

Legal Description

A portion of land in Section 3, Township 56 South, Range 40 East in Miami-Dade County, being more particularly described as follows:

Commence at the Northeast corner of said Section 3; thence $S00^{\circ}52'56''E$, as basis of bearing along the East line of the Northeast $\frac{1}{4}$ of said Section 3 for a distance of 215.05 feet to the point of beginning of the following described parcel of land; thence continue $S00^{\circ}52'56''E$ along said West line for a distance of 133.28 feet; thence $S25^{\circ}26'43''W$ for a distance of 83.85 feet; thence $S31^{\circ}25'21''W$ for a distance of 91.99 feet; thence $S12^{\circ}05'47''W$ for a distance of 86.85 feet; thence $S28^{\circ}56'34''W$ for a distance of 155.31 feet; thence $S23^{\circ}43'49''W$ for a distance of 102.19 feet; thence $S24^{\circ}08'59''W$ for a distance of 375.62 feet; thence $S63^{\circ}27'40''W$ for a distance of 85.82 feet; thence $S48^{\circ}01'12''W$ for a distance of 82.65 feet; thence $S07^{\circ}00'01''W$ for a distance of 28.73 feet; thence $S37^{\circ}11'21''E$ for a distance of 69.66 feet; thence $S31^{\circ}54'24''W$ for a distance of 95.33 feet; thence $S36^{\circ}05'51''W$ for a distance of 225.55 feet; thence $N00^{\circ}52'54''W$ for a distance of 299.32 feet; thence $S88^{\circ}43'09''W$ for a distance of 145.49 feet to a point of intersection with the easterly right-of-way line of Old Cutler Road (Ingram Highway) and also a point of intersection with a non-tangent curve to the left, said curve having a radius of 11494.20 feet and a central angle of $2^{\circ}12'31''$ to a point of tangency; thence $N27^{\circ}33'01''E$ for a distance of 782.01 feet; thence $N88^{\circ}10'53''E$ along a line 215.03 feet South of and parallel to the North line of the Northeast $\frac{1}{4}$ of said Section 3 for a distance of 229.19 feet to the point of beginning, containing 367,447.55 square feet, 8.43 acres, more or less.