

MEMORANDUM

Agenda Item No. 10(A)(2)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: January 20, 2005

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Resolution relating to the
Homestead Educational
Facilities Benefit District
(EFBD)

The accompanying resolution was prepared and placed on the agenda at the request of Commissioner Katy Sorenson and Commissioner Dennis C. Moss.



Robert A. Ginsburg
County Attorney

RAG/jls

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MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: January 20, 2005

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 10(A)(2)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item No. 10(A) (2)

Veto _____

01-20-05

Override _____

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF INTERLOCAL AGREEMENT WITH THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA, THE CITY OF HOMESTEAD, AND THE HOMESTEAD EDUCATIONAL FACILITIES BENEFIT DISTRICT (“EFBD”), CREATING THE EFBD TO FINANCE CONSTRUCTION, OPERATION, AND MAINTENANCE OF CERTAIN PUBLIC SCHOOL FACILITIES; AUTHORIZING THE COUNTY MANAGER TO EXERCISE THE TERMINATION PROVISIONS CONTAINED THEREIN

WHEREAS, this Board has enacted Ordinance No. _____, creating and establishing the Homestead Educational Facilities Benefit District, subject to approval of an Interlocal Agreement with The School Board of Miami-Dade County (“School Board”), the City of Homestead (“City”) and the Educational Benefit District (“EFBD”); and

WHEREAS, the Florida Legislature has authorized the creation of Educational Facilities Benefit Districts to provide an alternative mechanism for financing the construction, maintenance and operation of public educational facilities, pursuant to Sections 1013.355-1013.357, Florida Statutes, through cooperative arrangements among district school boards, local general purpose governments and benefited private development interests; and

WHEREAS, this Board desires to enter into such cooperative arrangements to provide an alternative mechanism for financing the construction, maintenance and operation of public schools in one of the fastest growing areas of the County, where additional public school facilities are and will be needed; and

WHEREAS, the governing board of the EFBD includes representatives appointed by the School Board, the City and the County, and such public representatives constitute a majority of

the members of the EFBD governing board, so that there will be public oversight of the activities of the EFBD; and

WHEREAS, the Interlocal Agreement approved hereby contains specific requirements for the construction of public schools at particular sites within the EFBD boundaries, as well as dollar limits on the assessments that may be imposed by the EFBD, unless the parties to the Interlocal Agreement modify such dollar limits,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby approves the Interlocal Agreement with The School Board of Miami-Dade County, the City of Homestead, and the Homestead Educational Facilities Benefit District, in substantially the form attached hereto and incorporated herein by reference, and authorizes the County Manager to exercise the termination provisions contained therein .

The foregoing resolution was sponsored by Commissioner Katy Sorenson and Commissioner Dennis C. Moss and offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Dennis C. Moss, Vice-Chairman	
Bruno A. Barreiro	Dr. Barbara Carey-Shuler
Jose "Pepe" Diaz	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Dorin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of January, 2005. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. JAC

Joni Armstrong Coffey

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**INTERLOCAL AGREEMENT
BETWEEN
THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA,
MIAMI-DADE COUNTY, THE CITY OF HOMESTEAD
AND THE HOMESTEAD EDUCATIONAL FACILITIES BENEFIT DISTRICT**

This Interlocal Agreement is entered into between The School Board of Miami-Dade County, Florida, a public body corporate and politic existing under the laws of the State of Florida, its successors and assigns, hereinafter referred to as the "School Board,"

and

Miami-Dade County, Florida, a political subdivision of the State of Florida, its successors and assigns, hereinafter referred to as the "County,"

and

the City of Homestead, Florida, a Florida municipal corporation located within the geographic boundaries of Miami-Dade County, Florida, its successors and assigns, hereinafter referred to as the "City,"

and

the Homestead Educational Facilities Benefit District, a dependent special district, its successors and assigns, hereinafter referred to as the "EFBD."

RECITALS

WHEREAS, Section 163.01, Florida Statutes, the "Florida Interlocal Cooperation Act of 1969," authorizes local government units to enter into interlocal agreements for the mutual benefit of governmental units;

WHEREAS, the School Board, the County, the City and various other municipalities have entered into an "Interlocal Agreement for Public School Facility Planning in Miami-Dade County, agreed to by the School Board on February 24, 2003 and Miami-Dade County on February 27, 2003 (the "2003 Interlocal Agreement");

WHEREAS, Sections 166.021 and 125.01, Florida Statutes, authorize the County and the City to exercise any power for municipal purposes, except when expressly prohibited by law;

WHEREAS, Section 1013.355, Florida Statutes, authorizes the creation of an educational facilities benefit district as a dependent special district pursuant to Chapter

189, Florida Statutes, to serve as an alternative method for constructing, maintaining, and operating public educational facilities;

WHEREAS, Section 1013.356, Florida Statutes, provides for the financing of such educational facilities benefits districts;

WHEREAS, the parties to this Interlocal Agreement recognize that the City is one of the fastest growing areas in the County, where it is projected that approximately 10,000 new units and approximately 5,000 public school students will be generated by approved development within the City's boundaries in the next seven to ten years;

WHEREAS, the boundaries of the EFBD are located entirely within the City;

WHEREAS, under the County's Charter, all special districts, including the EFBD, located in the County must be created by County Ordinance, notwithstanding that such special district may lie entirely within a municipality in the County;

WHEREAS, the parties to this Interlocal Agreement have expressed a desire to enter into this Interlocal Agreement in order to authorize the establishment of the EFBD as a means of sharing with the specially benefited landowners (the "Landowners") within the EFBD the cost of constructing, maintaining and operating public educational facilities necessary to accommodate new growth and development within certain areas of the City;

WHEREAS, the Landowners have consented to the creation and use of an EFBD for the financing of construction, maintenance, and operation of public educational facilities within the EFBD;

WHEREAS, the School Board, the County, and the City have determined that it is necessary and appropriate to create the EFBD and to clarify various obligations for future cooperation between the School Board and the EFBD related to the financing, construction, maintenance, and operation of public educational facilities within the EFBD;

WHEREAS, the School Board, the County, the City, and the EFBD have determined that it shall serve the public interest to enter into this Interlocal Agreement;

NOW, THEREFORE, in consideration of the terms and conditions, promises and covenants hereinafter set forth, the parties agree as follows:

Section 1. Recitals Incorporated. The above recitals are true and correct and incorporated herein.

Section 2. Purpose. The purpose of this Interlocal Agreement is to consent to and authorize the creation of the EFBD in the City of Homestead, pursuant to Section 1013.355, Florida Statutes, in order to facilitate the financing of the construction, maintenance, and operation of public educational facilities within the EFBD.

Section 3. Enabling Ordinance. The City and the County agree to approve and keep in effect such resolutions and ordinances as may be necessary to approve, create and maintain the EFBD. Said ordinance shall include all of the provisions contained within Section 189.4041, Florida Statutes, for the creation of a dependent special district. The EFBD shall be created upon the execution of this Interlocal Agreement by the School Board, the County, and the City, the adoption of a resolution of support by the City and the enactment of an ordinance by the County establishing the EFBD.

Section 4. District Boundaries. The boundaries of the EFBD shall be all of that property legally described in Exhibit "A" attached hereto. As contemplated in this Interlocal Agreement, the EFBD will levy assessments on the benefitted property within the boundaries of the EFBD to help finance the costs of the construction of educational facilities. The assessments will be timed with the progress of residential development within the boundaries of the EFBD. As such, the EFBD may levy the assessments in one or more areas. Similarly, the timing for the commencement of the design and construction of the educational facilities to be built by the EFBD will be tied to the expansion of the assessment areas. The exact boundaries of each area will be determined at the time of the execution of a funding agreement for the financing of each educational facility to be constructed and financed by the EFBD, other than the first school, which may be financed on an interim basis by the EFBD without a funding agreement. The initial area ("Phase I") shall be all of that property legally described in Exhibit "B" attached hereto. Thereafter, as residential development within the EFBD progresses, the assessment areas shall be expanded to include two (2) additional areas. Area II shall be all of that property legally described in Exhibit "C" attached hereto. Area III shall be all of that property legally described in Exhibit "D" attached hereto. The exact boundaries of the assessment areas will be subject to change as development within the EFBD progresses. By January 1 of each year, the Landowners shall provide the EFBD and the School Board with an annual report of all residential construction activity (by building permit and certificate of occupancy) undertaken during the preceding year and an estimate of projected activity for the next calendar year. Based on the information provided, the EFBD will determine the timing for the expansion of the assessment area. Within ten (10) days of the expansion of the assessment to a new area, the EFBD shall notify the School Board of the EFBD's intent to expand the assessment area and to initiate the design and construction of the next school facility.

Upon petition by the affected landowners, the boundaries of the EFBD may be expanded, from time to time, to include additional property in the City of Homestead within the boundaries of the EFBD. Said expansion(s) shall be accomplished by an amendment to this Interlocal Agreement by the parties thereto, and the enactment of an ordinance by the County.

Section 5. Governing Board of EFBD. The governing board of the EFBD (the "Board of Supervisors" or "Board,") shall be comprised of seven (7) members. The membership of the governing board shall include three (3) representatives appointed by

the School Board, one (1) representative appointed by the City, one (1) representative appointed by the County, and two (2) representatives appointed by the owners of the majority of the land within the EFBD. The initial representatives of the School Board, the County, and the City shall serve 4-year terms. One (1) of the Landowners' initial representatives shall serve a 4-year term and one (1) of the Landowner's initial representatives shall serve a 2-year term. All subsequent renewal terms shall be for four (4) years.

Following the initial Board appointments, the Landowners' representatives on the Board shall be elected on a one-acre/one-vote basis with each acre, or fraction thereof, representing one vote. Each Landowner or its representative, as evidenced by a written proxy, shall be entitled to vote its acreage. Election procedures shall be provided by the Board and shall include the conduct of the election in the same month every election year. The Board shall set the terms of compensation for Board members, provided that such compensation shall not exceed one thousand dollars (\$1,000) per year. The Board's administrative duties shall include all duties necessary for the conduct of the Board's business and the exercise of the powers of the EFBD as provided in the following Section.

Section 6. Powers of the EFBD. The EFBD shall exercise any and all of the powers granted under Section 1013.355(4), Florida Statutes, as may be amended from time to time, which include, without limitation, the following:

- a. To finance and construct educational facilities within the EFBD boundaries.
- b. To sue and be sued in the name of the EFBD; to adopt and use a seal and authorize the use of a facsimile thereof; to acquire, by purchase, gift, devise, or otherwise, and to dispose of real and personal property or any estate therein; and to make and execute contracts and other instruments necessary or convenient to exercise its powers.
- c. To contract for the services of consultants to perform planning, engineering, legal, or other appropriate services of a professional nature. Such contracts shall be subject to the public bidding or competitive negotiations required of local general purpose governments.
- d. To borrow money and accept gifts; to apply for unused grants or loans of money or other property from the United States, the State, a unit of local government, or any person for any EFBD purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any EFBD purposes in accordance with the terms of the gift, grant, loan, or agreement relating thereto.

- e. To adopt resolutions and policies prescribing the powers, duties, and functions of the officers of the EFBD, the conduct of the business of the EFBD, and the maintenance of records and documents of the EFBD.
- f. To maintain an office at such place or places as it may designate within the EFBD or within the boundaries of the City.
- g. To lease as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the EFBD is authorized to undertake and facilities or property of any nature for use of the EFBD to carry out any of the purposes authorized by Section 1013.355, Florida Statutes.
- h. To borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness pursuant to Section 1013.355, Florida Statutes, for periods not longer than thirty (30) years, provided such bonds, certificates, warrants, notes, or other indebtedness shall only be guaranteed by non-ad valorem assessments legally imposed by the EFBD and other available sources of funds provided in Section 1013.355, Florida Statutes, and shall not pledge the full faith and credit of any local general purpose government or the School Board.
- i. To cooperate with or contract with other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by Section 1013.355, Florida Statutes, and to accept funding from local and state agencies as provided in Section 1013.355, Florida Statutes.
- j. To levy, impose, collect, and enforce non-ad valorem assessments, as defined by Section 197.3632(1)(d), Florida Statutes, pursuant to Section 1013.355, Florida Statutes, Chapters 125 and 166, Florida Statutes, and Sections 197.3631, 197.3632, and 197.3635, Florida Statutes.
- k. To exercise all powers necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized in Section 1013.355, Florida Statutes.

The method of financing for the EFBD shall include any or all of those financing methods set forth in this Section, as determined by the Board.

The EFBD's powers with respect to non-ad valorem assessments pursuant to subsection j of this section shall be limited as follows. The EFBD shall not impose any annual non-ad valorem assessment on any single residential unit that exceeds the amount of \$185 in the first year of this Interlocal Agreement (the "Assessment Cap"). Thereafter, the amount of the Assessment Cap shall increase by no more than 2% per year. The Assessment Cap does not include annual assessment collection costs or

any amount allowed by law as the maximum discount for early payment of ad valorem taxes and non-ad valorem assessments.

Section 7. Facilities Funding and Construction. Three (3) K-8 schools shall be constructed upon donation of sites acceptable to the School Board by owners of land within the EFBD boundaries. Title to the school sites will be conveyed to the School Board at no cost to the School Board. The timing for the conveyance of each school site will be determined by the terms and requirements of the financing for each of the schools to be built; provided, however, that no bonds shall be issued by the EFBD for the financing of any school, nor may any assessment be levied for construction of such school, until the site for such school has been donated. All schools shall be designed and built in accordance with School Board approved standards. The School Board shall lease the three sites to the EFBD at nominal charge to facilitate the financing and construction of the facilities by the EFBD. Prior to the assumption of any debt for the financing of the school facilities contemplated in this Interlocal Agreement, the EFBD and the School Board shall execute one or more funding agreements to set forth the terms and conditions of such indebtedness.

The first K-8 school shall be built on that certain parcel of land more particularly described in Exhibit E to this Interlocal Agreement or on such other parcel of land as may be acceptable to the School Board, EFBD and City. The first K-8 school shall have a design capacity of at least 2,100 student stations. The cost of construction of the first K-8 school shall not be borne by the EFBD, although the EFBD may provide interim or temporary construction financing through means other than imposition of non-ad valorem assessments.

The second and third K-8 schools shall each have a design capacity of at least 2,100 student stations. The cost of constructing the next two (2) schools will be financed by a combination of (a) special assessments levied against the residential property within the boundaries of the EFBD, pursuant to Section 1013.355, Florida Statutes, Chapters 125 and 166, Florida Statutes, and Sections 197.3631, 197.3632, and 197.3635, Florida Statutes; (b) educational facilities impact fees (the "Impact Fees") generated by residential development within the boundaries of the EFBD, as collected by the County under the terms of Chapter 33K of the Code of Miami-Dade County, paid to the School Board pursuant to the Impact Fee Documents (hereinafter defined) and remitted to the EFBD or its designee under the financing documents executed in connection with any indebtedness incurred to finance the construction of the facilities; and (c) lease payments or other revenues received from the operator(s) of the schools, if any. The School Board, EFBD, and the City agree to coordinate the timing for the design and construction of the second and third schools with the expansion of the assessment areas as provided in Section 4 of this Interlocal Agreement.

If at any time during the term of this Interlocal Agreement, (i) the School Board is able to secure a site for the construction of a high school, (ii) the boundaries of the EFBD are included within the attendance boundaries of the new high school, and (iii)

the School Board secures financing for the new high school, then in that event, the EFBD shall promptly seek authorization to increase the special assessments by an amount not to exceed an additional \$50.00 per year per dwelling unit, and shall cause said assessments to be remitted as received to the School Board for the purpose of helping to finance the construction of the high school.

Section 8. Facilities Operation. Of the three (3) schools constructed by the EFBD, the first shall be operated by the School Board as a traditional public school. Prior to execution of a contract by the EFBD for the construction of each of the second and third schools, the EFBD shall obtain from the School Board a determination of the method for the operation of each school. The EFBD shall hold a public hearing to solicit comments from all of the interested persons, including the EFBD residents and landowners, on the proposed method of operation for each of the two schools and shall forward said comments to the School Board. In making the decision, the School Board shall, in accordance with its rules and regulations, hold a public meeting to solicit and receive the input of all interested parties, including residents within the EFBD, and shall consider the comments received by the EFBD during the public hearing. Further, the School Board shall explore all available alternatives for the operation of the schools, including, without limitation, traditional public schools, charter schools, municipal charter schools, or "Saturn" schools. In the event the School Board decides to operate either or both schools as charter schools, the EFBD shall solicit proposals from charter school companies and shall thereafter select an operator for each or both of the second and third schools, all in accordance with the applicable State laws, rules and regulations, and rules of the School Board governing the procurement of such services. Nothing in this Interlocal Agreement shall limit the ability of the School Board to operate the second and third schools as charter schools through an agreement with a third party sponsor, such as the EFBD, the City of Homestead or a not-for-profit foundation.

Section 9. Use of Impact Fees. Any Impact Fees expended or encumbered by the EFBD shall only be used for capital facilities meeting the educational needs of future residents of new residential development within the EFBD boundaries. Specifically, the EFBD shall limit expenditures of the Impact Fees ("Impact Fee Expenditures") to those uses authorized in Section 33K-12 of the Miami-Dade County Code, the "Metropolitan Dade County Educational Facilities Impact Fee Administrative Procedures Manual" adopted pursuant to Ordinance 95-79 dated September 14, 1995 as amended, or any successor thereto, the First Amended Interlocal Agreement dated as of July 25, 2000, as amended between the County and the School Board (the "2000 Interlocal Agreement") and the 2003 Interlocal Agreement (collectively, the "Impact Fee Documents").

Section 10. Payment of Debt Service. No bond, debt, or other obligations of the EFBD, nor any default thereon, shall constitute a debt or obligation of the School Board, the County, or the City, except upon the express approval and agreement of the School Board, the Miami-Dade County Board of County Commissioners, and the City of Homestead City Council.

In the event that the EFBD possesses surplus funds beyond those necessary to pay debt service, pay for additional capital maintenance costs, or to fulfill any other lawful purposes of the EFBD, then the City, County, School Board, and the EFBD shall revise this Interlocal to provide for the disposition of said surplus funds.

Section 11. School Attendance Zone. As provided in Section 1013.357, Florida Statutes, it is the intent of the parties that the student population at the EFBD facilities shall, to the greatest extent possible, reflect the racial, ethnic, and socioeconomic balance of the School District. As such, to the extent allowed by state and federal law, so long as the EFBD levies special assessments to finance the cost of construction of educational facilities, the School Board shall utilize its established ABC procedures to establish school attendance zones which shall always include all assessed property within the EFBD, but which may allow students residing within a reasonable distance of the EFBD facilities to attend such facilities.

Section 12. Term. This Interlocal Agreement shall remain in full force and effect from the date of its execution until such time as it is terminated by any party upon ten (10) days' written notice to the other parties. Notwithstanding the foregoing, it is agreed that this Interlocal Agreement may not be terminated by any party during any period that the bonds issued by the EFBD remain outstanding, or during any period in which the proceeds of such bonds are still in the possession of the EFBD or its agents pending distribution, unless the parties to this Interlocal Agreement mutually agree in writing to the terms of such termination or adequate provision is made for payment of the bonds and fulfillment of any outstanding obligations previously incurred. Should either the County, School Board, or the City be dissolved, abolished, or otherwise cease to exist, the successor governmental entities to said entities shall be deemed to be the parties bound by this provision.

Section 13. Financial Report. An annual audit of the EFBD financial statements for the School Board, the County, and the City shall be completed in accordance with generally accepted Government Auditing Standards by an independent certified public accountant. At a minimum, the financial statements for the EFBD shall include a balance sheet, statement of revenues, expenditures and changes in fund equity and combining statements prepared in accordance with generally accepted accounting principles. Required supplementary information from the EFBD shall include a schedule of construction in progress to reflect annual activity of the EFBD. Required supplementary information from the County shall include a schedule of all fees remitted to the School Board derived from impact fees collected within the EFBD, and required supplementary information from the School Board shall include a schedule of all fees remitted to the EFBD.

The independent auditor shall determine whether the EFBD has complied with the applicable laws and regulations including, but not limited to, Section 1013.355, Florida Statutes, this Interlocal Agreement, the Impact Fee Documents and any funding agreement between the parties. As required by generally accepted Government Auditing Standards, the auditor shall prepare a report on the results of tests of

compliance. This report, which may be included in either the report on the financial audit or a separate report, shall contain a statement of positive assurance on those items that were tested for compliance and negative assurance on those items not tested. It shall also include all material instances of non-compliance. The auditor shall also report on deficiencies noted in the internal control structure designed to provide reasonable assurance that the EFBD is managing funds in compliance with applicable laws, regulations, and contract terms, and resources are safeguarded against waste, loss, and misuse, and that reliable data is obtained, maintained and fairly disclosed in reports.

As it relates to the use of the Impact Fees, the School Board and auditors designated by School Board, the City, and/or the County shall have the right to perform an audit of the public records related to the use of the Impact Fees for any construction of public educational facilities within the EFBD. For purposes of this provision, the contractor and its subcontractors and consultants doing construction for the EFBD shall be required to keep such full and detailed accounts as may be necessary for proper financial management under this Interlocal Agreement and the Impact Fee Documents, and maintain necessary internal controls that shall be satisfactory to the School Board, City, and the County. Auditors shall be afforded access to all fee payer and/or contractor records, books, correspondence, receipts, vouchers, memoranda and similar data, excluding confidential personnel records, relating to the contract projects. The fee payer and/or the contractor, its subcontractors, and consultants shall preserve all such records for a period of four (4) years after final payment or for such longer periods as may be required by law. These records may not be destroyed or disposed of unless prior authorization is given by the Director of Records Retention of the Miami-Dade County Public Schools.

In addition to the foregoing, the EFBD shall provide the School Board, the County, and the City with a cumulative monthly accounting of the Special Assessments levied and collected in order to allow the parties to monitor the EFBD's obligations.

All records such as, but not limited to, construction, financial, correspondence, instructions, memoranda, bid estimate sheets, proposal documentation, back charge documentation, canceled checks, reports and other related records produced and maintained by the contractor, its subcontractors, and consultants relating to public educational facilities funded by the Impact Fees shall be deemed public records, and shall be made available for audit, review or copying by the School Board, City and/or the County, or auditors designated by the School Board, City and/or the County upon reasonable notice.

The audit reports from the EFBD shall be provided to the School Board, the County, and the City no later than one hundred eighty (180) calendar days following the close of the EFBD's fiscal year.

Section 14. Consent. This Interlocal Agreement shall be considered the parties' consent to the creation of the EFBD as required by Section 1013.355, Florida Statutes.

Section 15. Notices. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (such as Federal Express), or it must be given by written certified U.S. mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified. For the present, the parties designate the following as the respective places for notice purposes:

- If to the School Board: Superintendent
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, FL 33132

- If to the County: County Manager
Miami-Dade County
111 N.W. First Street
Miami, FL 33128

- If to the City: City Manager
City of Homestead
790 N. Homestead Blvd.
Homestead, FL 33030

- With a Copy to: City Attorney
Weiss Serota Helfman Pastoriza Guedes Cole &
Boniske, P.A.
3107 Stirling Road, Suite 300
Ft. Lauderdale, FL 33312

Section 16. Amendments. It is further agreed that no modification, amendment or alteration in the terms or conditions herein shall be effective unless contained in a written document executed by the School Board, the County, the City, and the EFBD.

Section 17. Disclosure. Subsequent to the establishment of the EFBD, the EFBD shall use its best efforts to cause each contract for the initial sale of a parcel of real property and each contract for the initial sale of a residential unit within the EFBD to include, immediately prior to the space reserved in the contract for the signature of the purchaser, the following disclosure statement in boldfaced and conspicuous type which is larger than the type in the remaining text of the contract.

“THE HOMESTEAD EDUCATIONAL FACILITIES BENEFIT DISTRICT WILL IMPOSE AND LEVY NON-AD VALOREM ASSESSMENTS ON THIS PROPERTY. THESE ASSESSMENTS PAY THE CONSTRUCTION AND MAINTENANCE COSTS OF EDUCATIONAL FACILITIES WITHIN THE BENEFIT DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE BENEFIT DISTRICT. THESE ASSESSMENTS ARE IN ADDITION TO COUNTY, CITY AND OTHER LOCAL

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GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.”

In addition, the EFBD shall use its best efforts to cause the foregoing disclosure to be included in the deed or other instrument in the chain of title relating to the initial sale of a residential unit within the EFBD.

Section 18. Entire Agreement. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Interlocal Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

Section 19. Filing. It is agreed that, prior to issuance of the bonds, this Interlocal Agreement shall be filed with the Clerk of the Circuit Court of Miami-Dade County, as required by Section 163.01(11), Florida Statutes.

Section 20. Effective Date and Joinder by EFBD. This Interlocal Agreement shall become effective upon the execution by the County, the City, and the School Board. It is agreed that, upon the formation of the EFBD, the EFBD shall thereafter join this Interlocal Agreement and that the EFBD shall thereafter be deemed a party to this Interlocal Agreement as if it were an original party thereto.

[Execution Page(s) Follow]

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on this ____ day of _____, 2004.

