

Legal Description for the Villages of Homestead
Development of Regional Impact

A Tract of land described as portions of Sections 16, 17, 19, 20, 21, 22, 23, 26, 27, 28 and 29, in Township 57 South, Range 39 East, City of Homestead, Dade County, Florida, more particularly described as follows: Begin at the Northwest corner of the N.E. 1/4 of said Section 19; thence N88°35'50"E along the North line of said Section 19 for 2715.72 feet to the Northeast corner of said Section 19; thence N88°26'49"E along the North line of the N.W. 1/4 of said Section 20 for 2720.41 feet to the Northeast corner of said N.W. 1/4, the same being the Southwest corner of the S.E. 1/4 of said Section 17; thence N0°22'40"W along the West line of said S.E. 1/4 for 998.09 feet; thence N89°41'28"E along the North lines of Lots 15 through 20 inclusive, of Block 4, of said Section 17 of the PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida and the westerly extension of said lines, for 1357.39 feet to the Northeast corner of said Lot 20, the same being the Southwest corner of Lot 27 of said Block 4; thence N0°27'49"W along the West line of said Lot 27 for 333.10 feet to the Northwest corner of said Lot 27; thence N89°40'28"E along the North line of said Lot 27 and its easterly extension for 1356.89 feet to a point on the West line of said Section 16; thence N89°37'26"E along the North lines of Lots 14 and 27 of Block 3, Section 16, of said PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY and the East and West extension of said lines, for 2667.41 feet to a point on the East line of the S.W. 1/4 of said Section 16; thence N89°34'06"E along the North line of Lot 14 of Block 4 of said Section 16, of the said PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY and its westerly extension, for 1334.34 feet to the Northeast corner of said Lot 14; thence S0°22'18"E along the East lines of Lots 14 and 20 of said Block 4 of Section 16, and their southerly extension for 1332.79 feet to a point on the South line of said Section 16; thence N89°31'49"E along said South line of said Section 16 for 444.42 feet; thence S0°28'57"E along the East line of Lot 5 of Block 1 of said Section 21 of said PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY and its northerly extension for 1002.15 feet to the Southeast corner of said Lot 5; thence N89°31'58"E along the North line of Lot 28 of Block 1 of said Section 21, of said PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY and its easterly extension for 889.02 feet to a point on the East line of said Section 21; thence S0°29'34"E along said East line of Section 21 for 668.13 feet; thence N89°34'52"E along the North lines of Lots 15 through 26 inclusive of Block 2 of said Section 22, of said PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY and the East and West extension of said lines for 2677.70 feet to a point on the East line of the N.W. 1/4 of said Section 22; thence S0°26'43"E along said East line of the N.W. 1/4 for 1002.52 feet to the Southeast corner of said N.W. 1/4; thence N89°35'06"E along the North line of the S.E. 1/4 of said Section 22 for 2671.97 feet to the Northeast corner of said S.E. 1/4 of Section 22; thence N89°31'07"E along the North line of the S.W. 1/4 of said Section 23 for 2680.97 feet to the Northeast corner of said S.W. 1/4; thence S0°19'11"E along the East line of said S.W. 1/4 of Section 23 for 2708.00 feet to the Southeast corner of said S.W. 1/4; thence S0°02'12"W along the East line of the N.W. 1/4 of said Section 26, for 2668.75 feet to the Southeast corner of said N.W. 1/4; thence S89°23'23"W along the South line of the said N.W. 1/4 for 2678.34 feet to the Southwest corner of said N.W. 1/4; thence S89°39'32"W

