



Agenda Cover Memo

26-108

Meeting: City Council - Jun 24 2026

Department Public Works	Sponsored By City Manager
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Agenda Item Title

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO TAKE ANY AND ALL STEPS NECESSARY TO ACCEPT THE CONVEYANCE OF THE RIGHTS-OF-WAY LOCATED IN THE LESLIE ESTATES HOMEOWNERS' ASSOCIATION No. 2, INC., MORE PARTICULARLY DESCRIBED ON THE DEED ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR THE ADOPTION OF REPRESENTATION; PROVIDING FOR AN EFFECTIVE DATE.

Strategic Pillar

STRATEGIC PILLAR II: COMMUNITY APPEARANCE

Objectives

- CA-4 Revitalize the Old and Shape the New
- CA-5 Maintain a Clean, Attractive, Safe, Proud Community

STRATEGIC PILLAR III: HOUSING

- H-3 Enhance Neighborhoods

STRATEGIC PILLAR V: TRANSPORTATION & INFRASTRUCTURE

- TI-4 Improve Regional Activity

Staff Summary

[Background](#)

From the incorporation of the City, the City has received many complaints about the infrastructure (roads and drainage) been dilapidated and many potholes starting to appear on the roads due to the fact that no maintenance has been done since the roads were built. When the Public Works Department assessed the area, it found that it was a private community; Public Funds could not be used.

As the City continued to receive many complaints from the Leslie Estates Communities, the City decided that the only way of repairing the roads and drainage was to take them over from the community through a legal process. The City used CDBG funds (federal funds) to survey the common areas that would be the portion of the transfer for the infra-structure repairs, which were completed.

On June 1, 2026, the Board of Directors of the Leslie Estates Homeowners' Association, No.

2, Inc, executed a deed to convey to the City of Miami Gardens the right-of-ways as detailed in the attached surveys.

Current Situation

In order for the City to complete the needed infrastructure improvements in the Leslie Estates neighborhood, it is necessary to have the right-of-ways transferred from the Leslie Estates Homeowners' Association, No. 2, Inc., to the City. This item is to pass a resolution which is needed in order for the City to accept the road conveyance.

The next step after this transfer has been completed, is to design the project and start the bidding process to go into construction.

Fiscal Impact/Business Impact Statement

Recommended Action

It is recommended that the City Council approve the attached resolution authorizing the acceptance of the right-of-way within the Leslie Estates No. 2 as described in the attached surveys.

Attachments

[Resolution 2026 - Authorization to Accept Rights of Way Leslie Estate No.2](#)
[Exhibit A Transfer Deed with Survey and Exhibits](#)

1 RESOLUTION NO. 2026____
2
3

4 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
5 MIAMI GARDENS, AUTHORIZING THE CITY MANAGER AND
6 CITY ATTORNEY TO TAKE ANY AND ALL STEPS NECESSARY
7 TO ACCEPT THE CONVEYANCE OF THE RIGHTS-OF-WAY
8 LOCATED IN LESLIE ESTATES HOMEOWNERS' ASSOCIATION
9 NO. 2, INC, MORE PARTICULARLY DESCRIBED ON THE DEED
10 ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR THE
11 ADOPTION OF REPRESENTATION; PROVIDING FOR AN
12 EFFECTIVE DATE.
13

14 WHEREAS, since the incorporation of the City, the City has received many
15 complaints from the Leslie Estates Communities about the infra-structure (roads and
16 drainage) being dilapidated and many potholes starting to appear on the roads due to
17 the fact that no maintenance has been done since the roads were built, and

18 WHEREAS, in order for the City to complete the needed infrastructure
19 improvements in the Leslie Estates neighborhood, it is necessary to have the roads
20 transferred from the Leslie Estates Homeowners Association, No. 2, Inc., and

21 WHEREAS, on June 1, 2026, the Board of Directors of Leslie Estates
22 Homeowners Association, No. 2, Inc. executed a deed to convey to the City of Miami
23 Gardens the rights-of-way to the neighborhood's rights-of-way as detailed in the
24 attached deed and surveys, and

25 WHEREAS, a resolution is needed in order for the City to accept the road
26 conveyance, and

27 WHEREAS, upon completion to the transfer, the next step is to design the project
28 and start the bidding process to go into construction, and

29 WHEREAS, Staff recommends that the City Council approve the acceptance of the
30 Right- of- Ways within the Leslie Estates Homeowners Association, No. 2, Inc., as
31 described in the attached deed and surveys,

32 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
33 OF MIAMI GARDENS, FLORIDA AS FOLLOWS:

34 Section 1: ADOPTION OF REPRESENTATIONS: The foregoing Whereas
35 paragraphs are hereby ratified and confirmed as being true, and the same are hereby
36 made a specific part of this Resolution.

37 Section 2: AUTHORIZATION: The City Council of the City of Miami Gardens
38 hereby authorizes the City Manager and City Attorney to take any and all steps
39 necessary to accept the conveyance of the Right-of-Ways located in Leslie Estates
40 Homeowners Association, No. 2, Inc., attached hereto as Exhibit "A".

41 Section 3: EFFECTIVE DATE: This Resolution shall take effect immediately
42 upon its final passage.

43 (PASSED, ADOPTED, DEFERRED, WITHDRAWN OR FAILED) BY THE CITY
44 COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING ON
45 _____, 2026.

46
47
48 _____
49 RODNEY HARRIS, MAYOR
50
51

52 **ATTEST:**
53
54

55 _____
56 MARIO BATAILLE, CITY CLERK
57
58

59 PREPARED BY: SONJA KNIGHTON DICKENS, CITY ATTORNEY
60

61
62 SPONSORED BY: CAMERON D. BENSON, CITY MANAGER and
63 COUNCILWOMAN KATRINA WILSON
64

65 Moved by: _____

66

67 **VOTE:** _____

68

69 Mayor Rodney Harris _____ (Yes) _____ (No)

70 Vice Mayor Robert Stephens, III _____ (Yes) _____ (No)

71 Councilwoman Michelle Powell _____ (Yes) _____ (No)

72 Councilwoman Katrina Baskin _____ (Yes) _____ (No)

73 Councilwoman Linda Julien _____ (Yes) _____ (No)

74 Councilman Reggie Leon _____ (Yes) _____ (No)

75 Councilwoman Katrina Wilson _____ (Yes) _____ (No)

Instrument Prepared by and Return To:
Wynnora (Wendy) S. Wilson, Esq.
Legal Services of Greater Miami, Inc.
4343 W. Flagler Street, Suite 100
Miami, Florida 33134

After Recording Return to:
Sonja Dickens
City of Attorney, City of Miami Gardens
18605 NW 27 Ave, 1st Floor Suite 151,
Miami Gardens, FL 33056

Folio No.:

RIGHT OF WAY DEED

This Right of Way Deed made this 1st day of June 2026, **Leslie Estates Homeowners' Association No. 2, Inc.**, a Florida not for profit corporation, whose address is 19615 NW 31st Ave, Miami, Florida 33056 ("Grantor"), and the **City of Miami Gardens**, a Florida municipal corporation for the County of Miami Dade, whose address is 18605 NW 27 Ave, 1st Floor Suite 151, Miami Gardens, Florida 33056 ("Grantee").

WITNESSETH that the Grantor in consideration of the sum of ONE DOLLAR (\$1.00) and other good valuable consideration to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors in interest; for the purpose of a public highway and/or road and purposes incidental thereto, all right, title, interest, claim, or demand of the party of the first part, in and to the following described land, situate, lying and being in the County of Miami Dade and State of Florida, to wit:

See Attached **Exhibit "A"**, consisting of sixty-five (64) pages attached hereto and made a part hereto.

AND the Grantor does fully warrant the title to said property subject to the matters referred to above and will defend the same against the lawful claims of all persons whomsoever.

It is the intention of the Grantor to convey Grantee, and its successors in interest, the land herein described for use as a public right of way.

[Signatures and notarial acknowledgement on next page]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name by its President as of the date written above.

Signed, sealed and delivered

GRANTOR:

In the presence of:

**Leslie Estates Homeowners' Association
No 2., Inc.** A Florida not for profit
corporation

Kheyla Rivera
Print Name: Kheyla Rivera
Address: 4343 W. Flagler St. Ste. 100
Miami, FL 33134

By: Calvin Hayes
Name: CALVIN HAYES
Title: PRESIDENT

Wynona Wilson
Print Name: Wynona Wilson
Address: 4343 W. Flagler St. Ste 100
Miami, FL 33134

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of June, 2026 by Calvin Hayes, as President, on behalf of **Leslie Estates Homeowners' Association No 2., Inc.**, a Florida not for profit corporation. She/He is ☐ personally known to me ☐ or produces a Florida Driver's License No. H200-105-51-369-0

NOTARY SEAL / STAMP

Kheyla Rivera
Print Name: Kheyla Rivera
Notary Public, State of Florida
My Commission Expires

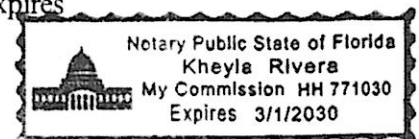


EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE ——— STORM ———
10. EXISTING CATCH BASIN

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN
SOLUTIONS,
ou=A01410D00000173C47742680002D43
1, cn=Fernando Fernandez
Date: 2021.02.01 20:02:10 -05'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765 – STATE OF FLORIDA
ffernandez@pds-eng.com

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS -1784
2871 NW 196th ST., MIAMI GARDENS, FL. 33056**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF LOT 8 BLOCK 27 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE S02°46'22"E ALONG THE WEST LINE OF SAID BLOCK 27 FOR A DISTANCE OF 8.82 FEET TO THE POINT OF BEGINNING; THENCE N87°13'37"E FOR A DISTANCE OF 10.00 FEET; THENCE S02°46'22"E FOR A DISTANCE OF 10.00 FEET; THENCE S87°13'37"W FOR A DISTANCE OF 10.00 FEET TO A POINT AT WEST LINE OF BLOCK 27; THENCE N02°46'22"W ALONG SAID WEST LINE OF BLOCK 27 FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 100.0 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
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PDS@PDS-ENG.COM
FLORIDA COA No. 27940
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SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1784
2871 NW 196th ST., MIAMI GARDENS, FL. 33056

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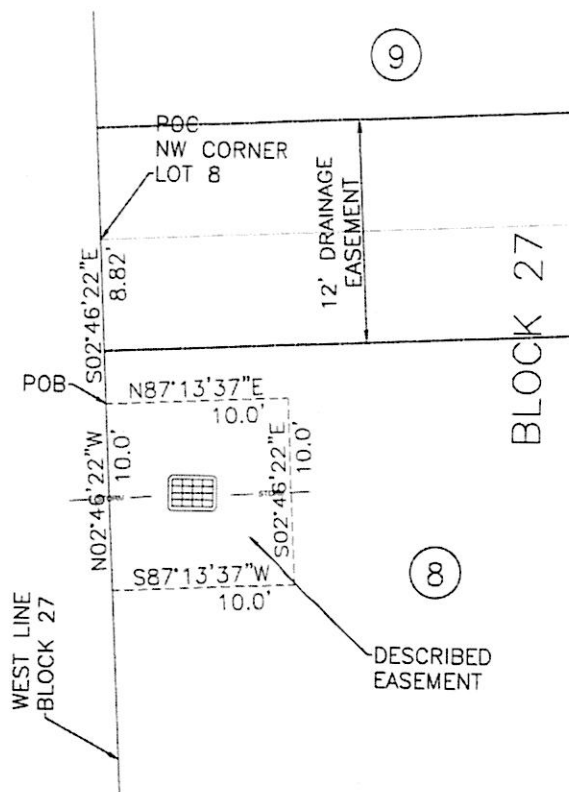
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(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10

NW 196th ST

TRACT "L"



PREMIERE DESIGN SOLUTIONS INC.
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SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
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9. EXISTING STORM DRAINAGE LINE ——— STORM ———
10. EXISTING CATCH BASIN 

SURVEYOR'S CERTIFICATE:

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**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
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ou=A01410D00000173C477426B0002D431,
cn=Fernando Fernandez
Date: 2021.02.01 20:04:17 -05'00'

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ffernandez@pds-eng.com

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SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS -1785
2871 NW 196th ST., MIAMI GARDENS, FL. 33056**

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COMMENCE AT NORTHEAST CORNER OF LO 1 BLOCK 28 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE S02°46'25"E ALONG THE EAST LINE OF SAID BLOCK 28 FOR A DISTANCE OF 64.66 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE 29.41 FEET ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THOUGHT A CENTRAL ANGLE OF 56°10'23" TO THE POINT OF BEGINNING; THENCE N27°00'23"W FOR A DISTANCE OF 16.73 FEET; THENCE S62°59'37"W FOR A DISTANCE OF 7.62 FEET; THENCE S27°00'23"W FOR A DISTANCE OF 16.73 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE NORTH, THE RADIAL BEARING TO SAID POINT BEARS S02°44'58"E; THENCE 17.72 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THOUGHT A CENTRAL ANGLE OF 33°51'04" TO THE POINT OF BEGINNING.
CONTAINING 216.0 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
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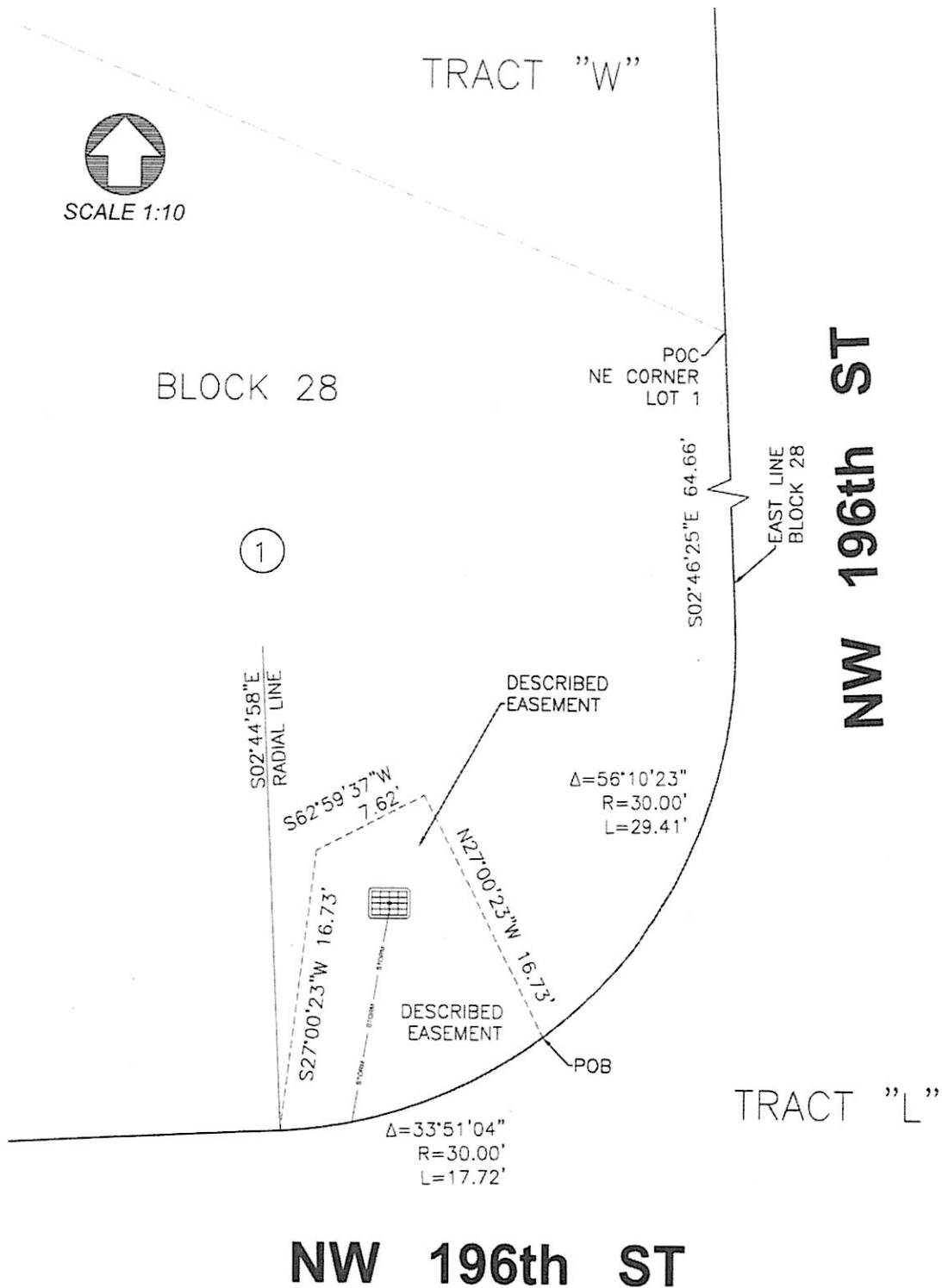
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SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1785
2871 NW 196th ST., MIAMI GARDENS, FL. 33056