**The School Board of Miami-Dade County,
Florida**

ATTEST:

By: _____
Michael Krop
Chair

By: _____
Rudolph F. Crew,
Superintendent

The City of Homestead, Florida

ATTEST:

By: _____
Curtis K. Ivy, Jr.
City Manager

By: _____
Sharon Auxier, City Clerk

Miami-Dade County , Florida

ATTEST:

By: _____
George Burgess
County Manager

By: _____
,Deputy Clerk

ATTEST:

Educational Facilities Benefit District

By: _____

By: _____

KEY SHEET

PHASE I
EXHIBIT A

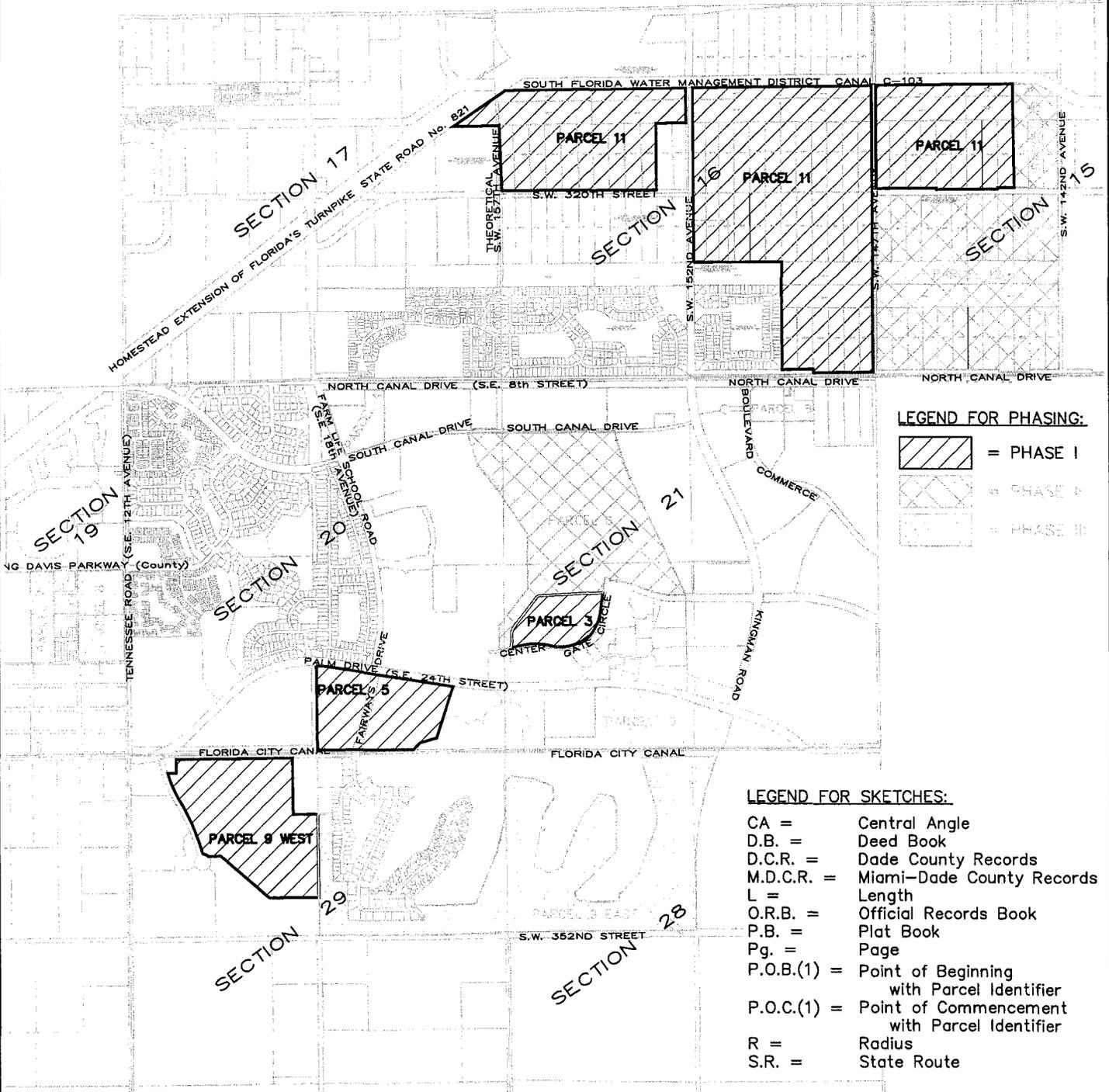
EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTIONS 15, 16, 17, 20, 21, AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



N.T.S.

P:\Projects\2004\044366 Homestead Charter Schools\SURVEY\SKETCH\044366 Phasing Files\044366-V-SD-PHASE01-KEYSHEET.dwg



LEGEND FOR PHASING:

- = PHASE I
- = PHASE II
- = PHASE III

LEGEND FOR SKETCHES:

- CA = Central Angle
- D.B. = Deed Book
- D.C.R. = Dade County Records
- M.D.C.R. = Miami-Dade County Records
- L = Length
- O.R.B. = Official Records Book
- P.B. = Plat Book
- Pg. = Page
- P.O.B.(1) = Point of Beginning with Parcel Identifier
- P.O.C.(1) = Point of Commencement with Parcel Identifier
- R = Radius
- S.R. = State Route

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 800
Fort Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807
Certificate of Authorization No. LB 8791

EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE N.T.S.	PROJECT No 04-4366	SHEET 1 OF 18
DATE	CAD FILE	

LAND DESCRIPTION
PHASE I
PARCEL 3
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida

All of Tract "E", of "CENTER GATE NO. ONE, according to the Plat thereof, as recorded in Plat Book 133, at Page 7 of the Public Records of Miami-Dade County, Florida.

AND:

A Portion of Tract "D", of "CENTER GATE NO. ONE", according to the Plat thereof, as recorded in Plat Book 133, at Page 7 of the Public Records of Miami-Dade County, Florida, and a Portion of Tracts 3, 4, 5, 6, and 7, Block 3, of "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", in Section 21, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, at Page 10 all of the Public Records of Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Tract "E", of said Plat of "CENTER GATE NO. ONE";

The next described five (5) courses and distances being along the Southerly, Westerly and Northerly Boundary Lines of said Tract "D",
Also the next described two (2) courses being along the Northerly Boundary Lines of said Tract "E";

1. THENCE South 78°33'44" West for 168.25 feet to a point of curvature of a circular curve to the right concave to the North;
2. THENCE Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 500.00 feet, through a central angle of 13°13'45" for an arc distance of 115.45 feet to the Most Westerly Southwest Corner of Tract "D";
3. THENCE North 00°25'21" West for 42.03 feet to the Most Westerly Northwest Corner of said Tract "D", said point also being on the arc of a circular curve to the left, concave to the North, a radial line to said point bears South 01°59'40" West;

PAGE 2 OF 18

4. THENCE Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 458.00 feet, through a central angle of 13°25'56" for an arc distance of 107.37 feet to a point of tangency;

5. THENCE North 78°33'44" East for a distance of 188.39 feet;

THENCE North 14°10'34" East for a distance of 72.80 feet;

THENCE North 00°51'52" West for a distance of 151.92 feet;

THENCE North 17°56'42" East for a distance of 61.50 feet;

THENCE North 37°14'03" East for a distance of 561.03 feet;

THENCE North 59°44'39" East for a distance of 35.81 feet;

THENCE North 87°02'17" East for a distance of 951.98 feet to its intersection with the Easterly Boundary Line of said Tract "D";

The next described six (6) courses and distances being along the Easterly, Southeasterly and Southerly Boundary Lines of said Tract "D";

1. THENCE South 07°53'32" West for a distance of 4.66 feet;

2. THENCE South 11°42'22" West for a distance of 150.34 feet;

3. THENCE South 07°53'32" West for a distance of 143.38 feet to a point of curvature of a circular curve to the right, concave to the Northwest;

4. THENCE Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 606.39 feet, through a central angle of 94°10'51" for an arc distance of 996.76 feet to a point of reverse curvature of a circular curve to the left, concave to the South;

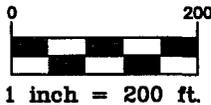
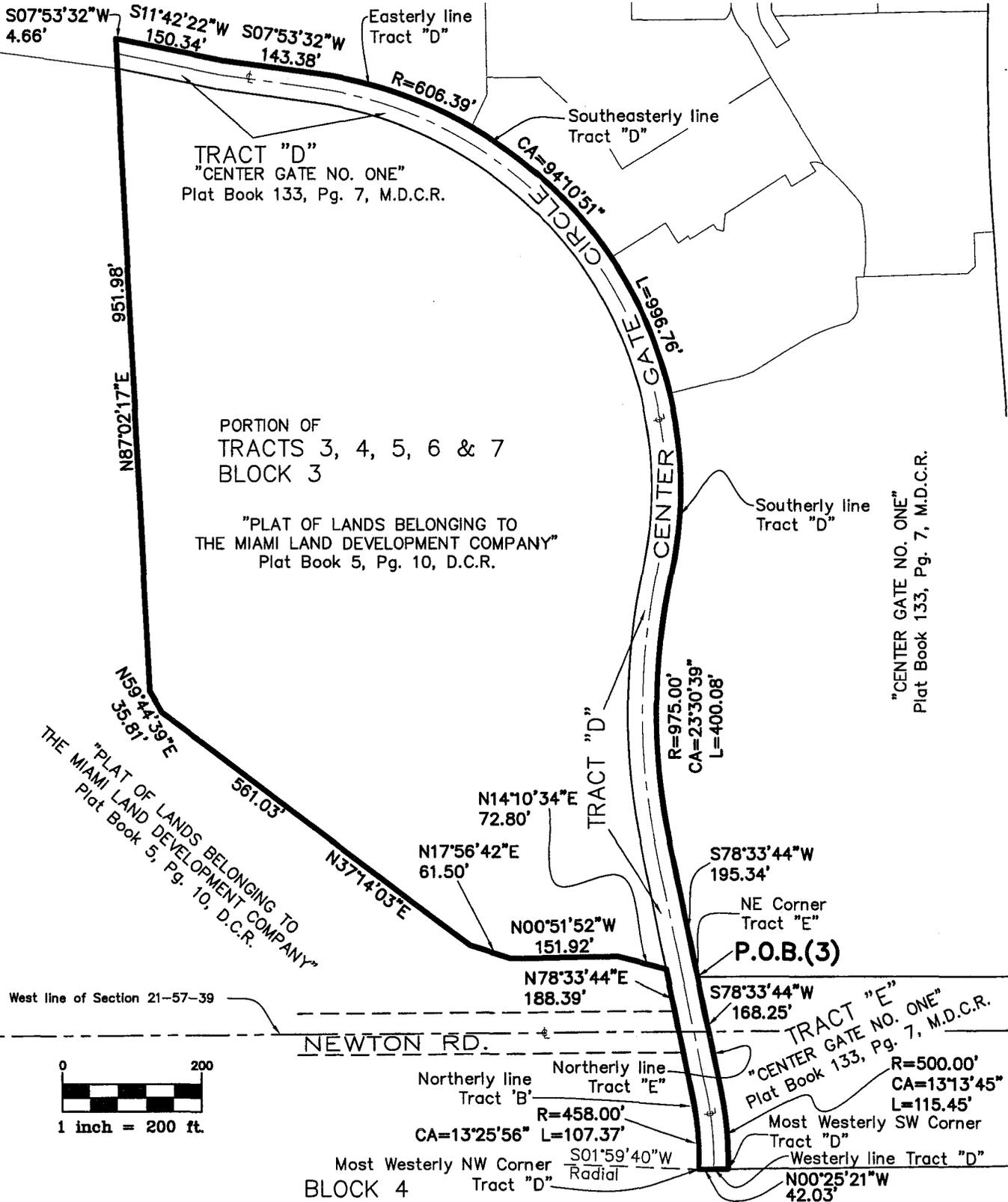
5. THENCE Westerly along the arc of said curve, having for its elements a radius of 975.00 feet; through a central angle of 23°30'39" for an arc distance of 400.08 feet to a point of tangency;

6. THENCE South 78°33'44" West for a distance of 195.34 feet to the POINT OF BEGINNING.



SKETCH OF DESCRIPTION

PHASE I, PARCEL 3, EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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 Certificate of Authorization No. LB 6791

EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE 1"=200.0'	PROJECT No 04-4366	SHEET 4 OF 18
DATE	CAD FILE	

21

LAND DESCRIPTION

PHASE I

PARCEL 5

EDUCATIONAL FACILITY BENEFIT DISTRICT

CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

A PARCEL OF LAND BEING PORTIONS OF TRACTS 10 THROUGH 15 INCLUSIVE OF BLOCK 3 AND PORTIONS OF TRACTS 8 THROUGH 13 INCLUSIVE OF BLOCK 4 IN SECTION 20, ALL IN TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE PARK SITE AS DESCRIBED IN OFFICIAL RECORDS BOOK 11560 PAGE 632 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 154 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND BEARING N 0°03'05" E FROM THE CENTER OF SAID CURVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE FOR THE FOLLOWING TWO (2) COURSES; (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1590.20 FEET AND A CENTRAL ANGLE OF 8°56'12" FOR 248.00 FEET TO THE POINT OF TANGENCY; (2) S 81°00'43" E FOR 1816.43 FEET TO THE WESTERLY LINE OF THE KEYS GATE COMMUNITY ASSOCIATION, INC. AMPHITHEATER PARCEL; THENCE S 18°03'12" W ALONG THE WESTERLY LINE OF THE AMPHITHEATER PARCEL FOR 782.89 FEET; THENCE S74°00'09"W FOR 249.50 FEET; THENCE S43°31'43"W FOR 136 FEET, MORE OR LESS TO THE TOP OF BANK OF THE FLORIDA CITY CANAL AS CONSTRUCTED AND INTERPRETED PURSUANT TO OFFICIAL RECORDS BOOK 8763 AT PAGE 1275 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA; THENCE MEANDERING WESTERLY ALONG SAID TOP OF BANK TO THE INTERSECTION OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID PARK SITE; THENCE NORTH ON SAID SOUTHERLY PROJECTION AND ON SAID EAST LINE OF PARK SITE TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALM DRIVE, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION

PHASE I, PARCEL 5

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 20, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

PALM DRIVE (S.E. 24TH STREET)

Southerly right-of-way line
Palm Drive (O.R.B. 134-10, Pg. 154, D.C.R.)

S81°00'43"E

1816.43

R=1580.00
CA=8°56'12"
L=248.00

P.O.B.(5)

Radial
N0°03'05"E

East line of the "PARK SITE"
(O.R.B. 11560, Pg. 632, D.C.R.)

PORTIONS OF TRACTS 10 THROUGH 15
INCLUSIVE OF BLOCK 3 AND
PORTIONS OF TRACTS 8 THROUGH 13
INCLUSIVE OF BLOCK 4

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

O.R. BOOK "PARK SITE"
11560, PAGE 632, D.C.R.

NORTH

SOUTHERLY PROJECTION
OF THE EAST LINE
OF PARK SITE

FAIRWAYS DRIVE

MATCHLINE

Top of Bank
of the Florida City Canal
(O.R.B. 8763, Pg. 1275, D.C.R.)

FLORIDA CITY CANAL (O.R.B. 8763, Pg. 1275, D.C.R.)

LANDS OWNED BY OR
FORMERLY OWNED BY
KING L. WRIGHT

LANDS OF FLORIDA POWER
AND LIGHT COMPANY

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

23

SCALE

1"=200.0'

DATE

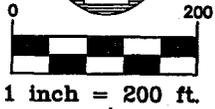
PROJECT No

04-4366

CAD FILE

SHEET

6 OF 18



SKETCH OF DESCRIPTION

PHASE I, PARCEL 5

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTION 20, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

Southerly right-of-way line
Palm Drive (O.R.B. 13410, Pg. 154, D.C.R.)

S81°00'43"E

1816.43

PORTIONS OF TRACTS 10 THROUGH 15
INCLUSIVE OF BLOCK 3 AND
PORTIONS OF TRACTS 8 THROUGH 13
INCLUSIVE OF BLOCK 4

Westerly line
"KEYS GATE COMMUNITY ASSOCIATION, INC.
AMPHITHEATER PARCEL

S16°03'12"W

782.89'

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

Top of Bank
of the Florida City Canal
(O.R.B. 8763, Pg. 1275, D.C.R.)

S45°31'43"W
138.00'

S74°00'09"W
249.50'

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

MATCHLINE

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

24

SCALE

1"=200.0'

DATE

PROJECT No

04-4366

CAD FILE

SHEET

7 OF 18

LAND DESCRIPTION

PHASE I

PARCEL 9 WEST

EDUCATIONAL FACILITY BENEFIT DISTRICT

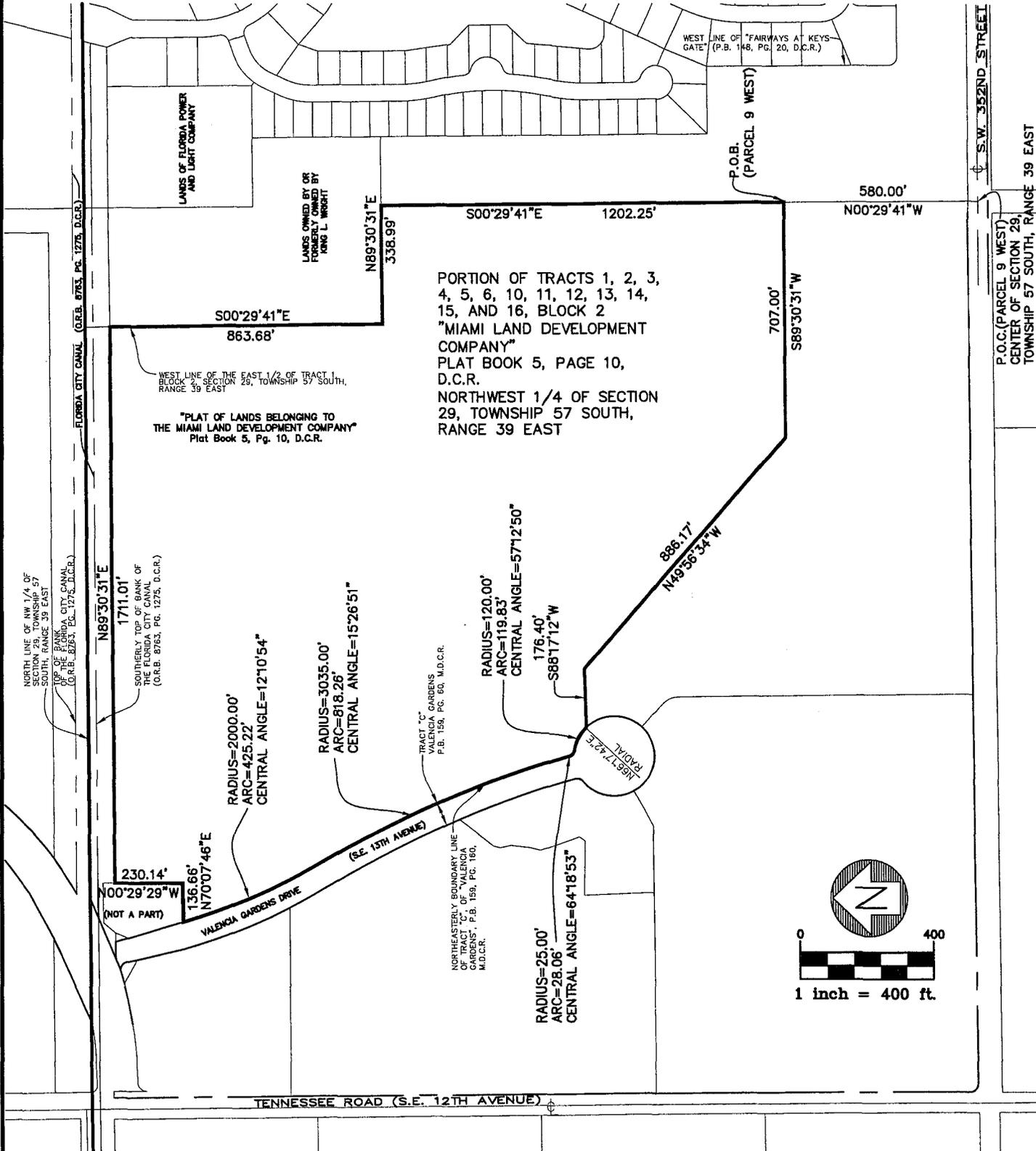
City of Homestead, Miami-Dade County, Florida

A PORTION OF TRACTS 1,2,3,4,5,6,10,11,12,13,14,15 & 16, BLOCK 2, OF "MIAMI LAND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN THE NORTHWEST 1/4, OF SECTION 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 29; THENCE N00°29'41"W FOR 580.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°30'31"W FOR A DISTANCE OF 707.00 FEET; THENCE N49°56'34"W FOR A DISTANCE OF 886.17 FEET; THENCE S88°17'12"W FOR A DISTANCE OF 176.40 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE TO SAID POINT BEARS N66°17'42"E; THE NEXT DESCRIBED FOUR (4) COURSES AND DISTANCES BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF TRACT "C", OF "VALENCIA GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, AT PAGE 160 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; 1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 57°12'50" FOR AN ARC DISTANCE OF 119.83 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 64°18'53" FOR AN ARC DISTANCE OF 28.06 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST; 3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 3035.00 FEET, THROUGH A CENTRAL ANGLE OF 15°26'51" FOR AN ARC DISTANCE OF 818.26 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'54" FOR AN ARC DISTANCE OF 425.22 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N70°07'46"E FOR A DISTANCE OF 136.66 FEET; THENCE N00°29'29"W FOR A DISTANCE OF 230.14 FEET; THENCE N89°30'31"E FOR A DISTANCE OF 1711.01 FEET; THENCE S00°29'41"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 1, BLOCK 2 FOR A DISTANCE OF 863.68 FEET; THENCE N89°30'31"E FOR A DISTANCE OF 338.99 FEET; THENCE S00°29'41"E A DISTANCE OF 1202.25 FEET TO THE POINT OF BEGINNING.

25

SKETCH OF DESCRIPTION

PHASE I, PARCEL 9 WEST, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTIONS 28 AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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EDUCATIONAL FACILITY BENEFIT DISTRICT

26

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 9 OF 18
DATE	CAD FILE	

LAND DESCRIPTION

PHASE I

PARCEL 11

**EDUCATIONAL FACILITY BENEFIT DISTRICT
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA**

ORB 21375, PG 0693

Lots 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, less West 70 feet of Lots 13, 14 and 15 and less the North 165 feet of Lot 13 and Lot 28 of South Florida Water Management District Canal C-103 right-of-way and subject to a Right-of-Way Dedication across the South 50 feet of Lots 15, 16, 19, 20, 21, 22, 23, 24, 25, and 26 and the East 30 feet of Lots 26, 27 and 28 in Block 1, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, Section 16, Township 57 South, Range 39 East, Plat Book 5, Page 10, Public Records of Dade County, Florida.

Folio # 10-7916-001-0130; 10-7916-001-0147; 10-7916-001-0150; 10-7916-001-0160; 10-7916-001-0160; 10-7916-001-0170 and 10-7916-001-0180.

ORB 21375, PG 0715

Lots 17 and 18, of Block 1, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida. Subject to Right-of-Way Dedication across the South 50 feet of said Lots 17 and 18.

Folio # 10-7916-001-0140

AND

ORB 21375, PG 0748

Lots 15, 16, 17, 18 and 22, Block 2, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10, among the Public Records of Dade County, Florida, said lands lying within Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida. Subject to a Road Dedication across the South 50 feet of said Lots 15, 16, 17, 18 and 22.

Folio # 10-7916-001-0330; 1-7916-001-0340 and 10-7916-001-0361

Lot 14, Block 2, in Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0320

AND

Lot 13, Block 2 in Section 16, Township 57 South, Range 39 East, Less the North 165 feet for Canal C-103-1 right-of-way, and less that portion of land lying Northwesterly of the Southeasterly right-of-way line of State Road No. 821, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0310

AND

That portion of land lying Southeasterly of the Southeasterly right-of-way line of State Road No. 821 and lying North of the North line of Tracts 24 through 26, inclusive in Block 1 in Section 17, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida and lying West of the West Section line of Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Folio # 10-7917-002-0030

AND

All of Lot 27 and Lot 28, less the North 165 feet for Canal C-103 right-of-way in Block 2, in Section 16, Township 57 South, Range 39 East, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida, less the East 30 feet thereof for right-of-way.

Folio # 10-7916-001-0390

ORB 21375- PG 0752

Lots 13, 14, 15 and 16, Block 2, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, Section 15, Township 57 South, Range 39 East, per plat thereof, recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida, Less the North 165 feet of Lot 13 for Canal Right-of-Way and subject to a Road Right-of-Way Dedication across the West 30 feet of Lots 13 and 14 and the South 50 feet of Lots 15 and 16 and the West 30 feet of Lot 15.

Folio # 10-7916-001-0071 and 10-7916-001-0090

AND

Lots 23 and 24, Block 2, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, in Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida. Subject to a Road Right-of-Way Dedication across the South 50 feet of said Lots 23 and 24.

Folio # 10-7916-001-0370

AND

Lots 21, 22, 23, 24, 25, 26, 27 and 28, Block 4, of Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida. Subject to a Canal Right-of-Way across the South 35 feet of said Lots 21 thru 26 and subject to a Road Right-of-Way Dedication across the East 30 feet of said Lots 26, 27 and 28 and subject to a Road Right-of-Way Dedication across the West 25 feet of said Lots 21, 27 and 28.

Folio # 10-7916-001-0571 and 10-7916-001-0580

ORB 21984, PG 4258

Lots 17 and 18, Block 2 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10, lying and being in Section 15, Township 57 South, Range 39 East, Dade County, Florida, Less and except the Southerly portion of said Lots 17 and 18, lying Southerly of a line which is 37.50 feet Northerly from and parallel to the Center Line of Mowry Road as now constructed.

Folio # 10-7915-001-0110

29

AND

Lots 19 thru 22, inclusive, Block 2 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10, lying and being in Section 15, Township 57 South, Range 39 East, Dade County, Florida, Less and except the Southerly portion of said Lots, lying Southerly of a line which is 37.50 feet Northerly from and parallel to the Center Line of Mowry Road as now constructed.

Folio # 10-7915-0120

AND

Lots 1, 2 and 3, Block 4 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10, lying and being in Section 16, Township 57 South, Range 39 East, Dade County, Florida.

