

APPENDIX N

Draft Conservation Encumbrance – On-site CRC

Prepared by, record and return to:

Gunster, Yoakley & Stewart, P.A.
Attn: Luna E. Phillips, Esquire
450 E. Las Olas Boulevard, Suite 1400
Fort Lauderdale, Florida 33301

**CORAL REEF COMMONS
CONSERVATION EASEMENT**

This Deed of Conservation Easement is given this ___ day of _____, 20___, by [owners] having an address at [address] (“Grantor”), to [Miami-Dade County] (“Grantee”) with third party enforcement rights to the United States Fish and Wildlife Service (“Service”), regarding the “Conservation Easement Property” (as hereinafter defined). As used herein, the term “Grantee” shall include any successors or assignees of the Grantee, and the term “Grantor” shall include all subsequent owners of the Conservation Easement Property and assignees of the Grantor.

WITNESSETH

WHEREAS, Grantor solely owns in fee simple certain real property in [] County, Florida, more particularly described in that certain Sketch of Description attached hereto as Exhibit “A” and incorporated by this reference is expressly made a part hereof (“Conservation Easement Property”); and

WHEREAS, the United States Fish and Wildlife Service (“Service”), an agency within the United States Department of Interior, has jurisdiction over the conservation, protection, restoration, enhancement, and management of fish, wildlife, native plants, and habitat pursuant to various federal laws, including the Endangered Species Act, 16 U.S.C. Section 1531, et seq. (“ESA”), the Fish and Wildlife Coordination Act, 16 U.S.C. Sections 661-666c, the Fish and Wildlife Act of 1956, 16 U.S.C. Section 742(f) et seq., and other provisions of Federal law; and

WHEREAS, the Service maintains that the Conservation Easement Property possesses or is capable of possessing ecological and habitat values as defined in the Service’s Habitat Conservation Plan (insert permit NO.) that benefit endangered, threatened, or other species (collectively “Conservation Values”) of great importance to the Grantor and the people of the State of Florida and the United States, including the [list of species] (collectively, the “Covered Species”); and

WHEREAS, Grantor has received Federal Fish and Wildlife Threatened Species Permit Number [permit number] from the United States Fish and Wildlife Service (“Permit”) authorizing permanent alteration of ___ acres of [describe habitat] habitat, and in consideration of the consents granted by the Permit, the Grantor has agreed to establish a Conservation Easement over the Conservation Easement Property, and to implement specific land management practices that must be undertaken to minimize and mitigate adverse impacts to the Covered Species and their habitat. These specific land management practices are described in the Permit and its associated Habitat Conservation Plan, both of which are incorporated onto this Conservation Easement by reference; and

WHEREAS, the Grantor, in consideration of the terms of the Conservation Easement, agrees to grant and secure to the Grantee a perpetual conservation easement as defined in Section 704.06, Florida Statutes, over the Conservation Easement Property.

WHEREAS, the Grantee is accepting this Conservation Easement to assist in the preservation of the Conservation Easement Property, but is not the entity issuing or enforcing the Permit. The Service is the entity issuing the Permit and with the authority to enforce same as described herein.

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants, terms, conditions, and restrictions contained herein, together with other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, Grantor hereby grants, creates, and establishes a perpetual conservation easement for and in favor of the Grantee upon the Conservation Easement Property which shall run with the land and be binding upon the Grantor and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. **Recitals.** The recitals hereinabove set forth are true and correct and are hereby incorporated into and made part of this Conservation Easement.
2. **Purpose.** The purpose of this Conservation Easement is to ensure that the Conservation Easement Property shall be protected forever and used as a conservation area, consistent with the Permit and Habitat Conservation Plan. The Parties intend that this Conservation Easement will confine the use of the Conservation Easement Property to such uses as are consistent with the purpose of this Conservation Easement, the Permit and the Habitat Conservation Plan. It is the intent of this Conservation Easement to assure that the Conservation Easement Property will be retained and maintained in the natural vegetative and hydrologic condition suitable for the purpose of providing optimal habitat for the Covered Species living in the area and using the Conservation Easement Property.
3. **The Service's Rights.** To carry out the purpose of this Conservation Easement, the Grantor conveys the following rights to the Service:
 - a. The Service may enter upon the Conservation Easement Property at any time after giving twenty-four (24) hours prior notice to the Grantor or their successors in order to monitor Grantor's compliance with this Conservation Easement, the Permit, and the Habitat Conservation Plan, monitor and survey the Conservation Easement Property for Covered Species habitat and otherwise enforce the terms of this Conservation Easement the Permit, and the Habitat Conservation Plan;
 - b. The Service may enjoin any activity on or use of the Conservation Easement Property that is inconsistent with this Conservation Easement, the Permit, and the Habitat Conservation Plan, to require restoration of such areas or features of the Conservation Easement Property that may be damaged by any act, failure to act, or any use or activity that is inconsistent with the purposes of this Conservation Easement and to preserve the Conservation Values of the Conservation Easement Property; and

- c. The Service may preserve, protect and sustain the biological resources and Conservation Values of the Conservation Easement Property unless specifically excluded from this Conservation Easement; and
 - d. The Service may enforce the terms, provisions and restrictions of this Conservation Easement.
4. **Prohibited Use.** Unless expressly authorized by the Service, and in accordance with the Permit and Habitat Conservation Plan, or as reserved in paragraph 5 of this Conservation Easement, or as deemed necessary to successfully achieve the desired goals of the Permit and Habitat Conservation Plan, the following activities are prohibited on the Conservation Easement Property:
- a. Construction, reconstruction or placement of any road, sign, billboard or other advertising, utilities or any other building or structure on or above the ground;
 - b. Dumping or placing of soil or other substance or material as landfill, or dumping of trash, waste, biosolids or unsightly or offensive materials (excluding trash can on trash pickup days);
 - c. Removal or destruction of trees, shrubs, or vegetation, with exception of the removal of nuisance and exotic plant species, to facilitate restoration and management of habitat, or for fire management, as permitted in the Permit;
 - d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other material substance in such manner as to affect the surface;
 - e. Mineral exploration, excavation, draining or dredging;
 - f. Surface use except for purposes that permit the land or water areas to remain in their existing natural conditions;
 - g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;
 - h. Acts or uses detrimental to such aforementioned retention of land or water areas in their existing natural condition;
 - i. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties on the Conservation Easement Property having historical, architectural, archaeological, or cultural significance;
 - j. Alteration of the general topography of the Conservation Easement Property;
 - k. Planting, introduction or dispersal of exotic plant or animal species;
 - l. Commercial or industrial uses;

- m. Acts that create adverse impacts to federally-listed or candidate species or their critical habitat except as provided by law;
 - n. Operation of motorized vehicles except those motorized vehicles and other off-road vehicles may be operated as required for the restoration, maintenance, and monitoring activities required by the Permit; and
 - o. Acts or uses detrimental to the preservation of any features or aspects of the Conservation Easement Property having historical, archaeological or cultural significance; and
 - p. Manipulation, impoundment or alteration of any natural watercourse, body of water or water circulation on the Conservation Easement Property.
5. **Grantor's Reserved Rights.** Grantor reserves unto itself, its successors and assigns, and all successor owners of the Conservation Easement Property or any portion thereof:
- a. All rights accruing from its ownership of the Conservation Easement Property, including the right to engage in or to permit or invite others to engage in all uses of the Conservation Easement Property that are neither expressly prohibited herein, inconsistent with the purpose of this Conservation Easement nor likely to negatively impact the quality of the Conservation Easement Property as Covered Species habitat;
 - b. The right to conduct activities on the Conservation Easement Property, including, but not limited to, restoration, maintenance and monitoring activities, as set forth in the Permit and Habitat Conservation Plan;
 - c. The right to maintain permitted drainage on the Conservation Easement Property in accordance with the Conservation Easement.
6. **Grantee and the Service's Duties.** Neither Grantee nor the Service shall unreasonably interfere with Grantor or its invitees, guests, and agents' use and quiet enjoyment of the Conservation Easement Property. Grantee and Service agree that neither Grantor nor any affiliate, subsidiary or other related party of Grantor shall be liable for or obligated for any liability, penalty, cost, loss, damage, expense, cause of action, claim, demand, or judgment arising from or in any way connected with Grantee's or Service's conduct and/or negligence on or about the Conservation Easement Property pursuant to this paragraph.
7. **Grantor's Duties.** Grantor shall undertake all reasonable actions to prevent the unlawful entry and trespass upon the Conservation Easement Property by persons whose activities may degrade or harm the Conservation Values of the Conservation Easement Property. The Grantor also shall be responsible for control of public access to the Conservation Easement Property. Grantor shall be responsible for the funding of the payment of all costs and expenses relating to ongoing management and maintenance of the Conservation Easement Property from the [insert financial assurance mechanism], which has been established by Grantor, see more specifically paragraph 21, below.

The Grantor will provide maintenance of the Conservation Easement Property into perpetuity as described in the [name of HCP] (HCP). Said maintenance involves on-site enhancement and conservation of ____ acres, and must meet the success criteria outlined in the aforementioned HCP.

8. **No Dedication.** No right of access, ingress, or egress by the general public to any portion of the Conservation Easement Property is conveyed by this Conservation Easement.
9. **Obligations of Ownership.** Grantor retains all responsibilities and all obligations related to the ownership, operation, upkeep, and maintenance of the Conservation Easement Property. Grantor shall keep the Conservation Easement Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor. Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Conservation Easement Property by competent authority, and shall furnish Grantee and the Service with satisfactory evidence of payment upon written request. Grantor remains solely responsible for obtaining any applicable permits and approvals required for any activity or use permitted on the Conservation Easement Property by this Conservation Easement, and any such activity or use shall be undertaken in accordance with all applicable federal, state, local and administrative agency laws, statutes, ordinances, rules, regulations, orders and requirements.
10. **Enforcement.** Grantee and/or the Service have the right to enforce the terms, provisions and restrictions of this Conservation Easement. Any forbearance on behalf of Grantee or the Service to exercise its right of enforcement hereunder shall not be deemed or construed to be a waiver of either of their rights hereunder. All of the remedies provided herein shall be deemed to be independent and cumulative and shall be deemed to be supplemental to any remedies provided by law or ordinance.
11. **Remedies for Violation and Corrective Action.** If Grantee, Grantor or the Service determines there is a violation of the terms of this Conservation Easement or that a violation is threatened, written notice of such violation and a demand for corrective action sufficient to cure the violation shall be given to the putative violator as well as to the Service. In any such instance, measures to cure the violation shall be reviewed and approved by the Service. If a violation is not cured within thirty (30) days after receipt of written notice and demand, or if the cure reasonably requires more than thirty (30) days to complete and there is failure to begin the cure within the 30-day period or to continue diligently to complete the cure, Grantee, Grantor or the Service may bring an action at law or in equity in a court of competent jurisdiction to enforce compliance with the terms of this Conservation Easement, to recover any damages to which Grantee, Grantor or the Service may be entitled for violation of the terms of this Conservation Easement or for any damage to the Conservation Values of the Conservation Easement Property or for other equitable relief, including, but not limited to, the restoration of the Conservation Easement Property to the condition in which it existed prior to the violation or damage. Without limiting the violator's liability, any damages recovered may be applied to the cost of undertaking any corrective action on the Conservation Easement Property.

12. **Acts Beyond Grantor's Control.** Nothing contained in this Conservation Easement shall be construed to entitle Grantee or the Service to bring any action against Grantor for any injury to or change in the Conservation Easement Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Conservation Easement Property or to persons resulting from such causes.
13. **Hold Harmless.** Grantor shall hold harmless, indemnify, and defend Grantee and its members, directors, officers, employers, agents and contractors and the heirs, personal representatives, successors, and assigns of each of them (collectively "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, orders, liens or judgments, including, without limitation, reasonable attorney's fees, arising from or in any way connected with: (a) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition or other matter related to or occurring on or about the Conservation Easement Property, regardless of cause, unless due to the negligence of any of the Indemnified Parties; (b) Grantor's obligations specified in this Conservation Easement; and (c) the obligations, covenants, representations, and warranties of this Conservation Easement relating to Paragraph 9 of this Conservation Easement. Grantor shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of Miami-Dade County, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. Grantor expressly understands and agrees that any insurance protection required by this Conservation Easement or otherwise provided by Grantor shall in no way limit the responsibility to indemnify, keep and save harmless and defend Miami-Dade County or its officers, employees, agents and instrumentalities as herein provided.
14. **Assignment.** Grantee will hold this Conservation Easement exclusively for conservation purposes and for the purpose set forth in Paragraph 2 of this Conservation Easement. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state and federal laws and committed to hold this Conservation Easement exclusively for the purposes set forth herein. Grantee may not assign this Conservation Easement without written consent of Grantor and the Service.
15. **Subsequent Property Transfer.** Grantor agrees to either refer to this Conservation Easement or, alternatively, incorporate the terms of this Conservation Easement in any deed or other legal instrument by which Grantor divests itself of any interest in all or a portion of the Conservation Easement Property, including, without limitation, a leasehold interest. Grantor further agrees to give Grantee and the Service written notice of the intent to transfer any interest at least thirty (30) days prior to the date of such transfer. Grantee or the Service shall have the right to prevent subsequent transfers in which prospective subsequent claimants or transferees are not given notice of the terms, covenants, conditions and restrictions of this Conservation Easement or whenever a subsequent Conservation Easement Property transfer will result in a merger of the

Conservation Easement and the Conservation Easement Property in a single Property owner (thereby extinguishing the Conservation Easement) if no method or mechanism deemed adequate to preserve, protect and sustain the Conservation Easement Property in perpetuity has been established. The failure of Grantor to perform any act required by this section shall not impair the validity of this Conservation Easement or limit its enforcement in any way.