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PROJECT No:
19210008

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3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
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3. ORB DENOTES OFFICIAL RECORD BOOK.
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6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE ——— STORM ———
10. EXISTING CATCH BASIN

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
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ou=A01410D00000173C477426B0002D431,
cn=Fernando Fernandez
Date: 2021.02.01 20:04:57 -05'00'

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**DRAINAGE EASEMENT CB SWS -1786
COMMON AREA**

Folio: 34-2104-018-1780

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EXHIBIT "A"
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A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF LOT 8 BLOCK 27 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE N02°46'22"W ALONG THE WEST LINE OF SAID LOT 28 FOR A DISTANCE OF 25.60 FEET; THENCE S87°13'34"W FOR A DISTANCE OF 36.22 FEET TO THE POINT OF BEGINNING; THENCE S86°19'22"W FOR A DISTANCE OF 16.13; THENCE N78°35'22"W FOR A DISTANCE OF 1.61 FEET; THENCE N57°10'06"W FOR A DISTANCE OF 13.47 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE SOUTH THE RADIAL LINE TO SAID CURVE BEARS N10°28'07"W FROM THE RADIUS POINT; THENCE 30.56 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.56 FEET THOUGH A CENTRAL ANGEL OF 46°27'05" TO THE POINT OF BEGINNING CONTAINING 133.0 SQUARED FEET MORE OR LESS.

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SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1786
COMMON AREA
Folio: 34-2104-018-1780

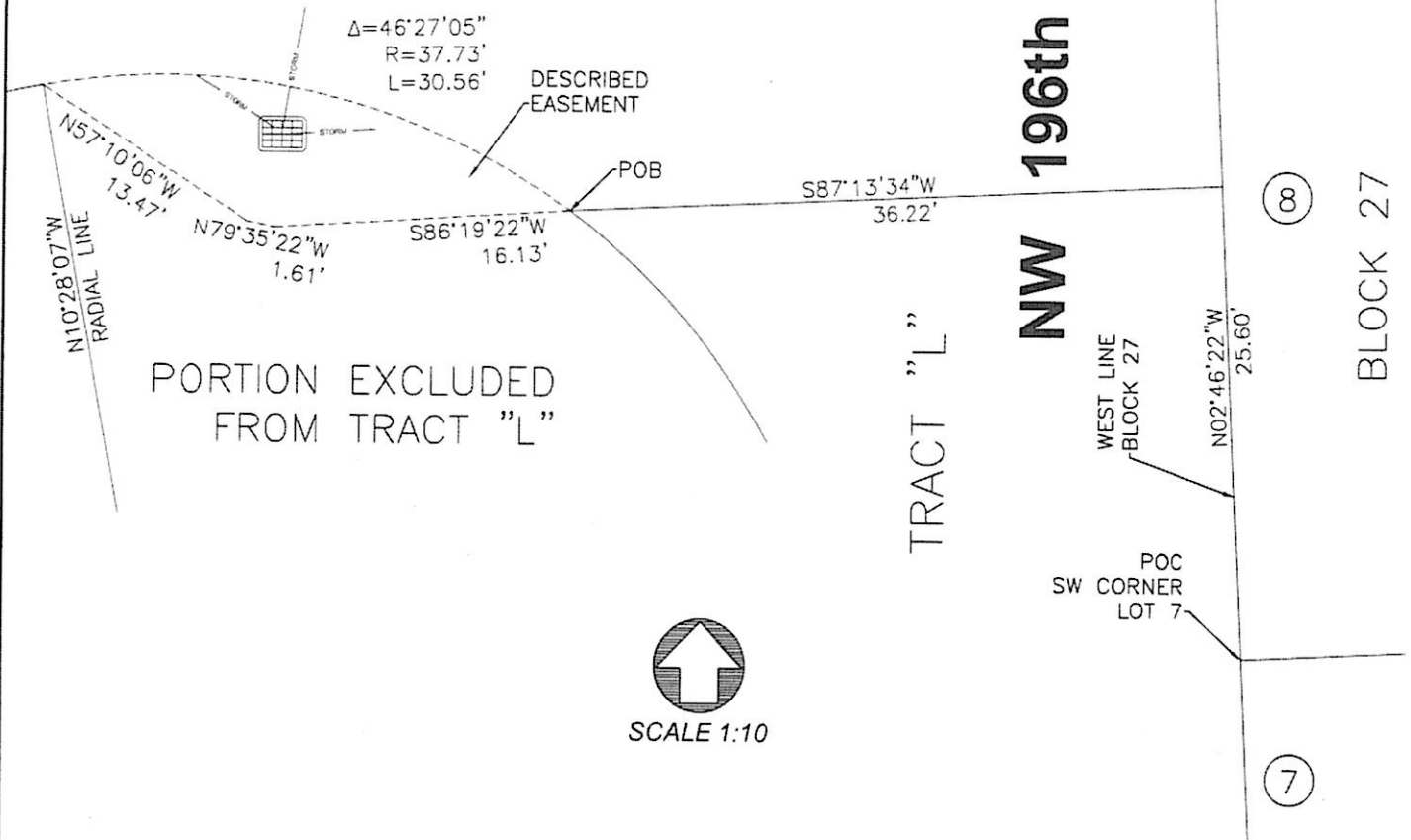
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EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)

NW 196th ST

NW 196th ST

BLOCK 27



PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
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FLORIDA COA No. 27940
LB 8017

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19210008

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01.05.2021

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SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1786
COMMON AREA

Folio: 34-2104-018-1780

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3. COMPLETION DATE: 07.06.2020.

LEGEND:

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10. EXISTING CATCH BASIN 

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**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN
SOLUTIONS,
ou=A01410D00000173C477426B0002D43
1, cn=Fernando Fernandez
Date: 2021.02.01 20:05:26 -05'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765 – STATE OF FLORIDA
ffernandez@pds-eng.com

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1789
19600 NW 29th AVE., MIAMI GARDENS, FL. 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF LOT 10 BLOCK 30 OF SAID "LESLIE ESTATES SECTION FOUR", SAID POINT BEING ALSO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, THE RADIAL LINE TO SAID POINT BEARS S62°15'02"E; THENCE 23.08 FEET ALONG THE ARC OF SAID NOT TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 114.00 FEET THOUGHT A CENTRAL ANGLE OF 11°35'56" TO THE POINT OF BEGINNING; THENCE N48°08'17"W FOR A DISTANCE OF 10.00 FEET; THENCE S41°51'43"W FOR A DISTANCE OF 10.00 FEET; THENCE S48°08'17"E FOR A DISTANCE OF 10.00 TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE NORTHWEST, THE RADIAL LINE TO SAID CURVE BEARS S45°37'27"E FROM THE RADIUS POINT; THENCE 10.00 FEET ALONG THE ARC OF SAID NOT TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 114.00 FEET THOUGHT A CENTRAL ANGLE OF 05°01'39" TO THE POINT OF BEGINNING. CONTAINING 100.0 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
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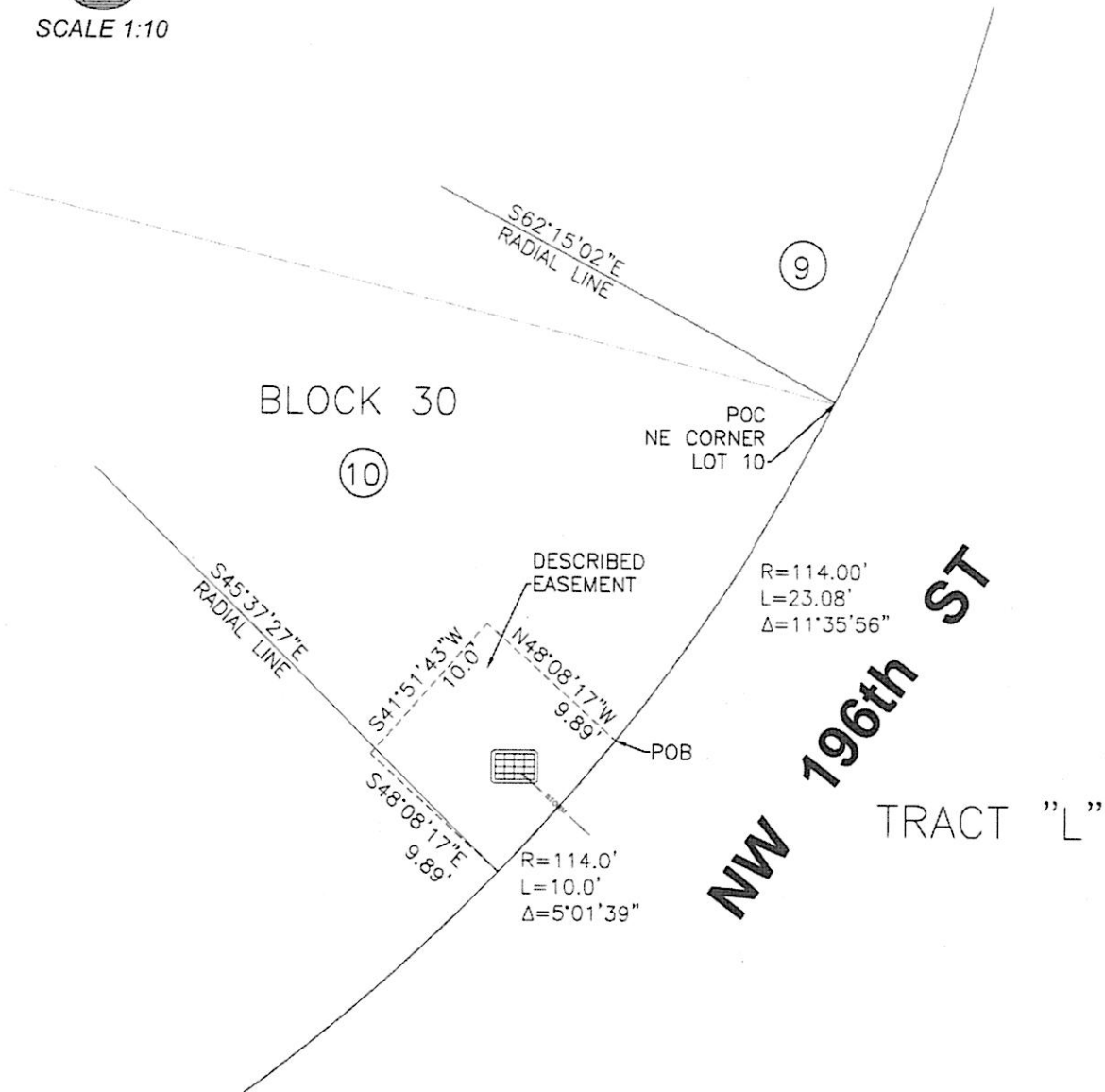
DRAINAGE EASEMENT CB SWS -1789
19600 NW 29th AVE., MIAMI GARDENS, FL. 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10



PREMIERE DESIGN SOLUTIONS INC.
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SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1789
19600 NW 29th AVE., MIAMI GARDENS, FL. 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE ——— STORM ———
10. EXISTING CATCH BASIN

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN
SOLUTIONS,
ou=A01410D00000173C477426B0002D43T
, cn=Fernando Fernandez
Date: 2021.02.01 20:05:55 -05'00'

FERNANDO FERNANDEZ
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**DRAINAGE EASEMENT CB SWS -1788
2894 NW 196th ST., MIAMI GARDENS, FL. 33056**

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EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT EASTERLY CORNER OF LOT 1 BLOCK 26 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE N56°36'28"W ALONG THE EASTERLY LINE OF SAID BLOCK 26 FOR A DISTANCE OF 57.38 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE 11.39 FEET ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THOUGH A CENTRAL ANGLE OF 21°45'37" TO THE POINT OF BEGINNING; THENCE S38°00'49"W FOR A DISTANCE OF 10.47 FEET; THENCE S83°06'14"W FOR A DISTANCE OF 4.32 FEET; THENCE N48°37'46"W FOR A DISTANCE OF 10.15 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE SOUTH, THE RADIAL LINE TO SAID CURVE BEARS N24°12'40"W; THENCE 18.76 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THOUGH A CENTRAL ANGLE OF 35°50'16" TO THE POINT OF BEGINNING.
CONTAINING 103.4 SQUARED FEET MORE OR LESS.

