

## **PROCEDURES FOR FAST TRACKING PLAT APPLICATIONS FOR DEVELOPMENTS REQUIRING APPROVAL AT PUBLIC HEARING OR ADMINISTRATIVE REVIEW**

The Fast Track Plat procedure is available to developers who wish to start the procedure for review of plat applications prior to the expiration of the appeal period for a zoning public hearing, prior to final approval of an Administrative Site Plan Review (ASPR) or Administrative Review such as Severable Use Rights (SUR). In this regard, however, developers are strongly encouraged to obtain tentative recommendations on their appropriate request from the Department of Planning and Zoning (or Developmental Impact Committee if applicable) in order to determine the practicality of undertaking this procedure since the zoning public hearing decision, ASPR decision or Administrative Review may necessitate major revisions to the plat at the developers expense. Please be advised that this procedure does not apply to dry runs.

It is contemplated that this procedure will save developers time by allowing paving and drainage and water and sewer plans to be submitted to and reviewed by the Public Works Department and Miami-Dade Water and Sewer Department respectively prior to the outcome of a zoning public hearing, ASPR, or Administrative Review. However, approval of the tentative plat subject to approval of the zoning request as described below will first be required. Following is a step-by-step outline of the Fast Track Plat procedure.

1. The developer/applicant must first submit an application for a zoning public hearing or Administrative Review to the Department of Planning and Zoning.
2. The developer/applicant then applies for tentative plat approval with the Subdivision/Platting Section of the Public Works Department and pays the appropriate fee.
3. The Fast Track Plat Agreement (sample attached) is submitted to the Public Works Department at the same time an application for Tentative Plat approval is made with a copy furnished by the applicant attached to each copy of the Tentative Plat. In addition, six (6) copies of the Zoning application and plans must be submitted to the Subdivision/Platting Section of the Public Works Department.
4. The Public Works Department will distribute copies of the tentative plat application and related materials to the respective County departments.
5. The Plat Committee will meet and each department reviewing elements of the plat application will comment as if the public hearing, ASPR or Administrative Review had been approved. Any approval granted at this time will be indicated on the plans as tentative since it is subject to the decision of the public hearing, ASPR or Administrative Review.
6. Once every member of the department of the Plat Committee has granted a tentative approval, the tentative plat and action sheet will be marked "Approved subject to the approval of public hearing, ASPR, or Administrative Review Application No. Z2021P00212; Z2022P00317; Z2022P00318; and Z2022P00319, and plans prepared by CMBE Architecture dated 7/30/2025 (when plan(s) is/ are required).
7. At this point, the developer/applicant can submit Paving and Drainage Plans to the Public Works Department for review. The Miami-Dade County Water and Sewer Department will also review Water and Sewer Plans at this time. No Permits will be issued until official Tentative Plat approval is given.

8. The developer/applicant is responsible for scheduling the Tentative Plat for official approval by notifying the Subdivision/Platting Section of the Public Works Department after confirming that an appeal of the Zoning Public Hearing decision had not been filed. It is expected that the applicant will make and secure from respective departments the approval of all modifications to the plat required by the hearing body, ASPR, or Administrative Review before scheduling this item on the Plat Committee Agenda for final action. Where no plat modifications are required by the hearing body, ASPR or Administrative Review, it is expected that official Tentative Plat approval will be granted without additional review by any County department.
9. The Department of Planning and Zoning representative to the Plat Committee will be responsible for verifying, prior to final action of the Plat Committee on the Tentative Plat, that an appeal of the Zoning Hearing decision has not been filed.

## FAST TRACK PLAT AGREEMENT

1. The undersigned **Prologis, L.P** is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above-referenced real property by constructing **industrial warehouse/office buildings**.
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above-noted proposed development.
4. The undersigned acknowledges that the Tentative Plat No. T- **24759** shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review Application No. **Z2021P00212; Z2022P00317; Z2022P00318; and Z2022P00319**, and plan(s) prepared by **CMBE Architecture** dated **7/30/2025** (when plan is required).
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of Fast Track Plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the Fast Track Plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs, or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the Tentative Plat application.
10. In the event of litigation arising out of this agreement, the prevailing party shall be entitled to recover costs, including reasonable attorneys' fees.