16. **Severability.** If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby as long as the purpose of the Conservation Easement is preserved.
17. **Recordation.** Grantor shall record this Conservation Easement in timely fashion in the Official Records of [] County, Florida, and shall re-record it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.
18. **Modifications.** This Conservation Easement may be amended, altered, released or revoked only by written agreement between the Parties hereto or their heirs, assigns or successors-in-interest and with written approval of the Service. Any such modification shall be consistent with the purposes of this Conservation Easement and shall not affect the perpetual duration of this Conservation Easement. The Grantee shall promptly record any written modification in the public records of Miami-Dade County, Florida and thereafter promptly provide a confirmed copy of the recorded modification to the Grantor and to the Service.
19. **Written Notice.** All notices, consents, approvals or other communications hereunder shall be in writing and delivered personally or sent by facsimile or by a recognized overnight delivery service. Notice by either of the previous methods shall be deemed given upon delivery. Notice also may be sent by United States mail, certified, return receipt requested and postage prepaid. Such notice shall be deemed given five (5) days after deposit in the United States mail. Notice shall be addressed as follows or to such other address as either Party or the Service may from time to time specify in writing:

To Grantor:
To Grantee:
To the Service:

20. **Subordination of Liens.** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Conservation Easement Property in fee simple; that the Conservation Easement Property is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; that all mortgages and liens on the Conservation Easement Property, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that Grantor hereby fully warrants and defends the title to

the Conservation Easement hereby conveyed against the lawful claims of all persons whomsoever.

21. **Funding.** Funding for the ongoing management and maintenance of the Conservation Easement Property pursuant to this Conservation Easement shall come from [describe funding], and by any other means specified in the Conservation Easement.
22. **No Merger or Release.** This Conservation Easement provides specific and substantial rights to the Service as provided herein and in accordance with other agreements between the Grantor and the Service. These rights, among other things, prohibit the release or assignment of the rights, obligations and encumbrances established by this Conservation Easement in any fashion, except upon written approval of the Service. It is the intent of the Grantor, the Grantee and the Service that this Conservation Easement shall be a covenant running with title to the Conservation Easement Property and that this Conservation Easement shall be binding upon subsequent owners of the Conservation Easement Property. The Parties covenant and agree that this Conservation Easement may not be assigned, terminated or released in any manner or fashion without the consent and written agreement of the Service. In the event that the Grantor or any subsequent owner of the Conservation Easement Property shall convey fee title to the Conservation Easement Property to the Grantee or to any successor of the Grantee, the Parties expressly covenant and agree that this Conservation Easement shall not be terminated or extinguished by operation of law pursuant to the doctrine of merger or any similar or dissimilar doctrine or rule of law.
23. **Management.** Grantor hereby covenants that the management of the Conservation Easement Property shall be undertaken either by Grantor directly or by another party as provided in the Conservation Easement. If management is to be undertaken by another party, Grantor must obtain that party's consent to undertake the management and provide payment to that party in accordance with the [funding mechanism].
24. Nothing herein shall constitute a waiver of Section 768.28 of the Florida Statutes or shall be construed as impacting or modifying the protections set forth therein.
25. Nothing in this Conservation Easement, express or implied, is intended to (i) confer upon any entity or person other than the parties and their successors or assigns any rights or remedies under or by any reason of this Conservation Easement as a third party beneficiary or otherwise, except as specifically provided in this Conservation Easement; or (ii) authorize anyone not a party to this Conservation Easement to maintain an action pursuant to or based upon this Conservation Easement.

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running into perpetuity with the Conservation Easement Property.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Conservation Easement Property in fee simple; that the Conservation Easement Property is free and clear of all

encumbrances; that Grantor has good right and lawful authority to convey this Conservation Easement; and it hereby fully warrants and defends the title to the Conservation Easement hereby conveyed by the lawful claims of all persons whomsoever.

DRAFT

IN WITNESS WHEREOF, Grantor has hereunto set its authorized hand this _____ day of _____, 20__.

WITNESSES:

GRANTOR:

Print Name: _____

STATE OF _____)ss:
COUNTY OF _____

On this _____ day of _____, 20__ before me, the undersigned notary public, personally appeared _____, the person who confirmed that _____ is duly authorized to execute this instrument on behalf of _____. _____ is either () personally known to me or () has produced a valid _____ (state) driver's license as identification.

Notary Public, State of _____
Serial #: _____
My Commission Expires: _____

(NOTARY SEAL)

IN WITNESS WHEREOF, Grantee has hereunto set its authorized hand this _____ day of _____, 20__, and hereby accepts and agrees to the conditions of the foregoing Conservation Easement.

GRANTEE:

By: _____

Approved as to form and legality:

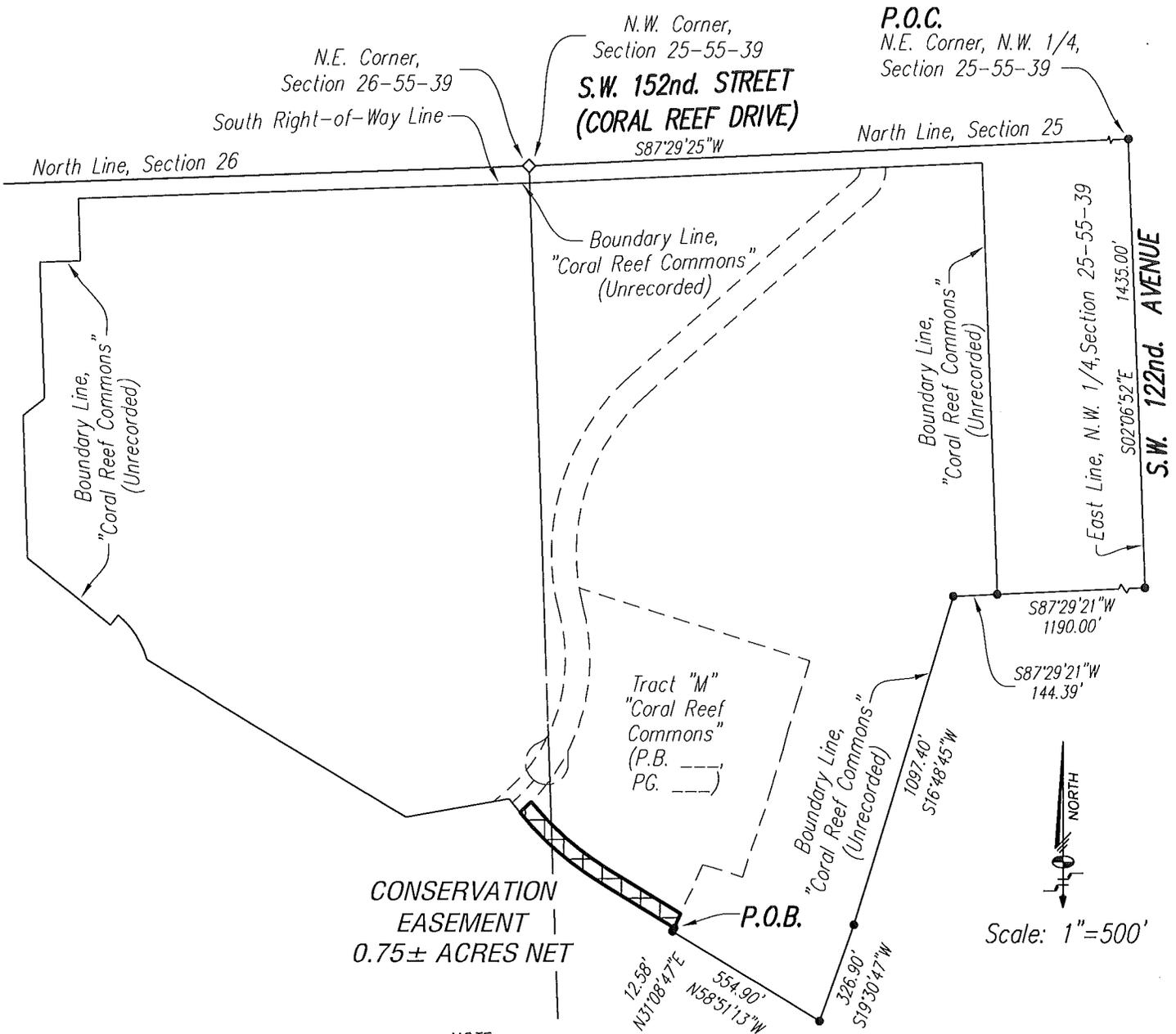
By: _____

EXHIBIT "A"

**LEGAL DESCRIPTIONS AND SKETCH OF CONSERVATION EASEMENT
PROPERTY**

DRAFT

SKETCH
CONSERVATION EASEMENT - TRACT "M"



P.O.C. - Point of Commencement
 P.O.B. - Point of Beginning

NOTE: The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the NW 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE: Prepared For: Ram Realty Services

See Sheet 3 of 3 for Legal Description.

Schwebke-Shiskin & Associates, Inc.
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

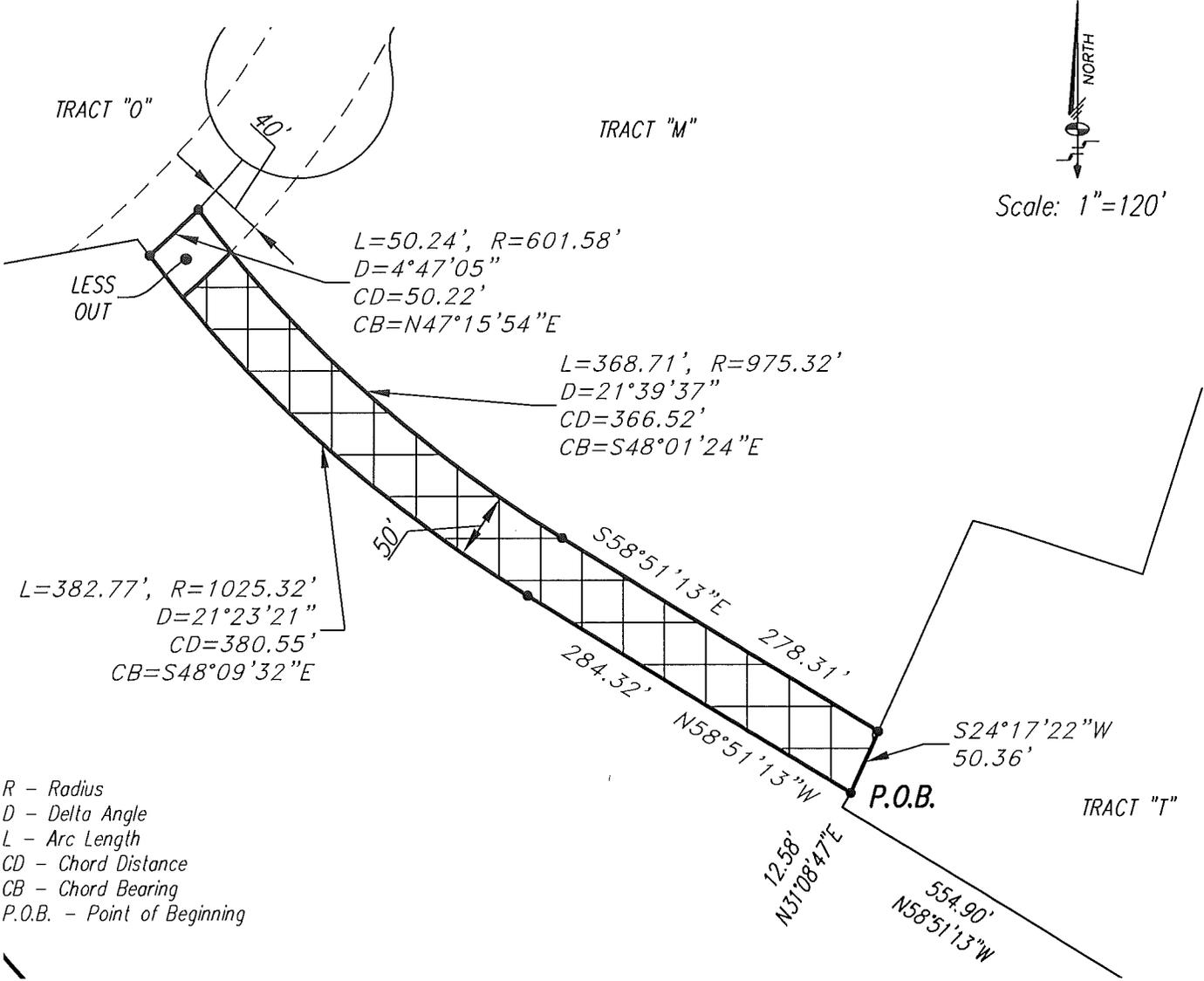
THIS IS NOT A "LAND SURVEY."
 ORDER NO.: 207548
 DATE: AUGUST 31, 2017
 SHEET 1 OF 4 SHEET(S)
 F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

 MARK STEVEN JOHNSON PRINCIPAL
 FLORIDA PROF. LAND SURVEYOR NO. 4775



SKETCH
CONSERVATION EASEMENT - TRACT "M"



R - Radius
D - Delta Angle
L - Arc Length
CD - Chord Distance
CB - Chord Bearing
P.O.B. - Point of Beginning

NOTE:
The bearings shown hereon relate to an assumed bearing ($S87^{\circ}29'25''W$) along the North line of the NW 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheet 3 of 3 for Legal Description.

NOTE: Prepared For: Ram Realty Services

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(LB-87)

THIS IS NOT A "LAND SURVEY."
ORDER NO.: _____
DATE: _____
SHEET 2 OF 4 SHEET(S) F.B.: _____ N.A.