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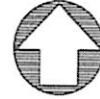
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SCALE: AS SHOWN

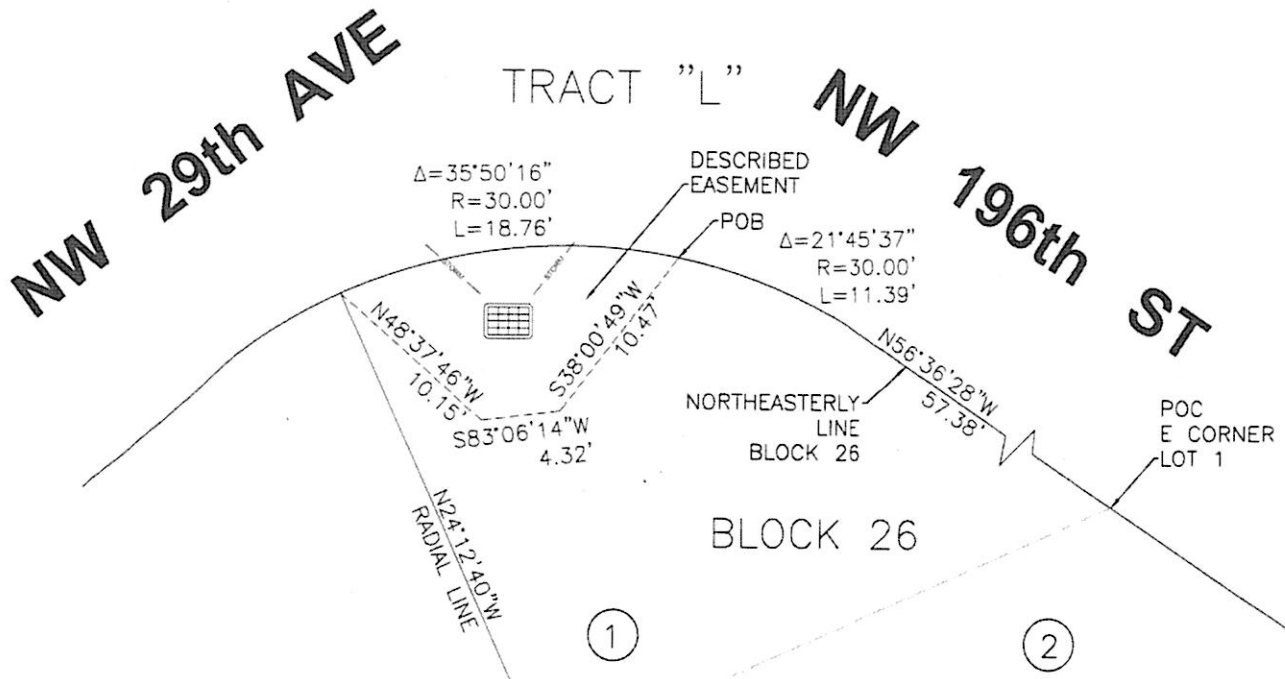
DRAINAGE EASEMENT CB SWS -1788
2894 NW 196th ST., MIAMI GARDENS, FL. 33056

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EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10



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DRAWN DATE:
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SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1788
2894 NW 196th ST., MIAMI GARDENS, FL. 33056

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EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
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3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE 
10. EXISTING CATCH BASIN 

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando
Fernandez
Date: 2026.04.24 15:36:57
-04'00'

FERNANDO FERNANDEZ
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PROJECT No:
19210008

DRAWN DATE:
04.22.2026

CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS -1792
COMMON AREA**

Folio: 34-2104-018-1780

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHERLY CORNER OF LOT 3 BLOCK 29 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE S14°52'54"E FOR A DISTANCE OF 44.59 FEET THENCE N87°02'35"E FOR A DISTANCE OF 36.82 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE 12.88 FEET ALONG THE ARC OF SAID CURVE TANGENT TO THE LEFT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET THOUGH A CENTRAL ANGLE OF 29°30'42" TO THE POINT OF BEGINNING; THENCE N44°00'21"W FOR A DISTANCE OF 10.00 FEET; THENCE N45°59'39"E FOR A DISTANCE OF 10.00 FEET; THENCE S89°28'42"E FOR A DISTANCE OF 10.38 FEET TO THE POINT O CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST THE RADIAL LINE TO SAID POINT BEARS S74°04'46"E FROM THE RADIUS POINT; THENCE 18.17 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET THOUGH A CENTRAL ANGLE OF 41°35'59" TO THE POINT OF BEGINNING.
CONTAINING 142.8 SQUARED FEET MORE OR LESS.

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MIRAMAR, FL 33027
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LB 8017

PROJECT No:
19210008

DRAWN DATE:
04.22.2026

CHECKED: FF

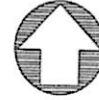
SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1792
COMMON AREA

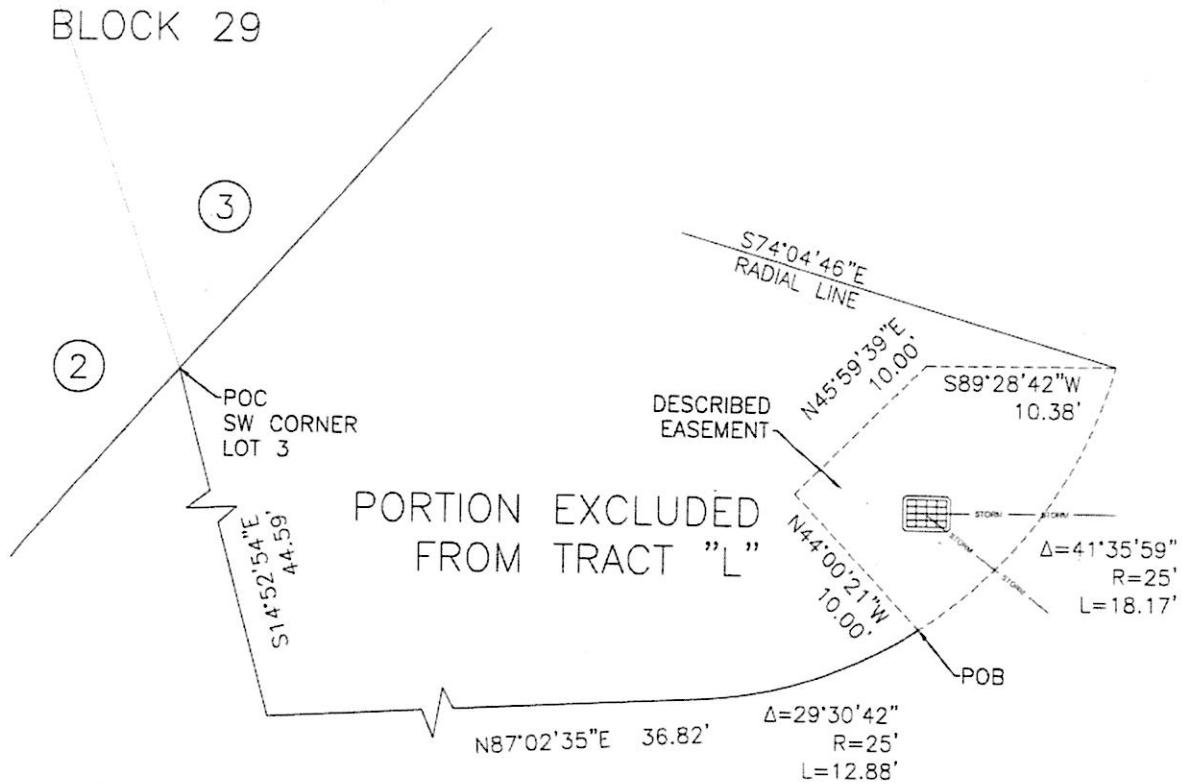
Folio: 34-2104-018-1780

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10



NW 196th TERR
TRACT "L"

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
04.22.2026

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1792
COMMON AREA
Folio: 34-2104-018-1780

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
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3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. UE DENOTES UTILITY EASEMENT
10. EXISTING STORM DRAINAGE LINE 
11. EXISTING CATCH BASIN 

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando
Fernandez
Date: 2026.04.24 15:34:00 -04'00'

FERNANDO FERNANDEZ
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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
04.022.2026

CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS -1790
2856 NW 196th TERR., MIAMI GARDENS, FL 33056**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF LOT 8 BLOCK 28 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE S02°57'45"E FOR A DISTANCE OF 5.98 FEET TO THE POINT OF BEGINNING; THENCE N87°02'35"E FOR A DISTANCE OF 5.41 FEET; THENCE S02°57'45"E FOR A DISTANCE OF 3.50 FEET; THENCE S87°02'35"W FOR A DISTANCE OF 5.41 FEET TO A POINT AT WEST LINE OF SAID LOT 8; THENCE N02°57'44"W ALONG SAID WEST LINE OF LOT 7 FOR A DISTANCE OF 3.50 FETT TO THE POINT OF BEGINNING.
CONTAINING 18.9 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
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PROJECT No:
19210008

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CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1790
2856 NW 196th TERR., MIAMI GARDENS, FL 33056

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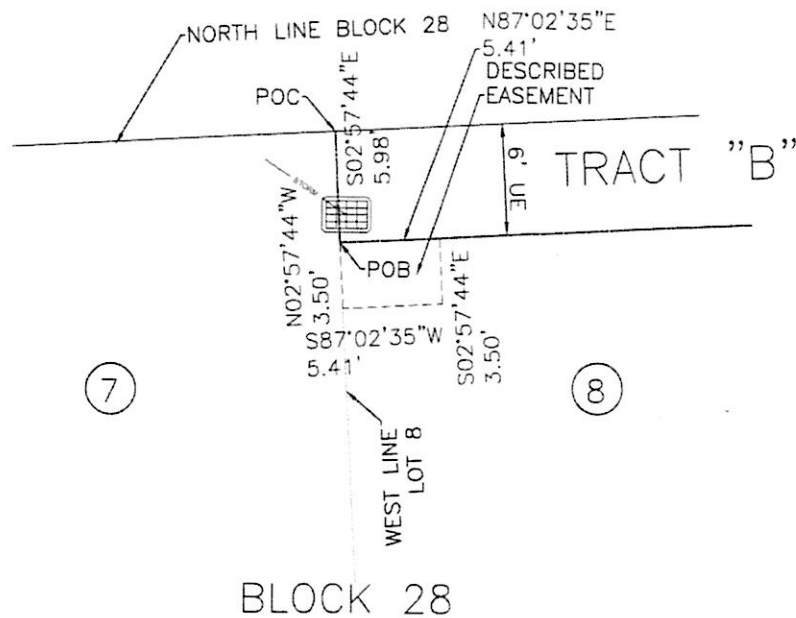
EXHIBIT "A"
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(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10

NW 196th TERR

TRACT "L"



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DRAINAGE EASEMENT CB SWS -1790
2856 NW 196th TERR., MIAMI GARDENS, FL 33056

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EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
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3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
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6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. UE DENOTES UTILITY EASEMENT
10. EXISTING STORM DRAINAGE LINE
11. EXISTING CATCH BASIN

— STORM —



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando
Fernandez
Date: 2026.04.24 15:34:59 -04'00'

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**DRAINAGE EASEMENT CB SWS -1790
2860 NW 196th TERR., MIAMI GARDENS, FL 33056**

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A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF LOT 7 BLOCK 28 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE S02°57'44"E ALONG THE EAST LINE OF SAID LOT 7 FOR A DISTANCE OF 9.50 FEET; THENCE S87°02'35"W FOR A DISTANCE OF 1.42 FEET; THENCE N52°46'41"W TO A POINT AT NORTH LINE OF SAID BLOCK 28 FOR A DISTANCE OF 14.73 FEET; THENCE N87°02'35"E ALONG SAID NORTH LINE OF LOT 7 OF A DISTANCE OF 12.68 FEET TO THE POINT OF BEGINNING.
CONTAINING 97.0 SQUARED FEET MORE OR LESS.

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DRAINAGE EASEMENT CB SWS -1790
2860 NW 196th TERR., MIAMI GARDENS, FL 33056

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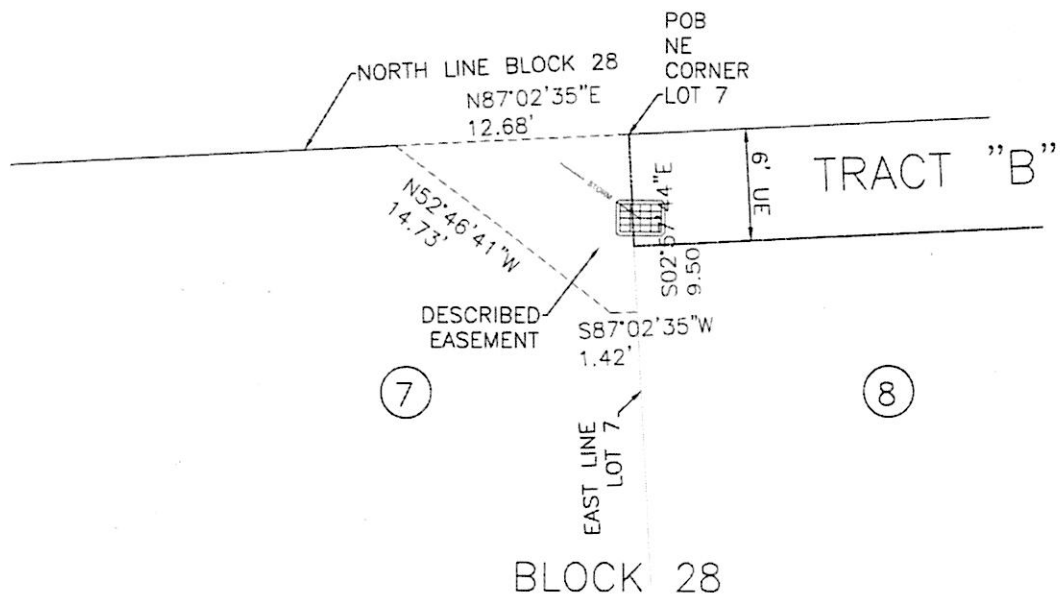
EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10

NW 196th TERR

TRACT "L"



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DRAINAGE EASEMENT CB SWS -1790
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3. COMPLETION DATE: 07.06.2020.

LEGEND:

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4. PB DENOTES PLAT BOOK.
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10. EXISTING CATCH BASIN 

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando
Fernandez
Date: 2026.04.24 15:36:03
-04'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765 - STATE OF FLORIDA
ffernandez@pds-eng.com

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
04.22.2026

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1791
2851 NW 196th TERR., MIAMI GARDENS, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF LOT 10 BLOCK 28 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE S02°46'25"E ALONG THE WEST LINE OF SAID BLOCK 28 FOR A DISTANCE OF 20.12 TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE 11.31 FEET ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THOUGH A CENTRAL ANGLE OF 21°36'16" TO THE POINT OF BEGINNING; THENCE N89°19'38"E FOR A DISTANCE OF 10.82 FEET; THENCE S50°51'05"E FOR A DISTANCE OF 10.00 FEET; THENCE S02°57'44"E FOR A DISTANCE OF 10.30 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CONCAVE TO THE NORTHEAST, THE RADIAL LINE TO SAID POINT BEARS S15°50'26"W FROM THE RADIUS POINT; THENCE 25.97 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THOUGH A CENTRAL ANGLE OR 48°40'02" TO THE POINT OF BEGINNING. CONTAINING 174.2 SQUARED FEET MORE OR LESS.