Folio # 10-7916-001-0500 and 10-7916-001-0513

AND

Lots 4, 7, 8, 9, 10, 11 and 12, Less the West 70 feet thereof, in Block 4, in Section 16, Township 57 South, Range 39 East, MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0511; 10-7916-001-0530; 10-7916-001-0512; 10-7916-001-0540; 10-7916-001-0550 and 10-7916-001-0560

AND

Lots 5 and 6 in Block 4 in Section 16, Township 57 South, Range 39 East, of MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0520

AND

Lot 23 and the West ½ of Lot 27 and the West ½ of Lot 28, Less the North 165.00 feet for South Florida Water Management District Canal C-103 in Block 2 in Section 15, Township 57 South, Range 39 East, of MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida, Less and except that Southerly portion of said Lot 23 lying Southerly of a line which is 50.00 feet Northerly from and parallel to the Center line of Mowry Road as now constructed.

Folio # 10-7915-001-0100

ORB 21984, PG 4263

Lots 19, 20 and 21, Less the South 50 feet for Right-of-Way, Block 2, MIAMI LAND & DEV. CO'S SUBDIVISION of Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida,

Folio # 10-7916-001-350 and 10-7916-001-0360

CITY OF HOMESTEAD RESOLUTION NO. R2003-05-06
CLOSING OF MOWRY DRIVE (S.W. 320th STREET)

That portion of Mowry Drive (SW 320th Street) right of way in the NE ¼ of Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida, Less the West 70 feet for SW 152nd Avenue right of way and Less the East 30 feet for SW 147th Avenue right of way,

AND

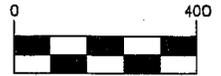
That portion of Mowry Drive (SW 320th Street) right of way in the SE ¼ of Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida, Less the West 70 feet for SW 152nd Avenue right of way and Less the East 30 feet for SW 147th Avenue right of way.

RIGHT-OF-WAY OF S.W. 149th AVENUE TO BE VACATED

The West 25 feet of Lots 21, 27 and 28, of Block 4 of MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION of Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

SKETCH OF DESCRIPTION

PHASE I
 PARCEL 11
 EDUCATIONAL FACILITY BENEFIT DISTRICT
 SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



1 inch = 400 ft.
 "PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY" Plot Book 5, Pg. 10, D.C.R.

NORTH 165.0' CANAL
 RIGHT-OF-WAY OF LOTS 13 AND 28

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-103 R/W

SOUTHEAST RIGHT-OF-WAY
 LINE OF S.R. No. 821

HOMESTEAD EXTENSION
 OF FLORIDA'S TURNPIKE
 STATE ROAD No. 821

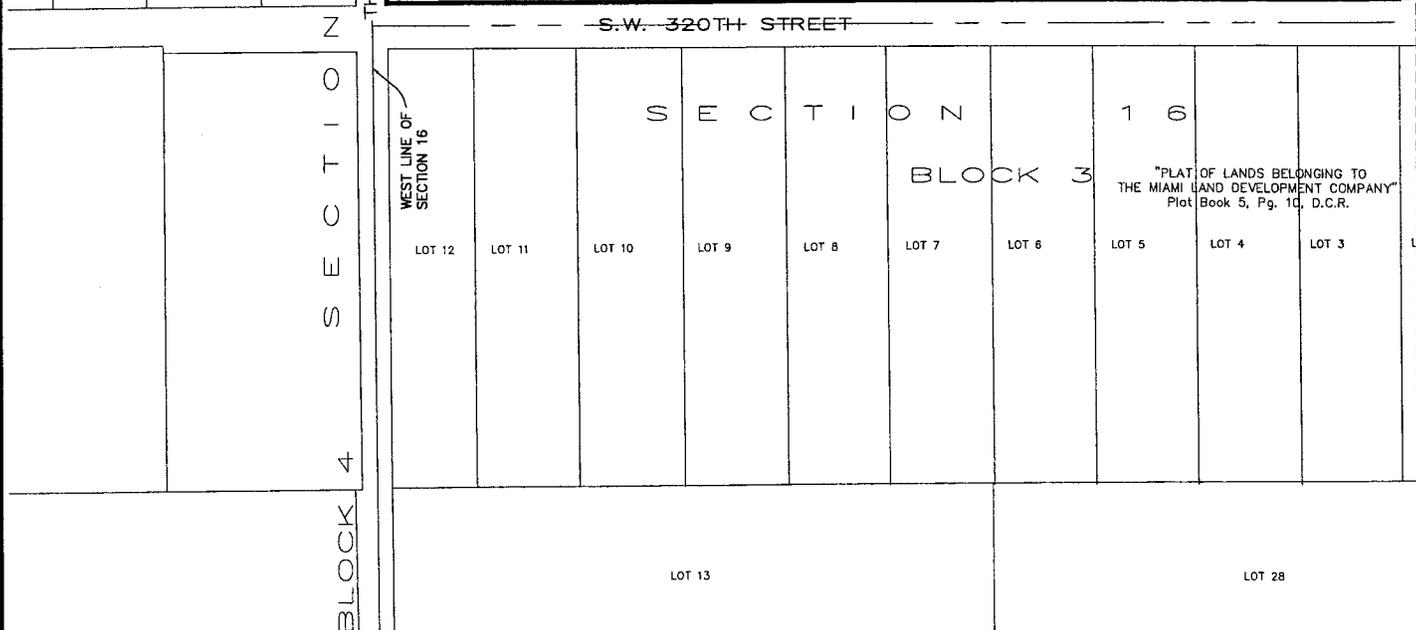
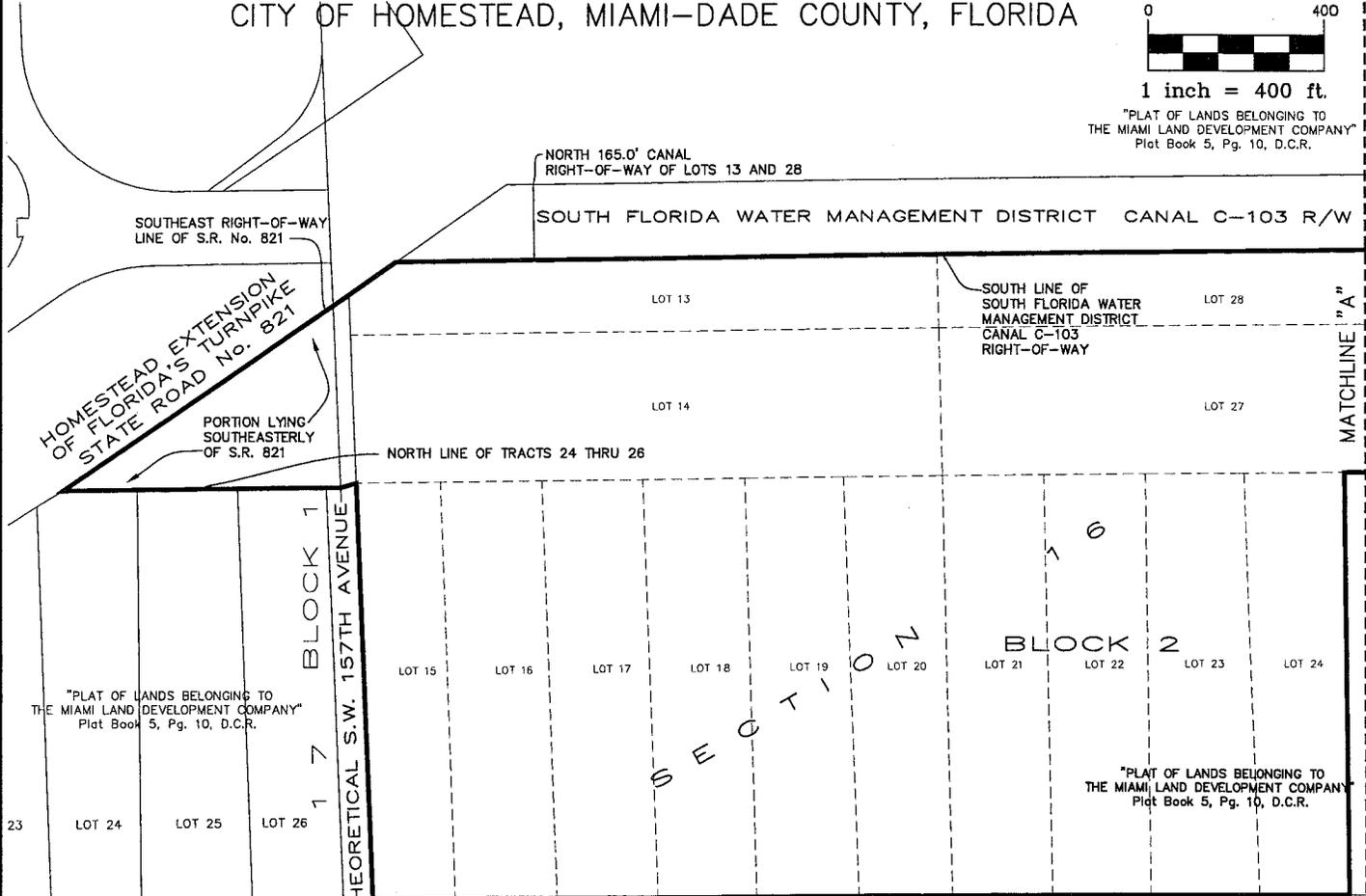
PORTION LYING
 SOUTHEASTERLY
 OF S.R. 821

NORTH LINE OF TRACTS 24 THRU 26

SOUTH LINE OF
 SOUTH FLORIDA WATER
 MANAGEMENT DISTRICT
 CANAL C-103
 RIGHT-OF-WAY

MATCHLINE "A"

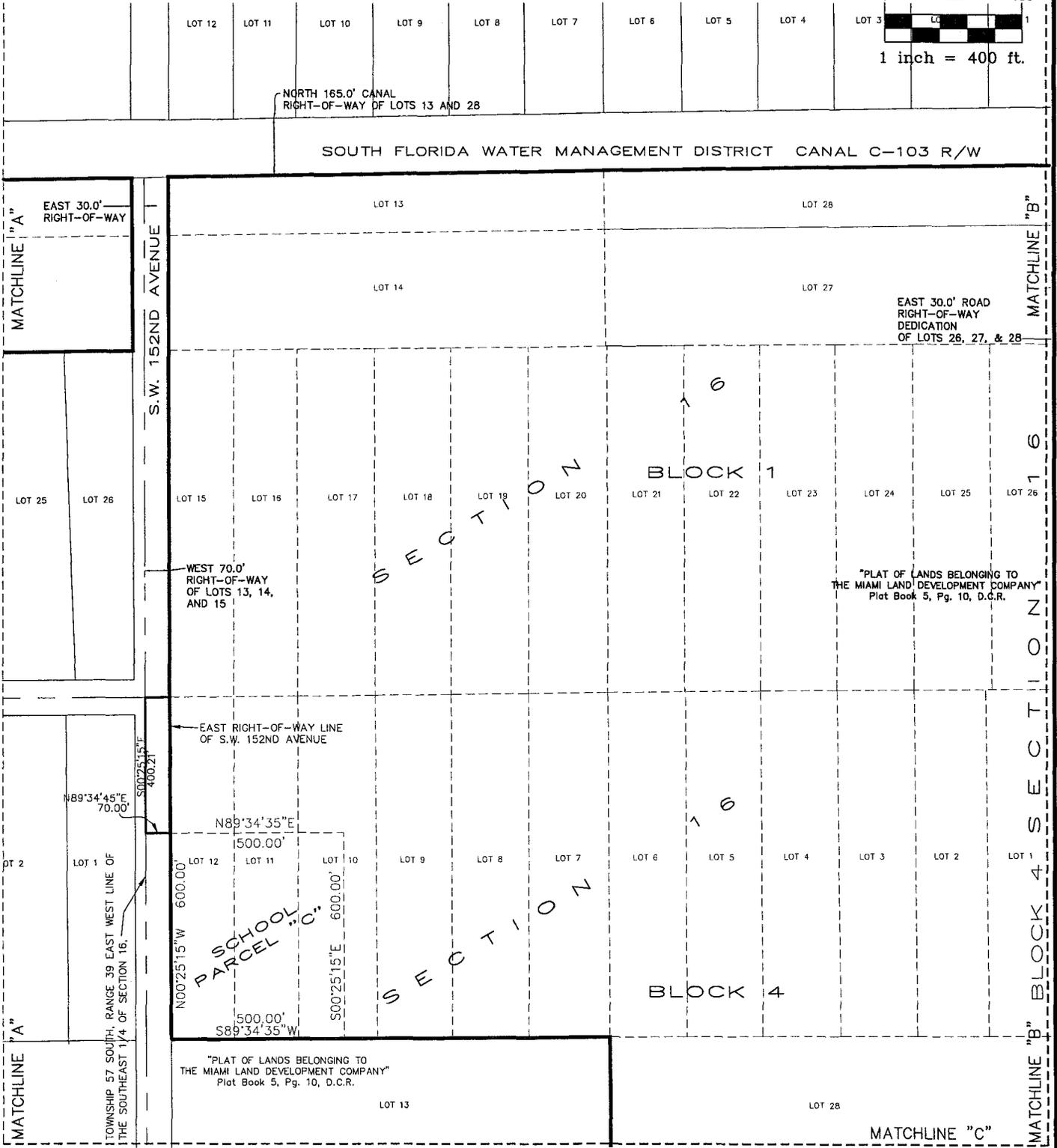
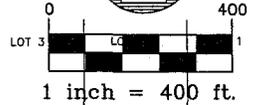
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<p>Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1800 Eller Drive, Suite 800 Fort Lauderdale, Florida 33316 Phone: 954.921.7781 Fax 954.921.8807 Certificate of Authorization No. LB 6781</p>	EDUCATIONAL FACILITY BENEFIT DISTRICT 32		SCALE 1"=400.0' DATE	PROJECT No 04-4366 CAD FILE	SHEET 15 OF 18

SKETCH OF DESCRIPTION

PHASE I
 PARCEL 11
 EDUCATIONAL FACILITY BENEFIT DISTRICT
 SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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**EDUCATIONAL FACILITY
 BENEFIT DISTRICT**

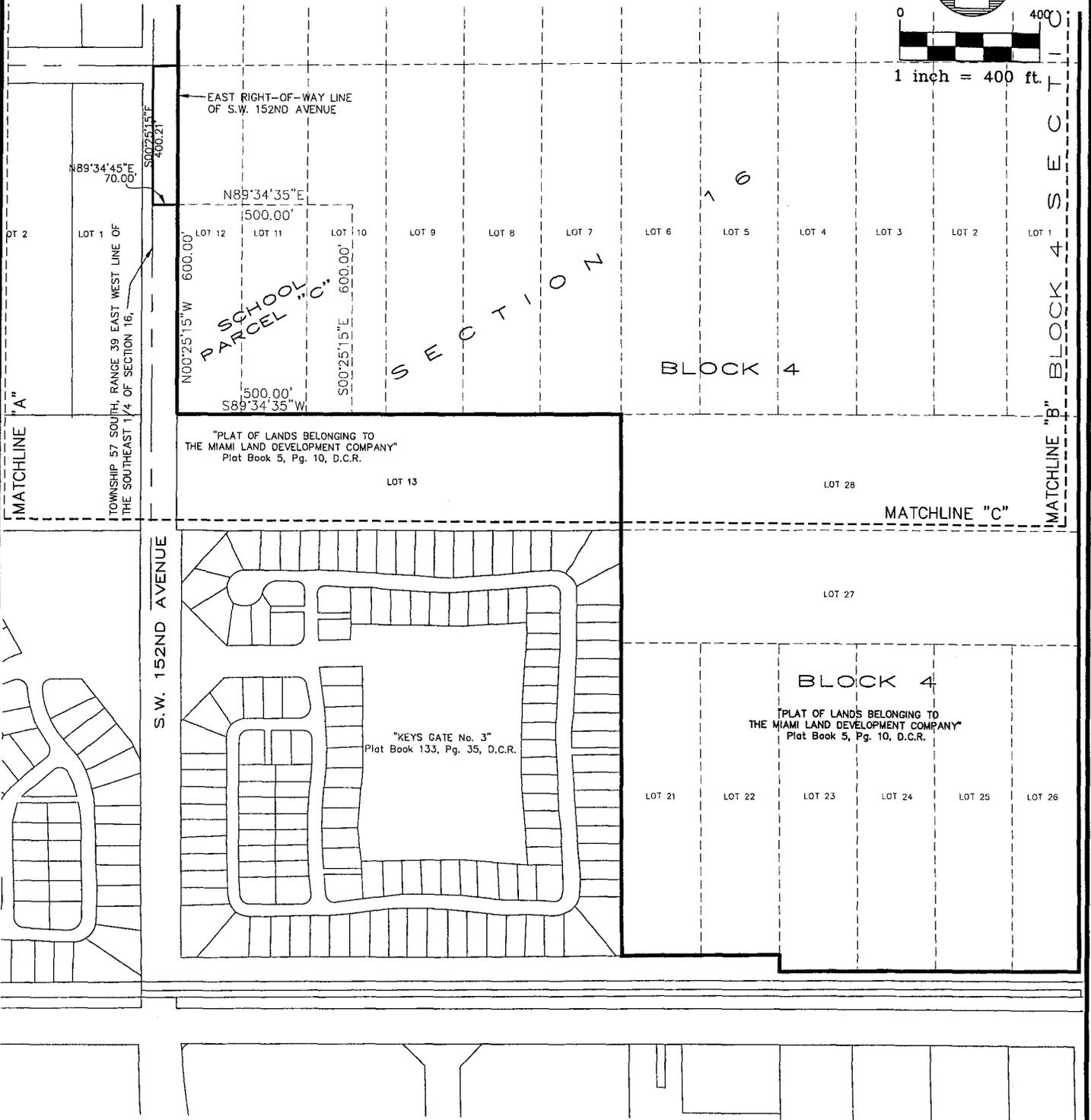
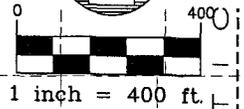
33

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 16 OF 18
DATE	CAD FILE	

SKETCH OF DESCRIPTION

PHASE I
PARCEL 11

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

34

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 17 OF 18
DATE	CAD FILE	

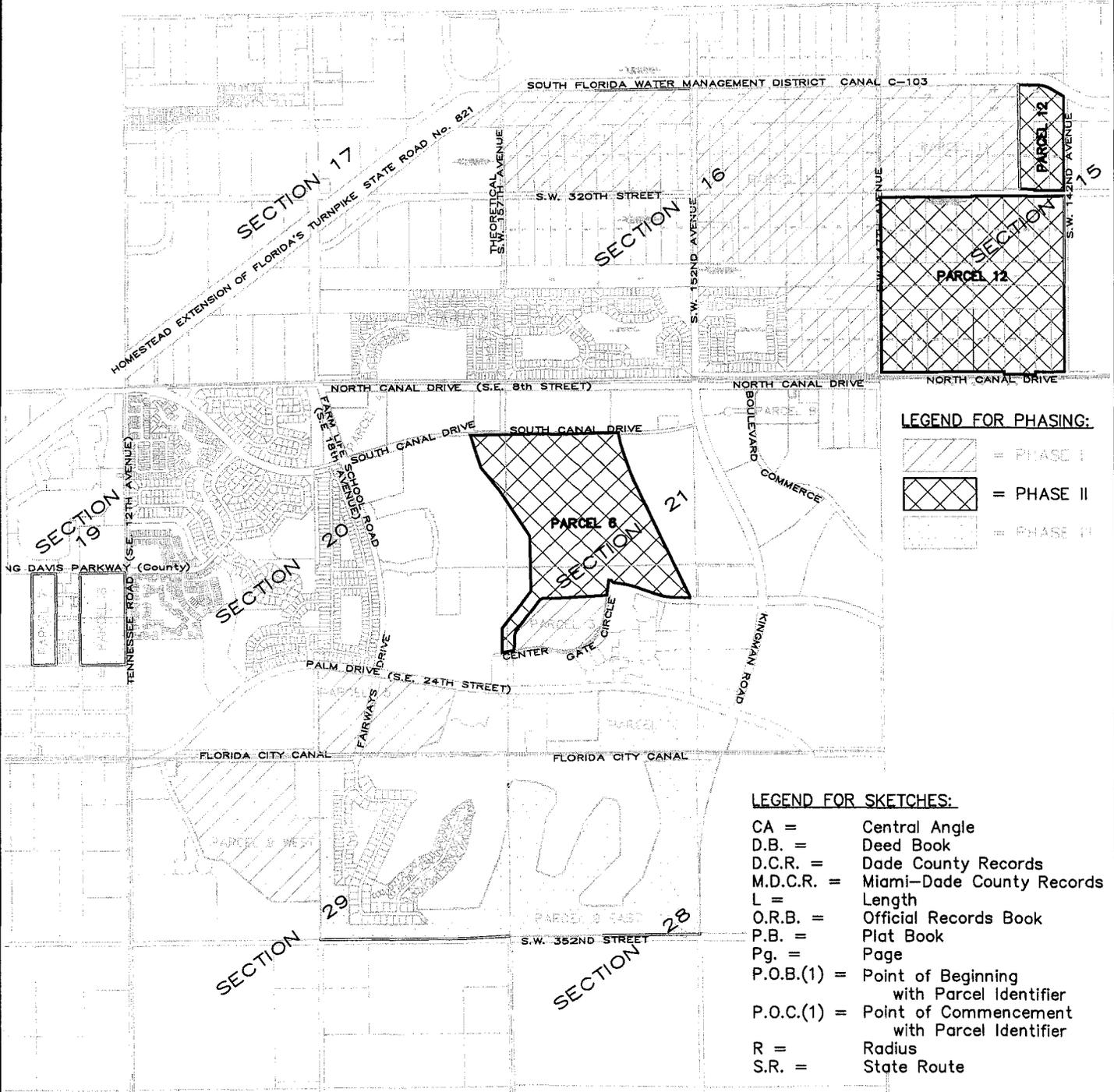
KEY SHEET

PHASE II
EXHIBIT A

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 15, 20, AND 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



N.T.S.



LEGEND FOR PHASING:

-  = PHASE I
-  = PHASE II
-  = PHASE III

LEGEND FOR SKETCHES:

- CA = Central Angle
- D.B. = Deed Book
- D.C.R. = Dade County Records
- M.D.C.R. = Miami-Dade County Records
- L = Length
- O.R.B. = Official Records Book
- P.B. = Plat Book
- Pg. = Page
- P.O.B.(1) = Point of Beginning with Parcel Identifier
- P.O.C.(1) = Point of Commencement with Parcel Identifier
- R = Radius
- S.R. = State Route

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**
36

SCALE N.T.S.	PROJECT No 04-4366	SHEET 1 OF 9
DATE	CAD FILE	

**LAND DESCRIPTION
PHASE II
PARCEL 6
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida**

A Parcel of Land being a portion of Tracts 2,3,4,5,7,8,9,10,11,12,13,14, and 15, Block 2, and a portion of Tracts 1,2,3,4,5,6 and 7, Block 3, all lying in Section 21, Township 57 South, Range 39 East, and a portion of Tracts 15 and 16, Block 1, and a portion of Tract 16, Block 4, all lying in Section 20, Township 57 South, Range 39 East, as shown on that certain Plat of "PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY", according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 21,

THENCE South 00°24'28" East, along the West line of the Northwest ¼ of said Section 21, for 765.94 feet to the POINT OF BEGINNING of the hereinafter described parcel of land;

THENCE North 89°02'59" East along the South Right-of-Way line of SOUTH CANAL DRIVE, as described in Official Records Book 13507, at Page 559 of the Public Records of Miami-Dade County, Florida, for 1592.39 feet;

THENCE South 10°18'52" East for 147.72 feet;

THENCE South 16°56'29" East for 181.64 feet;

THENCE South 18°26'59" East for 159.28 feet;

THENCE South 19°59'55" East for 117.91 feet;

THENCE South 21°05'02" East for 124.33 feet;

THENCE South 25°00'30" East for 1855.14 feet;

THENCE South 00°31'16" East for 14.50 feet;

The eight (8) following courses being along the Northerly and Westerly boundary lines of Tract "D" of "CENTER GATE NO. ONE", according to the Plat thereof, as recorded in Plat Book 133, at Page 7 of the Public Records of Miami-Dade County, Florida;

37

1. THENCE South $89^{\circ}34'54''$ West for 150.89 feet to a point of curvature of a circular curve to the right, concave to the Northeast;
2. THENCE Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 954.50, through a central angle of $20^{\circ}06'11''$ for an arc distance of 334.90 feet to a point of tangency;
3. THENCE North $70^{\circ}18'55''$ West for 309.17 feet to a point of curvature of a circular curve to the left concave to the Southwest;
4. THENCE Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 1045.50 feet, through a central angle of $11^{\circ}25'32''$ for an arc distance of 208.49 feet to a point of tangency;
5. THENCE North $81^{\circ}44'27''$ West for 96.55 feet to a point of curvature of a circular curve to the right, concave to the Northeast;
6. THENCE Westerly, Northwesterly and Northerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of $89^{\circ}37'59''$ for an arc distance of 39.11 feet to its intersection with a non-tangent line;
7. THENCE North $82^{\circ}06'28''$ West for 52.00 feet;
8. THENCE South $07^{\circ}53'32''$ West for 221.29 feet;

THENCE South $87^{\circ}02'17''$ West for 899.02 feet;

THENCE South $59^{\circ}44'39''$ West for a distance of 35.86 feet;

THENCE South $37^{\circ}14'03''$ West for a distance of 561.03 feet;

THENCE South $17^{\circ}56'42''$ West for a distance of 61.50 feet;

THENCE South $00^{\circ}51'52''$ West for a distance of 151.92 feet;

THENCE South $14^{\circ}10'34''$ West for a distance of 72.81 feet to a point on the Northerly boundary line of the aforementioned Tract "D";

THENCE South $78^{\circ}33'44''$ West along the last described line for a distance of 163.87 feet;

The (6) six following courses being along the Easterly boundary line of "SHORES AT KEYS GATE", according to the Plat thereof, as recorded in Plat Book 161, at Page 37 of the Public Records of Miami-Dade County, Florida;

1. THENCE North 00°25'21" West for a distance of 349.37 feet;
2. THENCE North 37°14'03" East for a distance of 676.21 feet;
3. THENCE North 01°12'39" West for a distance of 797.36 feet;
4. THENCE North 33°06'25" West for a distance of 775.80 feet;
5. THENCE North 38°30'06" West for a distance of 431.44 feet;
6. THENCE North 17°43'46" West for a distance of 494.89 feet to a point on the Southerly Right-of-Way line of said SOUTH CANAL DRIVE;

THENCE North 89°02'59" East, along said Southerly Right-of-Way line for 496.53 feet to the POINT OF BEGINNING.