*[Signature Page Begins on Following Page]*

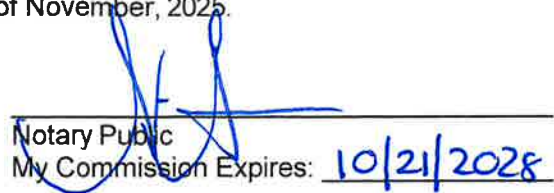
**Prologis, L.P**, a Delaware limited liability company

By:   
Paris Del Rio, Vice President

Sworn to and subscribed before me this 3rd day of November, 2025.



**NATALIE GONZALEZ**  
Commission # HH 572473  
Expires October 21, 2028

  
Notary Public  
My Commission Expires: 10/21/2028

## IMPORTANT NOTICE TO APPLICANT:

**THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS**

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.

### FOR OFFICIAL USE ONLY:

Agenda Date: \_\_\_\_\_

Tentative No.: T- 24759 \_\_\_\_\_

Received Date: \_\_\_\_\_

Number of Sites : ( 1 )

## APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: Miami-Dade County Sec.: 3 Twp.: 53 S. Rge.: 39 E. / Sec.: 3 Twp.: 54 S. Rge.: 39 E.

1. Name of Proposed Subdivision: Beacon Lakes West Expansion

2. Owner's Name: Prologis, L.P. Phone: (305) 599-6209

Address: 1800 Wazee Street, Suite 500 City: Denver State: Colorado Zip Code: 80202

Owner's Email Address: tara@lighthousepi.com (Owner's Rep.)

3. Surveyor's Name: Contour Line Surveyor and Mappers, LLC Phone: 305-570-1726

Address: 19860 NW 65th Court City: Hialeah State: Florida Zip Code: 33015

Surveyor's Email Address: ajorge@cclinesurvey.com

4. Folio No(s): 30-3953-000-0134 / 30-3953-000-0136 / 30-3953-000-0137 / 30-3953-000-0145  
30-3953-000-0146 / 30-3953-000-0147 / 30-3953-000-0148 / 30-3953-000-0154  
30-3953-000-0156 / 30-3953-000-0157 / 30-3953-000-0158 / 30-3953-000-0159  
30-3953-000-0162 / 30-3953-000-0163 / 30-3953-000-0164 / 30-3953-000-0166  
30-3953-000-0250 / \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: NW 25 Street & NW 136 Place | NW 17th Street & NW 136 Place

7. Present Zoning: GU, IU-1, & IU-C Zoning Hearing No.: J2020000315

### 8. Proposed use of Property:

Single Family Res. (\_\_\_\_ Units), Duplex (\_\_\_\_ Units), Apartments (\_\_\_\_ Units), Industrial/Warehouse (2,392,205 Sq. Ft.), Business (\_\_\_\_ Sq. Ft.), Office (\_\_\_\_ Sq. Ft.), Restaurant (\_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_), Other (\_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_)

9. Does the property contain contamination? YES: ☐ NO: ☒

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/ restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

By: Prologis, L.P., a Delaware corporation

STATE OF FLORIDA)

SS:

Signature of Owner: 

COUNTY OF MIAMI-DADE)

(Print name & Title here): Paris Del Rio, Vice President

BEFORE ME, personally appeared Paris Del Rio this 3rd day of November, 2025 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known Y or produce N/A as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 3rd day of November, 2025 A.D.



NATALIE GONZALEZ  
Commission # HH 572473  
Expires October 21, 2028

Signature of Notary Public: 

(Print, Type name here: Natalie Gonzalez

10/21/2028  
(Commission Expires)

HH 572473  
(Commission Number)

(NOTARY SEAL)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.



CONTACT PERSON INFORMATION  
Name: ARTURO A. SOSA  
Telephone number: 305-570-1726  
E-mail address: asosa@clinesurvey.com