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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
04.22.2026

CHECKED: FF

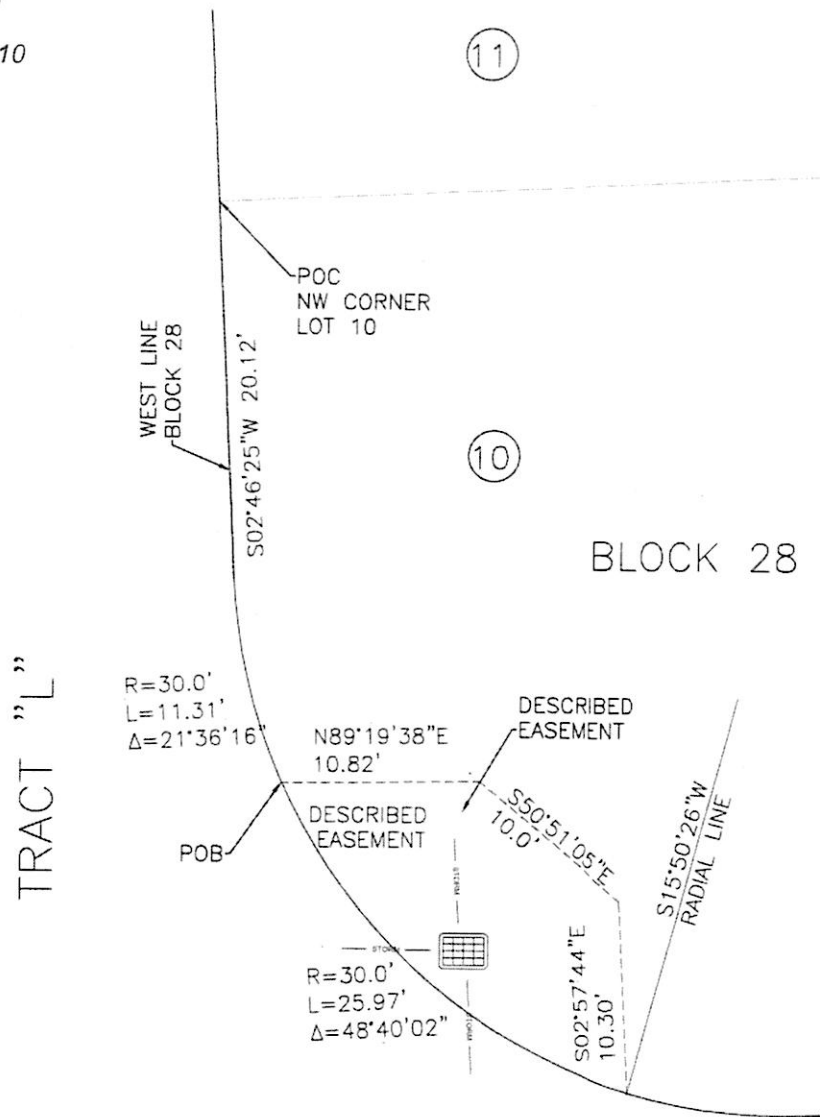
SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1791
2851 NW 196th TERR., MIAMI GARDENS, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)



SCALE 1:10



NW 196th TERR

PREMIERE DESIGN SOLUTIONS INC.
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PDS@PDS-ENG.COM
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SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1791
2851 NW 196th TERR., MIAMI GARDENS, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE ——— STORM ———
10. EXISTING CATCH BASIN

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN
SOLUTIONS,
ou=A01410D00000173C477426B0002D43
1, cn=Fernando Fernandez
Date: 2021.02.01 20:08:29 -05'00'

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PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS -1796
19700 NW 29th AVENUE, MIAMI GARDENS, FL 33056**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT MOST EASTERLY CORNER LOT 3 BLOCK 30 SAID "LESLIE ESTATES SECTION FOUR"; THENCE N54°19'26"W ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 30 FOR A DISTANCE OF 13.63 FEET TO THE POINT OF BEGINNING; THENCE S64°51'52"W FOR A DISTANCE OF 11.45 FEET; THENCE N54°19'26"W FOR A DISTANCE OF 7.81 FEET; THENCE N35°40'34"E FOR A DISTANCE OF 10.00 FEET TO A POINT AT NORTHEASTERLY LINE OF SAID BLOCK 30; THENCE S54°19'26"E ALONG SAID NORTHEASTERLY LINE BLOCK 30 FOR A DISTANCE OF 13.75 TO THE POINT OF BEGINNING. CONTAINING 105.9 SQUARED FEET MORE OR LESS.

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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

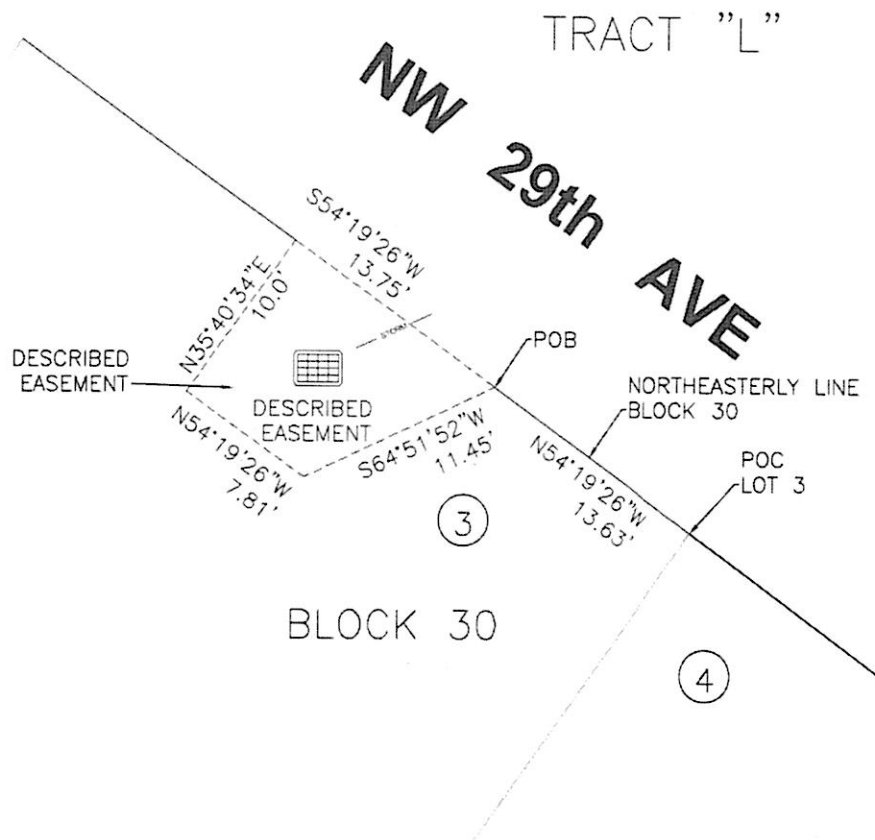
DRAINAGE EASEMENT CB SWS -1796
19700 NW 29th AVENUE, MIAMI GARDENS, FL 33056

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EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10



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19210008

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CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1796
19700 NW 29th AVENUE, MIAMI GARDENS, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE ——— STORM ———
10. EXISTING CATCH BASIN

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN SOLUTIONS,
ou=A01410D00000173C477426B0002D431,
cn=Fernando Fernandez
Date: 2021.02.01 20:08:57 -05'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
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ffernandez@pds-eng.com

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PROJECT No:
19210008

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CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS - 1797
2882 NW 197th TERR., MIAMI GARDES, FL 33056**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHERLY CORNER OF LOT 1 BLOCK 34 OF SAID "LESLIE ESTATES SECTION FOUR", SAID POINT BEING ALSO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE RADIAL LINE TO SAID POINT BEARS N45°37'46"E FROM THE RADIUS POINT; THENCE 21.85 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 126.00 FEET THOUGHT A CENTRAL ANGEL OF 09°56'10"; THENCE N54°19'26"W FOR A DISTANCE OF 0.69 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE 14.13 FEET ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET THOUGHT A CENTRAL ANGLE OF 32°29'09" TO THE POINT OF BEGINNING; THENCE N64°51'53"E FOR A DISTANCE OF 22.69 FEET; THENCE N25°08'08"W FOR A DISTANCE OF 6.14 FEET; THENCE N50°49'51"W FOR A DISTANCE OF 6.99 FEET TO A POINT AT SOUTHEASTERLY LINE OF TRACT "C" ACCORDING TO SAID "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA;; THENCE S44°08'33"W ALONG SAID SOUTHEASTERLY LINE OF TRACT "C" FOR A DISTANCE OF 20.02 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE EAST, THE RADIAL LINE TO SAID POINT BEARS S80°35'59"W; THENCE 5.50 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE EAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET THOUGHT A CENTRAL ANGLE OF 12°36'54" TO THE POINT OF BEGINNING.
CONTAINING 198.3 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

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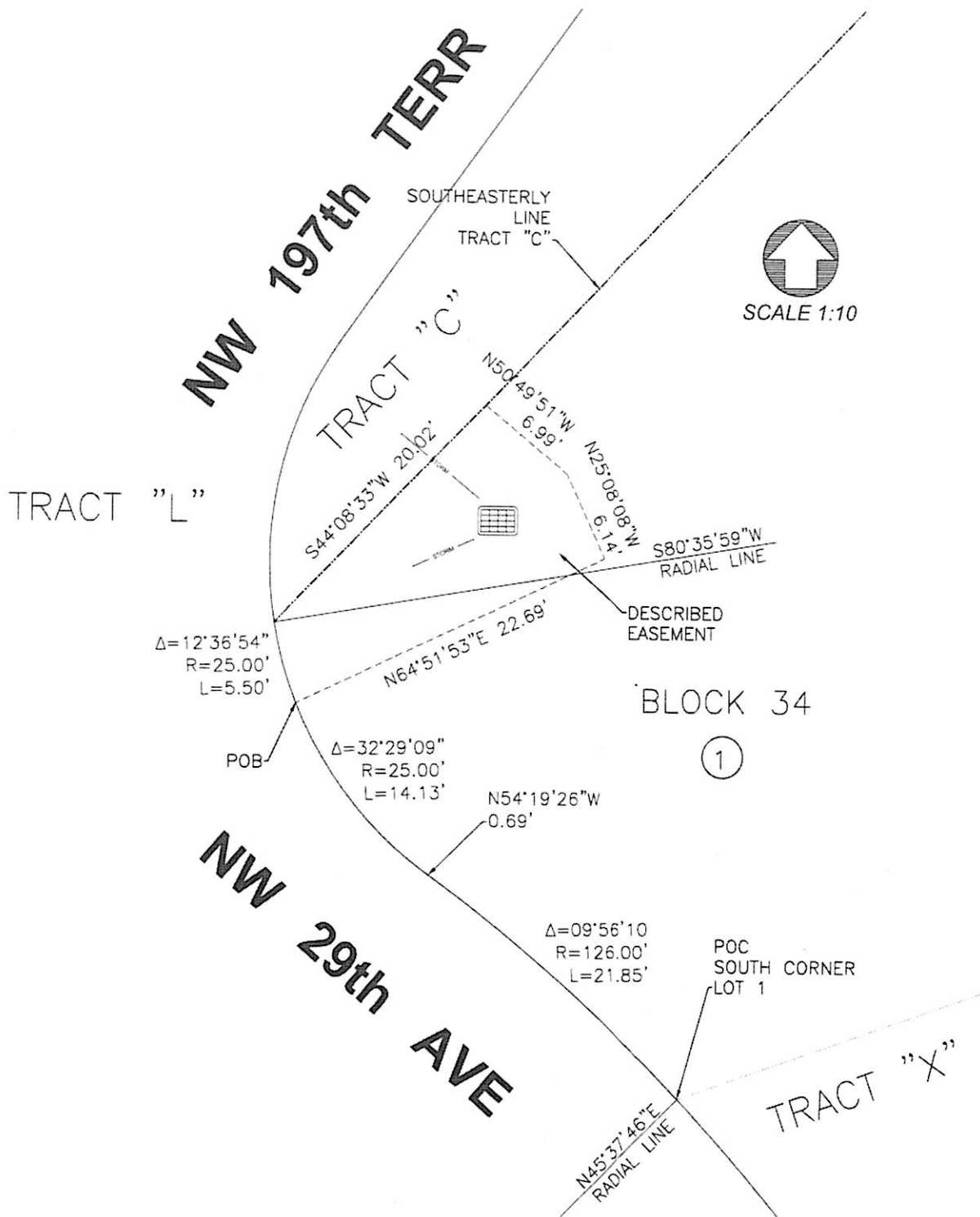
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SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS - 1797
2882 NW 197th TERR., MIAMI GARDES, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

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DRAINAGE EASEMENT CB SWS - 1797
2882 NW 197th TERR., MIAMI GARDES, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
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9. EXISTING STORM DRAINAGE LINE ——— STORM ———
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SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN SOLUTIONS,
ou=A01410D00000173C477426B0002D431,
cn=Fernando Fernandez
Date: 2021.02.01 20:09:25 -05'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765 – STATE OF FLORIDA
ffernandez@pds-eng.com

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19210008

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01.05.2021

CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS -1800
2853 NW 197th TERR., MIAMI GARDENS, FL. 33056**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF LOT 3 BLOCK 32 SAID "LESLIE ESTATES SECTION FOUR"; THENCE N87°02'35"E ALONG THE SOUTH LINE OF SAID BLOCK 32 FOR A DISTANCE OF 23.10 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE 13.87 FEET ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 26°33'06" TO THE POINT OF BEGINNING; THENCE N07°46'26"W FOR A DISTANCE OF 11.11 FEET; THENCE N45°36'00"E FOR A DISTANCE OF 2.85 FEET; THENCE S75°40'53"E FOR A DISTANCE OF 10.58 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE RADIAL LINE TO SAID POINT BEARS S58°22'05"E FROM THE RADIUS POINT; THENCE 15.14 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 29°01'24" TO THE POINT OF BEGINNING.
CONTAINING 89.7 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
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MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