All of the above described land situated, being and lying in the City of Homestead, Miami-Dade County, Florida, and containing 4,784,571.21 Square Feet and/or 109.84 Acres, more or less.



SKETCH OF DESCRIPTION

PHASE II
PARCEL 6

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 20 & 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

BLOCK 2

S19°59'55"E
117.91'

S16°56'29"E
181.64'

S10°18'52"E
147.72'

S18°26'59"E
159.28'

S25°00'30"E
1855.14'

S21°05'02"E
124.33'

TRACT "V-1"
"KEYS GATE NO. ONE"
Plat Book 133, Pg. 3, D.C.R.

Southerly R/W line of
South Canal Drive
(O.R.B. 13507, Pg. 559, M.D.C.R.)

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.
A Portion of Tracts 2, 3, 4, 5, 7, 8, 9, 10,
11, 12, 13, 14, and 15
of Block 2, and
A Portion of Tracts 2, 3, 4, 5, 6, and 7,
of Block 3, Section 21,
Township 57 South, Range 39 East

N01°12'39"W
797.36'

West line of the NW 1/4
Section 21-57-39

P.O.C.(6)

Northwest corner
of Section 21-57-39

P.O.B.(6)

S00°24'28"E 765.94'

TRACT "F-2"
"KEYS GATE NO. TWO"
Plat Book 133, Pg. 12, D.C.R.

NEWTON RD. (Vacated by City of
Homestead, Res. No. 88-09-30,
ORB 13860, Pg. 4226, D.C.R.)

East line of
"SHORES AT KEYS GATE"
P.B. 161, Pg. 37, M.D.C.R.

N89°02'59"E
496.53'

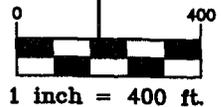
N38°30'06"W
431.44'

N17°43'46"W
494.89'

Portion of Tracts
15 and 16 of
Block 1, and Portion
of Tract 16 Block 4

"SHORES AT KEYS GATE"
Book 161, Pg. 37, M.D.C.R.

MATCHLINE



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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

40

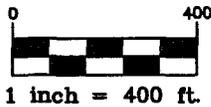
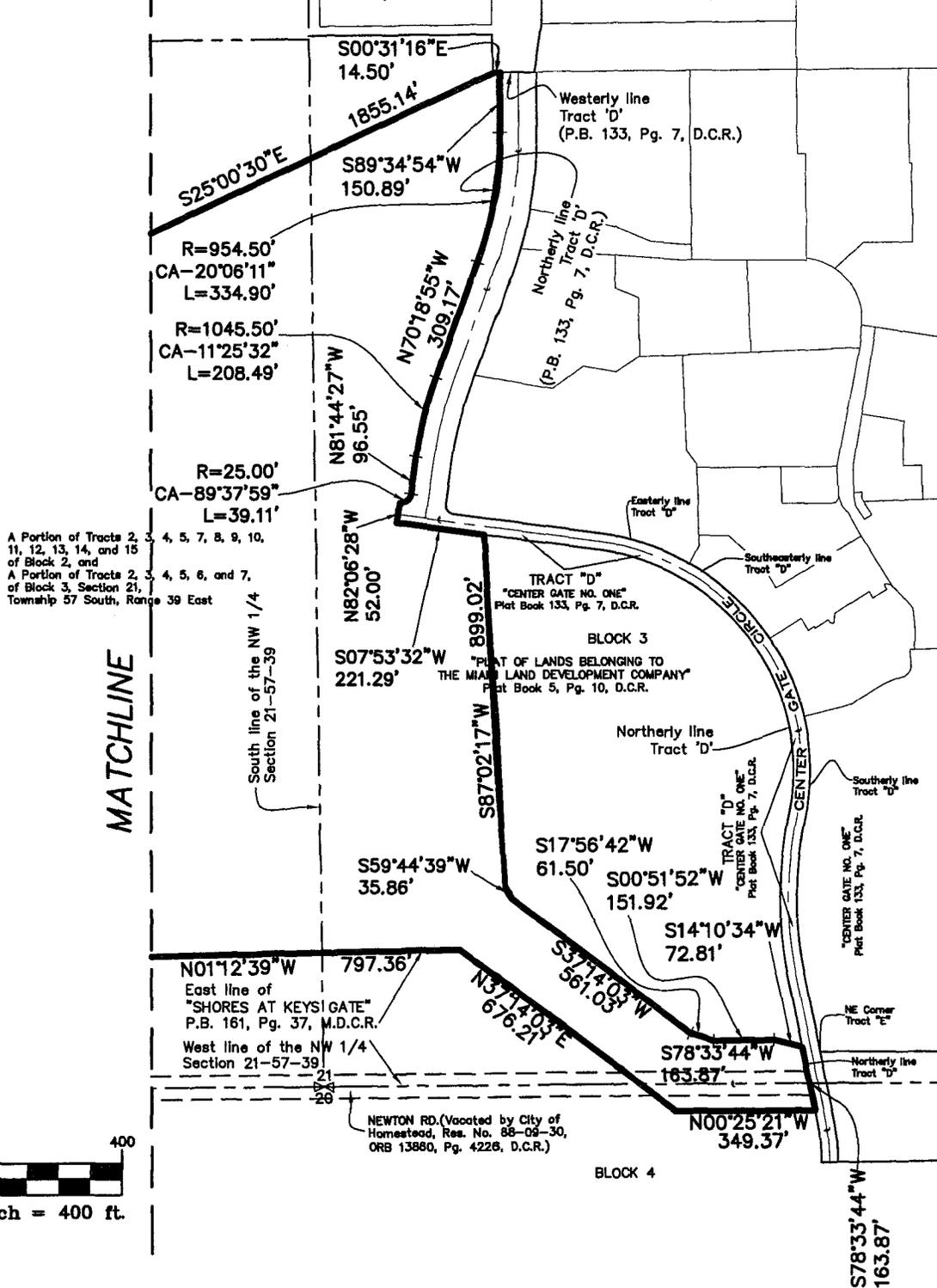
SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 5 OF 9
DATE	CAD FILE	



SKETCH OF DESCRIPTION

PHASE II
PARCEL 6

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 20 & 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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**EDUCATIONAL FACILITY
 BENEFIT DISTRICT**

41

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 6 OF 9
DATE	CAD FILE	

**LAND DESCRIPTION
PHASE 2
PARCEL 12
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida**

Lots 8 through 20 inclusive in Block 3 in Section 15, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida. Subject to a right of way dedication across that portion of said Lots 8 through 20 inclusive lying within the West 30 feet, the South 105 feet and the North 50 feet of the SW $\frac{1}{4}$ of said Section 15,

AND

Lots 1 through 7 inclusive and Lots 21 through 28 inclusive in Block 3, in Section 15, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida. Subject to a right of way dedication across that portion of said Lot 7 that lies within the North 50 feet of the SW $\frac{1}{4}$ of said Section 15, that portion of said Lots 1 through 6 inclusive that lies within the North 37.5 feet and the East 30 feet of the SW $\frac{1}{4}$ of said Section 15, that portion of said Lots 21, 22, 25 and 26 that lies with the South 105 feet of the SW $\frac{1}{4}$ of said Section 15, that portion of said Lots 23 and 24 that lies within the South 85 feet of the SW $\frac{1}{4}$ of said Section 15 and that portion of said Lots 26, 27 and 28 that lies within the East 30 feet of the SW $\frac{1}{4}$ of said Section 15,

AND

Lots 24, 25, 26, the East $\frac{1}{2}$ of Lot 27 and that portion of the East $\frac{1}{2}$ of Lot 28 lying Southerly of South Florida Water Management Districts Canal C-103 right of way, in Block 2 in Section 15, Township 57 South, Range 39 East, of MIAMI LANDS AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida. Subject to a right of way dedication across that portion of said Lot 24 that lies within the South 50 feet of the NW $\frac{1}{4}$ of said Section 15, that portion of the South 37.5 feet of said Lots 25 and 26 that lies with the South 37.5 feet of the NW $\frac{1}{4}$ of said Section 15 and that portion of said Lots 26, 27, and 28 that lies within the East 30 feet of the NW $\frac{1}{4}$ of said Section 15,

AND

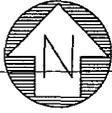
That portion of Lot 28 in Block 2 in Section 15, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida, lying Northerly of the South Florida Water Management Districts Canal C-103 right of way. Subject to a right of way dedication across that portion of said Lot 28 that lies within the East 30 feet of the NW $\frac{1}{4}$ of said Section 15.

SKETCH OF DESCRIPTION

PHASE II, PARCEL 12, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTION 15,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY,
FLORIDA

NORTHERLY PORTION
OF LOT 28

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-103



0 400
1 inch = 400 ft.

WEST 1/2
LOT 28

EAST 1/2
LOT 28

WEST 1/2
LOT 27

EAST 1/2
LOT 27

BLOCK 1
S.W. 147TH AVENUE

BLOCK 1
S.W. 142ND AVENUE

BLOCK 2

LOT 23

LOT 24

LOT 25

LOT 26

30.0' RIGHT-OF-
WAY DEDICATION
OF NW 1/4 OF
SECTION 15

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

SOUTH 50.0' RIGHT-OF-
WAY DEDICATION
OF NW 1/4 OF
SECTION 15

SOUTH 37.5' RIGHT-OF-
WAY DEDICATION
OF NW 1/4 OF
SECTION 15

MATCHLINE "A"

BLOCK 4
SECTION 15

BLOCK 4
SECTION 15

WEST 30.0' RIGHT-OF-
WAY DEDICATION
OF SW 1/4 OF
SECTION 15

NORTH 50.0' RIGHT-OF-
WAY DEDICATION
OF SW 1/4 OF
SECTION 15

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 13

BLOCK 3

LOT 28

EAST
30.0' RIGHT-OF-
WAY DEDICATION
OF SW 1/4 OF
SECTION 15

LOT 14

LOT 27



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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE
1"=400.0'

PROJECT No
04-4366

SHEET
8 OF 9

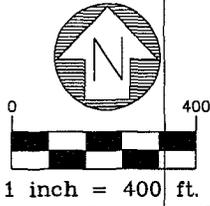
DATE

CAD FILE

43

SKETCH OF DESCRIPTION

PHASE II, PARCEL 12, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTION 15,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY,
FLORIDA



"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

SOUTH 50.0' RIGHT-OF-
WAY DEDICATION
OF NW 1/4 OF
SECTION 15

SOUTH 37.5' RIGHT-OF-
WAY DEDICATION
OF NW 1/4 OF
SECTION 15

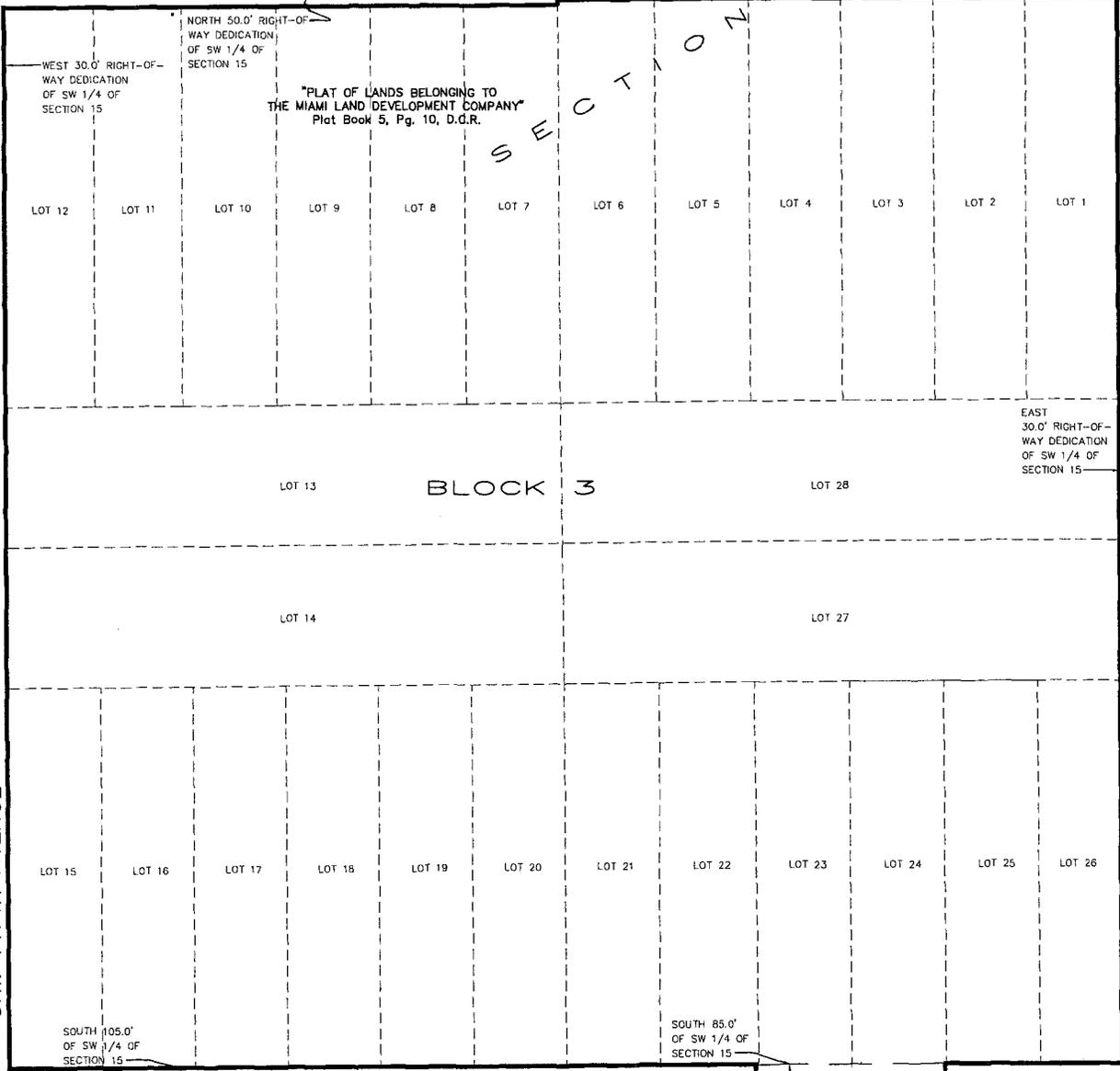
1 6

1 5

MATCHLINE "A"

S E C T I O N 1 5

S E C T I O N 1 5



BLOCK 4

BLOCK 4

BLOCK 3

S E C T I O N 2 2

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 9 OF 9
DATE	CAD FILE	

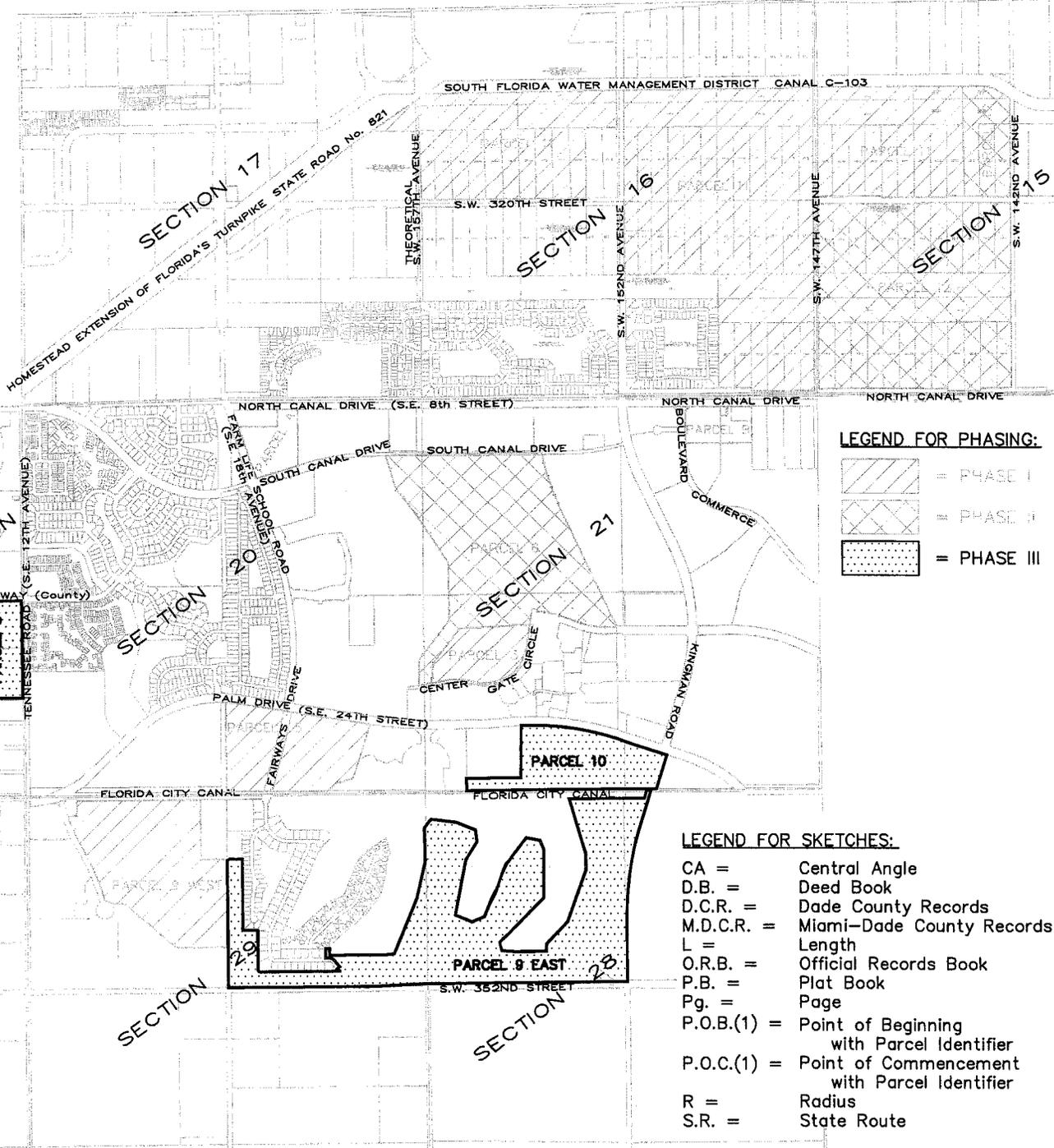
44

KEY SHEET

PHASE III
EXHIBIT A

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTIONS 19, 21, 28, AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



LEGEND FOR PHASING:

- = PHASE I
- = PHASE II
- = PHASE III

LEGEND FOR SKETCHES:

- CA = Central Angle
- D.B. = Deed Book
- D.C.R. = Dade County Records
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- P.O.C.(1) = Point of Commencement with Parcel Identifier
- R = Radius
- S.R. = State Route

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE N.T.S.	PROJECT No 04-4366	SHEET 1 OF 11
DATE	CAD FILE	

45

LAND DESCRIPTION

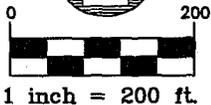
PHASE III

PARCEL 7

**EDUCATIONAL FACILITY BENEFIT DISTRICT
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA**

TRACT 3 IN BLOCK 4 LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THEREFROM THE NORTH 30 FEET AS RECORDED IN DEED BOOK 1683 AT PAGE 308 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

8.7



SKETCH OF DESCRIPTION

PHASE III
PARCEL 7

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

S.E. 16TH STREET (City)
S.W. 336TH STREET (County)
ARTHUR VINING DAVIS PARKWAY (County)

LESSOUT
D.B. 1683,
Pg 308, D.C.R.

TRACT 4
BLOCK 4

PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY
Plat Book 5, Pg. 10, D.C.R.

TRACT 3
BLOCK 4

TRACT 2
BLOCK 4

PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY
Plat Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

1"=10.0'

04-4366

3 OF 11

47

LAND DESCRIPTION

PHASE III

PARCEL 8

**EDUCATIONAL FACILITY BENEFIT DISTRICT
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA**

TRACTS 1 AND 16 IN BLOCK 4 LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THEREFROM THE NORTH AND EAST 30 FEET AS RECORDED IN DEED BOOK 1683 AT PAGE 308 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SKETCH OF DESCRIPTION

PHASE III
PARCEL 8

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



0 200
1 inch = 200 ft.

S.E. 16TH STREET (City)
S.W. 336TH STREET (County)

ARTHUR VINING DAVIS PARKWAY (County)

30.0'
LESSOUT
D.B. 1683,
Pg 308, D.C.R.

TRACT 2
BLOCK 4

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

TRACT 1

BLOCK 4

TRACT 16

TENNESSEE ROAD (S.E. 12TH AVENUE)

BLOCK 4

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

R:\Projects\2004\044366 Homestead Charter Schools\SURVEY\SKETCH\044366 Phasing Files\044366-V-SD-PHASE03-PAR08.dwg



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Certificate of Authorization No. LB 6791

**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE
1"=200.0'

PROJECT No
04-4366

SHEET

DATE

CAD FILE

5 OF 11

49

LAND DESCRIPTION

PHASE III

PARCEL 9 EAST

EDUCATIONAL FACILITY BENEFIT DISTRICT

City of Homestead, Miami-Dade County, Florida

A PARCEL OF LAND BEING A PORTION OF TRACT 1 AND TRACTS 6 THROUGH 16, INCLUSIVE, IN BLOCK 1, AND PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, AND 16, INCLUSIVE IN BLOCK 2, SECTION 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, TOGETHER WITH PORTIONS OF TRACTS 1 THROUGH 16, INCLUSIVE, IN BLOCK 2 AND PORTIONS OF TRACTS 6 AND 7 IN BLOCK 1, SECTION 28, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

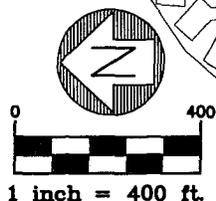
COMMENCE AT THE CENTER OF SAID SECTION 29; THENCE N00°29'41"W FOR 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 352 STREET AS RECORDED IN DEED BOOK 1683 AT PAGE 307 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°29'41"W FOR A DISTANCE OF 1782.25 FEET; THENCE N89°30'31"E FOR A DISTANCE OF 205.00 FEET; THENCE S00°29'41"E A DISTANCE OF 964.33 FEET; THENCE N89° 30' 19"E FOR A DISTANCE OF 200.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FAIRWAYS AT KEYS GATE, ACCORDING TO PLAT BOOK 148 AT PAGE 20 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTHERLY, EASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF SAID PLAT OF FAIRWAYS AT KEYS GATE FOR THE FOLLOWING COURSES AND DISTANCES; THENCE S00° 29' 41"E FOR 542.47 FEET TO POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 03' 36" FOR 39.30 FEET TO THE POINT OF TANGENCY; THENCE N89° 26' 43"E FOR 1102.79 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WITH SAID POINT OF CUSP BEARING N00° 33' 17"E FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 50° 12' 39" FOR 65.73 FEET TO A POINT OF TERMINATION ALONG THE ARC OF SAID CURVE; THENCE N49° 39'22"E FOR A DISTANCE OF 50.00 FEET; THENCE N40° 20' 38"W FOR A DISTANCE OF 122.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 50° 12' 39" AND AN ARC DISTANCE OF 65.73 FEET TO THE POINT OF TANGENCY; THENCE S89°26'43"W FOR A DISTANCE OF 52.51 FEET; THENCE N 00°29'41" W FOR A DISTANCE OF 130.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY ARC OF AUGUSTA GREENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150 AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N89° 26' 43"E ALONG SAID SOUTHERLY LINE OF AUGUSTA GREENS FOR A DISTANCE OF 52.37 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE S00°33'16"E FOR A DISTANCE OF 93.72 FEET; THENCE N 89°26'16" E FOR A DISTANCE OF 720.84 FEET TO A POINT OF CURVATURE OF A POINT OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 998.16 FEET AND A CENTRAL ANGLE OF 09° 23' 59" FOR AN ARC DISTANCE OF 163.75 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N21° 59' 05"E, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING S09° 55' 43"E FROM THE CENTER OF SAID CURVE; THENCE N21° 59' 05E FOR A DISTANCE OF 813.64 FEET; THENCE N12°47'37"E FOR A DISTANCE OF 516.84 FEET; THENCE N01° 40' 18"W FOR A DISTANCE OF 455.51 FEET; THENCE N46° 31' 37"E FOR A DISTANCE OF 128.05 FEET; THENCE S83° 05' 26"E FOR A DISTANCE OF 343.44 FEET; THENCE S67° 37' 42"E FOR A DISTANCE OF 276.68 FEET; THENCE S07° 15' 12"E FOR A DISTANCE OF 163.55 FEET; THENCE S31° 53' 40"W FOR A DISTANCE OF 286.66 FEET; THENCE S10° 34' 36"W FOR A DISTANCE OF 766.08 FEET; THENCE S67° 22' 19"E FOR A DISTANCE OF 241.88 FEET; THENCE N66° 25' 05"E FOR A DISTANCE OF 179.12 FEET; THENCE N20° 49' 25"E FOR A DISTANCE OF 762.30 FEET; THENCE N37° 21' 12"E FOR A DISTANCE OF 447.87 FEET; THENCE S78° 32' 42"E FOR A DISTANCE OF 188.60 FEET; THENCE S22° 30' 39"E FOR A DISTANCE OF 130.64 FEET; THENCE S00° 06' 25"W FOR A DISTANCE OF 663.44 FEET; THENCE S44° 34' 44"W FOR A DISTANCE OF 844.32 FEET; THENCE S15° 21' 01"E FOR A DISTANCE OF 115.10 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, WITH SAID NON-TANGENT INTERSECTION BEARING S08° 22' 57"W FROM THE CENTER OF SAID CURVE THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 08°48'16" FOR AN ARC DISTANCE OF 226.66 FEET TO THE POINT OF TANGENCY; THENCE N 89°34'41" E FOR A DISTANCE OF 367.39 FEET; THENCE N04°13'21"E FOR A DISTANCE OF 104.22 FEET; THENCE N 43°17'43" E FOR A DISTANCE OF 404.82 FEET; THENCE N 19°36'21" E FOR A DISTANCE OF 747.96 FEET; THENCE N 00°23'53" W FOR A DISTANCE OF 219.42 FEET; THENCE N 16°30'20" W FOR A DISTANCE OF 783.15 FEET; THENCE N 89°36'09" E FOR A DISTANCE OF 766.98 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28, THENCE N89°35'53"E FOR A DISTANCE OF 259.59 FEET; THENCE N17°07'21"E FOR A DISTANCE OF 115.56 FEET; THENCE N 89°33'16" E FOR A DISTANCE OF 57.69 FEET; THENCE S 17°07'21" W FOR A DISTANCE OF 513.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4190.00 FEET AND A CENTRAL ANGLE OF 17°37'47" FOR AN ARC DISTANCE OF 1289.26 FEET TO THE POINT OF TANGENCY, THE SAME BEING A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE S 00°30'26" E ALONG SAID EAST LINE FOR 852.20 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF SW 352 STREET; THENCE S89°34'41"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2668.61 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 28; THENCE S 89°26'43" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2709.20 FEET TO THE POINT OF BEGINNING.