PREPARED UNDER MY SUPERVISION:


FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH
CONSERVATION EASEMENT - TRACT M

CONSERVATION EASEMENT (TRACT "M")

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet to the POINT OF BEGINNING of the following described Conservation Easement; thence N58°51'13"W for 284.32 feet to a Point of Curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 21°23'21", for an arc distance of 382.77 feet to a point on the next described circular curve concave to the Northwest (said last mentioned 7 courses being coincident with the boundary lines of "Coral Reef Commons," Plat Book ____, Page ____); thence run Northeasterly along the arc of a circular curve to the left, having a radius of 601.58 feet, a central angle of 04°47'05", a chord distance of 50.22 feet through a chord bearing of N47°15'54"E, for an arc distance of 50.24 feet to a point on the next described circular curve concave to the Northeast (said last mentioned course being coincident with the Westerly boundary line of Tract "M," "Coral Reef Commons," Plat Book ____, Page ____); thence run Southeasterly along the arc of a circular curve to the left, having a radius of 975.32 feet, a central angle of 21°39'37", a chord distance of 366.52 feet through a chord bearing of S48°01'24"E, for an arc distance of 368.71 feet to a Point of Tangency; thence run S58° 51'13"E for 278.31 feet; thence run S24°17'22"W for 50.36 feet to the POINT OF BEGINNING (said last course being coincident with the Easterly boundary line of said Tract "M").

LESS the Westerly 40.00 feet thereof.

Said Lands Containing 0.71 Net Acres, more or less.

NOTE:

The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheet 1 and 2 for Sketch To Accompany Legal Description.

NOTE: Prepared For: Ram Realty Services

Schwebke - Shiskin & Associates, Inc.

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

THIS IS NOT A "LAND SURVEY."

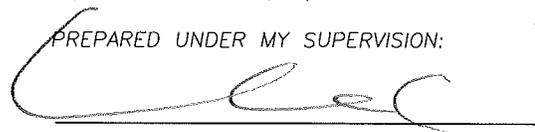
ORDER NO.: _____

DATE: _____

SHEET 3 OF 4 SHEET(S)

F.B.: _____ N.A. _____

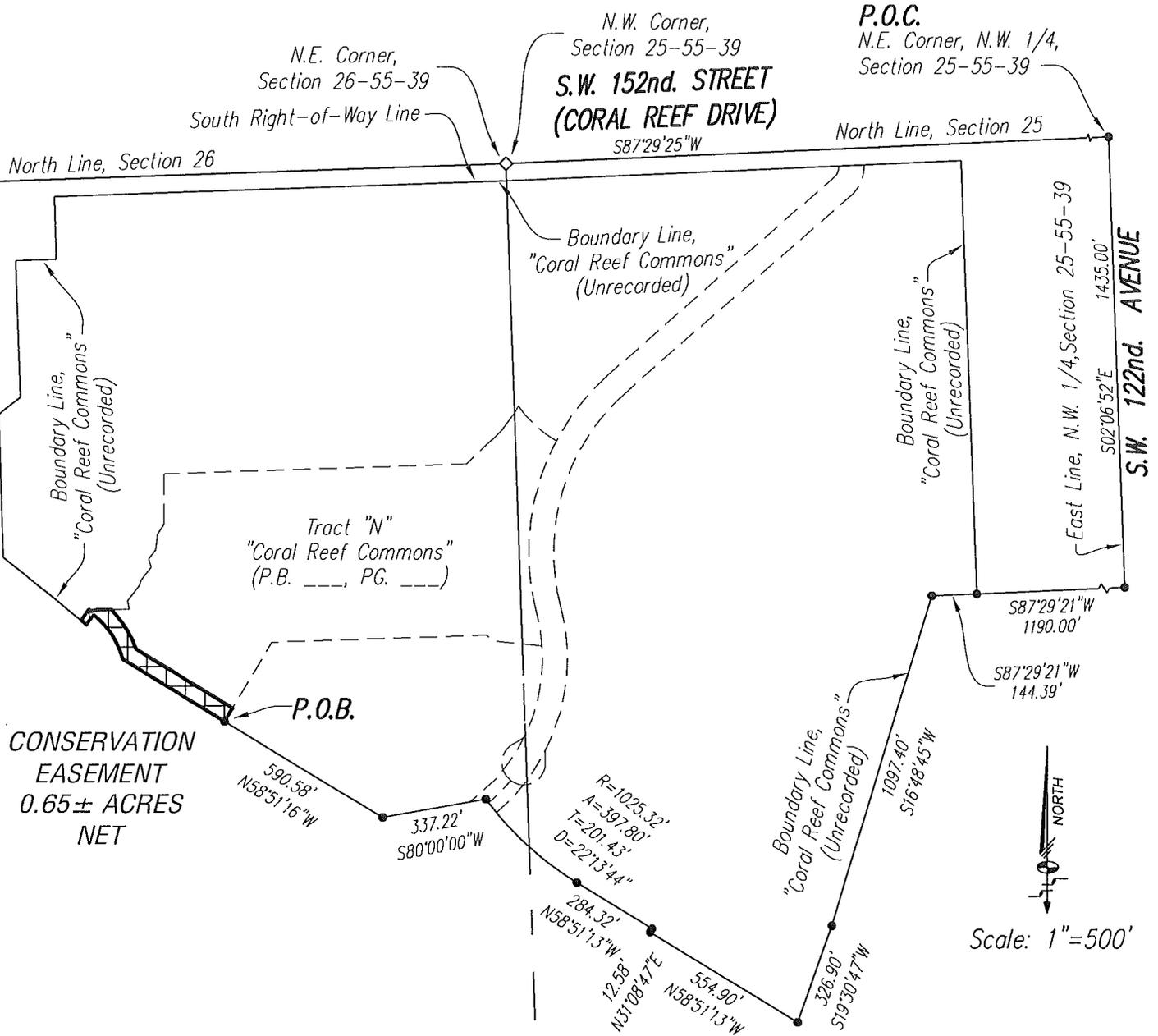
PREPARED UNDER MY SUPERVISION:



FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH

CONSERVATION EASEMENT - TRACT "N"



NOTE:

P.O.C. - Point of Commencement
P.O.B. - Point of Beginning

The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the NW 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheet 3 of 3 for Legal Description.

Schwebke-Shiskin & Associates, Inc.

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 207548

DATE: AUGUST 31, 2017

SHEET 1 OF 4 SHEET(S)

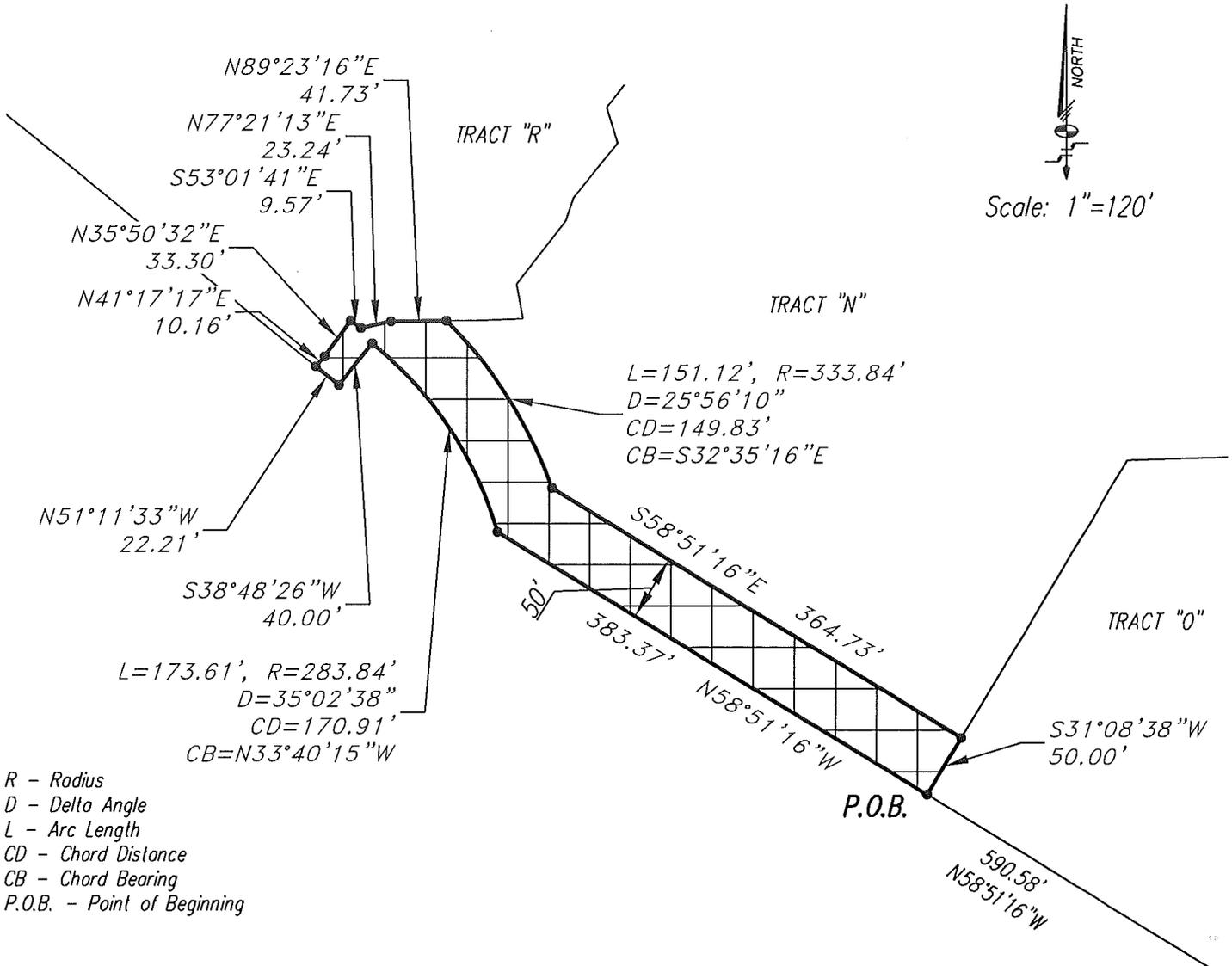
F.B.: N.A.

PREPARED UNDER MY SUPERVISION:


MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775



SKETCH
CONSERVATION EASEMENT - TRACT "N"



R - Radius
 D - Delta Angle
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See Sheet 3 of 3 for Legal Description.

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(LB-87)

THIS IS NOT A "LAND SURVEY."

ORDER NO.: _____

PREPARED UNDER MY SUPERVISION:

DATE: _____

SHEET 2 OF 4 SHEET(S)

F.B.: _____ N.A.

FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH
CONSERVATION EASEMENT – TRACT N"

CONSERVATION EASEMENT (TRACT "N")

A portion of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence run S80°00'00"W for 337.22 feet; thence run N58°51'16"W for 590.58 feet to the POINT OF BEGINNING of the following described Conservation Easement; thence continue N58°51'16"W for 383.37 feet to a point on the next described circular curve concave to the Southwest; thence run Northwesterly along the arc of a circular curve to the left, having a radius of 283.84 feet, a central angle of 35°02'38", a chord distance of 170.91 feet through a chord bearing of N33°40'15"W, for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 22.21 feet (said last mentioned 13 courses being coincident with the boundary lines of the plat of "Coral Reef Commons," Plat Book ____, Page ____); thence N41°17'17"E for 10.16 feet; thence N35°50'32"E for 33.30 feet; thence S53°01'41"E for 9.57 feet; thence N77°21'13"E for 23.24 feet; thence N89°23'16"E for 41.73 feet to a point on the next described circular curve concave to the Southwest (said last mentioned 5 courses being coincident with the Westerly boundary line of said Tract "N," "Coral Reef Commons," Plat Book ____, Page ____); thence run Southeasterly along the arc of a circular curve to the right, having a radius of 333.84 feet, a central angle of 25°56'10", a chord distance of 149.83 feet through a chord bearing of S32°35'16"E, for an arc distance of 151.12 feet to a point; thence S58°51'16"E for a distance of 364.73 feet to a point; thence S31°08'38"W for 50.00 feet to the POINT OF BEGINNING (said last course being coincident with the Easterly boundary line of said Tract "N").

Said Lands Containing 0.65 Net Acres, more or less.

NOTE:

The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheet 1 and 2 for Sketch To Accompany Legal Description.

Schwebke - Shiskin & Associates, Inc.

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

THIS IS NOT A "LAND SURVEY."