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19210008

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01.05.2021

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SCALE: AS SHOWN

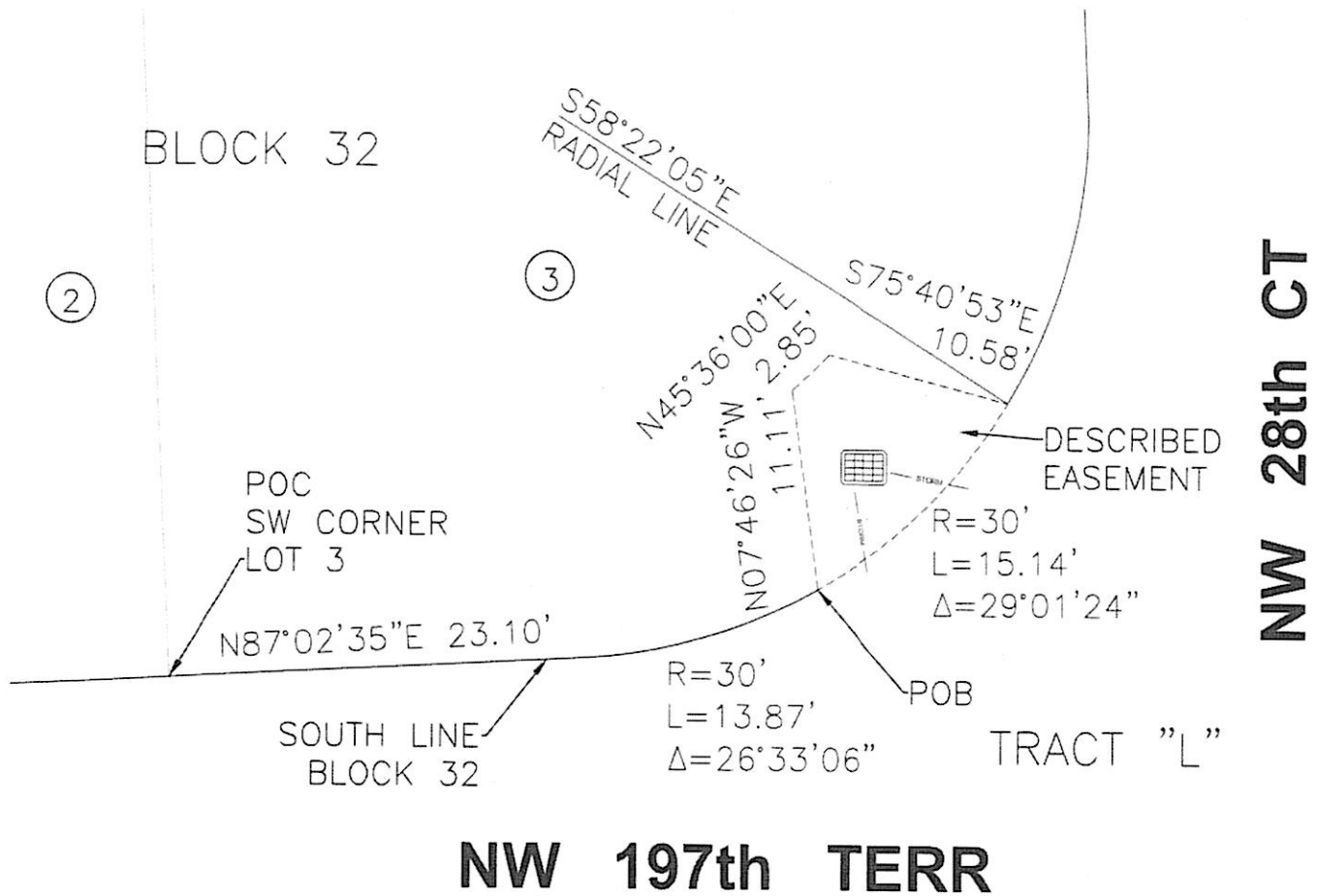
DRAINAGE EASEMENT CB SWS -1800
2853 NW 197th TERR., MIAMI GARDENS, FL. 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10



PREMIERE DESIGN SOLUTIONS INC.
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LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1800
2853 NW 197th TERR., MIAMI GARDENS, FL. 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
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9. EXISTING STORM DRAINAGE LINE ——— STORM ———
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SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN SOLUTIONS,
ou=A01410D00000173C477426B0002D431,
cn=Fernando Fernandez
Date: 2021.02.01 20:10:01 -05'00'

FERNANDO FERNANDEZ
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ffernandez@pds-eng.com

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LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS -1801
19701 NW 28th CT., MIAMI GARDENS, FL. 33056**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 8 BLOCK 34 SAID "LESLIE ESTATES SECTION FOUR"; THENCE S02°46'25"E ALONG THE WEST LINE OF SAID BLOCK 34 FOR A DISTANCE OF 19.94 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE 11.82 FEET ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 26°47'16" TO THE POINT OF BEGINNING; THENCE S39°09'05"E FOR A DISTANCE OF 16.33 FEET; THENCE S50°50'54"E FOR A DISTANCE OF 2.94 FEET; THENCE S39°09'05"W FOR A DISTANCE OF 9.67 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE RADIAL LINE TO SAID POINT BEARS S30°15'45"W FROM THE RADIUS POINT; THENCE 18.02 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 34°24'47" TO THE POINT OF BEGINNING.
CONTAINING 111.2 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
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SCALE: AS SHOWN

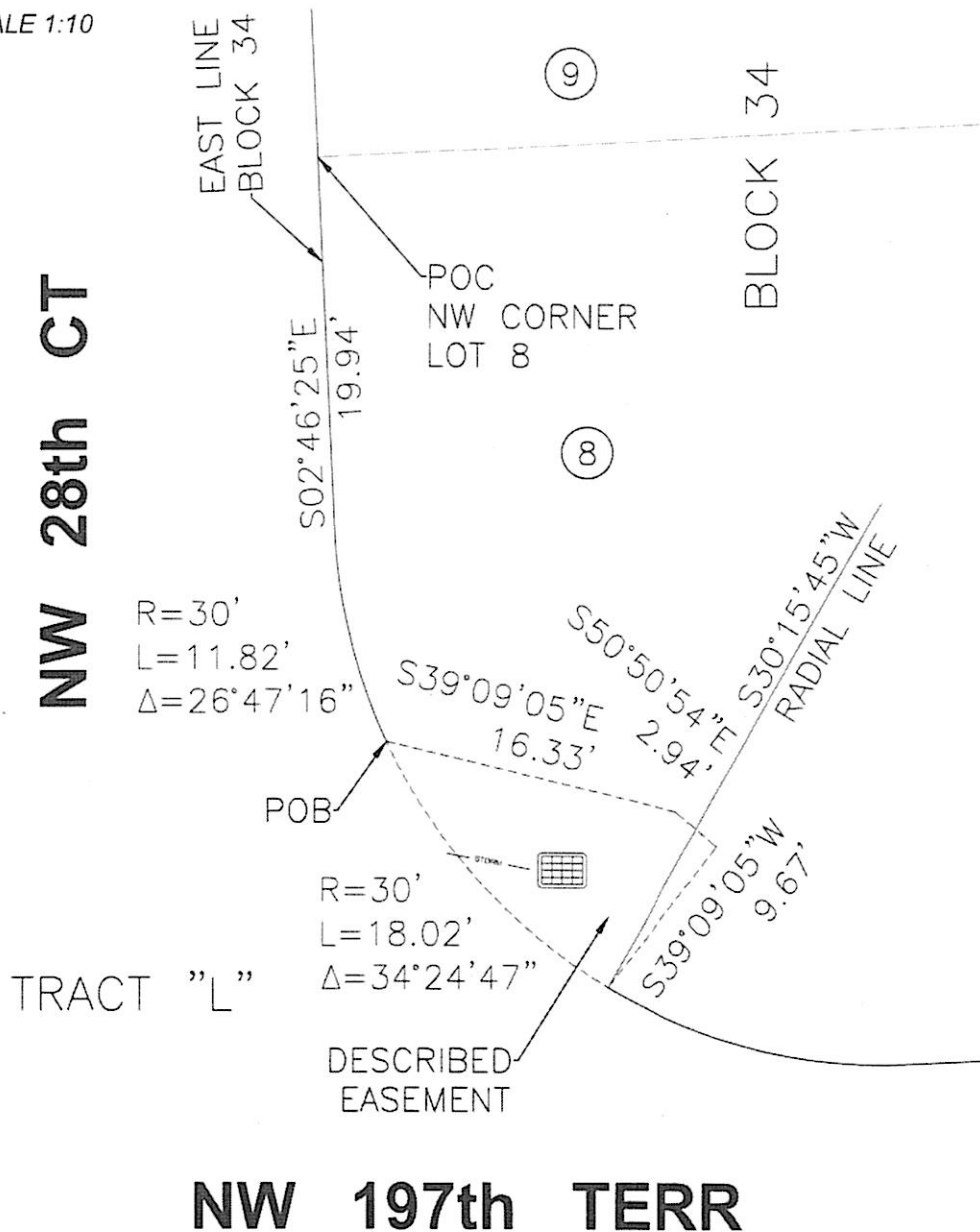
DRAINAGE EASEMENT CB SWS -1801
19701 NW 28th CT., MIAMI GARDENS, FL. 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10



PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1801
19701 NW 28th CT., MIAMI GARDENS, FL. 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE ——— STORM ———
10. EXISTING CATCH BASIN

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN
SOLUTIONS,
ou=A01410D00000173C477426B0002D431
, cn=Fernando Fernandez
Date: 2021.02.01 20:10:28 -05'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765 – STATE OF FLORIDA
ffernandez@pds-eng.com

PREMIERE DESIGN SOLUTIONS INC.
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LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS -1802
2850 NW 198th ST, MIAMI GARDENS, FL. 33056**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORWEST CORNER OF LOT 5 BLOCK 33 SAID "LESLIE ESTATES SECTION FOUR"; THENCE N87°02'35"E ALONG THE NORTH LINE OF SAID BLOCK 33 FOR A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N87°02'35"E FOR A DISTANCE OF 10.00; THENCE S02°57'25"E FOR A DISTANCE OF 10.00 FEET; THENCE S87°02'35"W FOR A DISTANCE OF 10.00 FEET; THENCE N02°46'25"W FOR A DISTANCE OF 10.00 TO THE POINT OF BEGINNING. CONTAINING 100.0 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1802
2850 NW 198th ST, MIAMI GARDENS, FL. 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

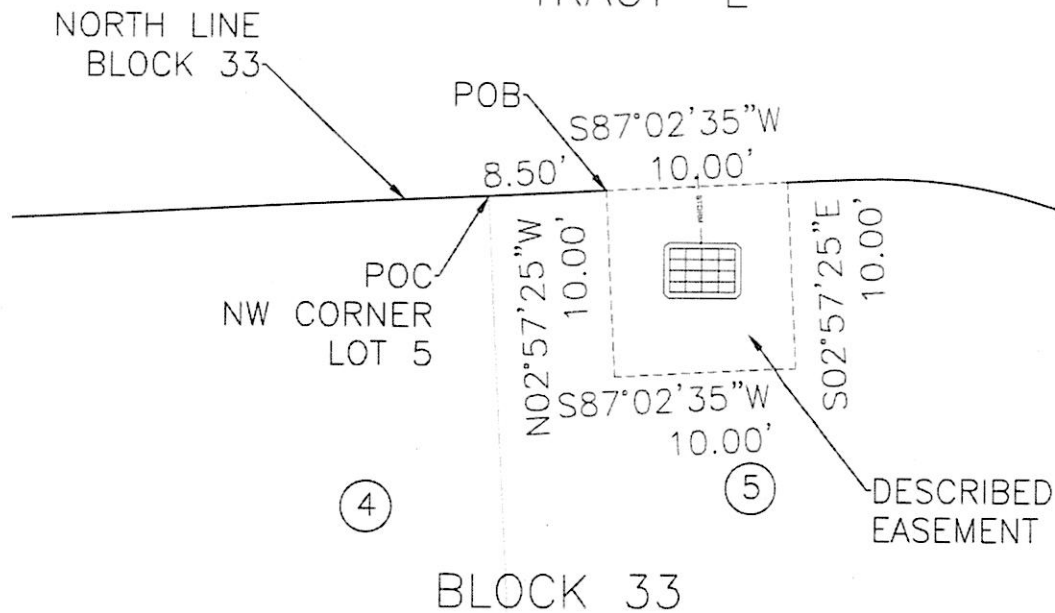
EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10

NW 198th ST

TRACT "L"



PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1802
2850 NW 198th ST, MIAMI GARDENS, FL. 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 08.10.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE 
10. EXISTING CATCH BASIN 

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN
SOLUTIONS,
ou=A01410D00000173C477426B0002D4
31, cn=Fernando Fernandez
Date: 2021.02.01 20:10:58 -05'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765 - STATE OF FLORIDA
ffernandez@pds-eng.com

PREMIERE DESIGN SOLUTIONS INC.
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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS - 1803
COMMON AREA
Folio: 34-2104-018-1780**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF LOT 14 BLOCK 34 SAID "LESLIE ESTATES SECTION FOUR"; THENCE N02°46'25"W ALONG THE WEST LINE OF SAID BLOCK 34 FOR A DISTANCE OF 20.10; THENCE N65°03'36"W FOR A DISTANCE OF 64.96 FEET TO THE POINT OF BEGINNING; THENCE S03°29'37"E FOR A DISTANCE OF 60.90 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE NORTH, THE RADIAL LINE TO SAID POINT BEARS S08°43'27"W FROM THE RADIUS POINT; THENCE 10.99 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 28.40 FEET THOUGH A CENTRAL ANGLE OF 22°10'28"; THENCE N03°29'57"W FOR A DISTANCE OF 52.22 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, THE RADIAL LINE TO SAID POINT BEARS N38°18'19"W FROM THE RADIUS POINT; THENCE 10.99 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID LINE HAVING FOR ITS ELEMENTS A RADIUS OF 28.40 FEET THOUGH A CENTRAL ANGLE OF 22°10'28" TO THE POINT OF BEGINNING. CONTAINING 573.3 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