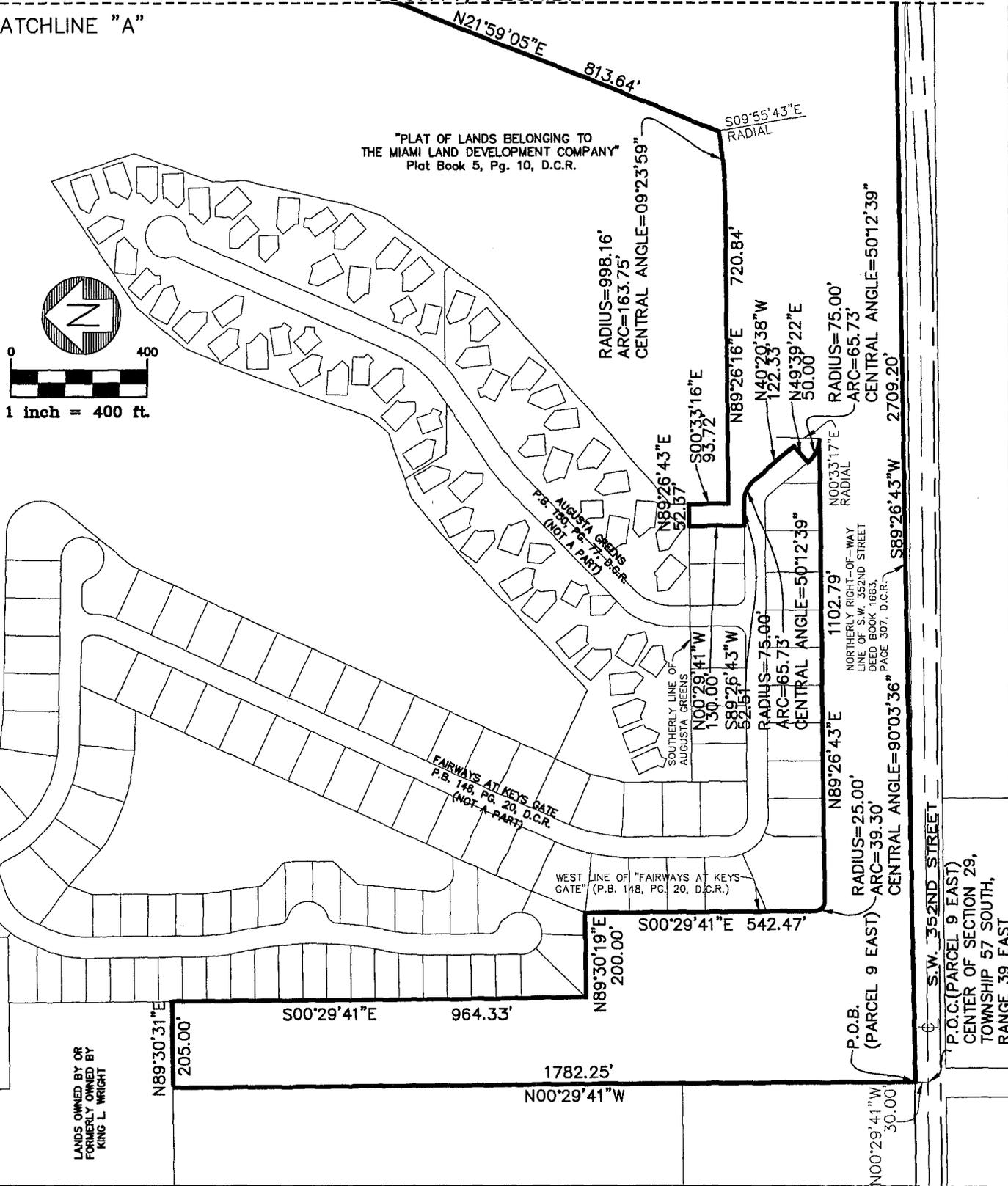
SKETCH OF DESCRIPTION

PHASE III, PARCEL 9, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTIONS 28 AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

MATCHLINE "A"



"PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.



LANDS OWNED BY OR FORMERLY OWNED BY KING L. WRIGHT

FAIRWAYS AT KEYS GATE
P.B. 148, PG. 20, D.C.R.
(NOT A PART)

WEST LINE OF "FAIRWAYS AT KEYS GATE"
(P.B. 148, PG. 20, D.C.R.)

SOUTHERLY LINE OF AUGUSTA GREENS
P.B. 151, PG. 77, D.C.R.
(NOT A PART)

NORTHERLY RIGHT-OF-WAY LINE OF S.W. 352ND STREET
DEED BOOK 1683, PAGE 307, D.C.R.

S.W. 352ND STREET

P.O.C. (PARCEL 9 EAST)
CENTER OF SECTION 29,
TOWNSHIP 57 SOUTH,
RANGE 39 EAST

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 Certificate of Authorization No. LB 6791

**EDUCATIONAL FACILITY
 BENEFIT DISTRICT**

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 8 OF 11
DATE	CAD FILE	

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SKETCH OF DESCRIPTION

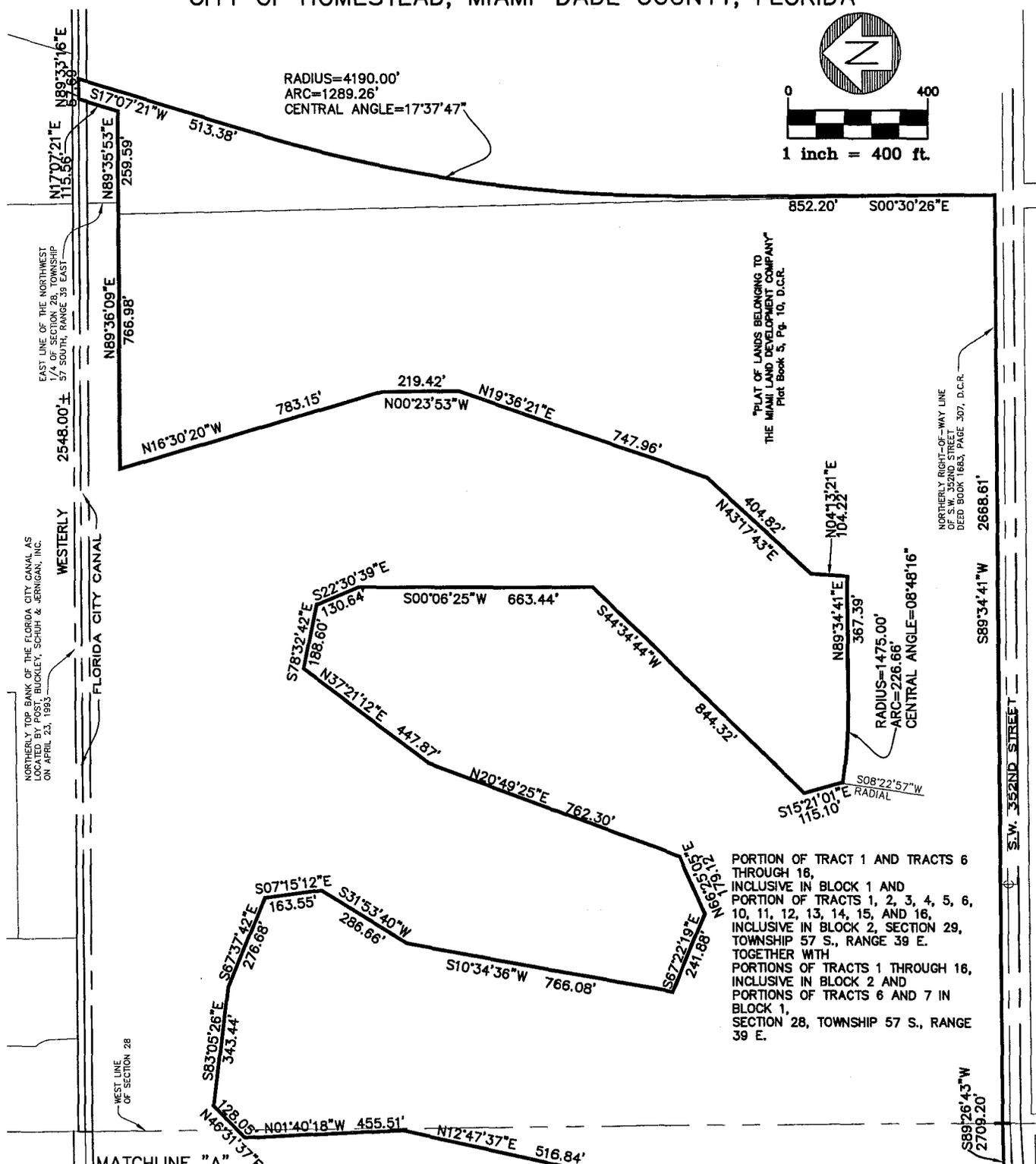
PHASE III
PARCEL 9

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 28 AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



RADIUS=4190.00'
ARC=1289.26'
CENTRAL ANGLE=17°37'47"

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PORTION OF TRACT 1 AND TRACTS 6 THROUGH 16, INCLUSIVE IN BLOCK 1 AND PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, AND 16, INCLUSIVE IN BLOCK 2, SECTION 29, TOWNSHIP 57 S., RANGE 39 E. TOGETHER WITH PORTIONS OF TRACTS 1 THROUGH 16, INCLUSIVE IN BLOCK 2 AND PORTIONS OF TRACTS 6 AND 7 IN BLOCK 1, SECTION 28, TOWNSHIP 57 S., RANGE 39 E.

MATCHLINE "A"

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 9 OF 11
DATE	CAD FILE	

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LAND DESCRIPTION
PHASE III
PARCEL 10
EDUCATION FACILITY BENEFIT DISTRICT
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

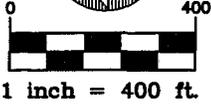
A PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 9 THROUGH 15 INCLUSIVE, OF BLOCK 3 AND TOGETHER WITH PORTIONS OF TRACTS 15, 16 AND 17 OF BLOCK 4 OF SAID SECTION 21 OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF KINGMAN ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 149 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 154 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE CONTINUE S17°07'21"W ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE OF KINGMAN ROAD FOR 483 FEET, MORE OR LESS TO THE NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL AS LOCATED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. ON APRIL 23, 1993; THENCE WESTERLY MEANDERING THE NORTHERLY TOP OF BANK FOR 2548 FEET, MORE OR LESS; THENCE NORTH FOR 166 FEET MORE OR LESS; THENCE N89°34'39"E FOR 709.94 FEET; THENCE NORTH FOR 695.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALM DRIVE, THE SAME ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N03°08'26"W FROM THE CENTER OF SAID CURVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 3533.61 FEET AND A CENTRAL ANGLE OF 20°15'47" FOR 1249.69 FEET TO THE POINT OF TANGENCY; THENCE S72°52'39" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE FOR 780.92 FEET TO THE POINT OF BEGINNING;

SKETCH OF DESCRIPTION

PHASE III
PARCEL 10

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



INTERSECTION OF
SOUTHWESTERLY
PROLONGATION OF THE
CENTERLINE OF KINGMAN
ROAD, O.R. BOOK 13410,
PAGE 149, D.C.R. AND THE
SOUTHERLY RIGHT-OF-WAY
LINE OF PALM DRIVE,
O.R. BOOK 13410, PAGE 154,
D.C.R.

P.O.B.
(PARCEL 10)

S17°07'21"W
483.00'±

SOUTHWESTERLY
PROLONGATION OF
CENTERLINE OF
KINGMAN ROAD,
O.R. BOOK 13410,
PAGE 149, D.C.R.

780.92'

S72°52'39"E
SOUTHERLY RIGHT-OF-WAY
LINE OF PALM DRIVE,
O.R. BOOK 13410, PAGE 154, D.C.R.

RADIUS=3533.61'
ARC=1249.69'
CENTRAL ANGLE=201°5'47"

NO. 201547
RADIAL

695.64'
NORTH

PORTIONS OF TRACTS 9 THROUGH 15
INCLUSIVE, OF BLOCK 3 AND TOGETHER WITH
PORTIONS OF TRACTS 15, 16 AND 17
OF BLOCK 4

NORTHERLY TYP. BANK OF THE FLORIDA CITY CANAL AS
OF APRIL 23, 1993
BUCKET, SCHUB & JERNIGAN, INC.

WESTERLY 2548.00'±

FLORIDA CITY CANAL

N68°34'39"E
709.94'

166.00'±
NORTH

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

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EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 11 OF 11
DATE	CAD FILE	

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KEY SHEET

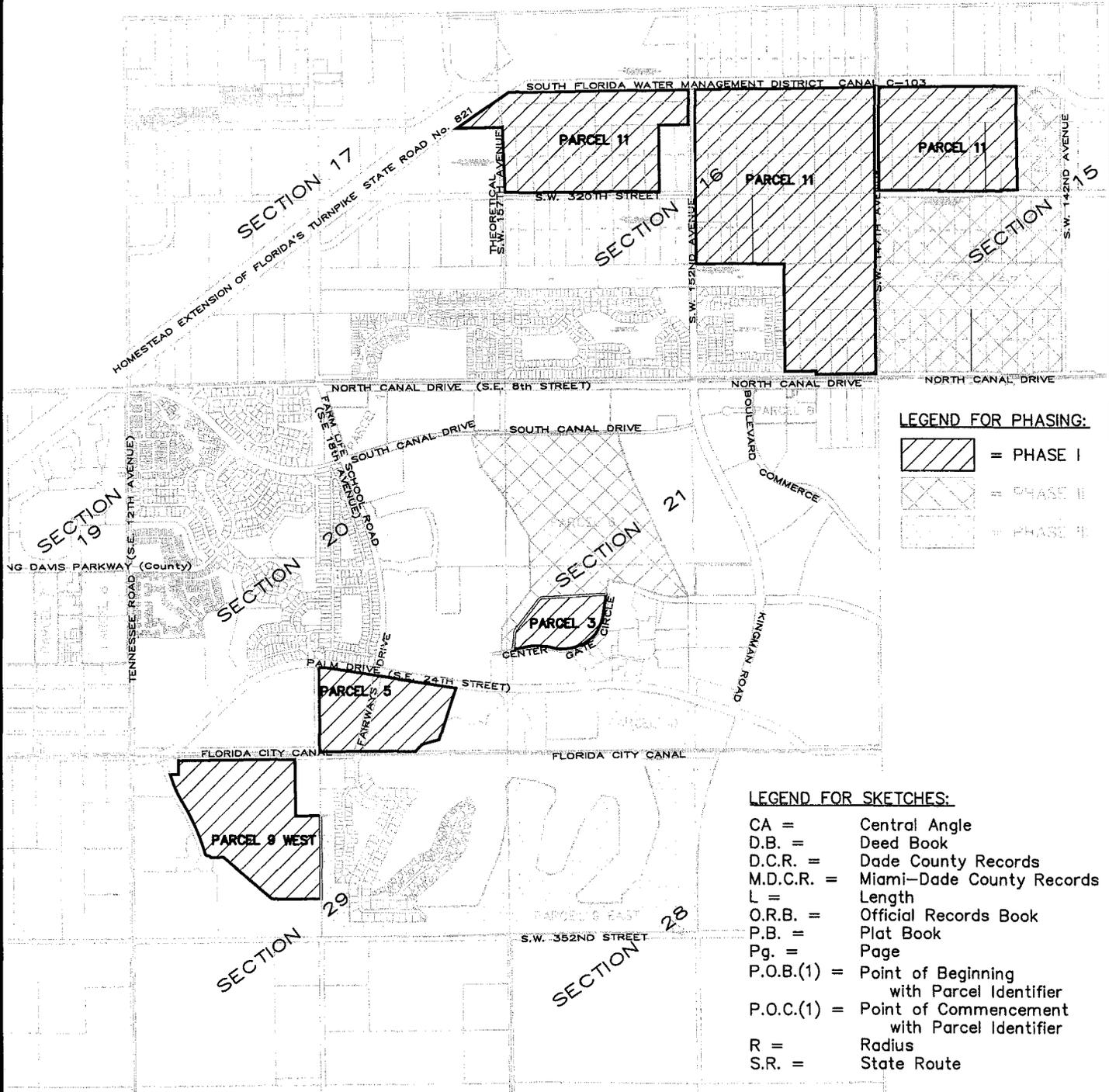
PHASE I
EXHIBIT A

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTIONS 15, 16, 17, 20, 21, AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



N.T.S.



LEGEND FOR PHASING:

- = PHASE I
- = PHASE II
- = PHASE III

LEGEND FOR SKETCHES:

- CA = Central Angle
- D.B. = Deed Book
- D.C.R. = Dade County Records
- M.D.C.R. = Miami-Dade County Records
- L = Length
- O.R.B. = Official Records Book
- P.B. = Plat Book
- Pg. = Page
- P.O.B.(1) = Point of Beginning with Parcel Identifier
- P.O.C.(1) = Point of Commencement with Parcel Identifier
- R = Radius
- S.R. = State Route

P:\Projects\2004\044366 Homestead Charter Schools\SURVEY\SKETCH\044366 Phasing Files\044366-V-SD-PHASE01-KEYSHEET.dwg



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EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE N.T.S.	PROJECT No 04-4366	SHEET 1 OF 18
DATE	CAD FILE	

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LAND DESCRIPTION
PHASE I
PARCEL 3
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida

All of Tract "E", of "CENTER GATE NO. ONE, according to the Plat thereof, as recorded in Plat Book 133, at Page 7 of the Public Records of Miami-Dade County, Florida.

AND:

A Portion of Tract "D", of "CENTER GATE NO. ONE", according to the Plat thereof, as recorded in Plat Book 133, at Page 7 of the Public Records of Miami-Dade County, Florida, and a Portion of Tracts 3, 4, 5, 6, and 7, Block 3, of "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", in Section 21, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, at Page 10 all of the Public Records of Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Tract "E", of said Plat of "CENTER GATE NO. ONE";

The next described five (5) courses and distances being along the Southerly, Westerly and Northerly Boundary Lines of said Tract "D",
Also the next described two (2) courses being along the Northerly Boundary Lines of said Tract "E";

1. THENCE South 78°33'44" West for 168.25 feet to a point of curvature of a circular curve to the right concave to the North;
2. THENCE Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 500.00 feet, through a central angle of 13°13'45" for an arc distance of 115.45 feet to the Most Westerly Southwest Corner of Tract "D";
3. THENCE North 00°25'21" West for 42.03 feet to the Most Westerly Northwest Corner of said Tract "D", said point also being on the arc of a circular curve to the left, concave to the North, a radial line to said point bears South 01°59'40" West;

4. THENCE Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 458.00 feet, through a central angle of $13^{\circ}25'56''$ for an arc distance of 107.37 feet to a point of tangency;

5. THENCE North $78^{\circ}33'44''$ East for a distance of 188.39 feet;

THENCE North $14^{\circ}10'34''$ East for a distance of 72.80 feet;

THENCE North $00^{\circ}51'52''$ West for a distance of 151.92 feet;

THENCE North $17^{\circ}56'42''$ East for a distance of 61.50 feet;

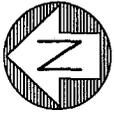
THENCE North $37^{\circ}14'03''$ East for a distance of 561.03 feet;

THENCE North $59^{\circ}44'39''$ East for a distance of 35.81 feet;

THENCE North $87^{\circ}02'17''$ East for a distance of 951.98 feet to its intersection with the Easterly Boundary Line of said Tract "D";

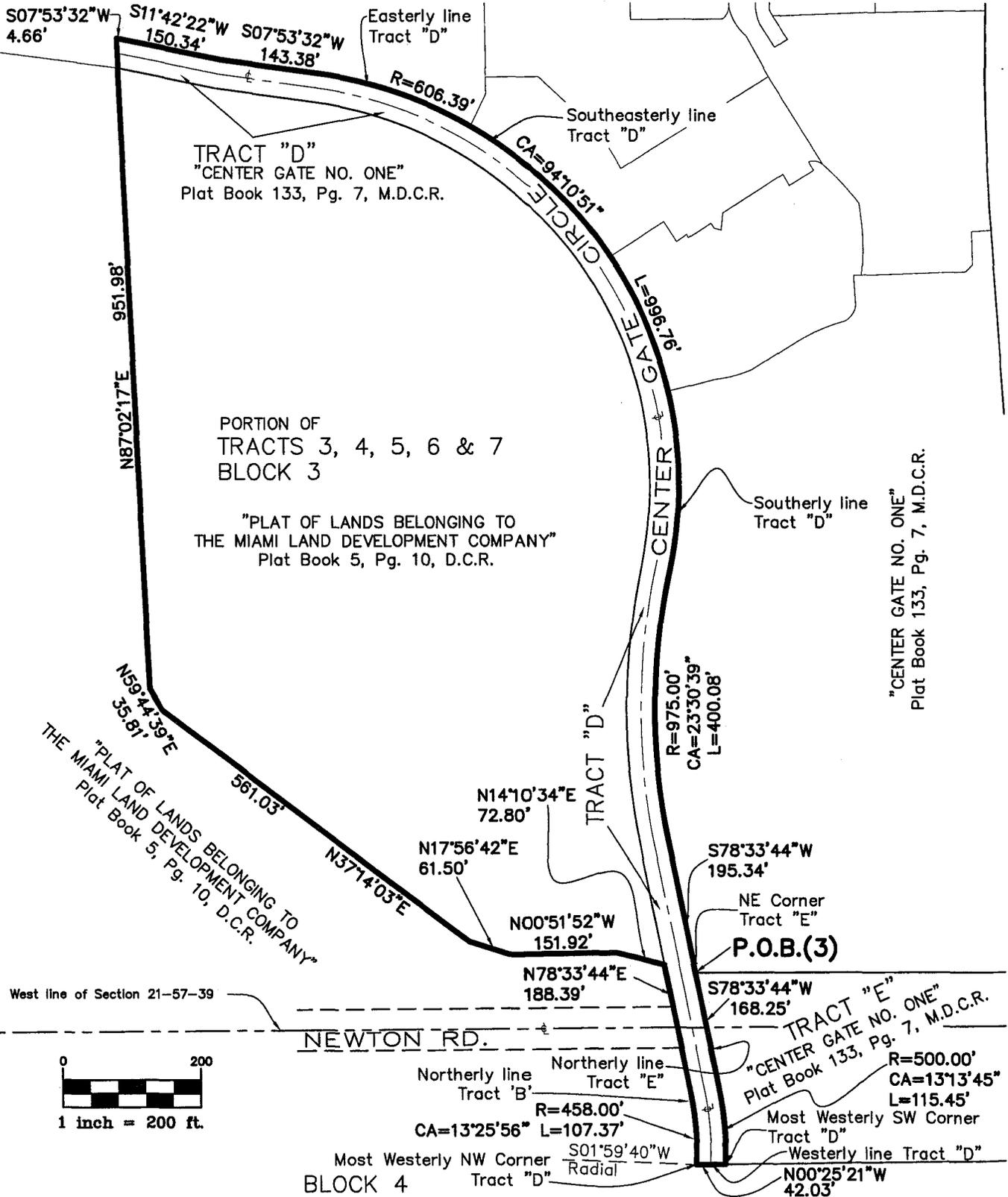
The next described six (6) courses and distances being along the Easterly, Southeasterly and Southerly Boundary Lines of said Tract "D";

1. THENCE South $07^{\circ}53'32''$ West for a distance of 4.66 feet;
2. THENCE South $11^{\circ}42'22''$ West for a distance of 150.34 feet;
3. THENCE South $07^{\circ}53'32''$ West for a distance of 143.38 feet to a point of curvature of a circular curve to the right, concave to the Northwest;
4. THENCE Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 606.39 feet, through a central angle of $94^{\circ}10'51''$ for an arc distance of 996.76 feet to a point of reverse curvature of a circular curve to the left, concave to the South;
5. THENCE Westerly along the arc of said curve, having for its elements a radius of 975.00 feet; through a central angle of $23^{\circ}30'39''$ for an arc distance of 400.08 feet to a point of tangency;
6. THENCE South $78^{\circ}33'44''$ West for a distance of 195.34 feet to the POINT OF BEGINNING.