ORDER NO.: _____

PREPARED UNDER MY SUPERVISION:

DATE: _____



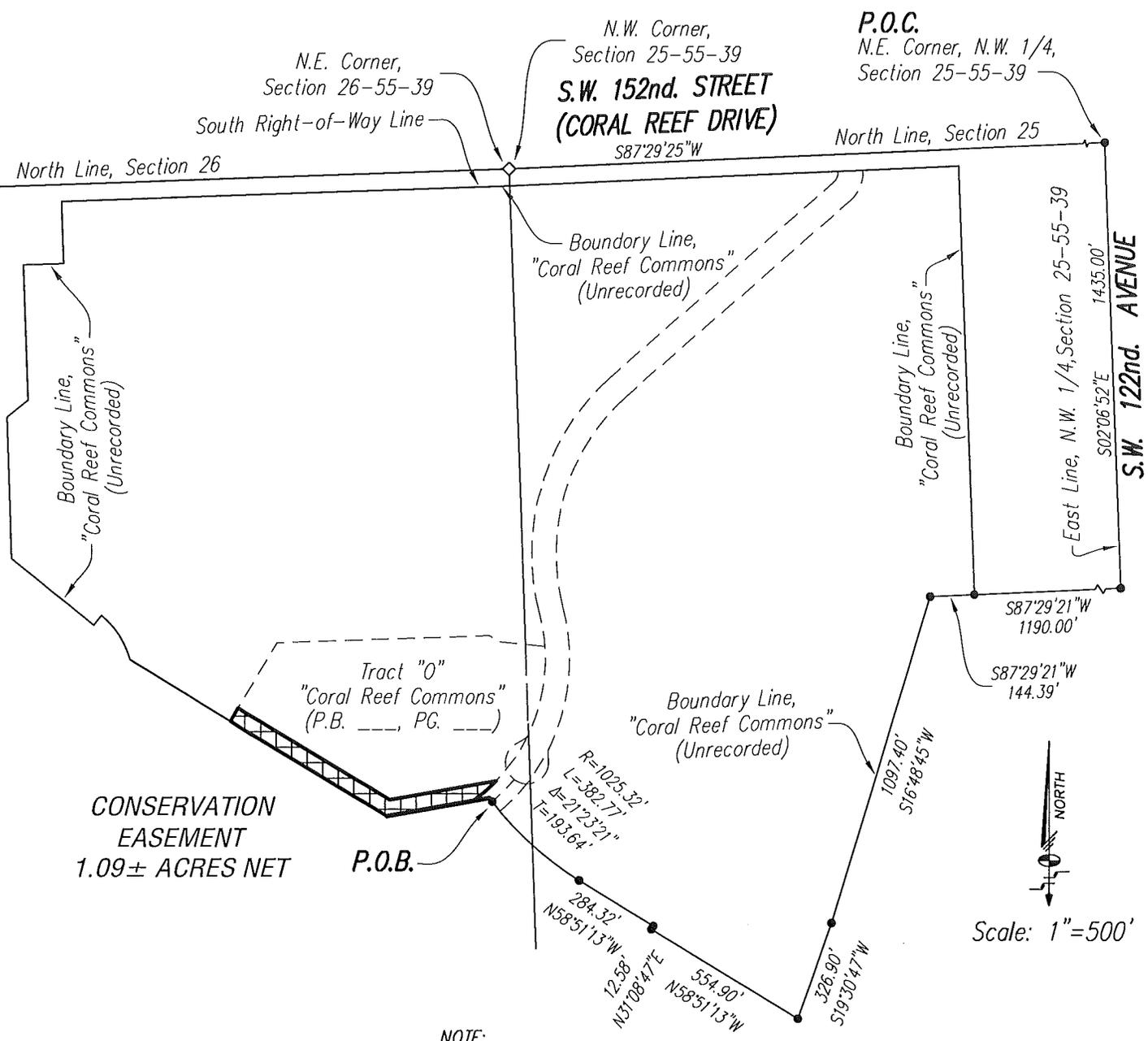
SHEET 3 OF 4 SHEET(S)

F.B.: _____ N.A.

FLORIDA PROF. LAND SURVEYOR NO. 4775



SKETCH
CONSERVATION EASEMENT - TRACT "O"



CONSERVATION EASEMENT
1.09± ACRES NET

P.O.B.

NOTE:

P.O.C. - Point of Commencement
 P.O.B. - Point of Beginning

The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the NW 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheet 3 of 3 for Legal Description.

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

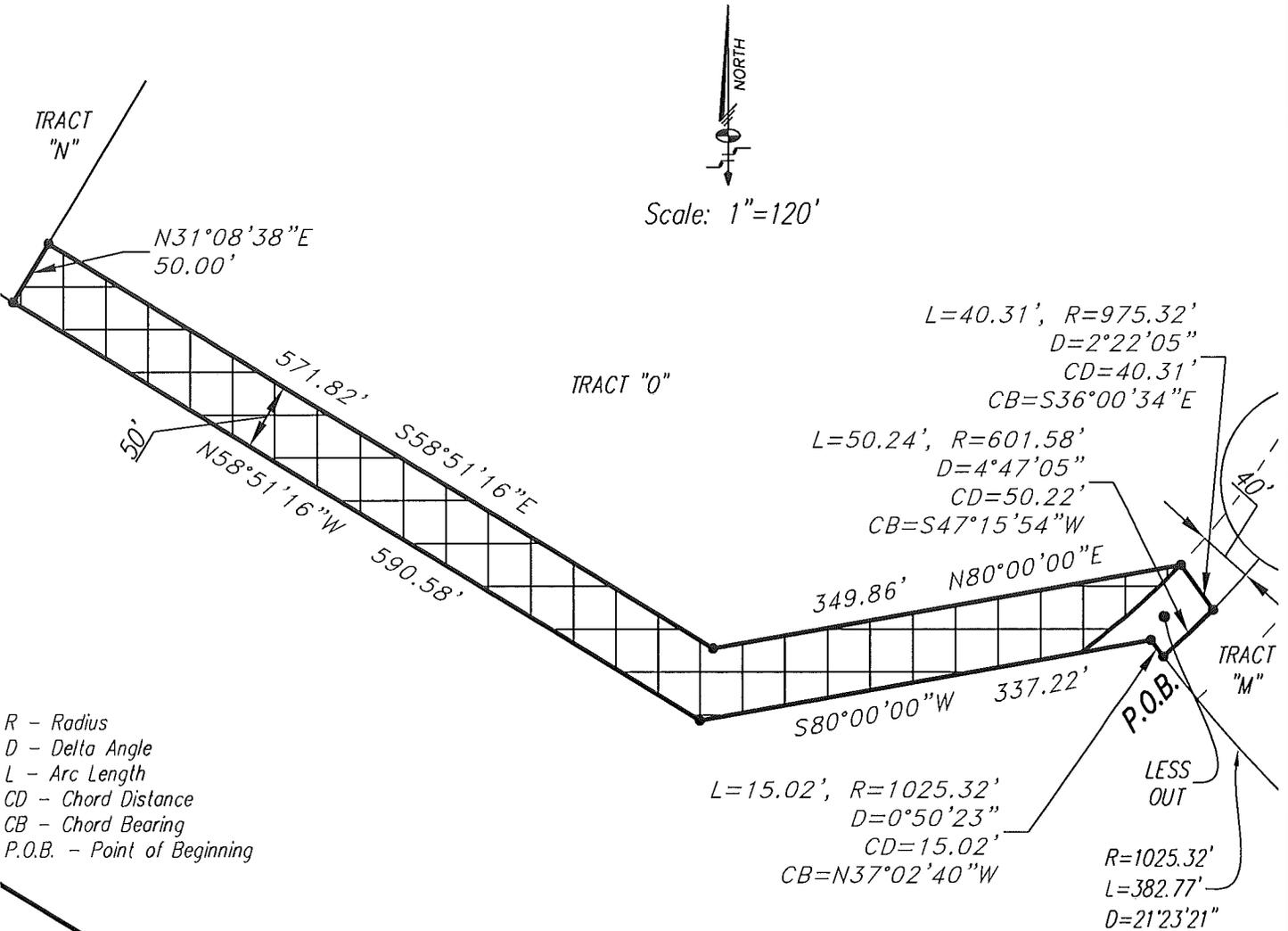
THIS IS NOT A "LAND SURVEY."
 ORDER NO.: 207548
 DATE: AUGUST 31, 2017
 SHEET 1 OF 4 SHEET(S)
 F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

 MARK STEVEN JOHNSON PRINCIPAL
 FLORIDA PROF. LAND SURVEYOR NO. 4775



SKETCH
CONSERVATION EASEMENT - TRACT "O"



R - Radius
D - Delta Angle
L - Arc Length
CD - Chord Distance
CB - Chord Bearing
P.O.B. - Point of Beginning

NOTE:

The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the NW 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheet 3 of 3 for Legal Description.

Schwebke - Shiskin & Associates, Inc.

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: _____

DATE: _____

SHEET 2 OF 4 SHEET(S)

F.B.: _____ N.A.

PREPARED UNDER MY SUPERVISION:

FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH
CONSERVATION EASEMENT - TRACT "O"

CONSERVATION EASEMENT (TRACT "O")

A portion of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 21°23'21", for an arc distance of 382.77 feet to the POINT OF BEGINNING of the following described Conservation Easement; thence continue Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet, a central angle of 00°50'23", a chord distance of 15.02 feet through a chord bearing of N37°02'40"W, for an arc distance of 15.02 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 590.58 feet (said last mentioned 10 courses being coincident with the boundary lines of the plat of "Coral Reef Commons," Plat Book ____ at Page ____); thence N31°08'38"E for 50.00 feet (said last course being coincident with the Westerly boundary line of Tract "O," "Coral Reef Commons," Plat Book ____, Page ____); thence S58°51'16"E for 571.82 feet; thence N80°00'00"E for 349.86 feet to a point on the next described circular curve concave to the Northeast; thence run Southeasterly along the arc of a circular curve to the left, having a radius of 975.32 feet, a central angle of 02°22'05", a chord distance of 40.31 feet through a chord bearing of S36°00'34"E, for an arc distance of 40.31 feet to a point on the next described circular curve concave the the Northwest; thence run Southwesterly along the arc of a circular curve to the right, having a radius of 601.58 feet, a central angle of 04°47'05", a chord distance of 50.22 feet through chord bearing of S47°15'54"W, for an arc distance of 50.24 feet to the POINT OF BEGINNING (said last course being coincident with the Easterly boundary line of said Tract "O").

LESS the Easterly 40.00 feet thereof.

Said Lands Containing 1.03 Net Acres, more or less.

NOTE:

The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheet 1 and 2 for Sketch To Accompany Legal Description.

Schwebke - Shiskin & Associates, Inc.

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

THIS IS NOT A "LAND SURVEY."

ORDER NO.: _____

DATE: _____

SHEET 3 OF 4 SHEET(S)

F.B.: _____ N.A.

PREPARED UNDER MY SUPERVISION:

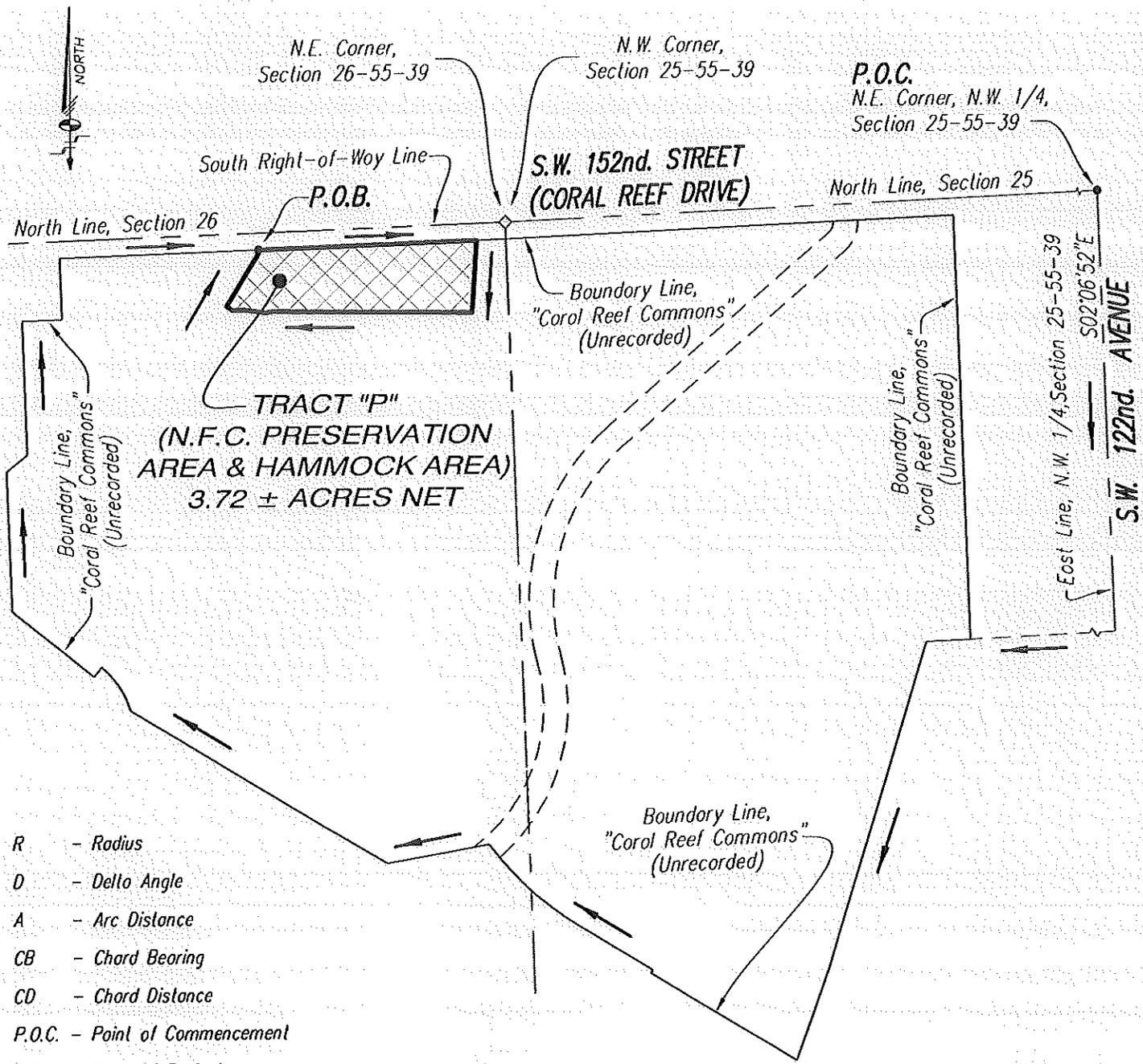


FLORIDA PROF. LAND SURVEYOR NO. 4775



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "P" (N.F.C. Preservation Area & Hammock Area)

Scale: 1"=500'



TRACT "P"
(N.F.C. PRESERVATION AREA & HAMMOCK AREA)
3.72 ± ACRES NET

- R - Radius
- D - Delta Angle
- A - Arc Distance
- CB - Chord Bearing
- CD - Chord Distance
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- N.F.C. - Natural Forest Community

Area Tabulation
 Total Preserved NFC Area - 3.72± Acres

NOTE: Prepared For: RAM REALTY SERVICES Update: August 31, 2017, Order No. 207548

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 LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."
 ORDER NO.: 201600
 DATE: July 22, 2013
 SHEET 1 OF 2 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

 MARK STEVEN JOHNSON PRINCIPAL
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "P" (N.F.C. Preservation Area & Hammock Area)

LEGAL DESCRIPTION:

A portion of Section 26, Township 55 South, Range 29 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the Southwest (said point being on the arc of a circular curve and lying N73°51'04"E from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve to the left, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 341.34 feet; thence N01°55'14"W for 456.21 feet; thence N51°36'37"E for 87.05 feet; thence N01°55'14"W for 435.92 feet; thence N88°03'41"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence N88°03'41"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 653.18 to the POINT OF BEGINNING of the following described parcel of land; thence continue N88°03'41"E for a distance of 705.53 feet to a point (said last mentioned 19 courses being coincident with the boundary lines of the plot of "Coral Reef Commons," Plot Book ____ at Page ____ (Unrecorded)); thence run S03°48'00"W for a distance of 234.93 feet to a point; thence run N89°09'29"W for a distance of 643.70 feet to a point; thence run S79°55'34"W for a distance of 24.06 feet to a point; thence run N81°54'01"W for a distance of 64.96 feet to a point; thence run N89°14'20"W for a distance of 46.14 feet to a point; thence run N53°51'44"W for a distance of 21.19 feet to a point; thence run N31°37'51"E for a distance of 199.59 feet to point; thence run N02°45'37"E for a distance of 13.11 feet to the POINT OF BEGINNING, lying and being in Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Being More Particularly Described As Follows:

Tract "P," "CORAL REEF COMMONS," according to the Plot thereof, as recorded in Plot Book ____ at Page ____ (Unrecorded), of the Public Records of Miami-Dade County, Florida.

