

**Legal Description of the Property**

**PARCEL A**

**A Tract or Parcel of land located in the NW 1/4 of Section 15, Township 56 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:**

**For a point of reference, COMMENCE at the Northwest corner of said Section 15; run thence South 0 degrees 58 minutes 00 seconds East along the West line of said Section 15, a distance of 1255.43 feet to a point; thence North 89 degrees 05 minutes 55 seconds East, a distance of 125 feet to the POINT OF BEGINNING.**

**From the POINT OF BEGINNING, continue North 89 degrees 05 minutes 55 seconds East, a distance of 1380 feet to a point; thence South 0 degrees 58 minutes 00 seconds East, a distance of 1415 feet to the South line of the NW 1/4 of said Section 15; thence South 89 degrees 05 minutes 55 seconds West, a distance of 1380 feet to a point; thence North 0 degrees 58 minutes 00 seconds West, a distance of 1415 feet to POINT OF BEGINNING.**

**PARCEL B**

**Access easement created in instrument dated January 12, 1965, filed January 21, 1965 and recorded in Official Records Book 4446, Page 108, of the Public Records of Miami-Dade County, Florida running over and across the following described lands:**

**A Tract or Parcel of Land located in the NW 1/4 of Section 15, Township 56 South, Range 40 East, Miami-Dade County, Florida, more particularly described as follows:**

**A Tract or Parcel of Land lying adjacent to and 55 feet on each side of the following described centerline in said Section 15.**

**For a point of reference COMMENCE at the Northwest corner of said Section 15, run thence South 00 degrees 58 minutes 00 seconds East along the West line of said Section 15, a distance of 1255.43 feet to a point; thence North 89 degrees 05 minutes 55 seconds East a distance of 125 feet; thence South 00 degrees 58 minutes 00 seconds East for a distance of 765.49 feet to the point of beginning.**

**From the POINT OF BEGINNING, run thence South 89 degrees 05 minutes 55 second West a distance of 125 feet to the POINT OF TERMINATION.**

**LESS and except from the above described property the property conveyed by Right of Way Deed recorded in Official Records Book 17936, Page 1125.**