SKETCH OF DESCRIPTION

PHASE I, PARCEL 3, EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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 Certificate of Authorization No. LB 6791

EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE 1"=200.0'	PROJECT No 04-4366	SHEET 4 OF 18
DATE	CAD FILE	

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LAND DESCRIPTION

PHASE I

PARCEL 5

**EDUCATIONAL FACILITY BENEFIT DISTRICT
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA**

A PARCEL OF LAND BEING PORTIONS OF TRACTS 10 THROUGH 15 INCLUSIVE OF BLOCK 3 AND PORTIONS OF TRACTS 8 THROUGH 13 INCLUSIVE OF BLOCK 4 IN SECTION 20, ALL IN TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

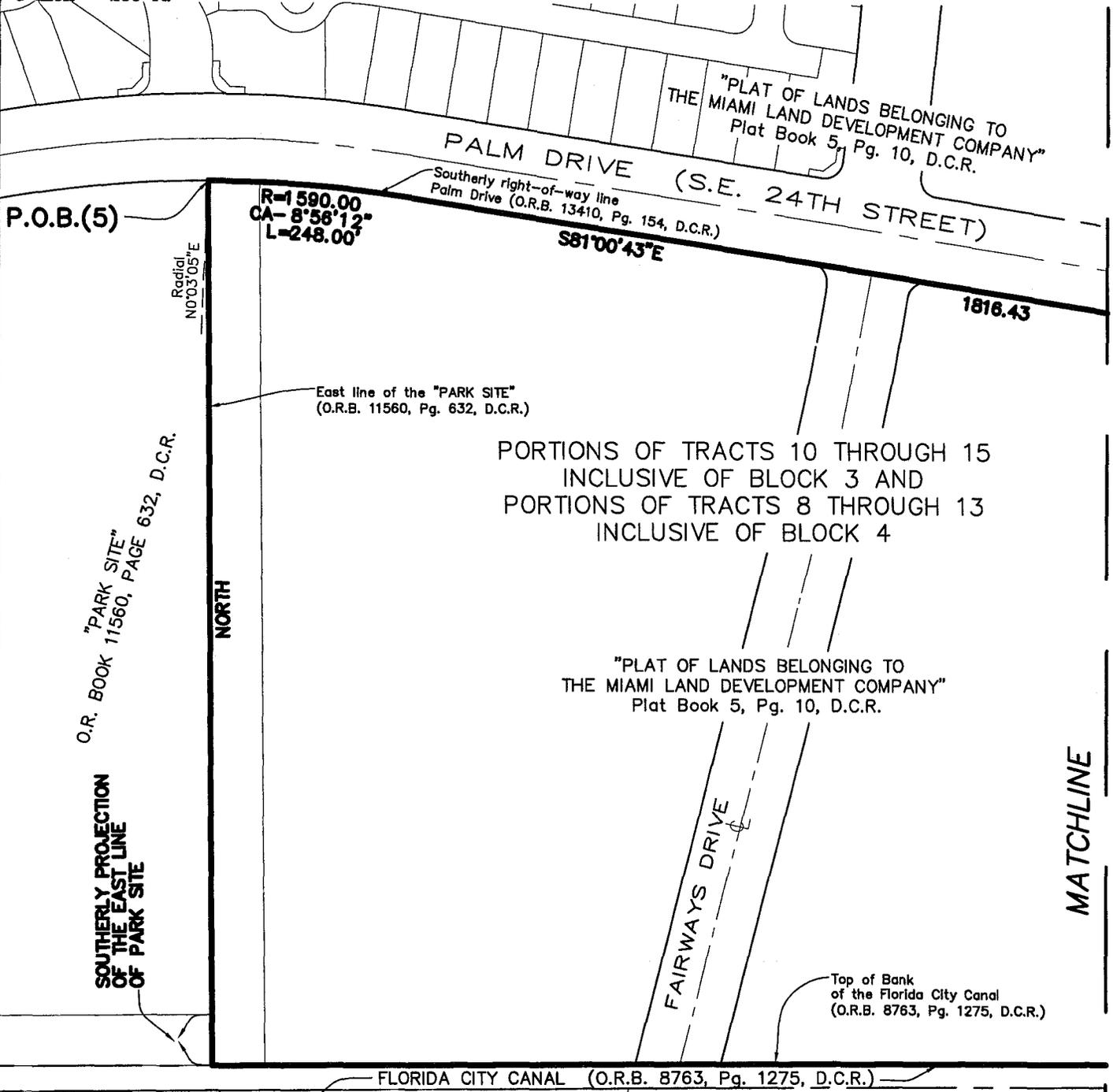
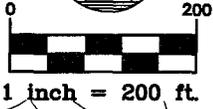
BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE PARK SITE AS DESCRIBED IN OFFICIAL RECORDS BOOK 11560 PAGE 632 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 154 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND BEARING N 0°03'05" E FROM THE CENTER OF SAID CURVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE FOR THE FOLLOWING TWO (2) COURSES; (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1590.20 FEET AND A CENTRAL ANGLE OF 8°56'12" FOR 248.00 FEET TO THE POINT OF TANGENCY; (2) S 81°00'43" E FOR 1816.43 FEET TO THE WESTERLY LINE OF THE KEYS GATE COMMUNITY ASSOCIATION, INC. AMPHITHEATER PARCEL; THENCE S 18°03'12" W ALONG THE WESTERLY LINE OF THE AMPHITHEATER PARCEL FOR 782.89 FEET; THENCE S74°00'09"W FOR 249.50 FEET; THENCE S43°31'43"W FOR 136 FEET, MORE OR LESS TO THE TOP OF BANK OF THE FLORIDA CITY CANAL AS CONSTRUCTED AND INTERPRETED PURSUANT TO OFFICIAL RECORDS BOOK 8763 AT PAGE 1275 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA; THENCE MEANDERING WESTERLY ALONG SAID TOP OF BANK TO THE INTERSECTION OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID PARK SITE; THENCE NORTH ON SAID SOUTHERLY PROJECTION AND ON SAID EAST LINE OF PARK SITE TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALM DRIVE, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING.

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SKETCH OF DESCRIPTION

PHASE I, PARCEL 5

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 20, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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LANDS OWNED BY OR
FORMERLY OWNED BY
KING L. WRIGHT

LANDS OF FLORIDA POWER
AND LIGHT COMPANY

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
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Phone: 954.921.7781 Fax 954.921.8907
Certificate of Authorization No. LB 6791

EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE 1"=200.0'	PROJECT No 04-4366	SHEET 6 OF 18
DATE	CAD FILE	

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SKETCH OF DESCRIPTION

PHASE I, PARCEL 5

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTION 20, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

Southerly right-of-way line
Palm Drive (O.R.B. 13410, Pg. 154, D.C.R.)
S81°00'43"E
1816.43

PORTIONS OF TRACTS 10 THROUGH 15
INCLUSIVE OF BLOCK 3 AND
PORTIONS OF TRACTS 8 THROUGH 13
INCLUSIVE OF BLOCK 4

Westerly line
"KEYS GATE COMMUNITY ASSOCIATION, INC.
AMPHITHEATER PARCEL"

MATCHLINE

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

Top of Bank
of the Florida City Canal
(O.R.B. 8763, Pg. 1275, D.C.R.)

S43°31'43"W
136.00'
S74°00'09"W
249.50'
782.89'

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE 1"=200.0'	PROJECT No 04-4366	SHEET 7 OF 18
DATE	CAD FILE	

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LAND DESCRIPTION

PHASE I

PARCEL 9 WEST

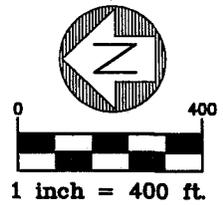
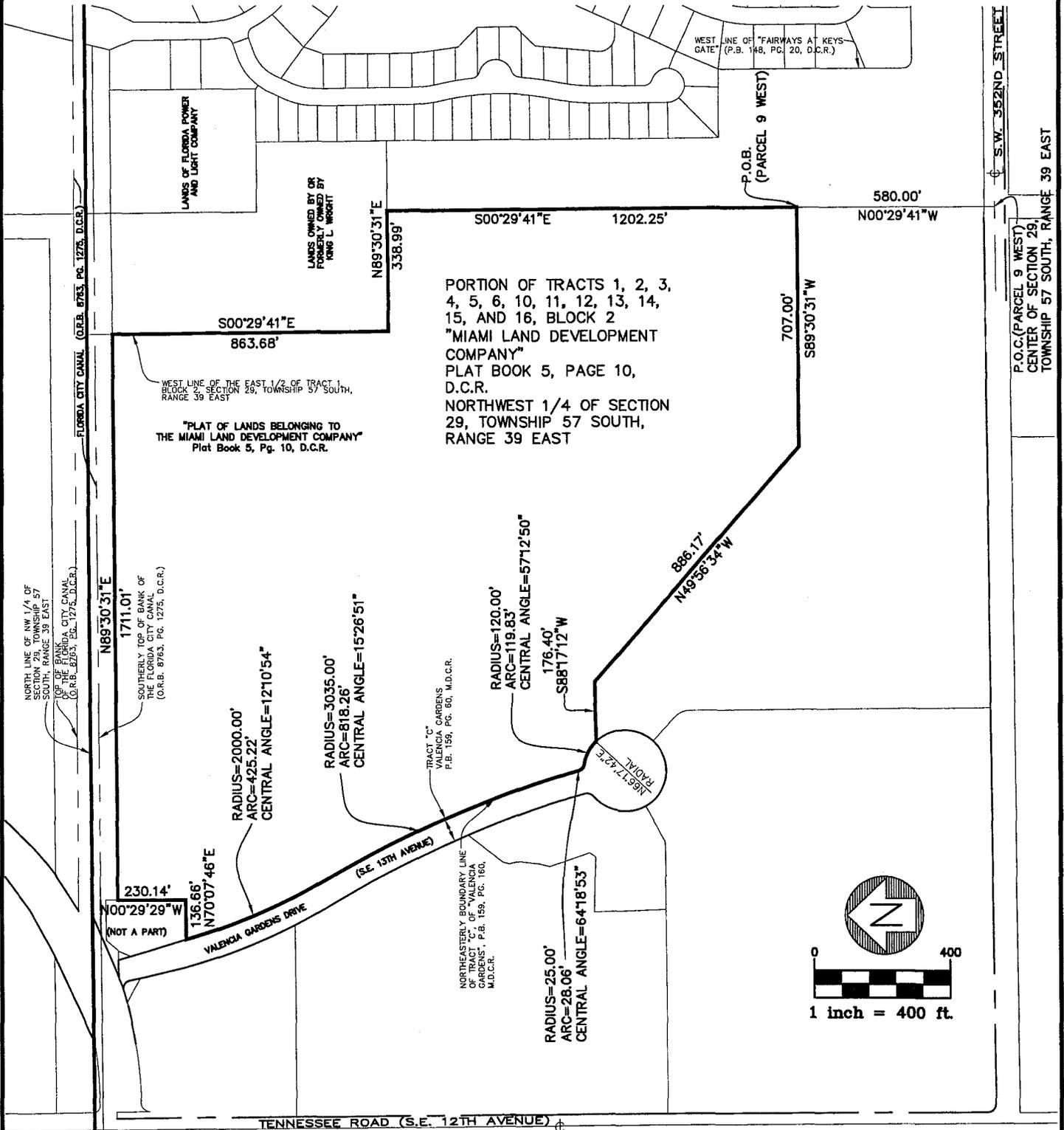
EDUCATIONAL FACILITY BENEFIT DISTRICT

City of Homestead, Miami-Dade County, Florida

A PORTION OF TRACTS 1,2,3,4,5,6,10,11,12,13,14,15 & 16, BLOCK 2, OF "MIAMI LAND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN THE NORTHWEST 1/4, OF SECTION 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 29; THENCE N00°29'41"W FOR 580.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°30'31"W FOR A DISTANCE OF 707.00 FEET; THENCE N49°56'34"W FOR A DISTANCE OF 886.17 FEET; THENCE S88°17'12"W FOR A DISTANCE OF 176.40 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE TO SAID POINT BEARS N66°17'42"E; THE NEXT DESCRIBED FOUR (4) COURSES AND DISTANCES BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF TRACT "C", OF "VALENCIA GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, AT PAGE 160 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; 1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 57°12'50" FOR AN ARC DISTANCE OF 119.83 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 64°18'53" FOR AN ARC DISTANCE OF 28.06 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST; 3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 3035.00 FEET, THROUGH A CENTRAL ANGLE OF 15°26'51" FOR AN ARC DISTANCE OF 818.26 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'54" FOR AN ARC DISTANCE OF 425.22 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N70°07'46"E FOR A DISTANCE OF 136.66 FEET; THENCE N00°29'29"W FOR A DISTANCE OF 230.14 FEET; THENCE N89°30'31"E FOR A DISTANCE OF 1711.01 FEET; THENCE S00°29'41"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 1, BLOCK 2 FOR A DISTANCE OF 863.68 FEET; THENCE N89°30'31"E FOR A DISTANCE OF 338.99 FEET; THENCE S00°29'41"E A DISTANCE OF 1202.25 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION

PHASE I, PARCEL 9 WEST, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTIONS 28 AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 9 OF 18
DATE	CAD FILE	

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LAND DESCRIPTION

PHASE I

PARCEL 11

EDUCATIONAL FACILITY BENEFIT DISTRICT

CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

ORB 21375, PG 0693

Lots 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, less West 70 feet of Lots 13, 14 and 15 and less the North 165 feet of Lot 13 and Lot 28 of South Florida Water Management District Canal C-103 right-of-way and subject to a Right-of-Way Dedication across the South 50 feet of Lots 15, 16, 19, 20, 21, 22, 23, 24, 25, and 26 and the East 30 feet of Lots 26, 27 and 28 in Block 1, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, Section 16, Township 57 South, Range 39 East, Plat Book 5, Page 10, Public Records of Dade County, Florida.

Folio # 10-7916-001-0130; 10-7916-001-0147; 10-7916-001-0150; 10-7916-001-0160; 10-7916-001-0160; 10-7916-001-0170 and 10-7916-001-0180.

ORB 21375, PG 0715

Lots 17 and 18, of Block 1, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida. Subject to Right-of-Way Dedication across the South 50 feet of said Lots 17 and 18.

Folio # 10-7916-001-0140

AND

ORB 21375, PG 0748

Lots 15, 16, 17, 18 and 22, Block 2, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10, among the Public Records of Dade County, Florida, said lands lying within Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida. Subject to a Road Dedication across the South 50 feet of said Lots 15, 16, 17, 18 and 22.

Folio # 10-7916-001-0330; 1-7916-001-0340 and 10-7916-001-0361

65

Lot 14, Block 2, in Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0320

AND

Lot 13, Block 2 in Section 16, Township 57 South, Range 39 East, Less the North 165 feet for Canal C-103-1 right-of-way, and less that portion of land lying Northwesterly of the Southeasterly right-of-way line of State Road No. 821, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0310

AND

That portion of land lying Southeasterly of the Southeasterly right-of-way line of State Road No. 821 and lying North of the North line of Tracts 24 through 26, inclusive in Block 1 in Section 17, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida and lying West of the West Section line of Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Folio # 10-7917-002-0030

AND

All of Lot 27 and Lot 28, less the North 165 feet for Canal C-103 right-of-way in Block 2, in Section 16, Township 57 South, Range 39 East, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida, less the East 30 feet thereof for right-of-way.

Folio # 10-7916-001-0390

ORB 21375- PG 0752

Lots 13, 14, 15 and 16, Block 2, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, Section 15, Township 57 South, Range 39 East, per plat thereof, recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida, Less the North 165 feet of Lot 13 for Canal Right-of-Way and subject to a Road Right-of-Way Dedication across the West 30 feet of Lots 13 and 14 and the South 50 feet of Lots 15 and 16 and the West 30 feet of Lot 15.

Folio # 10-7916-001-0071 and 10-7916-001-0090

AND

Lots 23 and 24, Block 2, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, in Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida. Subject to a Road Right-of-Way Dedication across the South 50 feet of said Lots 23 and 24.

Folio # 10-7916-001-0370

AND

Lots 21, 22, 23, 24, 25, 26, 27 and 28, Block 4, of Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida. Subject to a Canal Right-of-Way across the South 35 feet of said Lots 21 thru 26 and subject to a Road Right-of-Way Dedication across the East 30 feet of said Lots 26, 27 and 28 and subject to a Road Right-of-Way Dedication across the West 25 feet of said Lots 21, 27 and 28.

Folio # 10-7916-001-0571 and 10-7916-001-0580

ORB 21984, PG 4258

Lots 17 and 18, Block 2 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10, lying and being in Section 15, Township 57 South, Range 39 East, Dade County, Florida, Less and except the Southerly portion of said Lots 17 and 18, lying Southerly of a line which is 37.50 feet Northerly from and parallel to the Center Line of Mowry Road as now constructed.

Folio # 10-7915-001-0110

67

AND

Lots 19 thru 22, inclusive, Block 2 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10, lying and being in Section 15, Township 57 South, Range 39 East, Dade County, Florida, Less and except the Southerly portion of said Lots, lying Southerly of a line which is 37.50 feet Northerly from and parallel to the Center Line of Mowry Road as now constructed.

Folio # 10-7915-0120

AND

Lots 1, 2 and 3, Block 4 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10, lying and being in Section 16, Township 57 South, Range 39 East, Dade County, Florida.

Folio # 10-7916-001-0500 and 10-7916-001-0513

AND

Lots 4, 7, 8, 9, 10, 11 and 12, Less the West 70 feet thereof, in Block 4, in Section 16, Township 57 South, Range 39 East, MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0511; 10-7916-001-0530; 10-7916-001-0512; 10-7916-001-0540; 10-7916-001-0550 and 10-7916-001-0560

AND

Lots 5 and 6 in Block 4 in Section 16, Township 57 South, Range 39 East, of MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0520

AND

Lot 23 and the West ½ of Lot 27 and the West ½ of Lot 28, Less the North 165.00 feet for South Florida Water Management District Canal C-103 in Block 2 in Section 15, Township 57 South, Range 39 East, of MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida, Less and except that Southerly portion of said Lot 23 lying Southerly of a line which is 50.00 feet Northerly from and parallel to the Center line of Mowry Road as now constructed.

Folio # 10-7915-001-0100

ORB 21984, PG 4263

Lots 19, 20 and 21, Less the South 50 feet for Right-of-Way, Block 2, MIAMI LAND & DEV. CO'S SUBDIVISION of Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida,

Folio # 10-7916-001-350 and 10-7916-001-0360

CITY OF HOMESTEAD RESOLUTION NO. R2003-05-06
CLOSING OF MOWRY DRIVE (S.W. 320th STREET)

That portion of Mowry Drive (SW 320th Street) right of way in the NE ¼ of Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida, Less the West 70 feet for SW 152nd Avenue right of way and Less the East 30 feet for SW 147th Avenue right of way,

AND

That portion of Mowry Drive (SW 320th Street) right of way in the SE ¼ of Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida, Less the West 70 feet for SW 152nd Avenue right of way and Less the East 30 feet for SW 147th Avenue right of way.

RIGHT-OF-WAY OF S.W. 149th AVENUE TO BE VACATED

The West 25 feet of Lots 21, 27 and 28, of Block 4 of MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION of Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

SKETCH OF DESCRIPTION

PHASE I
 PARCEL 11
 EDUCATIONAL FACILITY BENEFIT DISTRICT
 SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



1 inch = 400 ft.

"PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY" Plot Book 5, Pg. 10, D.C.R.

NORTH 165.0' CANAL
 RIGHT-OF-WAY OF LOTS 13 AND 28

SOUTHEAST RIGHT-OF-WAY
 LINE OF S.R. No. 821

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-103 R/W

HOMESTEAD, EXTENSION
 OF FLORIDA'S TURNPIKE
 STATE ROAD No. 821

PORTION LYING
 SOUTHEASTERLY
 OF S.R. 821

NORTH LINE OF TRACTS 24 THRU 26

SOUTH LINE OF
 SOUTH FLORIDA WATER
 MANAGEMENT DISTRICT
 CANAL C-103
 RIGHT-OF-WAY

MATCHLINE "A"

SECTION 17

BLOCK 1

BLOCK 2

BLOCK 3

"PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY" Plot Book 5, Pg. 10, D.C.R.

"PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY" Plot Book 5, Pg. 10, D.C.R.

S.W. 320TH STREET

SECTION 16

BLOCK 3

"PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY" Plot Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
 BENEFIT DISTRICT**

70

SCALE

1"=400.0'

DATE

PROJECT No

04-4366

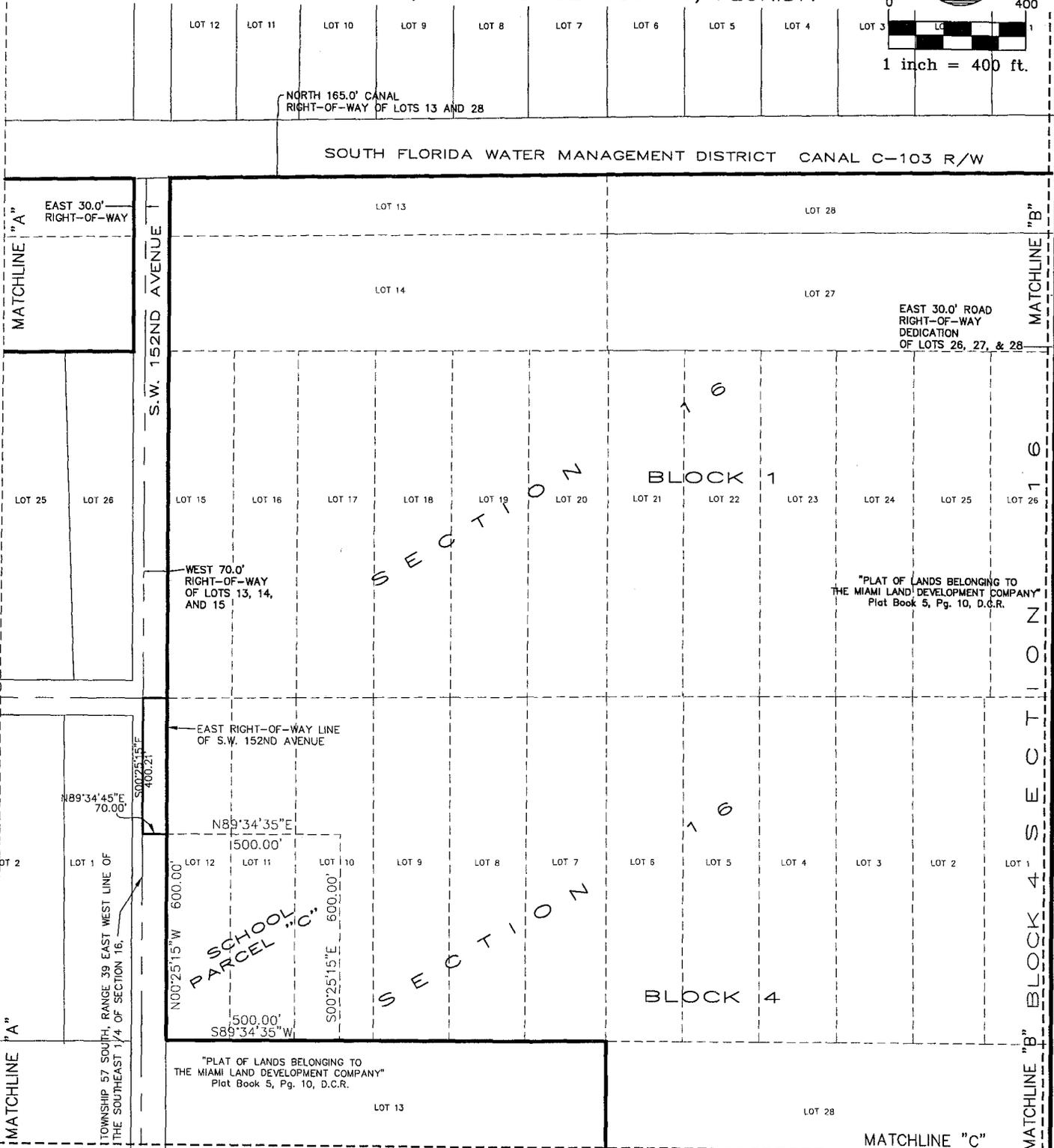
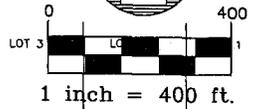
CAD FILE