Said Lands Containing 3.72 Net Acres, more or less.

NOTE:

The bearings shown hereon relate to an assumed bearing (S02°06'52"E) along the East line of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE: Prepared For: RAM REALTY SERVICES

Update: August 31, 2017, Order No. 207548

Schwebke - Shiskin & Associates, Inc.

(LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 201600

PREPARED UNDER MY SUPERVISION:

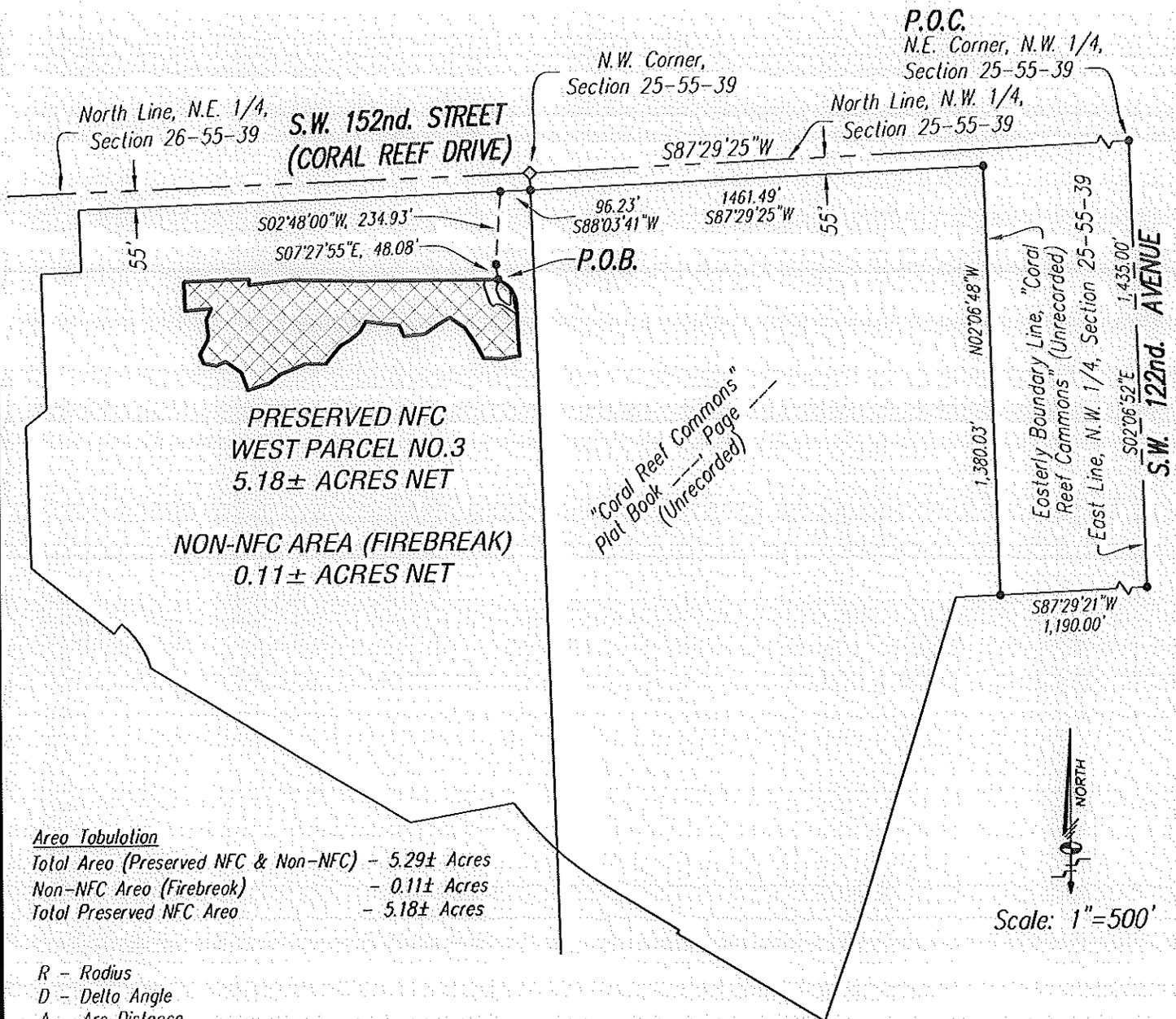
DATE: July 22, 2013

SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH
PRESERVED NFC WEST PARCEL NO.3



Area Tabulation

Total Area (Preserved NFC & Non-NFC)	- 5.29± Acres
Non-NFC Area (Firebreak)	- 0.11± Acres
Total Preserved NFC Area	- 5.18± Acres

- R - Radius
- D - Delta Angle
- A - Arc Distance
- T - Tangent
- CB - Chord Bearing
- CD - Chord Distance
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning

NOTE:
The bearings shown herean relate to an assumed bearing (S87°29'25"W) along the North line of the NW 1/4 of Section 25, Township 55 South, Ronge 39 East, Miami-Dode County, Florida.

NOTE: Prepared For: Ram Realty Services See Sheet 4 and 5 for Legal Description.

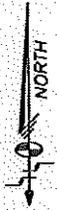
Schwebke - Shiskin & Associates, Inc. (LB-87)
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 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."
 ORDER NO.: 207548
 DATE: AUGUST 31, 2017
 SHEET 1 OF 5 SHEET(S) F.B.: N.A.

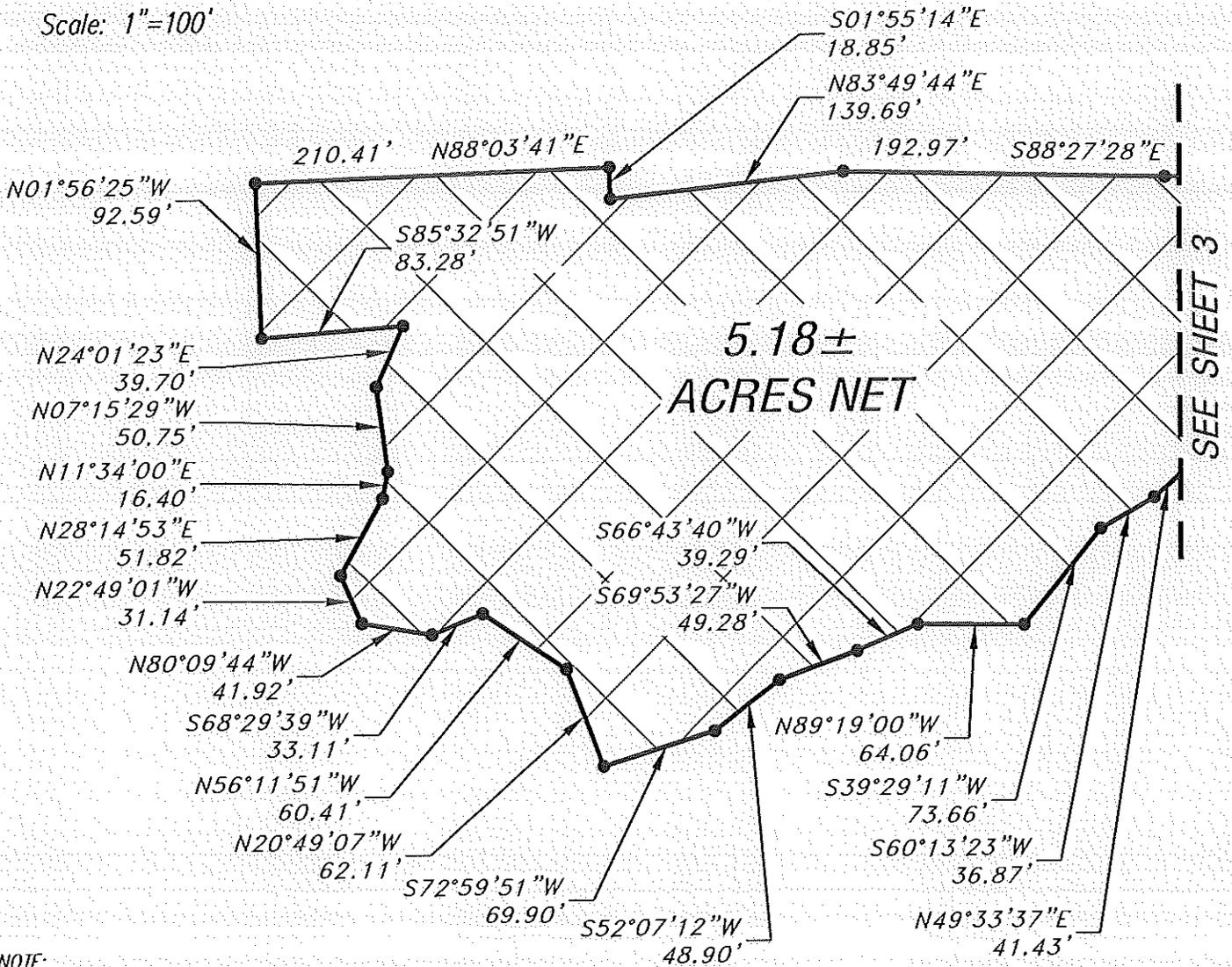
PREPARED UNDER MY SUPERVISION:

 MARK STEVEN JOHNSON PRINCIPAL
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH PRESERVED NFC WEST PARCEL NO.3



Scale: 1"=100'



NOTE:

The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the NW 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheet 4 and 5 for Legal Description.

NOTE: Prepared For: Ram Realty Services

Schwebke - Shiskin & Associates, Inc.

(LB-87)

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THIS IS NOT A "LAND SURVEY."
SHEET 2 OF 5 SHEET(S)
ORDER NO.: 207548
DATE: AUGUST 31, 2017
F.B.: N.A.

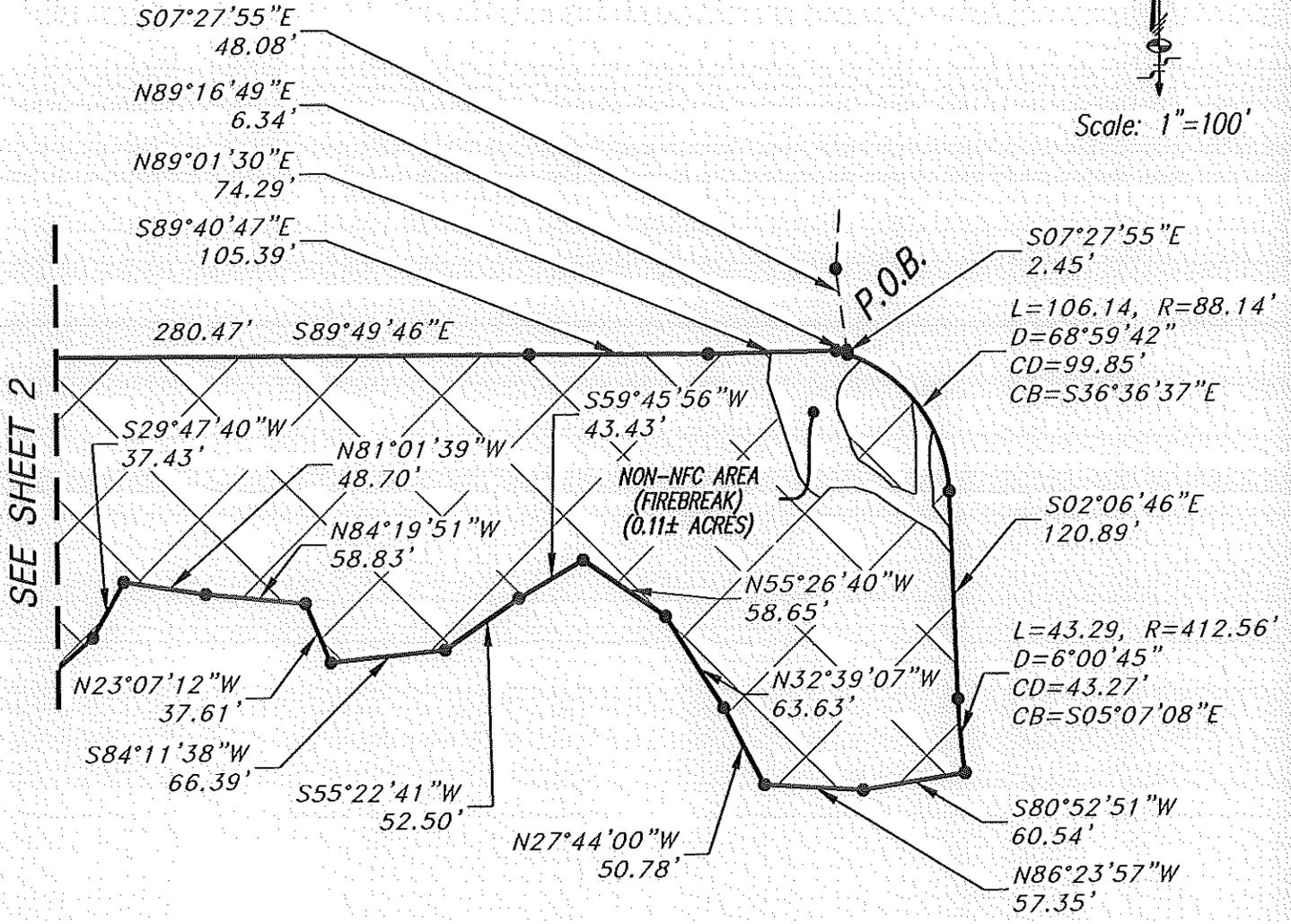
PREPARED UNDER MY SUPERVISION:


MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH
PRESERVED NFC WEST PARCEL NO.3



Scale: 1"=100'



NOTE:

The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the NW 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheet 4 and 5 for Legal Description.