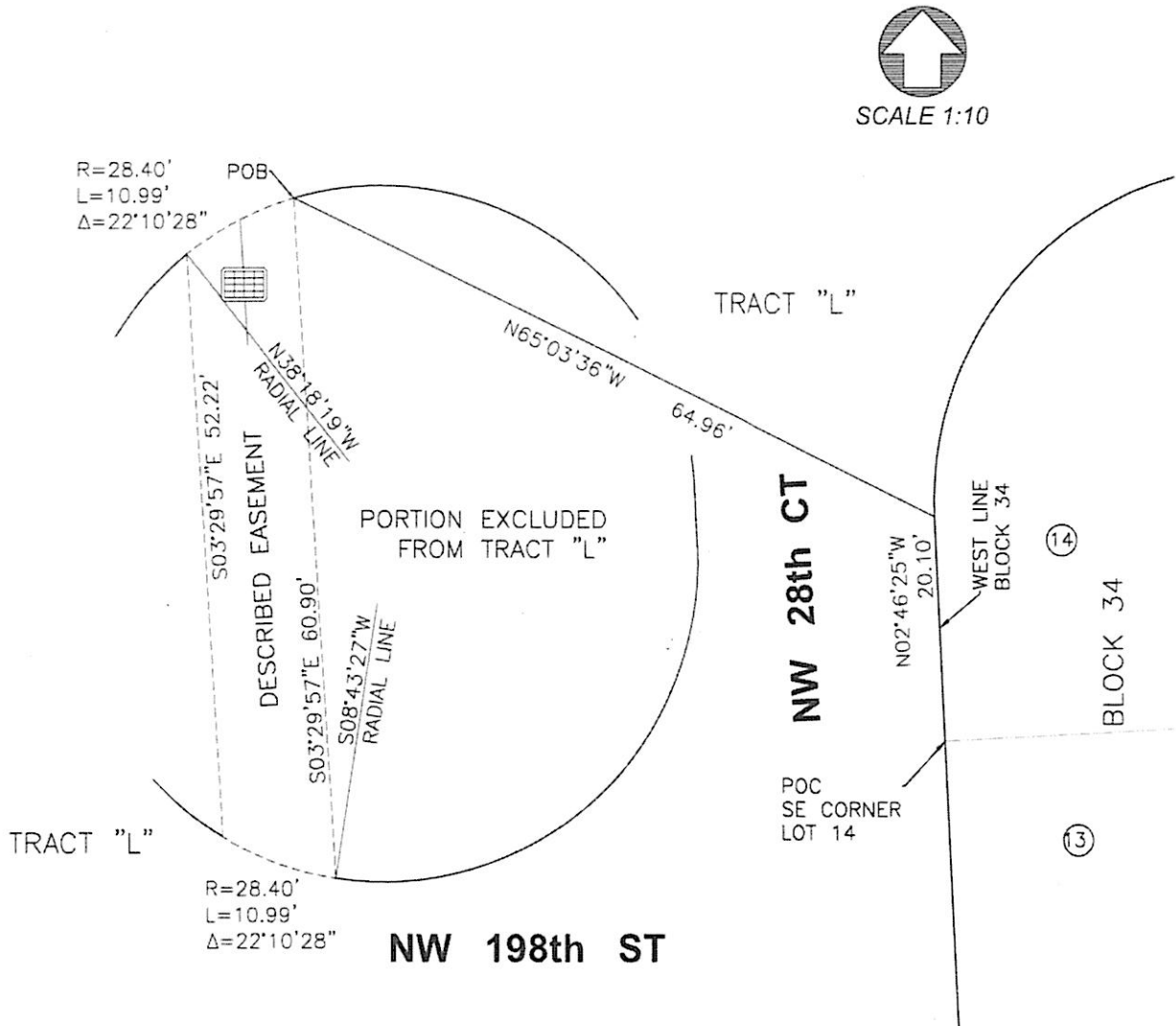
CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS - 1803
COMMON AREA
Folio: 34-2104-018-1780

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS - 1803
COMMON AREA

Folio: 34-2104-018-1780

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

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2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE 
10. EXISTING CATCH BASIN 

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by
Fernando Fernandez
Date: 2026.04.24 15:38:20
-04'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765 – STATE OF FLORIDA
ffernandez@pds-eng.com

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LB 8017

PROJECT No:
19210008

DRAWN DATE:
04.22.2026

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1804
19623 NW 30 PL, MIAMI GARDENS, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF LOT 21 BLOCK 34 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE S02°46'25"W AS A BASIS OF BEARINGS ALONG THE EAST LINE SAID LOT 21 FOR A DISTANCE OF 10.02' FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S02°46'25"W FOR A DISTANCE OF 10.00 FEET; THENCE S87°02'35"W FOR A DISTANCE OF 10.00 FEET; THENCE N02°46'25"W FOR A DISTANCE OF 10.00 FEET; THENCE N87°02'35"E FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
04.22.2026

CHECKED: FF

SCALE: AS SHOWN

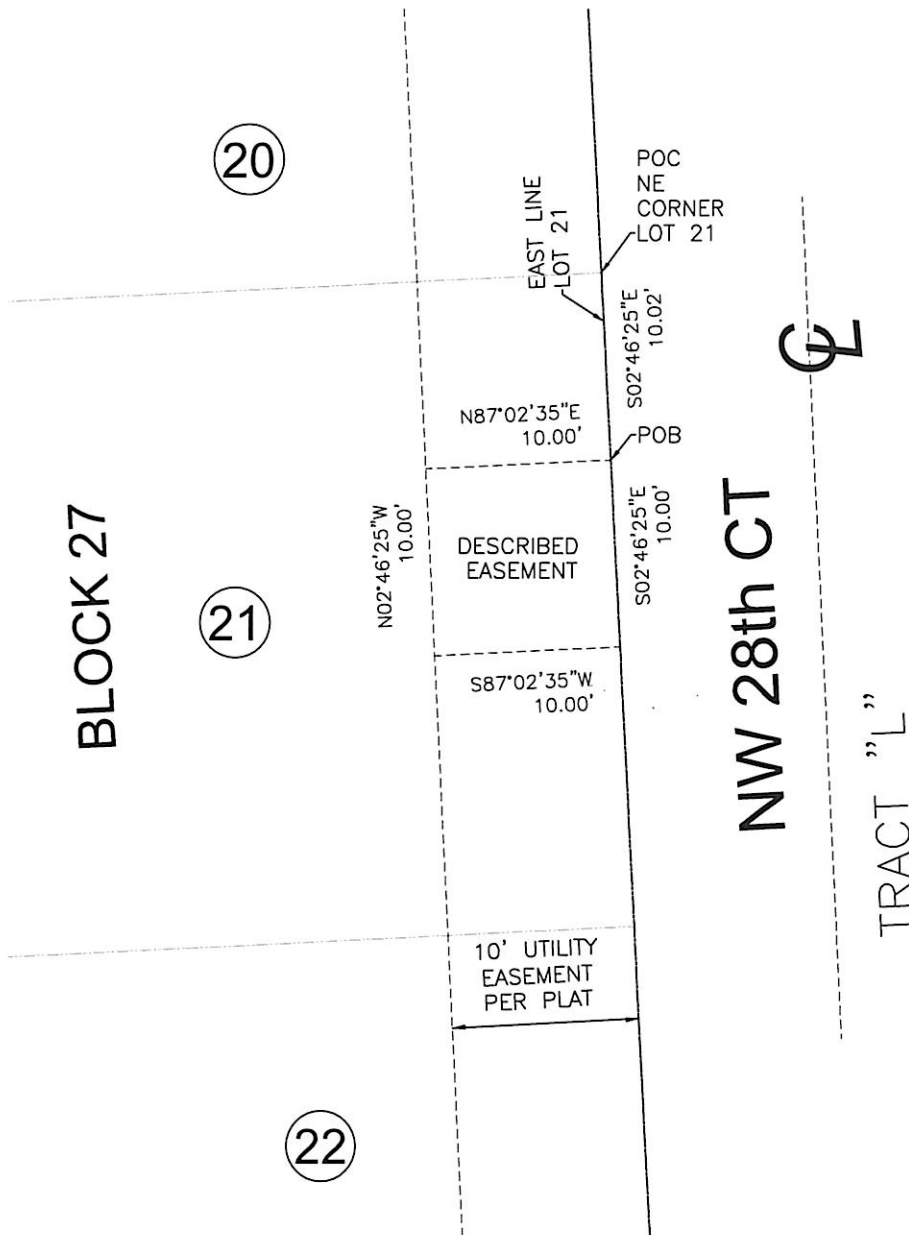
DRAINAGE EASEMENT CB SWS -1804
19623 NW 30 PL, MIAMI GARDENS, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:10



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12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
04.22.2026

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS -1804
19623 NW 30 PL, MIAMI GARDENS, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITION OR DELETIONS OR ANY CHANGE ON THE INFORMATION CONTAINED IN THIS SURVEY IS NOT VALID WITHOUT THE CONSENT OF THE SIGNING PARTY.
3. COMPLETION DATE: 07.06.2020.

LEGEND:

1. POB DENOTES POINT OF BEGINNING.
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB DENOTES OFFICIAL RECORD BOOK.
4. PB DENOTES PLAT BOOK.
5. PG DENOTES PAGE.
6. Δ DENOTES CENTRAL ANGLE.
7. R DENOTES CURVE RADIUS.
8. L DENOTES CURVE LENGTH.
9. EXISTING STORM DRAINAGE LINE ——— STORM ———
10. EXISTING CATCH BASIN

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.

**Fernando
Fernandez**

Digitally signed by Fernando Fernandez
DN: c=US, o=PREMIERE DESIGN
SOLUTIONS,
ou=A01410D00000173C477426B0002D4
31, cn=Fernando Fernandez
Date: 2021.02.01 20:11:57 -05'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765 – STATE OF FLORIDA
ffernandez@pds-eng.com

PREMIERE DESIGN SOLUTIONS INC.
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PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

**DRAINAGE EASEMENT CB SWS 9849
19575 NW 29th CT, MIAMI GARDENS, FL 33056**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF LOT 3 BLOCK 25 OF SAID "LESLIE ESTATES SECTION FOUR", THENCE N21°11'04"W ALONG THE WESTERLY LINE OF SAID BLOCK 25 FOR A DISTANCE OF 17.66 FEET TO THE POINT OF BEGINNING; THENCE N68°48'56"E FOR A DISTANCE OF 4.17 FEET; THENCE N21°11'04"W FOR A DISTANCE OF 10.00 FEET; THENCE S68°48'56"W FOR A DISTANCE OF 4.17 FEET TO A POINT AT WESTERLY LINE OF SAID BLOCK 25; THENCE S21°11'04"E ALONG SAID WESTERLY LINE FOR A DISTANCE OF 10.00 TO THE POINT OF BEGINNING.
CONTAINING 41.7 SQUARED FEET MORE OR LESS.

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
PDS@PDS-ENG.COM
FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

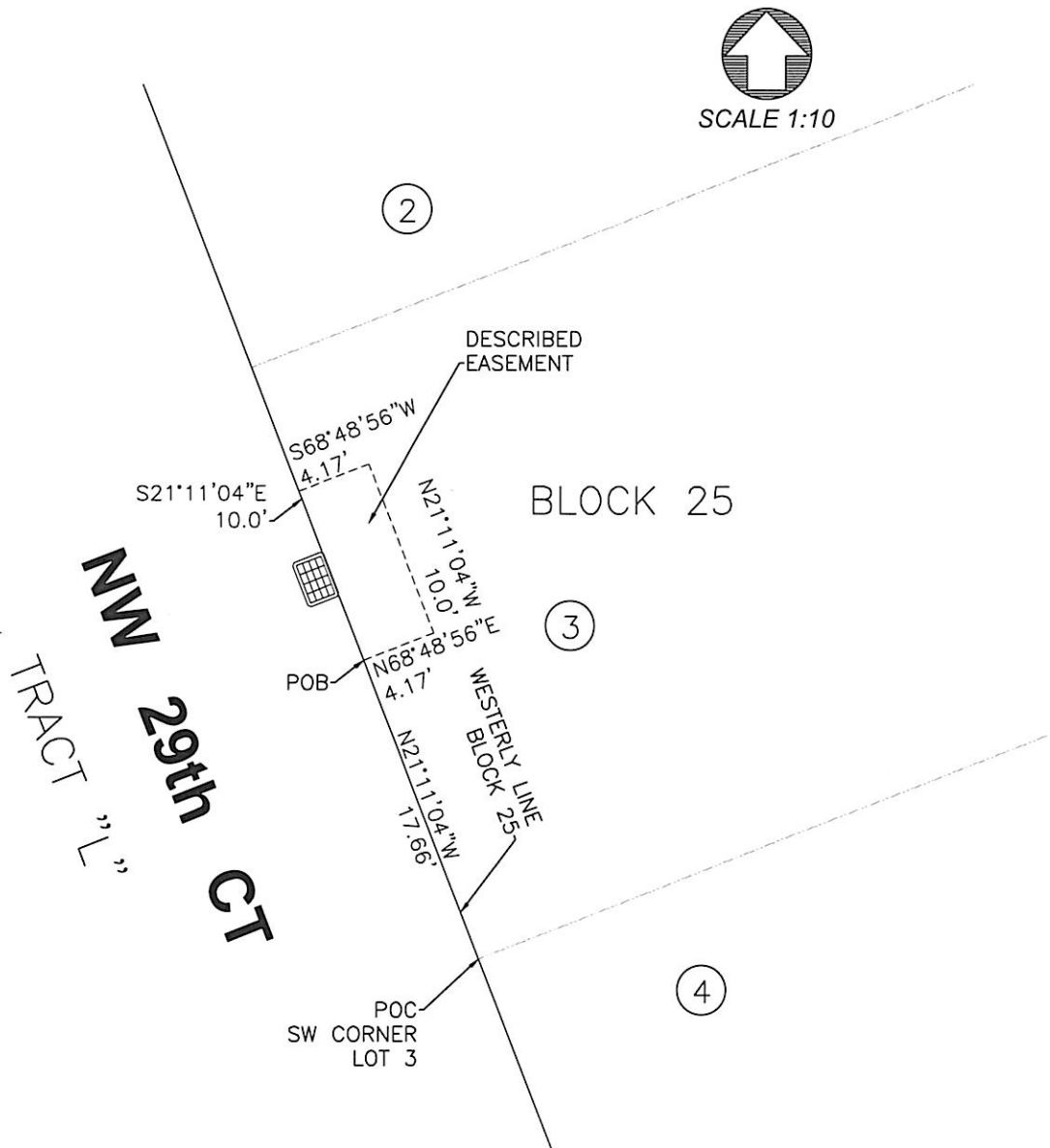
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SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS 9849
19575 NW 29th CT, MIAMI GARDENS, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY, SUITE 205
MIRAMAR, FL 33027
PH: 954.237.7850
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FLORIDA COA No. 27940
LB 8017

PROJECT No:
19210008

DRAWN DATE:
01.05.2021

CHECKED: FF

SCALE: AS SHOWN

DRAINAGE EASEMENT CB SWS 9849
19575 NW 29th CT, MIAMI GARDENS, FL 33056

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. COMPLETION DATE: 10.08.2019

LEGEND:

1. POB DENOTES POINT OF BEGINNING
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB. DENOTES OFFICIAL RECORD BOOK
4. PB DENOTES PLAT BOOK
5. PG DENOTES PAGE
6. Δ DENOTES CENTRAL ANGLE
7. R DENOTES CURVE RADIUS
8. L DENOTES CURVE LENGTH

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.