SHEET

15 OF 18

SKETCH OF DESCRIPTION

PHASE I
 PARCEL 11
 EDUCATIONAL FACILITY BENEFIT DISTRICT
 SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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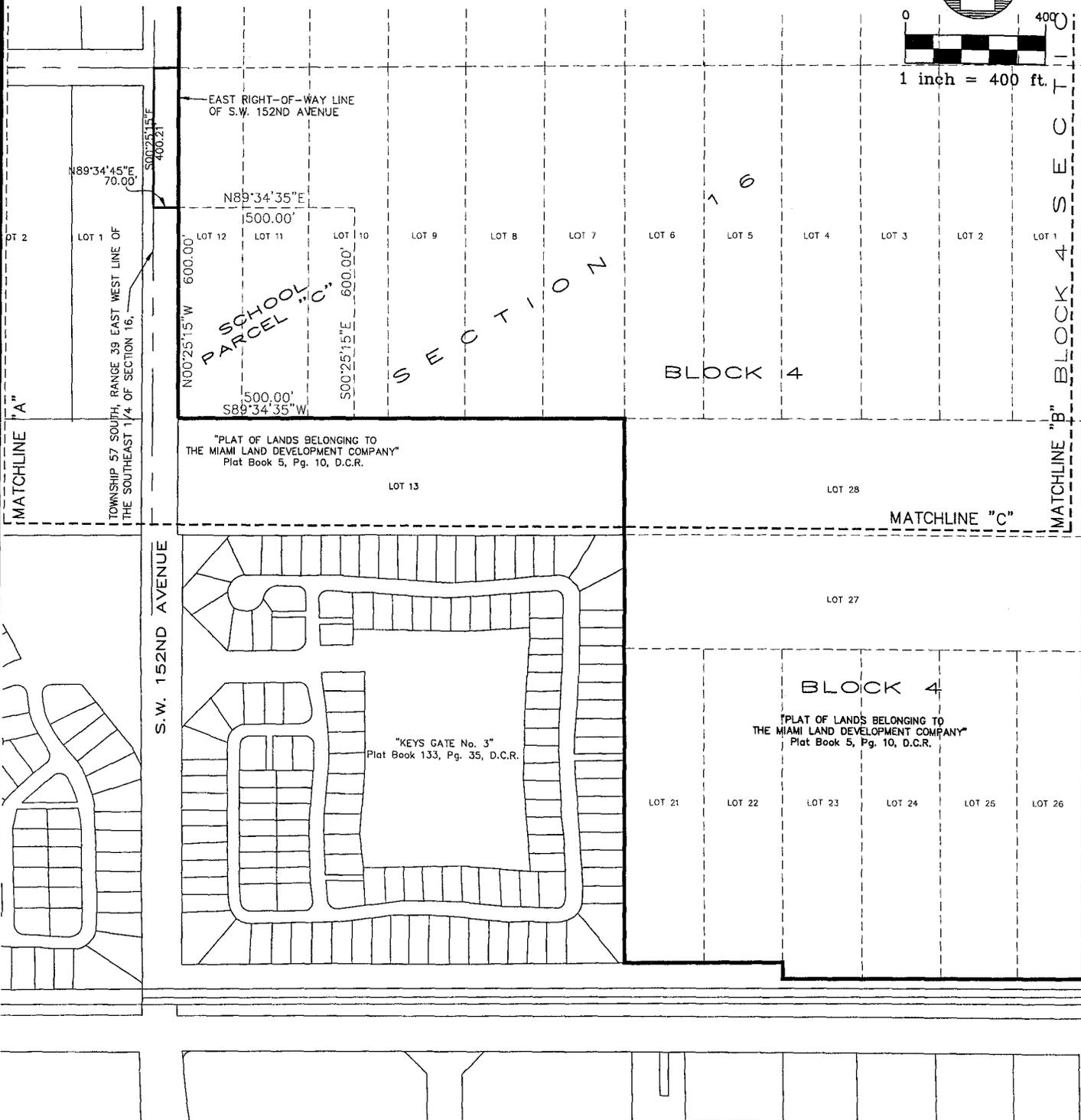
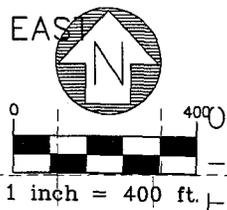
**EDUCATIONAL FACILITY
 BENEFIT DISTRICT**

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 16 OF 18
DATE	CAD FILE	

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SKETCH OF DESCRIPTION

PHASE I
 PARCEL 11
 EDUCATIONAL FACILITY BENEFIT DISTRICT
 SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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**EDUCATIONAL FACILITY
 BENEFIT DISTRICT**

92

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 17 OF 18
DATE	CAD FILE	

SKETCH OF DESCRIPTION

PHASE I
PARCEL 11

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



LOT 3 LOT 2 LOT 1

NORTH 165.0' CANAL
RIGHT-OF-WAY OF LOTS 13 AND 28

- C-103 R/W

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-103 R/W

MATCHLINE "B"

EAST 30.0' ROAD
RIGHT-OF-WAY
DEDICATION
OF LOTS 26, 27, & 28

WEST 30.0' ROAD
RIGHT-OF-WAY
DEDICATION

WEST 1/2
LOT 28

EAST 1/2
LOT 28

LOT 13

WEST 1/2
LOT 27

EAST 1/2
LOT 27

LOT 14

N

BLOCK 2

S

BLOCK

16

S.W. 147TH AVENUE

LOT 24 LOT 25 LOT 26

LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25

"PLAT OF LANDS BELONGING TO
MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

MATCHLINE "B" SECTION 15 BLOCK 4 SECTION 16 MATCHLINE "C"

LOT 3 LOT 2 LOT 1

SECTION 15 "PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2

SECTION 16

LOT 13

LOT 28

MATCHLINE "C"

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE
1"=400.0'

PROJECT No
04-4366

SHEET

18 OF 18

DATE

CAD FILE

73

KEY SHEET

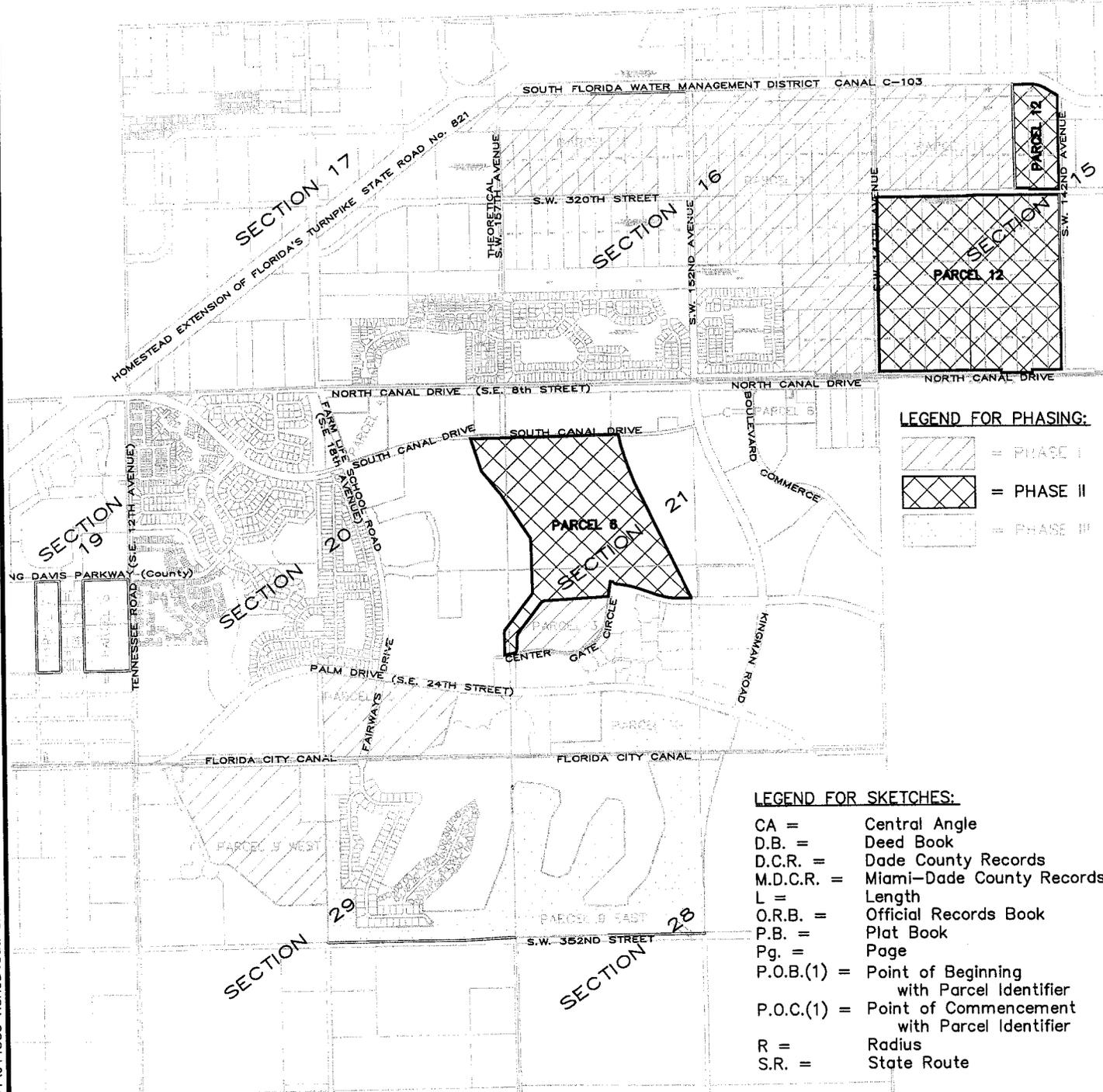
PHASE II

EXHIBIT A

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTIONS 15, 20, AND 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST

CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



LEGEND FOR PHASING:

- = PHASE I
- = PHASE II
- = PHASE III

LEGEND FOR SKETCHES:

- CA = Central Angle
- D.B. = Deed Book
- D.C.R. = Dade County Records
- M.D.C.R. = Miami-Dade County Records
- L = Length
- O.R.B. = Official Records Book
- P.B. = Plat Book
- Pg. = Page
- P.O.B.(1) = Point of Beginning with Parcel Identifier
- P.O.C.(1) = Point of Commencement with Parcel Identifier
- R = Radius
- S.R. = State Route

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 Certificate of Authorization No. LB 6791

EDUCATIONAL FACILITY BENEFIT DISTRICT

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SCALE	PROJECT No	SHEET
N.T.S.	04-4366	1 OF 9
DATE	CAD FILE	

LAND DESCRIPTION
PHASE II
PARCEL 6
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida

A Parcel of Land being a portion of Tracts 2,3,4,5,7,8,9,10,11,12,13,14, and 15, Block 2, and a portion of Tracts 1,2,3,4,5,6 and 7, Block 3, all lying in Section 21, Township 57 South, Range 39 East, and a portion of Tracts 15 and 16, Block 1, and a portion of Tract 16, Block 4, all lying in Section 20, Township 57 South, Range 39 East, as shown on that certain Plat of "PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY", according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 21,

THENCE South 00°24'28" East, along the West line of the Northwest ¼ of said Section 21, for 765.94 feet to the POINT OF BEGINNING of the hereinafter described parcel of land;

THENCE North 89°02'59" East along the South Right-of-Way line of SOUTH CANAL DRIVE, as described in Official Records Book 13507, at Page 559 of the Public Records of Miami-Dade County, Florida, for 1592.39 feet;

THENCE South 10°18'52" East for 147.72 feet;

THENCE South 16°56'29" East for 181.64 feet;

THENCE South 18°26'59" East for 159.28 feet;

THENCE South 19°59'55" East for 117.91 feet;

THENCE South 21°05'02" East for 124.33 feet;

THENCE South 25°00'30" East for 1855.14 feet;

THENCE South 00°31'16" East for 14.50 feet;

The eight (8) following courses being along the Northerly and Westerly boundary lines of Tract "D" of "CENTER GATE NO. ONE", according to the Plat thereof, as recorded in Plat Book 133, at Page 7 of the Public Records of Miami-Dade County, Florida;

75

1. THENCE South 89°34'54" West for 150.89 feet to a point of curvature of a circular curve to the right, concave to the Northeast;
2. THENCE Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 954.50, through a central angle of 20°06'11" for an arc distance of 334.90 feet to a point of tangency;
3. THENCE North 70°18'55" West for 309.17 feet to a point of curvature of a circular curve to the left concave to the Southwest;
4. THENCE Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 1045.50 feet, through a central angle of 11°25'32" for an arc distance of 208.49 feet to a point of tangency;
5. THENCE North 81°44'27" West for 96.55 feet to a point of curvature of a circular curve to the right, concave to the Northeast;
6. THENCE Westerly, Northwesterly and Northerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of 89°37'59" for an arc distance of 39.11 feet to its intersection with a non-tangent line;
7. THENCE North 82°06'28" West for 52.00 feet;
8. THENCE South 07°53'32" West for 221.29 feet;

THENCE South 87°02'17" West for 899.02 feet;

THENCE South 59°44'39" West for a distance of 35.86 feet;

THENCE South 37°14'03" West for a distance of 561.03 feet;

THENCE South 17°56'42" West for a distance of 61.50 feet;

THENCE South 00°51'52" West for a distance of 151.92 feet;

THENCE South 14°10'34" West for a distance of 72.81 feet to a point on the Northerly boundary line of the aforementioned Tract "D";

THENCE South 78°33'44" West along the last described line for a distance of 163.87 feet;

The (6) six following courses being along the Easterly boundary line of "SHORES AT KEYS GATE", according to the Plat thereof, as recorded in Plat Book 161, at Page 37 of the Public Records of Miami-Dade County, Florida;

1. THENCE North 00°25'21" West for a distance of 349.37 feet;
2. THENCE North 37°14'03" East for a distance of 676.21 feet;
3. THENCE North 01°12'39" West for a distance of 797.36 feet;
4. THENCE North 33°06'25" West for a distance of 775.80 feet;
5. THENCE North 38°30'06" West for a distance of 431.44 feet;
6. THENCE North 17°43'46" West for a distance of 494.89 feet to a point on the Southerly Right-of-Way line of said SOUTH CANAL DRIVE;

THENCE North 89°02'59" East, along said Southerly Right-of-Way line for 496.53 feet to the POINT OF BEGINNING.

All of the above described land situated, being and lying in the City of Homestead, Miami-Dade County, Florida, and containing 4,784,571.21 Square Feet and/or 109.84 Acres, more or less.



SKETCH OF DESCRIPTION

PHASE II
PARCEL 6

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 20 & 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

BLOCK 2

S19°59'55"E 117.91'
S16°56'29"E 181.64'
S25°00'30"E 1855.14'
S21°05'02"E 124.33'
S18°26'59"E 159.28'
S10°18'52"E 147.72'

Southerly R/W line of
South Canal Drive
(O.R.B. 13507, Pg. 559, M.D.C.R.)

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.
A Portion of Tracts 2, 3, 4, 5, 7, 8, 9, 10,
11, 12, 13, 14, and 15
of Block 2;
A Portion of Tracts 2, 3, 4, 5, 6, and 7,
of Block 3; Section 21,
Township 57 South, Range 39 East

N01°12'39"W
797.36'

West line of the NW 1/4
Section 21-57-39

P.O.B.(6)

P.O.C.(6)

Northwest corner
of Section 21-57-39

S00°24'28"E 765.94'

NEWTON RD. (Vacated by City of
Homestead, Res. No. 88-09-30,
ORB 13880, Pg. 4226, D.C.R.)

East line of
"SHORES AT KEYS GATE"
P.B. 161, Pg. 37, M.D.C.R.

N89°02'59"E
496.53'

N38°30'06"W
431.44'

N17°43'46"W
494.89'

Portion of Tracts
15 and 16 of
Block 1, and Portion
of Tract 16 Block 4

"SHORES AT KEYS GATE"
Book 161, Pg. 37, M.D.C.R.

TRACT "V-1"
"KEYS GATE NO. ONE"
Plat Book 133, Pg. 3, D.C.R.

TRACT "F-2"
"KEYS GATE NO. TWO"
Plat Book 133, Pg. 12, D.C.R.

SOUTH CANAL DRIVE

MATCHLINE



1 inch = 400 ft.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE
1"=400.0'
DATE

PROJECT No
04-4366
CAD FILE

SHEET
5 OF 9

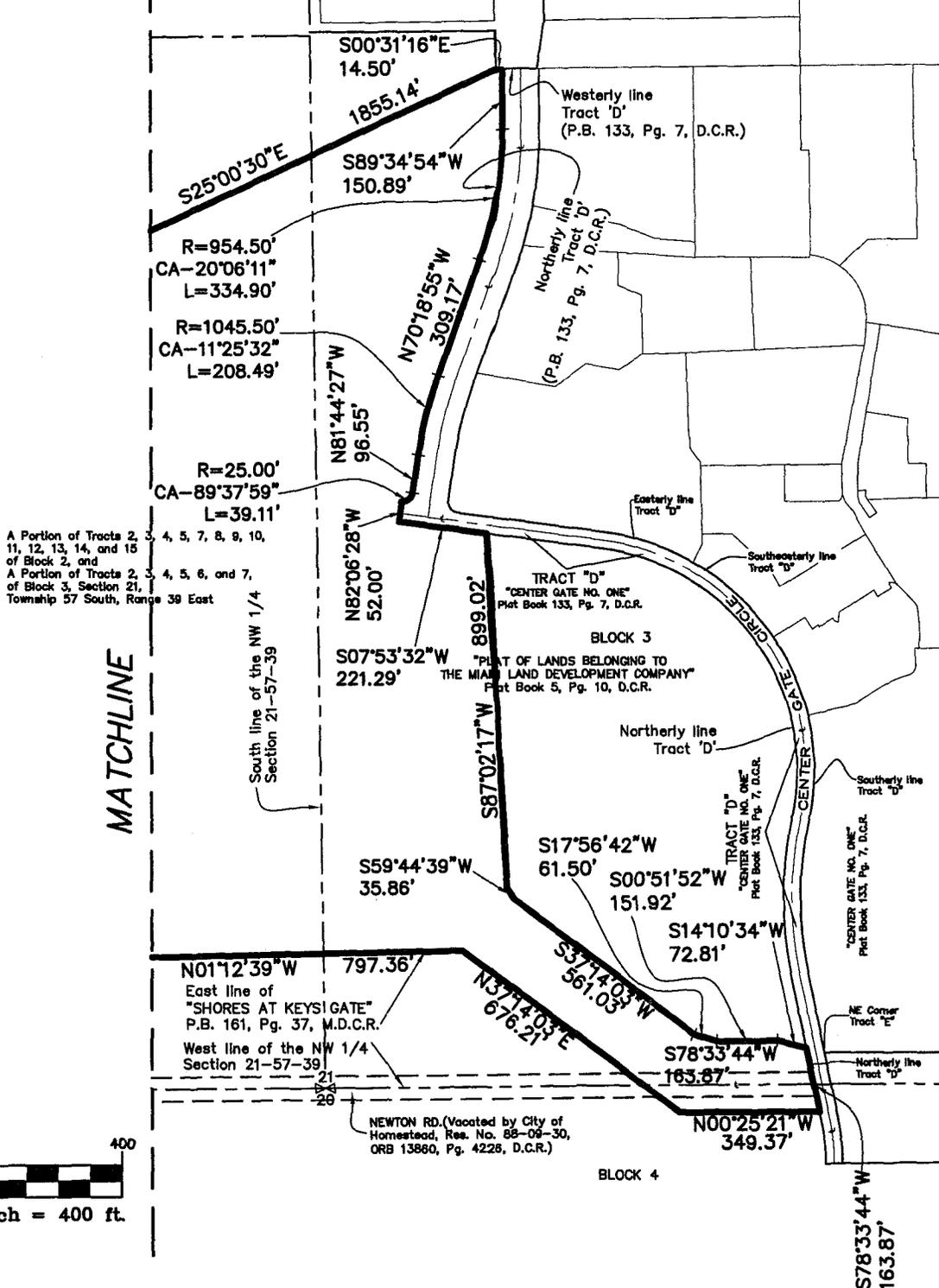
78



SKETCH OF DESCRIPTION

PHASE II
PARCEL 6

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 20 & 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



A Portion of Tracts 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, and 15 of Block 2, and A Portion of Tracts 2, 3, 4, 5, 6, and 7, of Block 3, Section 21, Township 57 South, Range 39 East



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EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 6 OF 9
DATE	CAD FILE	

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**LAND DESCRIPTION
PHASE 2
PARCEL 12
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida**

Lots 8 through 20 inclusive in Block 3 in Section 15, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida. Subject to a right of way dedication across that portion of said Lots 8 through 20 inclusive lying within the West 30 feet, the South 105 feet and the North 50 feet of the SW ¼ of said Section 15,

AND

Lots 1 through 7 inclusive and Lots 21 through 28 inclusive in Block 3, in Section 15, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida. Subject to a right of way dedication across that portion of said Lot 7 that lies within the North 50 feet of the SW ¼ of said Section 15, that portion of said Lots 1 through 6 inclusive that lies within the North 37.5 feet and the East 30 feet of the SW ¼ of said Section 15, that portion of said Lots 21, 22, 25 and 26 that lies with the South 105 feet of the SW ¼ of said Section 15, that portion of said Lots 23 and 24 that lies within the South 85 feet of the SW ¼ of said Section 15 and that portion of said Lots 26, 27 and 28 that lies within the East 30 feet of the SW ¼ of said Section 15,

AND

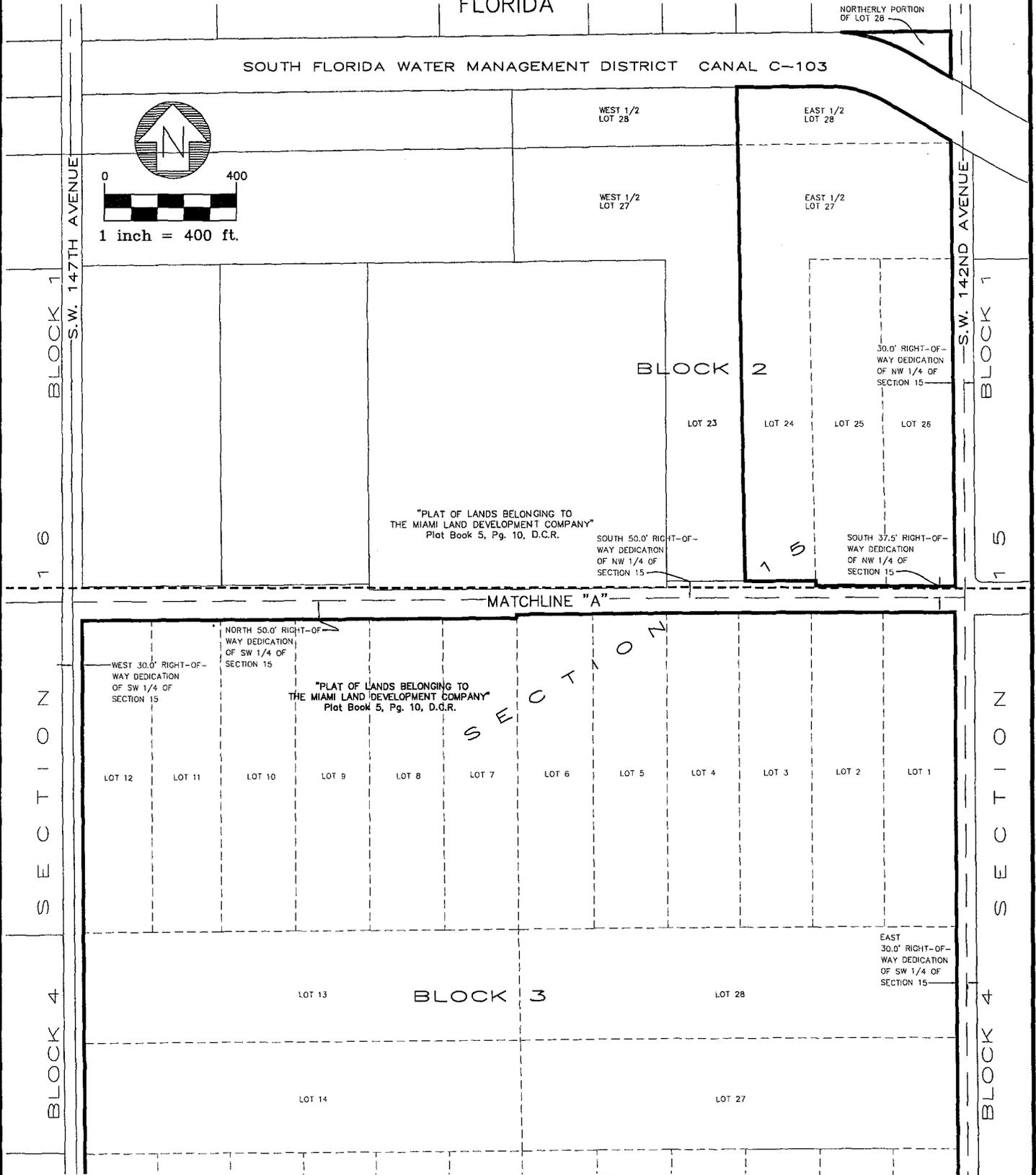
Lots 24, 25, 26, the East ½ of Lot 27 and that portion of the East ½ of Lot 28 lying Southerly of South Florida Water Management Districts Canal C-103 right of way, in Block 2 in Section 15, Township 57 South, Range 39 East, of MIAMI LANDS AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida. Subject to a right of way dedication across that portion of said Lot 24 that lies within the South 50 feet of the NW ¼ of said Section 15, that portion of the South 37.5 feet of said Lots 25 and 26 that lies with the South 37.5 feet of the NW ¼ of said Section 15 and that portion of said Lots 26, 27, and 28 that lies within the East 30 feet of the NW ¼ of said Section 15,

AND

That portion of Lot 28 in Block 2 in Section 15, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida, lying Northerly of the South Florida Water Management Districts Canal C-103 right of way. Subject to a right of way dedication across that portion of said Lot 28 that lies within the East 30 feet of the NW ¼ of said Section 15.