NOTE: Prepared For: Ram Realty Services

Schwebke - Shiskin & Associates, Inc.

(LB-87)

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 207548

PREPARED UNDER MY SUPERVISION:

DATE: AUGUST 31, 2017

SHEET 3 OF 5 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH

PRESERVED NFC WEST PARCEL NO.3

LEGAL DESCRIPTION:

A portion of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East; thence run South 02 degrees 06 minutes 52 seconds East, along the East line of the Northwest 1/4 of said Section 25, for a distance of 1,435.00 feet to a point; thence run South 87 degrees 29 minutes 21 seconds West for a distance of 1,190.00 feet to a point; thence run North 02 degrees 06 minutes 48 seconds West for a distance of 1,380.03 feet to a point (said last mentioned course being coincident with the Easterly boundary line of the plot of "Coral Reel Commons," Plot Book ___ at Page ___ (Unrecorded), and its Northerly prolongation); thence run South 87 degrees 29 minutes 25 seconds West, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of the Northwest 1/4 of said Section 25, for a distance of 1,461.49 feet to a point; thence run South 88 degrees 03 minutes 41 seconds West, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of the Northeast 1/4 of said Section 26, for a distance of 96.23 feet to a point; thence run South 02 degrees 48 minutes 00 seconds West for a distance of 234.93 feet to a point; thence run South 07 degrees 27 minutes 55 seconds East for a distance of 48.08 feet to the POINT OF BEGINNING of the following described parcel of land; thence run South 07 degrees 27 minutes 55 seconds East for a distance of 2.45 feet to a point on the next described circular curve concave to the Southwest; thence run Southerly along the arc of a circular curve to the right, having a radius of 88.14 feet, a central angle of 68 degrees 59 minutes 42 seconds, a chord bearing of South 36 degrees 36 minutes 37 seconds East through a chord length of 99.85 feet, for an arc distance of 106.14 feet to a Point of Tangency; thence run South 02 degrees 06 minutes 46 seconds East for a distance of 120.89 feet to a Point of Curvature of a circular curve concave to the East; thence run Southerly along the arc of a circular curve to the left, having a radius of 412.56 feet, a central angle of 06 degrees 00 minutes 45 seconds, a chord bearing of South 05 degrees 07 minutes 08 seconds East through a chord length of 43.27 feet, for an arc distance of 43.29 feet to a point; thence run South 80 degrees 52 minutes 51 seconds West for a distance of 60.54 feet to a point; thence run North 86 degrees 23 minutes 57 seconds West for a distance of 57.35 feet to a point; thence run North 27 degrees 44 minutes 00 seconds West for a distance of 50.78 feet to a point; thence run North 32 degrees 39 minutes 07 seconds West for a distance of 63.63 feet to a point; thence run North 55 degrees 26 minutes 40 seconds West for a distance of 58.65 feet to a point; thence run South 59 degrees 45 minutes 56 seconds West for a distance of 43.43 feet to a point; thence run South 55 degrees 22 minutes 41 seconds West for a distance of 52.50 feet to a point; thence run South 84 degrees 11 minutes 38 seconds West for a distance of 66.39 feet to a point; thence run North 23 degrees 07 minutes 12 seconds West for a distance of 37.61 feet to a point; thence run North 84 degrees 19 minutes 51 seconds West for a distance of 58.83 feet to a point; thence run North 81 degrees 01 minutes 39 seconds West for a distance of 48.70 feet to a point; thence run South 29 degrees 47 minutes 40 seconds West for a distance of 37.43 feet to a point; thence run South 49 degrees 33 minutes 37 seconds West for a distance of 41.43 feet to a point; thence run South 60 degrees 13 minutes 23 seconds West for a distance of 36.87 feet to a point; thence run South 39 degrees 29 minutes 11 seconds West for a distance of 73.66 feet to a point; thence run North 89 degrees 19 minutes 00 seconds West for a distance of 64.06 feet to a point; thence run South 66 degrees 43 minutes 40 seconds West for a distance of 39.29 feet to a point; thence run South 69 degrees 53 minutes 27 seconds West for a distance of 49.28 feet to a point; thence run South 52 degrees 07 minutes 12 seconds West for a distance of 48.90 feet to a point; thence run South 72 degrees 59 minutes 51 seconds West for a distance of 69.90 feet to a point; thence run North 20 degrees 49 minutes 07 seconds West for a distance of 62.11 feet to a point;

Continued...

NOTE: Prepared For: Ram Realty Services

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(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 207548

PREPARED UNDER MY SUPERVISION:

DATE: AUGUST 31, 2017



SHEET 4 OF 5 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON PRINCIPAL
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH
PRESERVED NFC WEST PARCEL NO.3

Continued...

thence run North 56 degrees 11 minutes 51 seconds West for a distance of 60.41 feet to a point; thence run South 68 degrees 29 minutes 39 seconds West for a distance of 33.11 feet to a point; thence run North 80 degrees 09 minutes 44 seconds West for a distance of 41.92 feet to a point; thence run North 22 degrees 49 minutes 01 seconds West for a distance of 31.14 feet to a point; thence run North 28 degrees 14 minutes 53 seconds East for a distance of 51.82 feet to a point; thence run North 11 degrees 34 minutes 00 seconds East for a distance of 16.40 feet to a point; thence run North 07 degrees 15 minutes 29 seconds West for a distance of 50.75 feet to a point; thence run North 24 degrees 01 minutes 23 seconds East for a distance of 39.70 feet to a point; thence run South 85 degrees 32 minutes 51 seconds West for a distance of 83.28 feet to a point; thence run North 01 degrees 56 minutes 25 seconds West for a distance of 92.59 feet to a point; thence run North 88 degrees 03 minutes 41 seconds East for a distance of 210.41 feet to a point; thence run South 01 degrees 55 minutes 14 seconds East for a distance of 18.85 feet to a point; thence run North 83 degrees 49 minutes 44 seconds East for a distance of 139.69 feet to a point; thence run South 88 degrees 27 minutes 28 seconds East for a distance of 192.97 feet to a point; thence run South 89 degrees 49 minutes 46 seconds East for a distance of 280.47 feet to a point; thence run South 89 degrees 40 minutes 47 seconds East for a distance of 105.39 feet to a point; thence run North 89 degrees 01 minutes 30 seconds East for a distance of 74.29 feet to a point; thence run North 89 degrees 16 minutes 49 seconds East for a distance of 6.34 feet to the POINT OF BEGINNING.

NOTE:

The bearings shown hereon relate to an assumed bearing (S87°29'25"W) along the North line of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

See Sheets 1, 2 and 3 for Sketch To Accompany Legal Description.

NOTE: Prepared For: Ram Realty Services

Schwebke - Shiskin & Associates, Inc.

(LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS • SOILS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 207548

PREPARED UNDER MY SUPERVISION:

DATE: AUGUST 31, 2017



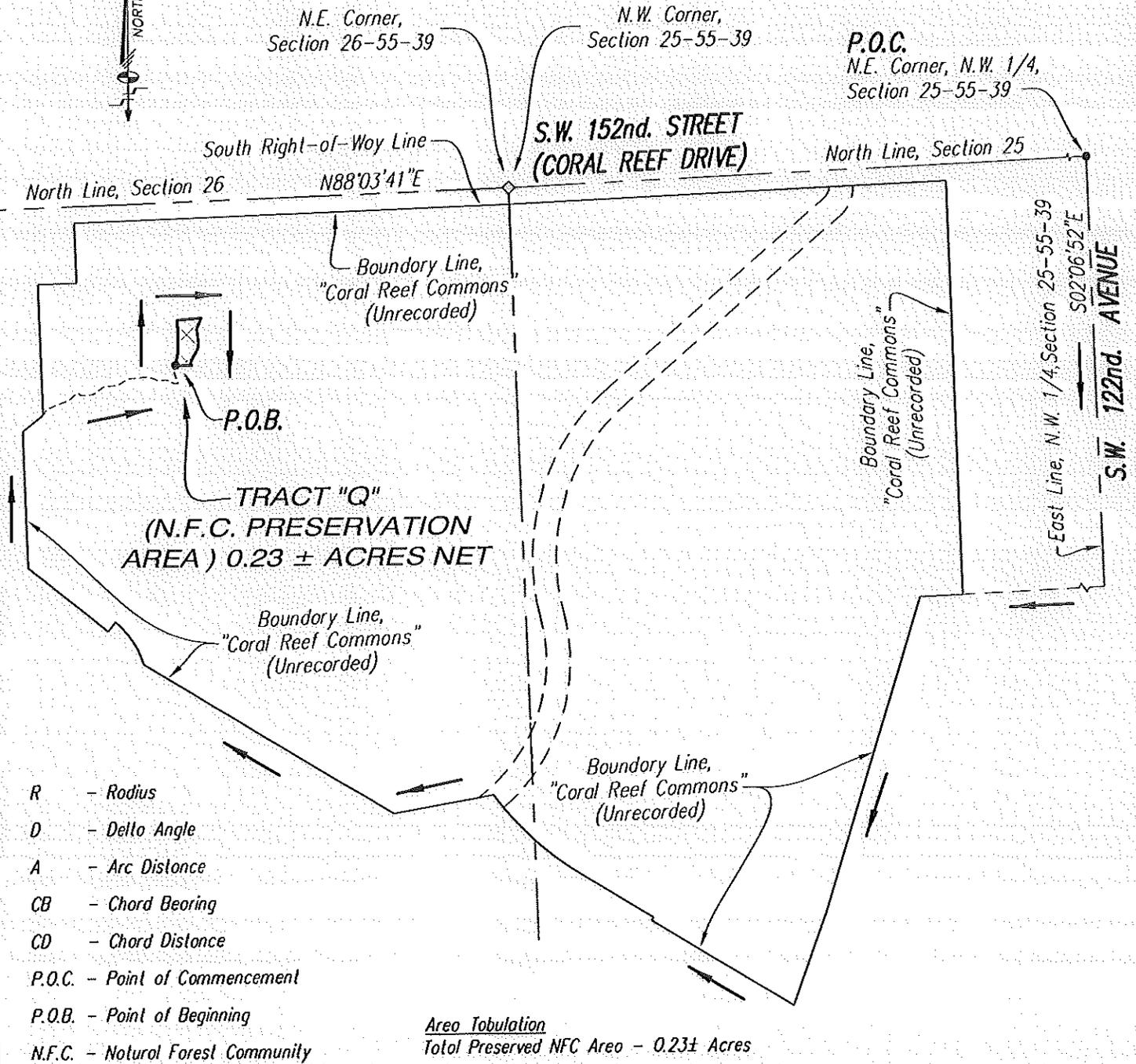
SHEET 5 OF 5 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "Q" (N.F.C. Preservation Area)**

Scale: 1"=500'



- R - Radius
- D - Dello Angle
- A - Arc Distance
- CB - Chord Bearing
- CD - Chord Distance
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- N.F.C. - Natural Forest Community

Area Tobulation
Total Preserved NFC Area - 0.23± Acres

NOTE: Prepared For: RAM REALTY SERVICES

Update: August 31, 2017, Order No. 207548

Schwebke-Shiskin & Associates, Inc.

(LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 201600

DATE: July 22, 2013

SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "Q" (N.F.C. Preservation Area)

LEGAL DESCRIPTION:

A portion of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for a distance of 1435.00 feet to a point; thence run S87°29'21"W for a distance of 1190.00 feet to a point; thence continue S87°29'21"W for a distance of 144.39 feet to a point; thence run S16°48'45"W for a distance of 1097.40 feet to a point; thence run S19°30'47"W for a distance of 326.90 feet to a point (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 of Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for a distance of 554.90 feet to a point; thence run N31°08'47"E for a distance of 12.58 feet to a point; thence run N58°51'13"W for a distance of 284.32 feet to a Point of Curvature of a circular curve concave to the Northeast; thence run Northwestly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet to a point; thence run S80°00'00"W for a distance of 337.22 feet to a point; thence run N58°51'16"W for a distance of 973.96 feet to a point on the next described circular curve concave to the Southwest (said point bears N73°51'04"E from the radius point of the next described curve); thence run Northwestly along the arc of a circular curve to the left; having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet to a point; thence run S38°48'26"W, radial to the last described curve, for a distance of 40.00 feet; thence run N51°11'33"W for a distance of 341.34 feet to a point; thence run N01°55'14"W for a distance of 456.21 feet to a point; thence run N51°36'37"E for a distance of 87.05 feet to a point (said last mentioned 14 courses being coincident with the boundary lines of the plot of "Coral Reef Commons," Plot Book ___ of Page ___ (Unrecorded)); thence run N31°52'32"E for a distance of 24.16 feet to a point; thence run N69°29'33"E for a distance of 78.63 feet to a point; thence run N48°41'09"E for a distance of 37.63 feet to a point; thence run S57°12'22"E for a distance of 16.93 feet to a point; thence run N85°18'33"E for a distance of 39.98 feet to a point; thence run N53°58'07"E for a distance of 46.26 feet to a point; thence run N86°03'08"E for a distance of 44.52 feet to a point; thence run N60°54'26"E for a distance of 42.77 feet to a point; thence run N84°42'21"E for a distance of 42.74 feet to a point; thence run N64°52'56"E for a distance of 2.59 feet to a point; thence run N88°05'14"E for a distance of 24.79 feet to a point; thence run S68°57'37"E for a distance of 27.39 feet to a point; thence run S89°53'21"E for a distance of 35.89 feet to a point; thence run S62°10'16"E for a distance of 25.63 feet to a point; thence run N89°47'41"E for a distance of 13.22 feet to a point; thence run N18°46'11"W for a distance of 39.40 feet to a point; thence run N10°56'17"E for a distance of 23.91 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N10°56'17"E for a distance of 46.65 feet to a point; thence run N01°43'26"W for a distance of 44.78 feet to a point; thence run N01°38'06"E for a distance of 32.56 feet to a point; thence run N08°31'24"W for a distance of 27.58 feet to a point; thence run N85°32'51"E for a distance of 83.28 feet to a point; thence run S24°01'23"W for a distance of 39.70 feet to a point; thence run S07°15'29"E for a distance of 50.75 feet to a point; thence run S11°34'00"W for a distance of 16.40 feet to a point; thence run S28°14'53"W for a distance of 51.82 feet to a point; thence run S22°49'01"E for a distance of 10.30 feet to a point; thence run N88°57'56"W for a distance of 53.82 feet to the POINT OF BEGINNING, lying and being in Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said lands Being More Particularly Described As Follows:

Tract "O," "CORAL REEF COMMONS," according to the Plot thereof, as recorded in Plot Book ___ of Page ___ (Unrecorded), of the Public Records of Miami-Dade County, Florida.

Said Lands Containing 0.23 Net Acres, more or less.

NOTE:

The bearings shown hereon relate to an assumed bearing (N88°03'41"E) along the North line of Section 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE: Prepared For: RAM REALTY SERVICES

Update: August 31, 2017, Order No. 207548

Schwebke - Shiskin & Associates, Inc.

(LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 201600

DATE: July 22, 2013

SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

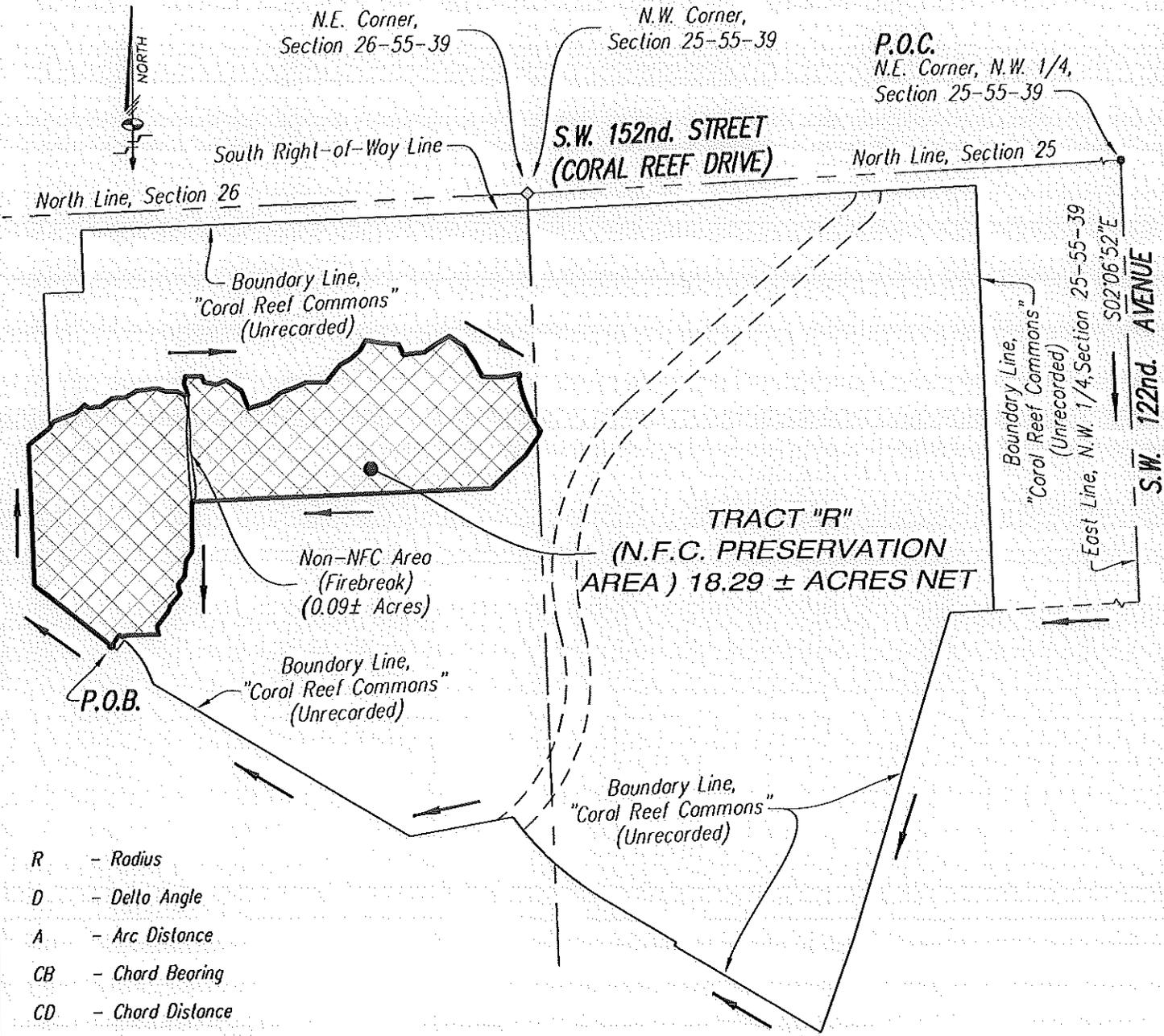
PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "R" (N.F.C. Preservation Area)

Scale: 1"=500'



- R - Radius
- D - Delta Angle
- A - Arc Distance
- CB - Chord Bearing
- CD - Chord Distance

- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- N.F.C. - Natural Forest Community

<u>Area Tabulation</u>	
Total Area (Preserved NFC & Non-NFC)	- 18.29± Acres
Non-NFC Area (Firebreak)	- 0.09± Acres
Total Preserved NFC Area	- 18.20± Acres

NOTE: Prepared For: RAM REALTY SERVICES

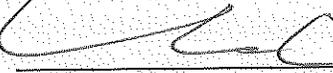
Update: August 31, 2017, Order No. 207548

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

THIS IS NOT A "LAND SURVEY."
 ORDER NO.: 201600
 DATE: July 22, 2013
 SHEET 1 OF 3 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

 MARK STEVEN JOHNSON PRINCIPAL
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

TRACT "R" (N.F.C. Preservation Area)

LEGAL DESCRIPTION:

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for a distance of 1435.00 feet to a point; thence run S87°29'21"W for a distance of 1190.00 feet to a point; thence continue S87°29'21"W for a distance of 144.39 feet to a point; ; thence run S16°48'45"W for a distance of 1097.40 feet to a point; thence run S19°30'47"W for a distance of 326.90 feet to a point (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for a distance of 554.90 feet to a point; thence run N31°08'47"E for a distance of 12.58 feet to a point; thence run N58°51'13"W for a distance of 284.32 feet to a Point of Curvature of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet to a point; thence run S80°00'00"W for a distance of 337.22 feet to a point; thence run N58°51'16"W for a distance of 973.96 feet to a point on the next described circular curve concave to the Southwest (said point bears N73°51'04"E from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve to the left; having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet to a point; thence run S38°48'26"W, radial to the last described curve, for a distance of 40.00 feet; thence run N51°11'33"W for a distance of 22.20 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N51°11'33"W for a distance of 319.14 feet to a point; thence run N01°55'14"W for a distance of 456.21 feet to a point; thence run N51°36'37"E for a distance of 87.05 feet to a point (said last mentioned 15 courses being coincident with the boundary lines of the plot of "Coral Reef Commons," Plot Book ___ of Page ___ (Unrecorded)); thence run N31°52'32"E for a distance of 24.16 feet to a point; thence run N69°29'33"E for a distance of 78.63 feet to a point; thence run N48°41'09"E for a distance of 37.63 feet to a point; thence run S57°12'22"E for a distance of 16.93 feet to a point; thence run N85°18'33"E for a distance of 39.98 feet to a point; thence run N53°58'07"E for a distance of 46.26 feet to a point; thence run N86°03'08"E for a distance of 44.52 feet to a point; thence run N60°54'26"E for a distance of 42.77 feet to a point; thence run N84°42'21"E for a distance of 42.74 feet to a point; thence run N64°52'56"E for a distance of 2.59 feet to a point; thence run N88°05'14"E for a distance of 24.79 feet to a point; thence run S68°57'37"E for a distance of 27.39 feet to a point; thence run S89°53'21"E for a distance of 35.89 feet to a point; thence run S62°10'16"E for a distance of 25.63 feet to a point; thence run N89°47'41"E for a distance of 13.22 feet to a point; thence run N18°46'11"W for a distance of 39.40 feet to a point; thence run N10°56'17"E for a distance of 23.91 feet to a point; thence run S88°57'56"E for a distance of 53.82 feet to a point; thence run S22°49'01"E for a distance of 20.84 feet to a point; thence run S80°09'44"E for a distance of 41.92 feet to a point; thence run N68°29'39"E for a distance of 33.11 feet to a point; thence run S56°11'51"E for a distance of 60.41 feet to a point; thence run S20°49'07"E for a distance of 62.11 feet to a point; thence run N72°59'51"E for 69.90 feet to a point; thence N52°07'12"E for 48.90 feet to a point; thence N69°53'27"E for 49.28 feet to a point; thence N66°43'40"E for 39.29 feet to a point; thence S89°19'00"E for 64.06 feet to a point; thence N39°29'11"E for 73.66 feet to a point; thence N60°13'23"E for 36.87 feet to a point; thence N49°33'37"E for 41.43 feet to a point; thence N29°47'40"E for 37.43 feet to a point; thence S81°01'39"E for 48.70 feet to a point; thence S84°19'51"E for 58.83 feet to a point; thence S23°07'12"E for 37.61 feet to a point; thence N84°11'38"E for 66.39 feet to a point; thence N55°22'41"E for 52.50 feet to a point; thence N59°45'56"E for 43.43 feet to a point; thence S55°26'40"E for 58.65 feet to a point; thence S32°39'07"E for 63.63 feet to a point; thence S27°44'00"E for 50.78 feet to a point; thence S86°23'57"E for 57.35 feet to a point; thence N80°52'51"E for 66.54 feet to a point; thence S08°29'49"E for 5.35 feet; thence S80°52'32"W for 6.00 feet to a point on the next described circular curve concave to the East (said point bearing S81°07'53"W from the radius point of the next described curve);

Continued...

NOTE: Prepared For: RAM REALTY SERVICES

Update: August 31, 2017, Order No. 207548

Schwebke - Shiskin & Associates, Inc.

(LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

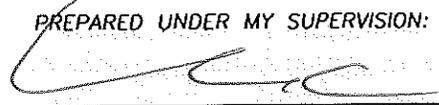
TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 201600

PREPARED UNDER MY SUPERVISION:

DATE: July 22, 2013



SHEET 2 OF 3 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "R" (N.F.C. Preservation Area)

Continued...

thence run Southerly along the arc of a circular curve to the left, having a radius of 412.56 feet, a central angle of 27°14'50", a chord distance of 194.35 feet through a chord bearing of S22°29'32"E, for an arc distance of 196.20 feet to a point; thence run S24°39'07"W for a distance of 16.75 feet to a point; thence run S35°45'57"W for a distance of 79.67 feet to a point; thence run S47°51'42"W for a distance of 59.13 feet to a point; thence run S46°14'53"W for a distance of 94.07 feet to a point; thence run S88°07'40"W for a distance of 970.92 feet to a point; thence run S00°16'32"W for a distance of 161.27 feet to a point; thence run S32°23'09"W for a distance of 36.69 feet to a point; thence run S06°35'21"W for a distance of 50.90 feet to a point; thence run S38°41'31"W for a distance of 35.54 feet to a point; thence run S17°09'17"E for a distance of 28.31 feet to a point; thence run S39°12'24"W for a distance of 53.07 feet to a point; thence run S18°50'36"W for a distance of 18.42 feet to a point; thence run S38°02'34"W for a distance of 60.96 feet to a point; thence run S10°57'18"E for a distance of 26.73 feet to a point; thence run S88°05'13"W for a distance of 32.92 feet to a point; thence run S89°23'16"W for a distance of 67.52 feet to a point; thence run S77°21'13"W for a distance of 23.24 feet to a point; thence run N53°01'41"W for a distance of 9.57 feet to a point; thence run S35°50'32"W for a distance of 33.30 feet to a point; thence run S41°17'17"W for a distance of 10.16 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said lands Being More Particularly Described As Follows:

Tract "R," "CORAL REEF COMMONS," according to the Plot thereof, as recorded in Plot Book ___ of Page ___ (Unrecorded), of the Public Records of Miami-Dade County, Florida.