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

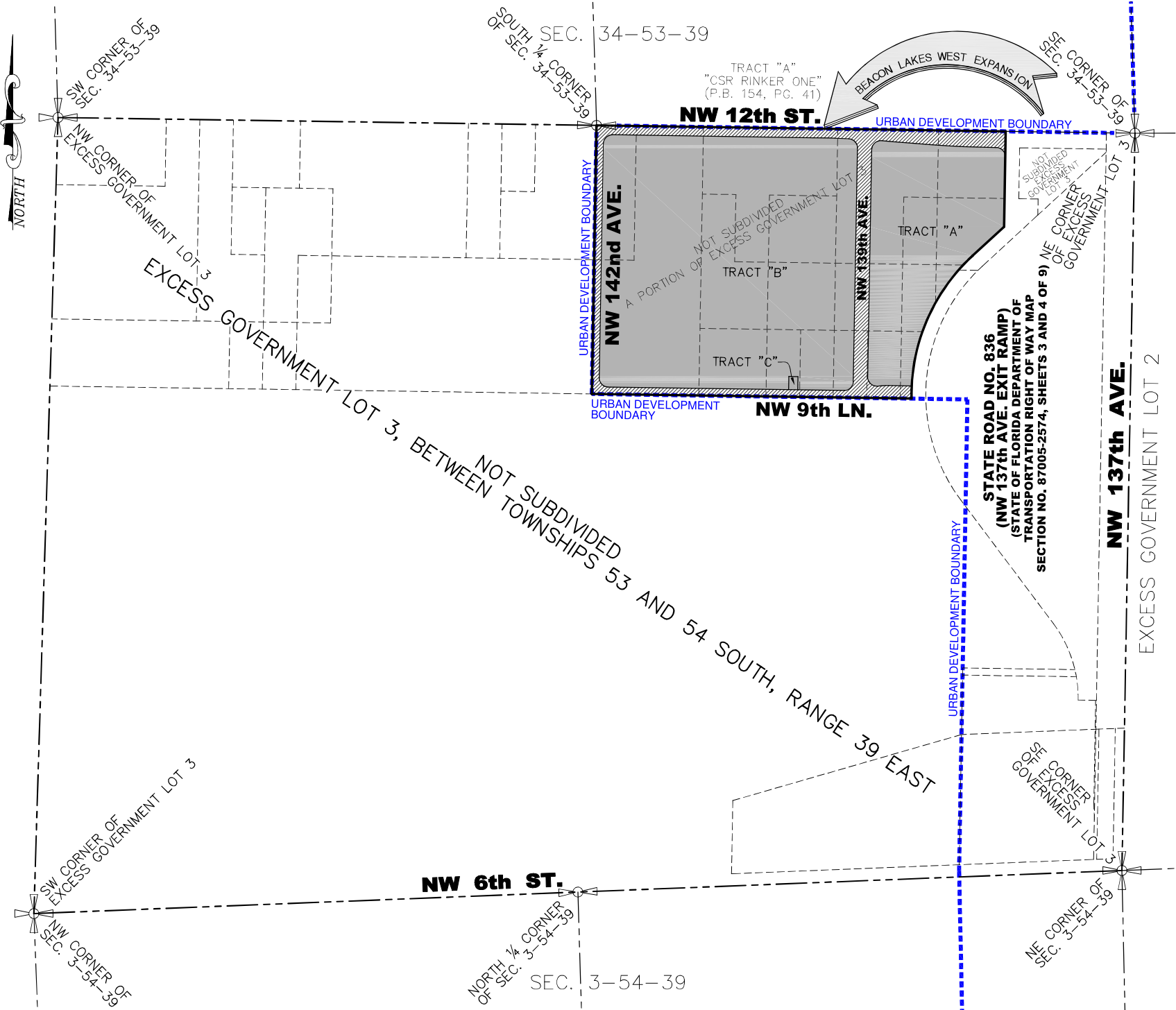


Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

# TENTATIVE PLAT / BOUNDARY AND TOPOGRAPHIC SURVEY BEACON LAKES WEST EXPANSION

A SUBDIVISION OF A PORTION OF EXCESS GOVERNMENT LOT 3, BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.



NW 6th ST.

NORTH 1/4 CORNER OF SEC. 3-54-39

LOCATION SKETCH  
EXCESS GOVERNMENT LOT 3, BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.  
(SCALE: 1"=300')

SURVEYOR'S REPORT:  
-For informational purposes only:  
Number of P.R.M.(s): 15  
Number of P.C.P.(s): 20  
Number of Tract Corners: 28

-The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.

-Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

-This survey map, notes, and report, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed surveyor and mapper.

-Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

-The symbols (if any) reflected in the legend and on the survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

-Unless otherwise noted, record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard 'foot'.

-The surveyor did not inspect the property for environmental hazards or jurisdictional wetlands.

-Legal ownership of any located fences (if any) during the course of the survey has not been determined.

-Limits of asphalt paving are approximate and, unless otherwise shown, are reasonably consistent with existing topographic conditions.

-No underground installations or improvements have been located.

-The boundary line dimensions and directions as shown on the survey hereon form a mathematically closed figure.

