) feet to the point of intersection with the Westerly line of said Lot 3, said point being the Point of Beginning. Part of Lots 3 and 4, more particularly described as follows:

Begin at the SW corner of Lot 4; thence run North 150 feet to a point; thence run East 22.08 feet to a point; thence run Southeasterly approximately 59.65 feet to a point; thence Southeasterly 46.59 feet to a point; thence Westerly 35.58 feet to a point; thence Southerly 75 feet; thence Westerly to the Point of Beginning; and ALL of Lot 5, in Block 40, City of Miami South, according to the Plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida.

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PARCEL V:

Lots 8, 9, 13, 14, 15, 16 and 17, in Block 40 South, CITY OF MIAMI, according to the plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida.

PARCEL VI:

Lot 18, in Block 40 South, of CITY OF MIAMI, according to the plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida.

AND

A portion of Lot 3, in Block 40 South, of CITY OF MIAMI, according to the plat thereof, as recorded in Plat Book "B", at Page 41, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Southwest corner of Lot 3 of said Block 40 South; thence run North along the West line of said Lot 3 for a distance of 75 feet to a point; thence run East parallel with the South line of said Lot 3 for 35 feet, more or less, to the back of a sidewalk as constructed; thence run Southeasterly on a line which makes a deflection to the right of 67 degrees 30 minutes with the last described course and approximately along the back of the sidewalk for 35 feet, more or less, to a point of curve; thence Southeasterly on the arc of said curve to the left, said curve having a radius of 68 feet and a central angle of 5 degrees 16 minutes 02 seconds and approximately along the back of said sidewalk for 6.25 feet to the East line of said Lot 3; thence run Southerly along the East line of Lot 3 for 37.27 feet to the Southeast corner of Lot 3; thence run Westerly along the South line of Lot 3 for 50.65 feet to the Point of Beginning.

PARCEL VII:

Lot 14 through 70, inclusive, of RIVERSIDE WATERFRONTS, according to the Plat thereof as recorded in Plat Book 25, Page(s) 72, of the Public Records of Miami-Dade County, Florida.

PARCEL VIII:

Parcel 1

The South 50 feet of the North 100 feet of Lots 11 and 12 in Block 40 South, MAP OF MIAMI, according to the plat thereof, as recorded in Plat Book "B" Page 41, of the Public Records of Miami-Dade County, Florida, less and except that portion conveyed to the State of Florida in Official Records Book 11951 Page 3087.

Parcel 2

The North 50 feet of Lots 11 and 12, in Block 40 South, MAP OF MIAMI, according to the plat thereof, as recorded in Plat Book "B" Page 41, of the Public Records of Miami-Dade County, Florida.

Parcel 3

The South 50 feet of Lots 11 and 12, in Block 40 South, MAP OF MIAMI, according to the plat thereof, as recorded in Plat Book "B" Page 41, of the Public Records of Miami-Dade County, Florida;

Less and except therefrom the following parcel conveyed to the State of Florida for road right-of-way, as described in that Deed recorded in Book 11951, Page 3087, and further described as: Begin at the S.W. corner of said Lot 11; thence run N.87°50'25"E along the Southerly boundary of said Lot 11, for a distance of 24.96 feet to the Point of Beginning of a circular curve concave to the Northeast and having for its elements a radius of 25.00 feet and a tangent bearing of S.87°30'25"W; thence run Southwestery, Westerly and Northwestery along the arc of said circular curve to the right, through a central angle of 89°54'21" for a distance of 39.23 feet to the point of tangency and a point on the Westerly boundary of said Lot 11; thence run S.02°15'14"E along said Westerly boundary for a distance of 24.96 feet to the Point of Beginning.

All of said lands situate, lying and being in Miami-Dade County, Florida.