SKETCH OF DESCRIPTION

PHASE II, PARCEL 12, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTION 15,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY,
FLORIDA



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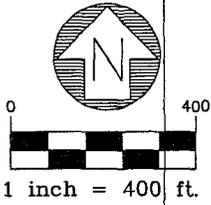
**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 8 OF 9
DATE	CAD FILE	

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SKETCH OF DESCRIPTION

PHASE II, PARCEL 12, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTION 15,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY,
FLORIDA



"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

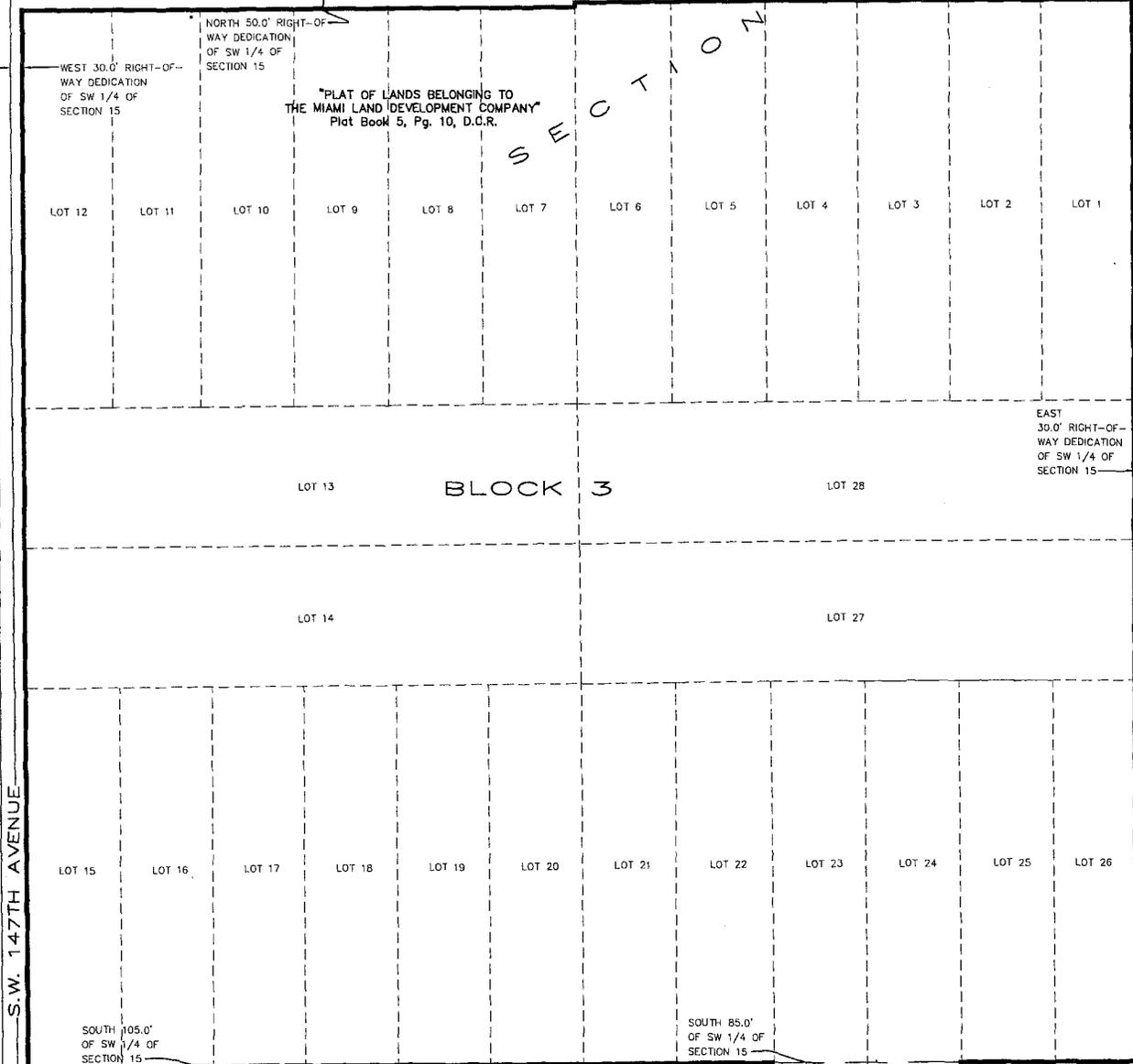
SOUTH 50.0' RIGHT-OF-
WAY DEDICATION
OF NW 1/4 OF
SECTION 15

SOUTH 37.5' RIGHT-OF-
WAY DEDICATION
OF NW 1/4 OF
SECTION 15

MATCHLINE "A"

SECTION 15

BLOCK 4



SECTION 15

BLOCK 4

NORTH CANAL DRIVE

SECTION 22

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE
1"=400.0'

PROJECT No
04-4366

SHEET

9 OF 9

DATE

CAD FILE

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KEY SHEET

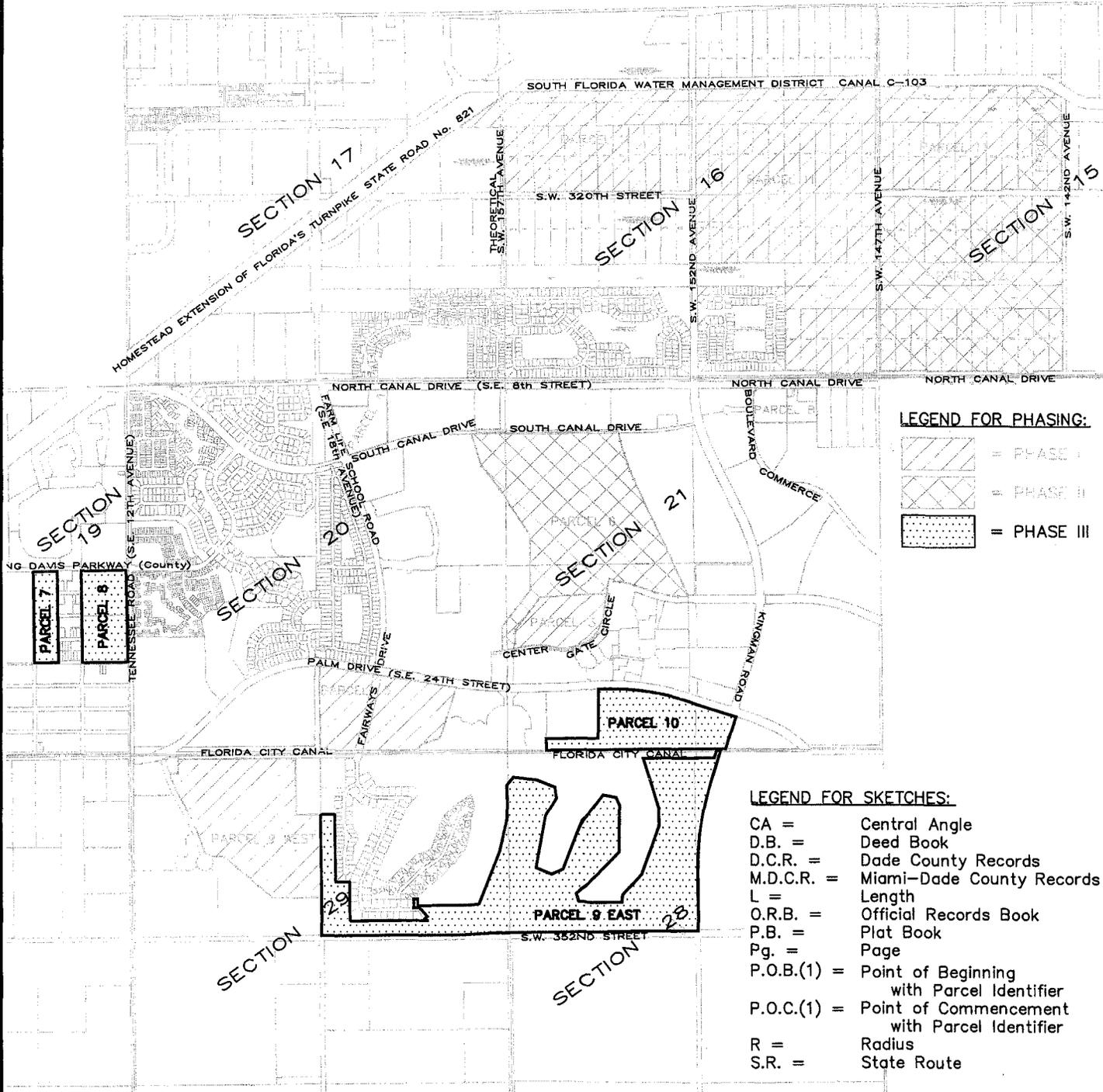
PHASE III
EXHIBIT A

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTIONS 19, 21, 28, AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



N.T.S.



LEGEND FOR PHASING:

- = PHASE I
- = PHASE II
- = PHASE III

LEGEND FOR SKETCHES:

- CA = Central Angle
- D.B. = Deed Book
- D.C.R. = Dade County Records
- M.D.C.R. = Miami-Dade County Records
- L = Length
- O.R.B. = Official Records Book
- P.B. = Plat Book
- Pg. = Page
- P.O.B.(1) = Point of Beginning with Parcel Identifier
- P.O.C.(1) = Point of Commencement with Parcel Identifier
- R = Radius
- S.R. = State Route

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

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SCALE	PROJECT No	SHEET
N.T.S.	04-4366	1 OF 11
DATE	CAD FILE	

LAND DESCRIPTION

PHASE III

PARCEL 7

**EDUCATIONAL FACILITY BENEFIT DISTRICT
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA**

TRACT 3 IN BLOCK 4 LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THEREFROM THE NORTH 30 FEET AS RECORDED IN DEED BOOK 1683 AT PAGE 308 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



1 inch = 200 ft.

SKETCH OF DESCRIPTION

PHASE III
PARCEL 7

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

S.E. 16TH STREET (City)
S.W. 336TH STREET (County)
ARTHUR VINING DAVIS PARKWAY (County)

LESSOUT
D.B. 1683,
Pg 308, D.C.R.

TRACT 4
BLOCK 4
PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY
Plat Book 5, Pg. 10, D.C.R.

TRACT 3
BLOCK 4

TRACT 2
BLOCK 4
PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY
Plat Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

1"=10.0'

04-4366

3 OF 11

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LAND DESCRIPTION

PHASE III

PARCEL 8

**EDUCATIONAL FACILITY BENEFIT DISTRICT
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA**

TRACTS 1 AND 16 IN BLOCK 4 LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THEREFROM THE NORTH AND EAST 30 FEET AS RECORDED IN DEED BOOK 1683 AT PAGE 308 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



SKETCH OF DESCRIPTION

PHASE III
PARCEL 8

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

S.E. 16TH STREET (City)
S.W. 336TH STREET (County)

ARTHUR VINING DAVIS PARKWAY (County)

30.0'
LESSOUT
D.B. 1683,
Pg 308, D.C.R.

TRACT 1

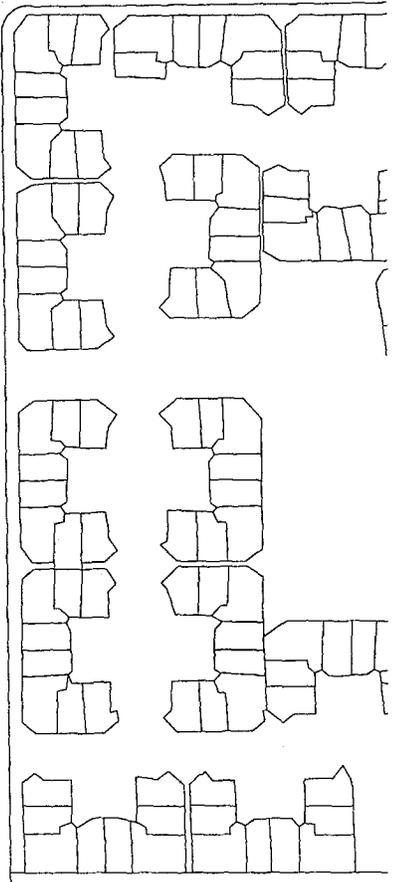
TRACT 2
BLOCK 4

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

BLOCK 4

TRACT 16

TENNESSEE ROAD (S.E. 12TH AVENUE)



BLOCK 4

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

87

SCALE 1"=200.0'	PROJECT No 04-4366	SHEET 5 OF 11
DATE	CAD FILE	

LAND DESCRIPTION

PHASE III

PARCEL 9 EAST

EDUCATIONAL FACILITY BENEFIT DISTRICT

City of Homestead, Miami-Dade County, Florida

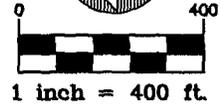
A PARCEL OF LAND BEING A PORTION OF TRACT 1 AND TRACTS 6 THROUGH 16, INCLUSIVE, IN BLOCK 1, AND PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, AND 16, INCLUSIVE IN BLOCK 2, SECTION 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, TOGETHER WITH PORTIONS OF TRACTS 1 THROUGH 16, INCLUSIVE, IN BLOCK 2 AND PORTIONS OF TRACTS 6 AND 7 IN BLOCK 1, SECTION 28, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 29; THENCE N00°29'41"W FOR 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 352 STREET AS RECORDED IN DEED BOOK 1683 AT PAGE 307 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°29'41"W FOR A DISTANCE OF 1782.25 FEET; THENCE N89°30'31"E FOR A DISTANCE OF 205.00 FEET; THENCE S00°29'41"E A DISTANCE OF 964.33 FEET; THENCE N89° 30' 19"E FOR A DISTANCE OF 200.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FAIRWAYS AT KEYS GATE, ACCORDING TO PLAT BOOK 148 AT PAGE 20 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTHERLY, EASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF SAID PLAT OF FAIRWAYS AT KEYS GATE FOR THE FOLLOWING COURSES AND DISTANCES; THENCE S00° 29' 41"E FOR 542.47 FEET TO POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 03' 36" FOR 39.30 FEET TO THE POINT OF TANGENCY; THENCE N89° 26' 43"E FOR 1102.79 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WITH SAID POINT OF CUSP BEARING N00° 33' 17"E FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 50° 12' 39" FOR 65.73 FEET TO A POINT OF TERMINATION ALONG THE ARC OF SAID CURVE; THENCE N49° 39'22"E FOR A DISTANCE OF 50.00 FEET; THENCE N40° 20' 38"W FOR A DISTANCE OF 122.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 50° 12' 39" AND AN ARC DISTANCE OF 65.73 FEET TO THE POINT OF TANGENCY; THENCE S89°26'43"W FOR A DISTANCE OF 52.51 FEET; THENCE N 00°29'41" W FOR A DISTANCE OF 130.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY ARC OF AUGUSTA GREENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150 AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N89° 26' 43"E ALONG SAID SOUTHERLY LINE OF AUGUSTA GREENS FOR A DISTANCE OF 52.37 FEET;

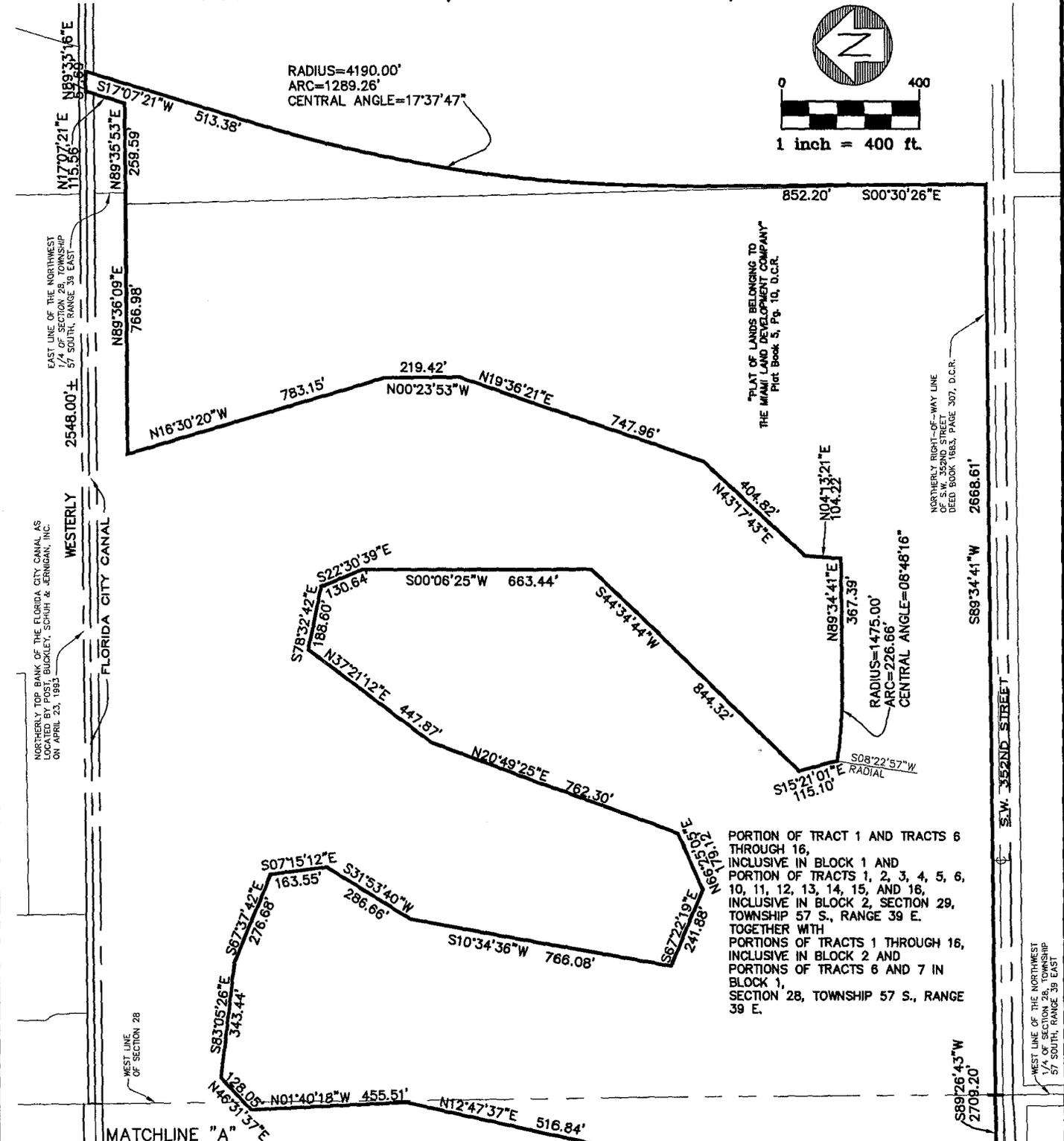
THENCE DEPARTING SAID SOUTHERLY LINE S00°33'16"E FOR A DISTANCE OF 93.72 FEET; THENCE N 89°26'16" E FOR A DISTANCE OF 720.84 FEET TO A POINT OF CURVATURE OF A POINT OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 998.16 FEET AND A CENTRAL ANGLE OF 09° 23' 59" FOR AN ARC DISTANCE OF 163.75 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N21° 59' 05"E, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING S09° 55' 43"E FROM THE CENTER OF SAID CURVE; THENCE N21° 59' 05E FOR A DISTANCE OF 813.64 FEET; THENCE N12°47'37"E FOR A DISTANCE OF 516.84 FEET; THENCE N01° 40' 18"W FOR A DISTANCE OF 455.51 FEET; THENCE N46° 31' 37"E FOR A DISTANCE OF 128.05 FEET; THENCE S83° 05' 26"E FOR A DISTANCE OF 343.44 FEET; THENCE S67° 37' 42"E FOR A DISTANCE OF 276.68 FEET; THENCE S07° 15' 12"E FOR A DISTANCE OF 163.55 FEET; THENCE S31° 53' 40"W FOR A DISTANCE OF 286.66 FEET; THENCE S10° 34' 36"W FOR A DISTANCE OF 766.08 FEET; THENCE S67° 22' 19"E FOR A DISTANCE OF 241.88 FEET; THENCE N66° 25' 05"E FOR A DISTANCE OF 179.12 FEET; THENCE N20° 49' 25"E FOR A DISTANCE OF 762.30 FEET; THENCE N37° 21' 12"E FOR A DISTANCE OF 447.87 FEET; THENCE S78° 32' 42"E FOR A DISTANCE OF 188.60 FEET; THENCE S22° 30' 39"E FOR A DISTANCE OF 130.64 FEET; THENCE S00° 06' 25"W FOR A DISTANCE OF 663.44 FEET; THENCE S44° 34' 44"W FOR A DISTANCE OF 844.32 FEET; THENCE S15° 21' 01"E FOR A DISTANCE OF 115.10 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, WITH SAID NON-TANGENT INTERSECTION BEARING S08° 22' 57"W FROM THE CENTER OF SAID CURVE THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 08°48'16" FOR AN ARC DISTANCE OF 226.66 FEET TO THE POINT OF TANGENCY; THENCE N 89°34'41" E FOR A DISTANCE OF 367.39 FEET; THENCE N04°13'21"E FOR A DISTANCE OF 104.22 FEET; THENCE N 43°17'43" E FOR A DISTANCE OF 404.82 FEET; THENCE N 19°36'21" E FOR A DISTANCE OF 747.96 FEET; THENCE N 00°23'53" W FOR A DISTANCE OF 219.42 FEET; THENCE N 16°30'20" W FOR A DISTANCE OF 783.15 FEET; THENCE N 89°36'09" E FOR A DISTANCE OF 766.98 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28, THENCE N89°35'53"E FOR A DISTANCE OF 259.59 FEET; THENCE N17°07'21"E FOR A DISTANCE OF 115.56 FEET; THENCE N 89°33'16" E FOR A DISTANCE OF 57.69 FEET; THENCE S 17°07'21" W FOR A DISTANCE OF 513.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4190.00 FEET AND A CENTRAL ANGLE OF 17°37'47" FOR AN ARC DISTANCE OF 1289.26 FEET TO THE POINT OF TANGENCY, THE SAME BEING A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE S 00°30'26" E ALONG SAID EAST LINE FOR 852.20 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF SW 352 STREET; THENCE S89°34'41"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2668.61 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 28; THENCE S 89°26'43" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2709.20 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION

PHASE III
 PARCEL 9
 EDUCATIONAL FACILITY BENEFIT DISTRICT
 SECTIONS 28 AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
 CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



RADIUS=4190.00'
 ARC=1289.26'
 CENTRAL ANGLE=17°37'47"



EAST LINE OF THE NORTHWEST
 1/4 OF SECTION 28, TOWNSHIP
 57 SOUTH, RANGE 39 EAST

NORTHERLY TOP BANK OF THE FLORIDA CITY CANAL AS
 LOCATED BY POST BUCKLEY, SCHUH & JERNIGAN, INC.
 ON APRIL 23, 1984

"PLAT OF LANDS BELONGING TO
 THE MIAMI LAND DEVELOPMENT COMPANY"
 Plat Book 5, Pg. 10, D.C.R.

NORTHERLY RIGHT-OF-WAY LINE
 OF SW 352ND STREET
 DEED BOOK 1683, PAGE 307, D.C.R.

PORTION OF TRACT 1 AND TRACTS 6
 THROUGH 16,
 INCLUSIVE IN BLOCK 1 AND
 PORTION OF TRACTS 1, 2, 3, 4, 5, 6,
 10, 11, 12, 13, 14, 15, AND 16,
 INCLUSIVE IN BLOCK 2, SECTION 29,
 TOWNSHIP 57 S., RANGE 39 E.
 TOGETHER WITH
 PORTIONS OF TRACTS 1 THROUGH 16,
 INCLUSIVE IN BLOCK 2 AND
 PORTIONS OF TRACTS 6 AND 7 IN
 BLOCK 1,
 SECTION 28, TOWNSHIP 57 S., RANGE
 39 E.

MATCHLINE "A"

P:\Projects\2004\04366 Homestead Charter Schools\SURVEY\SKETCH\04366 Phasing Files\044366-V-SD-PHASE03-PAR09-EAST.dwg

GA
Calvin, Giordano & Associates, Inc.
 Engineers Surveyors Planners
 1800 Eller Drive, Suite 800
 Fort Lauderdale, Florida 33316
 Phone: 954.921.7781 Fax 954.921.8507
 Certificate of Authorization No. LB 6791

**EDUCATIONAL FACILITY
 BENEFIT DISTRICT**

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SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 9 OF 11
DATE	CAD FILE	

LAND DESCRIPTION

PHASE III

PARCEL 10

EDUCATION FACILITY BENEFIT DISTRICT

CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

A PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 9 THROUGH 15 INCLUSIVE, OF BLOCK 3 AND TOGETHER WITH PORTIONS OF TRACTS 15, 16 AND 17 OF BLOCK 4 OF SAID SECTION 21 OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

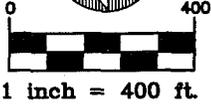
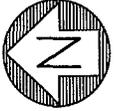
BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF KINGMAN ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 149 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 154 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE CONTINUE S17°07'21"W ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE OF KINGMAN ROAD FOR 483 FEET, MORE OR LESS TO THE NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL AS LOCATED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. ON APRIL 23, 1993; THENCE WESTERLY MEANDERING THE NORTHERLY TOP OF BANK FOR 2548 FEET, MORE OR LESS; THENCE NORTH FOR 166 FEET MORE OR LESS; THENCE N89°34'39"E FOR 709.94 FEET; THENCE NORTH FOR 695.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALM DRIVE, THE SAME ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N03°08'26"W FROM THE CENTER OF SAID CURVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 3533.61 FEET AND A CENTRAL ANGLE OF 20°15'47" FOR 1249.69 FEET TO THE POINT OF TANGENCY; THENCE S72°52'39" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE FOR 780.92 FEET TO THE POINT OF BEGINNING;

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SKETCH OF DESCRIPTION

PHASE III
PARCEL 10

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



INTERSECTION OF
SOUTHWESTERLY
PROLONGATION OF THE
CENTERLINE OF KINGMAN
ROAD, O.R. BOOK 13410,
PAGE 149, D.C.R. AND THE
SOUTHERLY RIGHT-OF-WAY
LINE OF PALM DRIVE,
O.R. BOOK 13410, PAGE 154,
D.C.R.

P.O.B.
(PARCEL 10)

S17°07'21"W
483.00'±

SOUTHWESTERLY
PROLONGATION OF
CENTERLINE OF
KINGMAN ROAD,
O.R. BOOK 13410,
PAGE 149, D.C.R.

780.92'

KINGMAN ROAD

PALM DRIVE
S.E. 24TH STREET

SOUTHERLY RIGHT-OF-WAY
LINE OF PALM DRIVE,
O.R. BOOK 13410, PAGE 154, D.C.R.

RADIUS=3533.61'
ARC=1249.69'
CENTRAL ANGLE=2015'47"

102°39'28"
RADIAL

PORTIONS OF TRACTS 9 THROUGH 15
INCLUSIVE, OF BLOCK 3 AND TOGETHER WITH
PORTIONS OF TRACTS 15, 16 AND 17
OF BLOCK 4

NORTHERLY TOP BANK OF THE FLORIDA CITY CANAL AS
LOCATED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC.
ON APRIL 23, 1935

WESTERLY 2548.00'±

FLORIDA CITY CANAL

695.64'
NORTH

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

N88°34'39"E
709.94'

166.00'±
NORTH

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Calvin, Giordano & Associates, Inc.
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Phone: 954.921.7781 Fax 954.921.8807
Certificate of Authorization No. LB 6791

EDUCATIONAL FACILITY BENEFIT DISTRICT

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SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 11 OF 11
DATE	CAD FILE	