**Fernando
Fernandez**

Digitally signed by
Fernando Fernandez
Date: 2026.05.07 16:31:05
-04'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765, FLORIDA
1397 W 63TH ST. HIALEAH, FL. 33012
(786) 631- 7053

PAGE 1 OF 3

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY #205
MIRAMAR, FL 33027
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No:
19210008

DRAWN DATE:
11.12.2019

CHECKED: FF

SCALE: 1:50'

DRAINAGE EASEMENT TRACT "A"

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF LOT 15 BLOCK 34 OF SAID "LESLIE ESTATES SECTION FOUR"; THENCE S02°46'25"W ALONG THE EAST LINE OF SAID "LESLIE ESTATES SECTION FOUR" FOR A DISTANCE OF 72.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S02°46'25"E ALONG THE EAST LINE OF "LESLIE ESTATES SECTION FOUR" FOR A DISTANCE OF 12.00 FEET; THENCE S87°02'35"W FOR A DISTANCE OF 158.94 FEET TO THE POINT OF CURVATURE OF TANGENT CURVE TO THE RIGHT; THENCE 27.82 FEET ALONG THE ARC OF SAID TANGENT CURVE TO RIGHT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THOUGH A CENTRAL ANGLE OF 53°07'48"; THENCE N87°02'35"E FOR A DISTANCE OF 183.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.08.8 SQUARE FEET

PAGE 2 OF 3

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY #205
MIRAMAR, FL 33027
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No:
19210008

DRAWN DATE:
11.12.2019

CHECKED: FF

SCALE: 1:50'

DRAINAGE EASEMENT TRACT "A"

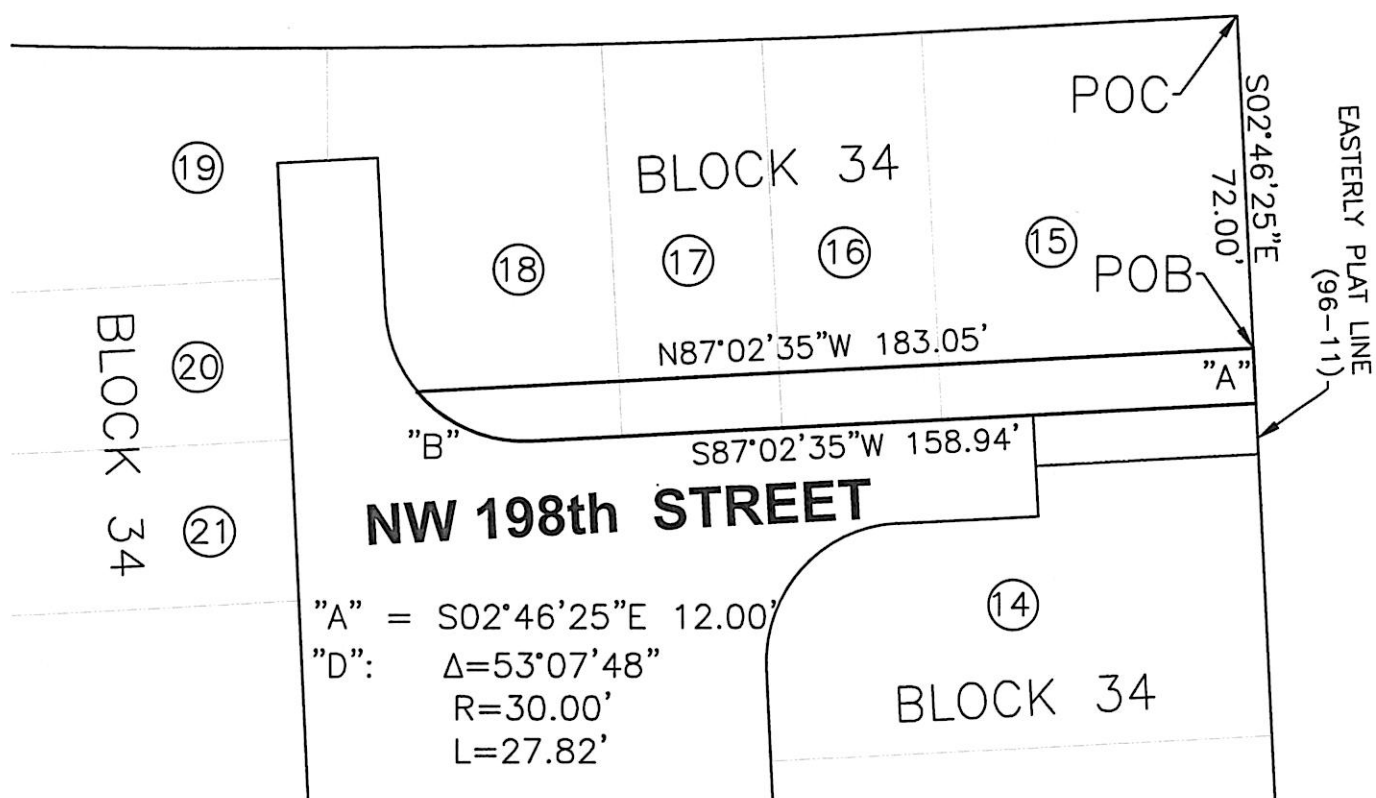
(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:50'

NW 199th STREET



PAGE 3 OF 3

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY #205
MIRAMAR, FL 33027
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No:
19210008

DRAWN DATE:
11.12.2019

CHECKED: FF

SCALE: 1:50'

DRAINAGE EASEMENT TRACT "A"

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
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3. COMPLETION DATE: 10.08.2019

LEGEND:

1. POB DENOTES POINT OF BEGINNING
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB. DENOTES OFFICIAL RECORD BOOK
4. PB DENOTES PLAT BOOK
5. PG DENOTES PAGE
6. Δ DENOTES CENTRAL ANGLE
7. R DENOTES CURVE RADIUS
8. L DENOTES CURVE LENGTH

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.



Fernando
Fernandez

Digitally signed by
Fernando Fernandez
Date: 2026.05.07 16:25:28
-04'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765, FLORIDA
1397 W 63TH ST. HIALEAH, FL. 33012
(786) 631- 7053

PAGE 1 OF 3

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY #205
MIRAMAR, FL 33027
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No:
19210008

DRAWN DATE:
11.12.2019

CHECKED: FF

SCALE: 1:50'

DRAINAGE EASEMENT TRACT "B"

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF LOT 9 BLOCK 28 OF SAID "LESLIE ESTATES SECTION FOUR"; THENCE N02°46'25"W ALONG THE EAST LINE OF SAID "LESLIE ESTATES SECTION FOUR" FOR A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING; THENCE S87°02'35"W FOR A DISTANCE OF 104.00 FEET; THENCE N02°46'25"W FOR A DISTANCE OF 6.00 FEET; THENCE N87°02'35"E FOR A DISTANCE OF 55.00 FEET; THENCE N02°46'25"W FOR A DISTANCE OF 6.00 FEET; THENCE N87°02'35"E FOR A DISTANCE OF 49.00 FEET TO A POINT AT EAST LINE OF SAID "LESLIE ESTATES SECTION FOUR"; THENCE S02°46'25"E ALONG SAID EAST LINE OF "LESLIE ESTATES SECTION FOUR" FOR A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 917.8 SQUARE FEET

PAGE 2 OF 3

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY #205
MIRAMAR, FL 33027
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No:
19210008

DRAWN DATE:
11.12.2019

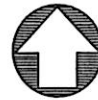
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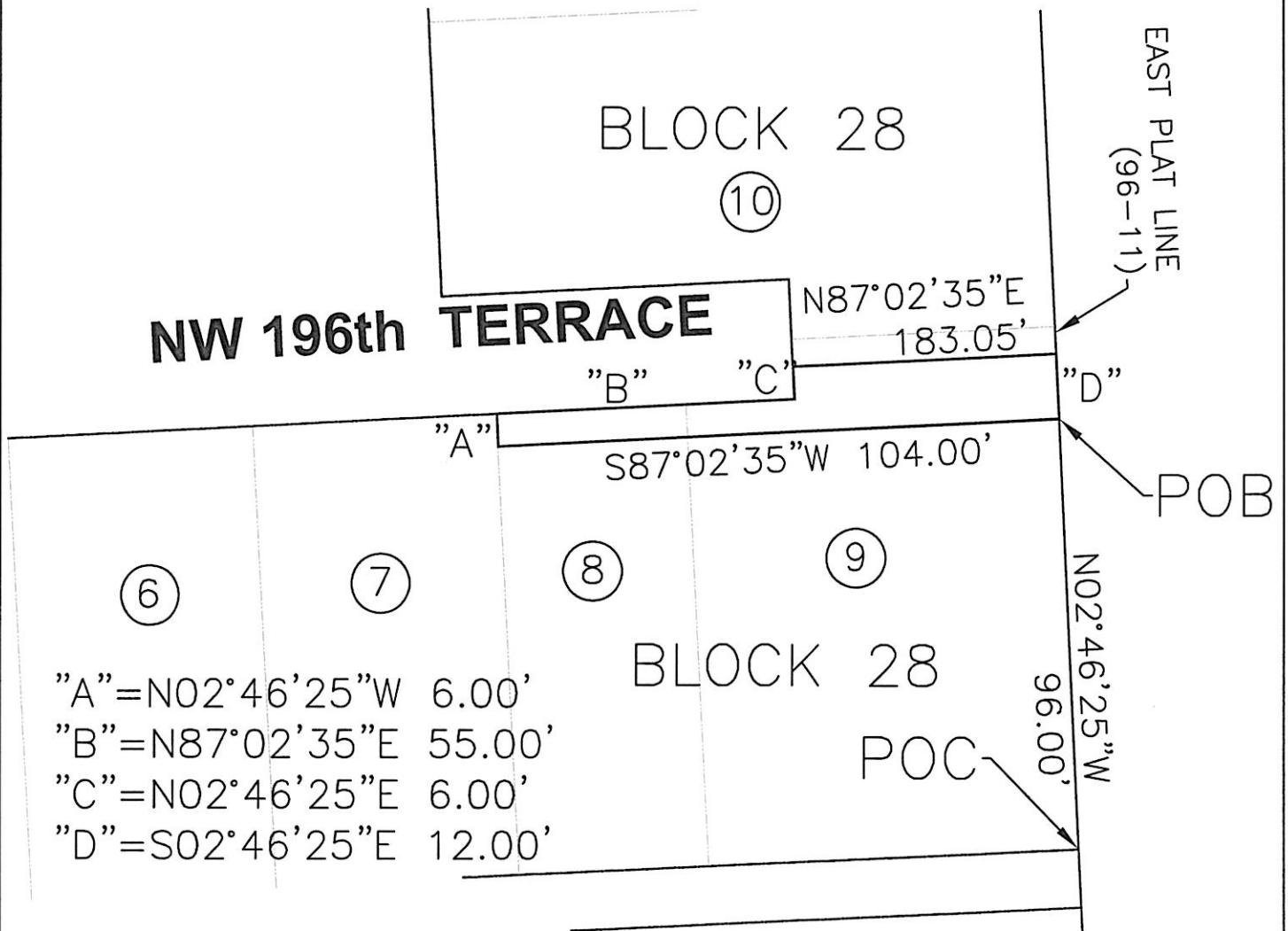
DRAINAGE EASEMENT TRACT "B"

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE 1:30'



PAGE 3 OF 3

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY #205
MIRAMAR, FL 33027
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No:
19210008

DRAWN DATE:
11.12.2019

CHECKED: FF

SCALE: 1:50'

DRAINAGE EASEMENT TRACT "B"

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYOR'S NOTES:

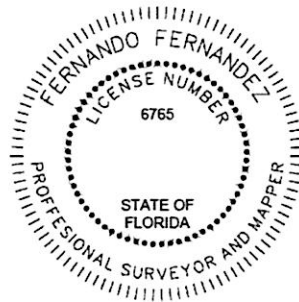
1. THIS LEGAL DESCRIPTION IS NOT BASED ON A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. COMPLETION DATE: 10.08.2019

LEGEND:

1. POB DENOTES POINT OF BEGINNING
2. POC DENOTES POINT OF COMMENCEMENT.
3. ORB. DENOTES OFFICIAL RECORD BOOK
4. PB DENOTES PLAT BOOK
5. PG DENOTES PAGE
6. Δ DENOTES CENTRAL ANGLE
7. R DENOTES CURVE RADIUS
8. L DENOTES CURVE LENGTH

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE LEGAL AND SKETCH OF THE PORTION OF LAND DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE LEGAL AND SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 FLORIDA STATUTES. AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.



**Fernando
Fernandez**

Digitally signed by
Fernando Fernandez
Date: 2026.05.07 16:29:23
-04'00'

FERNANDO FERNANDEZ
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE LS 6765, FLORIDA
1397 W 63TH ST. HIALEAH, FL. 33012
(786) 631- 7053

PAGE 1 OF 3

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY #205
MIRAMAR, FL 33027
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No:
19210008

DRAWN DATE:
11.12.2019

CHECKED: FF

SCALE: 1:50'

DRAINAGE EASEMENT TRACT "C"

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, STATE OF FLORIDA, ACCORDING TO "LESLIE ESTATES SECTION FOUR", AS RECORDED IN PLAT BOOK 96 PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF LOT 7 BLOCK 34 OF SAID "LESLIE ESTATES SECTION FOUR"; THENCE N02°46'25"W ALONG THE EAST LINE OF SAID "LESLIE ESTATES SECTION FOUR" FOR A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING; THENCE S87°02'35"W FOR A DISTANCE OF 105.35 FEET; THENCE N75°07'39"W FOR A DISTANCE OF 36.74 FEET; THENCE S87°02'35"W FOR A DISTANCE OF 117.19 FEET; THENCE S44°08'33"W FOR A DISTANCE OF 138.77 TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE EAST, THE RADIAL LINE TO SAID POINT BEARS S80°25'54"W FORM THE RADIUS POINT: THENCE (NEXT NINE CALLS FOLLOW THE WESTERLY AND NORTHERLY LINES OF LOTS 1 THROUGH 7 SAID BLOCK 34 "LESLIE ESTATES SECTION FOUR") 19.76 FEET ALONG THE ARC OF SAID NON TANGENT CURVE CONCAVE TO THE EAST; SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET THOUGHT A CENTRAL ANGLE OF 45°17'09"; THENCE N35°40'39"E FOR A DISTANCE OF 62.10 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE 88.76 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 99.00 FEET THOUGHT A CENTRAL ANGLE OF 51°22'10"; THENCE N87°02'35"E FOR A DISTANCE OF 85.01 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; THENCE 34.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 62.50 FEET THOUGHT A CENTRAL ANGLE OF 31°47'18" TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT; THENCE 20.81 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 37.50 FEET THOUGHT A CENTRAL ANGLE OF 31°47'20"; THENCE N87°02'35"E FOR A DISTANCE OF 60.00 FEET; THENCE N02°46'25"W FOR A DISTANCE OF 6.00 FEET; THENCE N87°02'35"E FOR A DISTANCE OF 40.00 FEET TO A POINT AT EAST LINE OF "LESLIE ESTATES SECTION FOUR"; THENCE S02°46'25"E ALONG SAID EAST LINE OF "LESLIE ESTATES SECTION FOUR" TO THE POINT OF BEGINNING.