along the South line of the N.E. 1/4 of said Section 27 for 2657.97 feet to the Southwest corner of said N.E. 1/4; thence S89°39'37"W along the South line of the N.W. 1/4 of said Section 27 for 2657.98 feet to the Southwest corner of said N.W. 1/4; thence S89°34'33"W along the South line of the N.E. 1/4 of said Section 28 for 2668.66 feet to the Southwest corner of said N.E. 1/4; thence S89°34'41"W along the South line of the N.W. 1/4 of said Section 28 for 2668.57 feet to the Southwest corner of said N.W. 1/4; thence S89°26'43"W along the South line of the N.E. 1/4 of said Section 29, for 2709.24 feet to the Southwest corner of said N.E. 1/4; thence S89°26'35"W along the South line of the N.W. 1/4 of said Section 29 for 2712.39 feet to the Southwest corner of said N.W. 1/4; thence N0°28'47"W along the West line of the said N.W. 1/4 of Section 29 for 2673.04 feet to the Northwest corner of said Section 29; thence S89°30'40"W along the South line of said Section 19 for 2042.06 feet; thence N0°31'42"W along the centerline of Connecticut Street, as shown on the REVISED PLAT-FLORIDA CITY PARK as recorded in Plat Book 33, at Page 48 of the Public Records of Dade County, Florida, and the West line of Lot 5, Block 4 of said Section 19, of said PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY and the North and South extension of said line, for 2684.59 feet to a point on the South line of the N.E. 1/4 of said Section 19; thence S89°12'01"W along said South line of the N.E. 1/4 of Section 19 for 679.17 feet to the Southwest corner of said N.E. 1/4; thence N0°36'48"W along the West line of said N.E. 1/4 of Section 19 for 2617.64 feet to the Point of Beginning. Less the following described Lots lying in said PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY: Lots 15, 16 and that portion of Lot 17, Block 4, Section 17, lying West of a line that is 527.00 feet East and parallel to the West line of the S.E. 1/4 of said Section 17; that portion of Lots 2 and 3, Block 1, Section 19 lying northerly of said right-of-way of the turnpike; that portion of Lot 4, Block 1, Section 19 lying northerly of said right-of-way of the turnpike; Lot 5, Block 1, Section 19; less said right-of-way of the turnpike; Lots 6, 9 and 14, Block 1, Section 19; that portion of Lot 7, Block 1, Section 19 lying northerly of said right-of-way of the turnpike; Lot 8, Block 1, Section 19 less said right-of-way of the turnpike; that portion of Lot 10, Block 1, Section 19 lying southerly of said right-of-way of the turnpike; Lots 4 and 5, Block 4, Section 19; the West 1/2 of Lot 6, Block 2, Section 20; Lot 7, Block 2, Section 20; the North 1/2 of Lot 2, Block 4, Section 20; the North 495 feet of the West 360 feet of the N.E. 1/4 of said Section 29 less dedicated right-of-way; the East 1/2 of Lot 1 and the North 220 feet of the East 1/2 of Lot 16, Block 2, Section 29 less dedicated right-of-way; and less the following described Lots lying in the plat, FLORIDA CITY PARK, as recorded in Plat Book 16 at Page 53 of the Public Records of Dade County, Florida: Lots 6 and 7, Block 1; Lots 29 and 30, Block 5; Lots 2, 3, 4, 8, 11, 12 and 13, Block 9; Lots 8, 9, 10, 13 and 14, Block 10; Lots 1, 2, 7, 8 and 9, Block 11; Lots 6 through 11 inclusive and Lots 13 and 14, Block 12; and less the following described tracts lying in the REVISED PLAT-FLORIDA CITY PARK as recorded in Plat Book 33, at Page 48 of the Public Records of Dade County, Florida: Tracts 1 through 8 inclusive, Tracts 9A and 9B, Tracts 10 through 16 inclusive, and less all roads, streets, avenues and canal, shown on said plats, FLORIDA CITY PARK and the REVISED PLAT-FLORIDA CITY PARK; and less that portion of the right-of-way of the Homestead Extension of the Florida Turnpike, lying in the N.E. 1/4 of said Section 19, and less the West 1/2 of Lot 14, Block 3, Section 20 less dedicated right-of-way.

TOGETHER WITH:

THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 22 TOWNSHIP 57 SOUTH, RANGE 39 EAST; AND TOGETHER WITH THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 23 TOWNSHIP 57 SOUTH, RANGE 39 EAST;

ALSO KNOW AS:

LOTS 15 THROUGH 26, BLOCK 1, IN THE NE 1/4 OF SECTION 22 TOWNSHIP 57 SOUTH, RANGE 39 EAST; TOGETHER WITH LOTS 15 THROUGH 26, BLOCK 2, IN THE NW 1/4 OF SECTION 23 TOWNSHIP 57 SOUTH, RANGE 39 EAST; ALL AS SHOWN ON THE PLAT OF MIAMI DEVELOPMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 5 AT PAGE 10 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

TOGETHER WITH ALL OF THE RIGHT OF WAY VACATIONS AND ROAD RESERVATIONS APPURTENANT TO.

LYING AND BEING IN THE CITY OF HOMESTEAD, MIAMI- DADE COUNTY, FLORIDA.

Legal Description for Out-Parcel being Incorporated with this Application

The East ½ of Tract 1, less the North 50 feet for the right of way and less the East 25 feet in Block 2; and the North 220 feet of the East ½ of Tract 16, in Block 2, less the East 25 feet in Section 29, Township 57 South, Range 39 East, according to the Plat of MIAMI LAND DEVELOPMENT COMPANY SUBDIVISION, recorded in Plat Book 5, Page 10 of the Public Records of Miami-Dade County, Florida and 30 feet of S.W. 162nd Avenue lying East and adjacent to subject property, closed per Resolution R-88-09-30.