Said Lands Containing 18.29 Net Acres, more or less.

NOTE:

The bearings shown hereon relate to an assumed bearing (S02°06'52"E) along the East line of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE: Prepared For: RAM REALTY SERVICES

Update: August 31, 2017, Order No. 207548

Schwebke - Shiskin & Associates, Inc. (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

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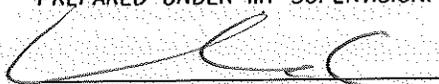
ORDER NO.: 201600

PREPARED UNDER MY SUPERVISION:

DATE: July 22, 2013

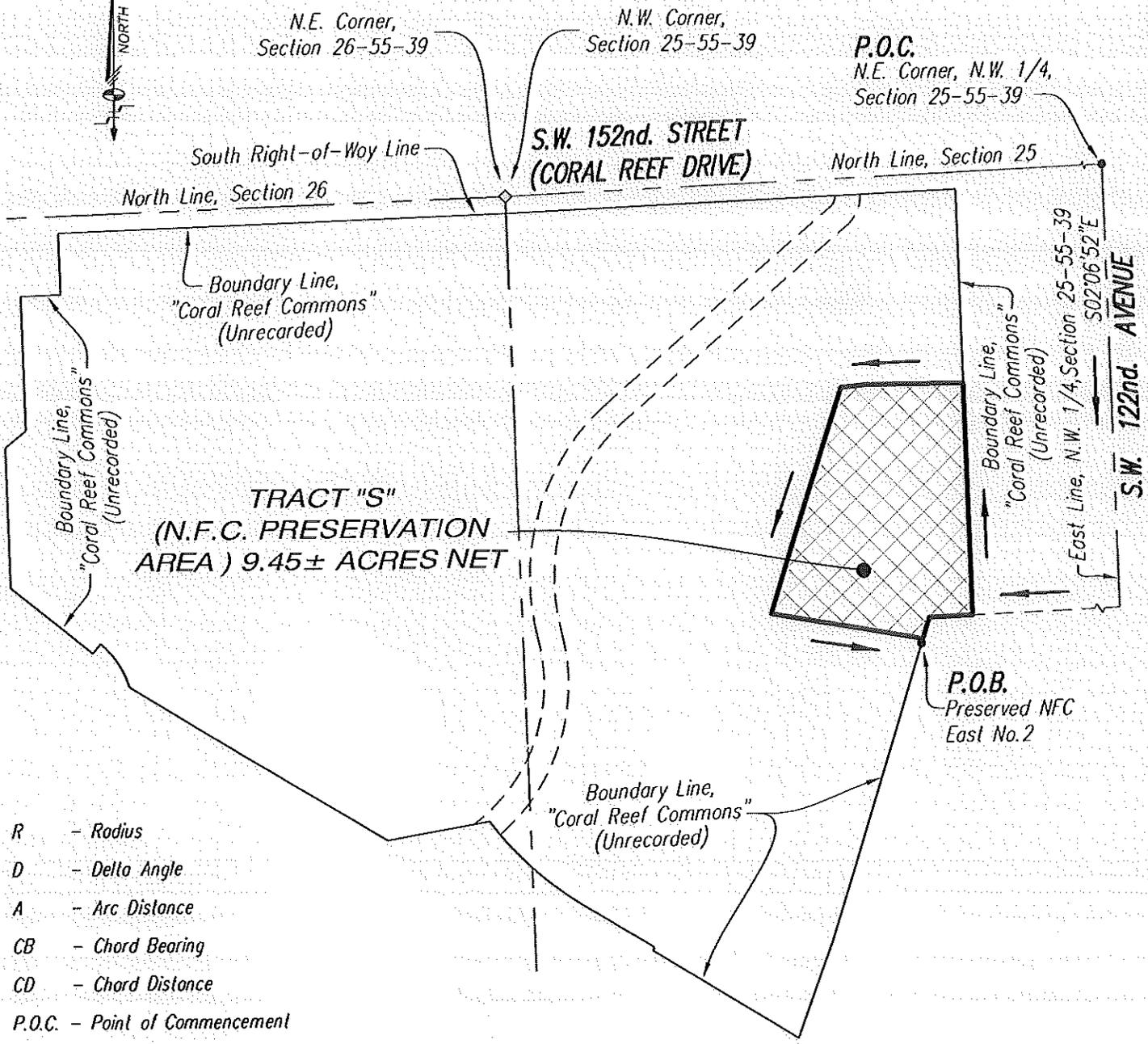
SHEET 3 OF 3 SHEET(S)

F.B.: N.A.


MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "S" (N.F.C. Preservation Area)

Scale: 1"=500'



TRACT "S"
(N.F.C. PRESERVATION AREA) 9.45± ACRES NET

- R - Radius
- D - Delta Angle
- A - Arc Distance
- CB - Chord Bearing
- CD - Chord Distance
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- N.F.C. - Natural Forest Community

Area Tabulation
 Total Preserved NFC Area - 9.45± Acres

NOTE: Prepared For: RAM REALTY SERVICES

Update: August 31, 2017, Order No. 207548

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

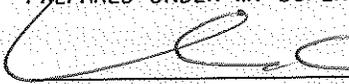
TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 201600

PREPARED UNDER MY SUPERVISION:

DATE: June 17, 2013



SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON PRINCIPAL
 FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "S" (N.F.C. Preservation Area)

LEGAL DESCRIPTION:

A portion of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence N02°06'48"W for 751.34 feet (said last mentioned course being coincident with the Easterly boundary line of the plot of "Coral Reef Commons," Plot Book ___ of Page ___ (Unrecorded)); thence S89°36'23"W for 317.43 feet; thence S84°10'45"W for 82.37 feet; thence S17°17'43"W for 764.36 feet; thence S80°06'49"E for 496.74 feet; thence N16°48'45"E for 71.53 feet; thence N87°29'21"E for 144.39 feet to the POINT OF BEGINNING (said last mentioned 2 courses being coincident with the Easterly boundary lines of the plot of "Coral Reef Commons," Plot Book ___ of Page ___ (Unrecorded)), lying and being in Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said lands Being More Particularly Described As Follows:

Tract "S," "CORAL REEF COMMONS," according to the Plot thereof, as recorded in Plot Book ___ of Page ___ (Unrecorded), of the Public Records of Miami-Dade County, Florida.

Said Lands Containing 9.45 Net Acres, more or less.

NOTE:

The bearings shown hereon relate to an assumed bearing (S02°06'52"E) along the East line of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE: Prepared For: RAM REALTY SERVICES

Update: August 31, 2017, Order No. 207548

Schwebke - Shiskin & Associates, Inc.

(LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 201600

PREPARED UNDER MY SUPERVISION:

DATE: June 17, 2013



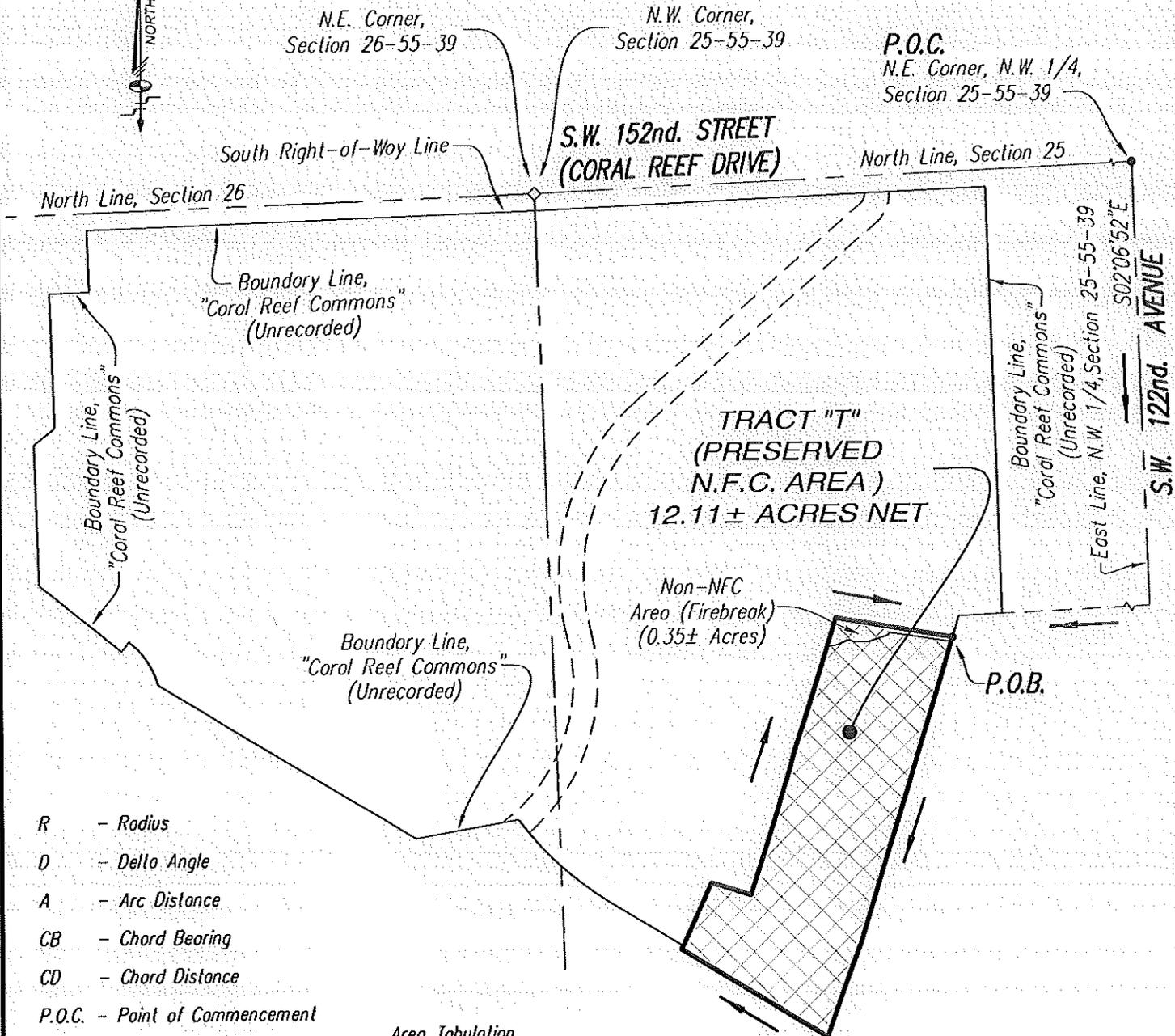
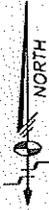
SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "T" (N.F.C. Preservation Area)

Scale: 1"=500'



- R - Radius
- D - Delta Angle
- A - Arc Distance
- CB - Chord Bearing
- CD - Chord Distance
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- N.F.C. - Natural Forest Community

Area Tabulation

Total Area (Preserved NFC & Non-NFC)	- 12.11± Acres
Non-NFC Area (Firebreak)	- 0.35± Acres
Total Preserved NFC Area	- 11.76± Acres

NOTE: Prepared For: RAM REALTY SERVICES

Update: August 31, 2017, Order No. 207548

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

(LB-87)

THIS IS NOT A "LAND SURVEY."
 ORDER NO.: 201600
 DATE: July 22, 2013
 SHEET 1 OF 2 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

 MARK STEVEN JOHNSON PRINCIPAL
 FLORIDA PROF. LAND SURVEYOR NO. 4775



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
TRACT "T" (N.F.C. Preservation Area)

LEGAL DESCRIPTION:

A portion of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for a distance of 1435.00 feet to a point; thence run S87°29'21"W for a distance of 1190.00 feet to a point; thence continue S87°29'21"W for a distance of 144.39 feet to a point; thence run S16°48'45"W for a distance 71.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S16°48'45"W for a distance of 1025.87 feet to a point; thence S19°30'47"W for a distance of 326.90 feet to a point; thence run N58°51'13"W for a distance of 554.90 feet to a point; thence run N31°08'47"E for a distance of 12.58 feet to a point (said last mentioned 6 courses being coincident with the boundary lines of the plot of "Coral Reef Commons," Plot Book ___ of Page ___ (Unrecorded)); thence run N24°17'43"E for a distance of 222.02 feet to a point; thence run S75°26'09"E for a distance of 25.02 feet to a point; thence run S72°13'00"E for a distance of 109.74 feet to a point; thence run N17°47'00"E for a distance of 318.97 feet to a point; thence run N72°12'16"W for a distance of 1.51 feet to a point; thence run N17°47'00"E for a distance of 108.42 feet to a point; thence run N14°21'22"E for a distance of 63.42 feet to a point; thence run N18°11'55"E for a distance of 90.79 feet to a point; thence run N17°13'33"E for a distance of 356.14 feet to a point; thence run S80°06'49"E for a distance of 381.28 feet to the POINT OF BEGINNING, lying and being in Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said lands Being More Particularlly Described As Follows:

Tract "T," "CORAL REEF COMMONS," according to the Plot thereof, as recorded in Plot Book ___ of Page ___ (Unrecorded), of the Public Records of Miami-Dade County, Florida.

Said Lands Containing 12.106 Net Acres, more or less.

NOTE:

The bearings shown hereon relate to an assumed bearing (S02°06'52"E) along the East line of the Northwest 1/4 of Section 25, Township 55 South, Range 39 East, Miami-Dade County, Florida.

NOTE: Prepared For: RAM REALTY SERVICES

Update: August 31, 2017, Order No. 207548

Schwebke - Shiskin & Associates, Inc.

(LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025

TEL: BROWARD: (954) 435-7010 FAX: (954) 438-3288

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 201600

PREPARED UNDER MY SUPERVISION:

DATE: July 22, 2013



SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

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