ALONG THE EAST LINE OF "LESLIE ESTATES SECTION FOUR" FOR A DISTANCE OF 12.00 FEET; THENCE S87°02'35"W FOR A DISTANCE OF 158.94 FEET TO THE POINT OF CURVATURE OF TANGENT CURVE TO THE RIGHT; THENCE 27.82 FEET ALONG THE ARC OF SAID TANGENT CURVE TO RIGHT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THOUGHT A CENTRAL ANGLE OF 53°07'48"; THENCE N87°02'35"E FOR A DISTANCE OF 183.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 7309.4 SQUARE FEET

PAGE 2 OF 3

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY #205
MIRAMAR, FL 33027
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No:
19210008

DRAWN DATE:
11.12.2019

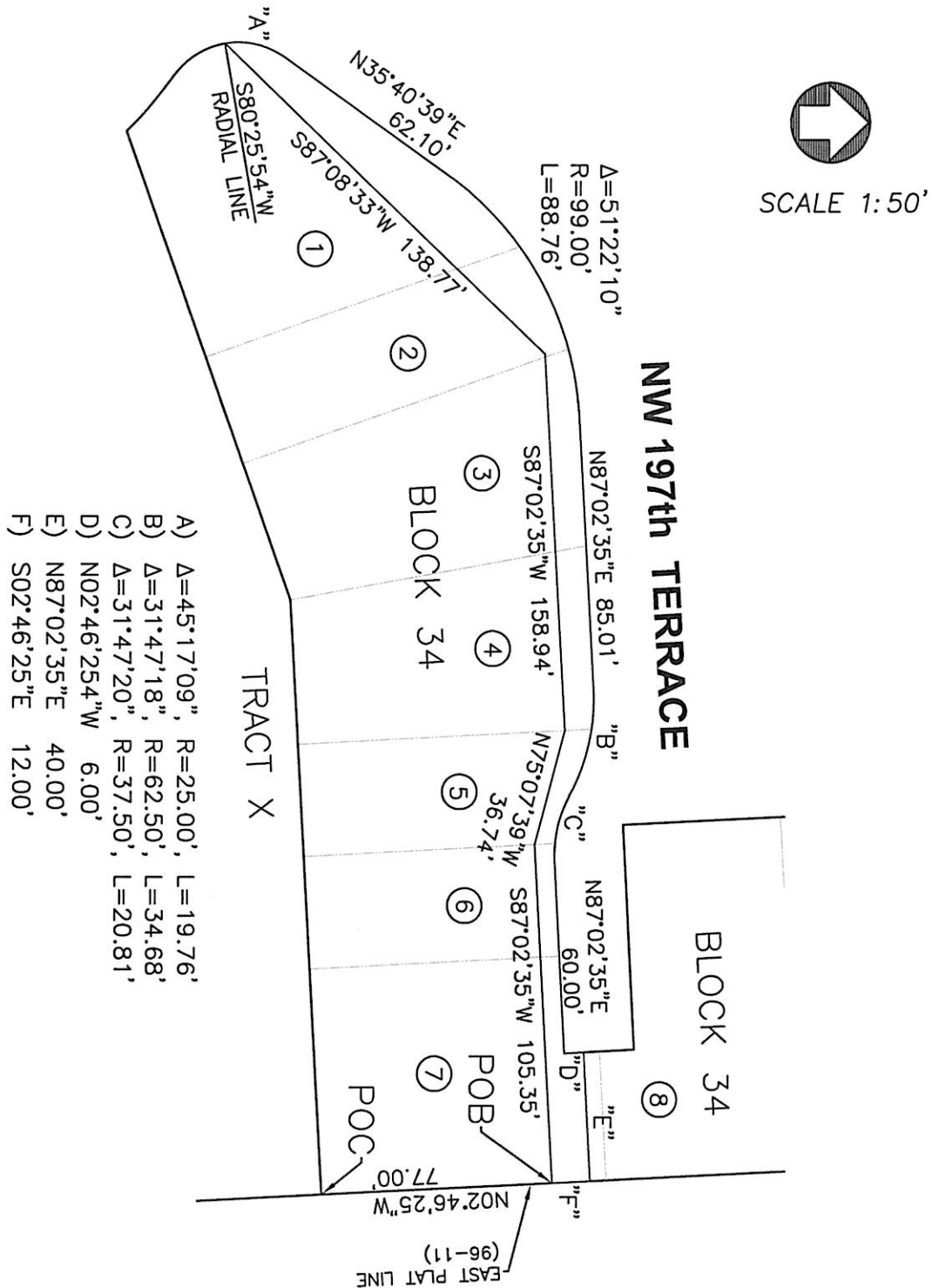
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DRAINAGE EASEMENT TRACT "C"

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"
LEGAL DESCRIPTION
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



PAGE 3 OF 3

PREMIERE DESIGN SOLUTIONS INC.
12781 MIRAMAR PARKWAY #205
MIRAMAR, FL 33027
954.237.7850
PDS@PDS-ENG.COM
LB 8017

PROJECT No:
19210008

DRAWN DATE:
11.12.2019

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SCALE: 1:50'

DRAINAGE EASEMENT TRACT "C"

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)



WFOURTH FL. 3rd ST.
Rm 217 7012
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REVISIONS	
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PROJECT:

LESLIE ESTATES SURVEY OF ROADS AND STORM WATER
CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA

END OF DOCUMENT

QUESTIONS

Source: *Author's calculations*

08/16/19 11:00 AM

NEW DATE: 03/01/2010

03/07/2020 09:03:03

PLATE 15

1. **THE COMPANY**
 2. **THE PRODUCT**
 3. **THE MARKET**
 4. **THE COMPETITION**
 5. **THE FINANCIAL STATEMENT**
 6. **THE MANAGEMENT**
 7. **THE RISK**
 8. **THE CONCLUSION**

DATE: 07/07/2000

Secondly,

11

S-100

PAGE 2 OF 4

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THIS BATTERY IS NOT VALID
WITHOUT THE OTHERS

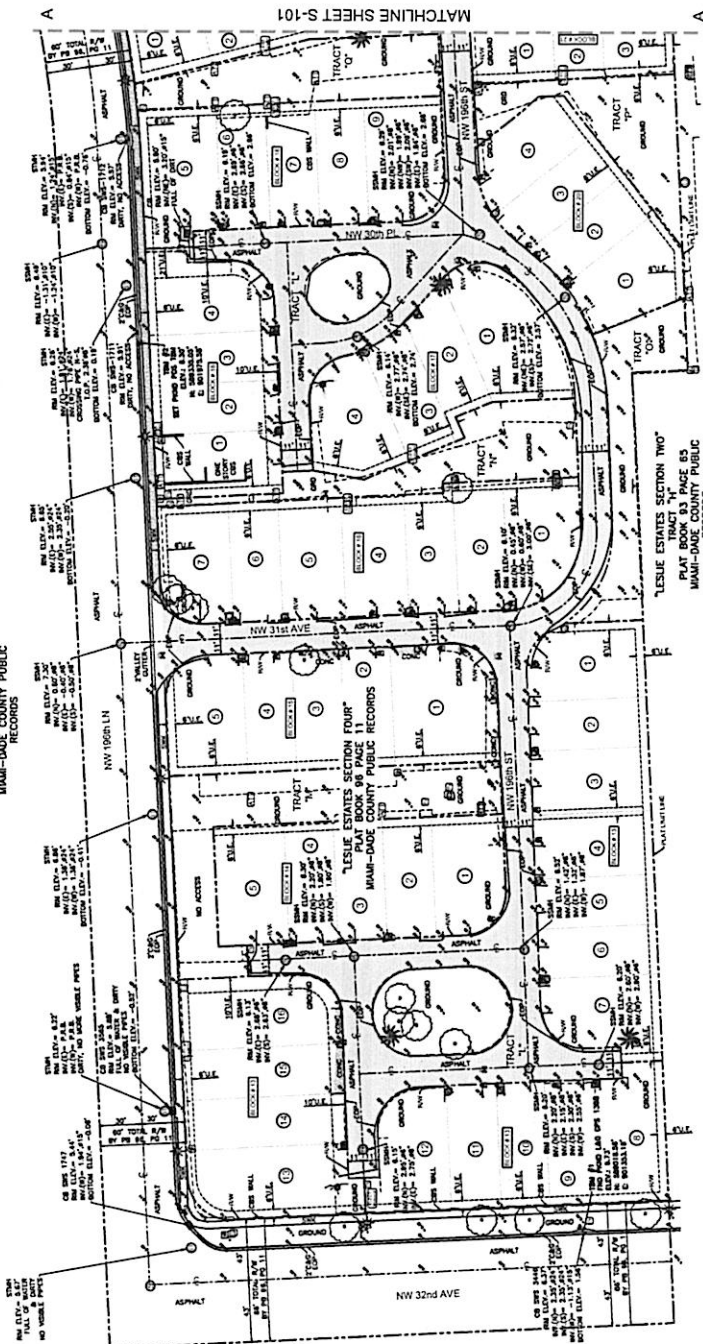
Fernando
Digitally signed by
Fernando Fernandez
Fernandez
Date: 2026.05.07
16:26:11 -04'00'



MIAMI GARDENS COMMUNITY CENTER"
TRACT "A"
PLAT BOOK 169 PAGE 8
MIAMI-DADE COUNTY PUBLIC
RECORDS

LESLIE ESTATES SECTION NINE
PLAT BOOK 103 PAGE 72
MIAMI-DADE COUNTY PUBLIC
RECORDS

MATCHLINE SHEET S-101





REVISIONS
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PROJECT: LESLIE ESTATES SURVEY OF ROADS AND STORM WATER
CITY OF MIAMI GARDENS, MIAMI-DADE COUNTY, FLORIDA
PROPOSED DRAINAGE EASEMENTS

SCALE: AS SHOWN
PROJECT: 1611008.2
DESIGNED DATE: 01/01/2000
DESIGNED BY: J. J. J.
CHECKED DATE: 01/01/2000
CHECKED BY: J. J. J.
DATE: 01/01/2000
PROJECT: 1611008.2

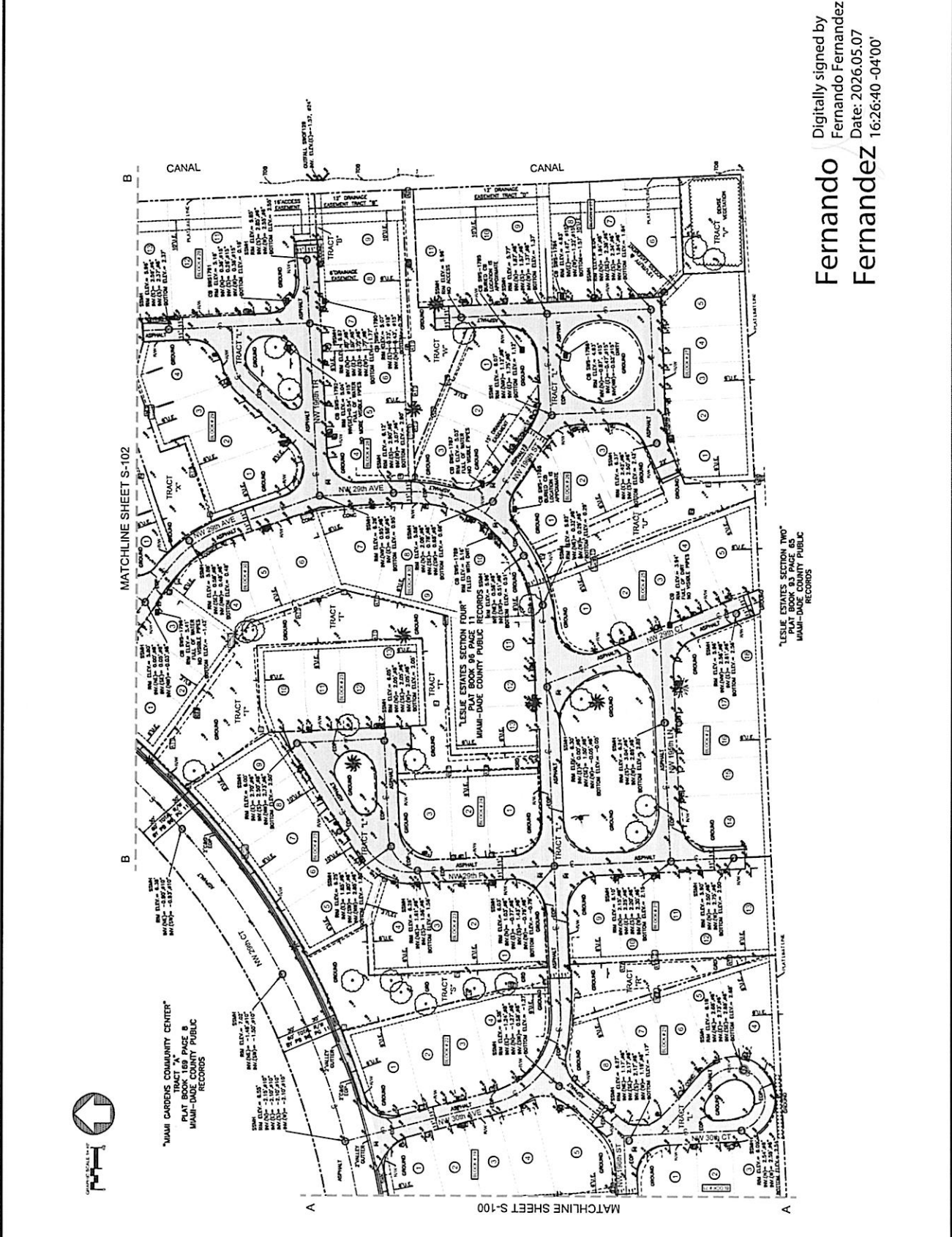


Seal of Miami-Dade County

S-101

PAGE 3 OF 4

THIS SHEET IS TO BE USED
IN CONJUNCTION WITH SHEET
S-100 AND SHEET S-102



Digitally signed by
Fernando Fernandez
Date: 2026.05.07
16:26:40 -04'00'



REVISED	DATE
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PROJECT:	
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SCALE: AS SHOWN			
PROJECT # 1821008.2			
LOCKED DATE: 07/07/2022	07/07/2022		
ISSUED DATE: 07/07/2022	07/07/2022		
ORDERED DATE: 07/07/2022	07/07/2022		

THIS SHEET IS NOT VALID
UNLESS THE FOLLOWING
OTHER DATA IS LISTED FIRST

[illegible]