-This document consists of three (3) sheets and each sheet will not be considered full, valid, or complete unless attached to the other one.

-No other instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as those shown.

-Bearings shown hereon are based on an assumed value of S01°00'39"W along the East line of Excess Government Lot 3, between Townships 53 and 54 South, Range 39 East, Miami-Dade County, Florida.

-Horizontal Criteria Used for the Completion of this Survey: North American Datum (83)-(2011)-(epoch 2010.0000), by way of the Florida Permanent Reference Network (FPRN).

-Vertical Criteria Used for the Completion of this Survey: National Geodetic Vertical Datum of 1929 (NGVD 29), using the following Benchmark(s) for vertical control based on a closed level loop using third order procedures according to the Federal Geodetic Control Committee (FGCC) standards and specifications for geodetic leveling:

Benchmarks Used:

Benchmark Name: H-424  
Location: 3925  
Elevation: 7.62  
Location: NW 25th Street - 14' South of center line, NW 136th Place - 88' East of centerline.  
Description: PK nail and aluminum washer on top of concrete catch basin.

Benchmark Name: H-425  
Location: 3925 S  
Elevation: 7.81  
Location: NW 17th Street - 35' South of centerline, NW 136th Place - 160' East of centerline.  
Description: PK nail and aluminum washer on top of concrete catch basin.

-TOTAL PROPERTY AREA:  
2,392,205 Sq. Ft or 54.92 Acres ±

-TAX FOLIO NUMBERS:  
30-3953-000-0134, 30-3953-000-0136, 30-3953-000-0137, 30-3953-000-0145, 30-3953-000-0146,  
30-3953-000-0147, 30-3953-000-0148, 30-3953-000-0154, 30-3953-000-0156, 30-3953-000-0157,  
30-3953-000-0158, 30-3953-000-0159, 30-3953-000-0162, 30-3953-000-0163, 30-3953-000-0164,  
30-3953-000-0166 & 30-3953-000-0250.

-OWNER:  
Prologis L.P., a Delaware limited partnership  
1800 Wazee Street, Suite 500  
Denver, Colorado 80202  
Paris Del Rio  
pdelrio@prologis.com  
305-599-6203

-SURVEYOR:  
Contour Line Surveyors and Mappers, LLC  
19860 NW 65th Court, Hialeah, FL 33015  
Arturo A. Sosa, Alberto Jorge  
asosa@clinesurvey.com, ajorge@clinesurvey.com  
305-570-1726

-WATER AND SEWER SERVICES:  
Miami-Dade Water and Sewer Department

-FEMA INFORMATION:  
Flood Zone: AH & X  
Base Flood Elevation: 7 feet  
Map Numbers: 12086C0266L and 12086C0268L, dated September 11, 2009  
Community Name & Number: Miami-Dade County, 120635

-MIAMI-DADE COUNTY FLOOD CRITERIA:  
-Miami-Dade County Flood Criteria: 6.3 feet ± NAVD88 (North American Vertical Datum of 1988) or 7.8 feet ± NGVD 1929 (National Geodetic Vertical Datum of 1929), as per Miami-Dade County Flood Criteria Map GIS website, effective October 28, 2022.

-ZONING INFORMATION:  
Present Zoning Classification: GU (Interim District)  
IU-1 (Industrial, Light Manufacturing District)  
IU-C (Industrial, Conditional District)

As per response letter of zoning verification request from the Development Services Division of the Miami-Dade County Department of Regulatory and Economic Resources, Case# J2020000315, the above zoning classifications are designated Restricted Industrial and Office on the 2020-2030 Comprehensive Development Master Plan Land Use Plan Map. The zoning districts are consistent with the Restricted Industrial and Office land use designation. The subject properties zoned as GU (Interim District) are trended to the Industrial, Light Manufacturing District (IU-1).

-NUMBER OF SITES:  
Total of 3 Tracts:  
Proposed Tract "A": 544,418 Sq. Ft (12.50 Acres ±)  
Proposed Tract "B": 1,543,438 Sq. Ft (35.43 Acres ±)  
Proposed Tract "C": 2,925 Sq. Ft (0.07 Acres ±)  
Right-of-Way Dedication: 301,424 Sq. Ft (6.92 Acres ±)  
Total property area: 2,392,205 Sq. Ft (54.92 Acres ±)

-DEVELOPMENT INFORMATION:  
Administrative Site Plan Review Application: Z2021P00212, Z2022P00317, Z2022P00318, and Z2022P00319.

Tract "A":  
Building 49 with a gross area of 82,789 Sq. Ft ± (74,510 Sq. Ft of warehouse and 8,279 Sq. Ft of office space)  
Building 50 with a gross area of 53,609 Sq. Ft ± (48,248 Sq. Ft of warehouse and 5,361 Sq. Ft of office space)

Tract "B":  
Building 46 with a gross area of 199,368 Sq. Ft ± (178,532 Sq. Ft of warehouse and 19,836 Sq. Ft of office space)  
Building 47 with a gross area of 243,749 Sq. Ft ± (219,375 Sq. Ft of warehouse and 24,374 Sq. Ft of office space)  
Building 48 with a gross area of 312,653 Sq. Ft ± (281,388 Sq. Ft of warehouse and 31,265 Sq. Ft of office space)

Tract "C":  
Pump Station Site

Total Gross Area of Warehouse and Office Space: 891,168 Sq. Ft ±

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY: that the BOUNDARY AND TOPOGRAPHIC SURVEY of the property as shown and described hereon was prepared under my supervision and that there are no above ground encroachments unless otherwise shown, also that this BOUNDARY AND TOPOGRAPHIC SURVEY meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon.

Last survey date: 08-12-2025.

CONTOUR LINE SURVEYORS AND MAPPERS, LLC 2629

Arturo A. Sosa  
Professional Surveyor and Mapper  
asosa@clinesurvey.com

Digitally signed by Arturo A Sosa  
Date: 2025.10.08 12:32:00-04'00'

T-PLAT# 24759

NOTE: SEE SHEET 2 FOR LEGAL DESCRIPTION, AND SHEET 3 FOR ABBREVIATIONS AND LEGEND.

TENTATIVE PLAT / BOUNDARY AND TOPOGRAPHIC SURVEY  
BEACON LAKES WEST EXPANSION

CONTOUR LINE  
SURVEYORS AND MAPPERS, LLC  
CERTIFICATE OF AUTHORIZATION NO. LB 8637  
19860 NW 65th Court, Hialeah, FL 33015  
Phone: 305-570-1726 | info@clinesurvey.com



DRAWN: A.J.  
CHECKED: A.A.S.  
SCALE: AS NOTED  
DATE: 02-14-2024  
PROJ. #: 2020 37  
FIELD BOOK: Sketch

SHEET:  
1  
OF 3 SHEETS

NO.	DATE	REVISION	DESCRIPTION
1	10-8-25	Revise	1-Plot as per new siteplan configuration, owner. Update survey.

South of NW 12th St. and West of NW 137th Ave. & S.R. 836 exit ramp, Miami, FL 33182  
MIAMI-DADE COUNTY, FLORIDA  
Excess Government Lot 3

PROLOGIS, L.P.  
1800 Wazee Street, Suite 200  
Denver, Colorado 80202



CONTACT PERSON INFORMATION

Name: ARTURO A. SOSA  
Telephone number: 305-570-1726  
E-mail address: ososo@clinesurvey.com

LEGAL DESCRIPTION:

(FOLIO: 30-3953-000-0163, SPECIAL WARRANTY DEED, O.R.B. 32179, PG. 4117)

PARCEL ONE:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3 SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST, AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIP 53 SOUTH AND 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN N 88°54'40" W ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1460.01 FEET TO A POINT; THENCE THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 88°54'40" W ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 660.00 FEET TO A POINT; THENCE RUN S 01°15'50" W ALONG A LINE PARALLEL TO AND 2120.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR 330.00 FEET TO A POINT ON A LINE 330.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3, THENCE RUN SOUTH 88°54'40" E ALONG A LINE PARALLEL WITH AND 330.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO A POINT, THENCE RUN S 01°15'50" W ALONG A LINE PARALLEL TO AND 1955.00 FEET WEST OF THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN S 88°54'40" E ALONG A LINE PARALLEL TO AND 660.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO A POINT; THENCE RUN N 01°15'50" E ALONG A LINE PARALLEL TO AND 1790.00 FEET WEST OF THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR A DISTANCE 330.00 FEET TO A POINT; THENCE RUN S 88°54'40" E ALONG A LINE PARALLEL TO AND 660.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT, THENCE RUN N 01°15'50" E ALONG A LINE PARALLEL TO AND 1460.00 FEET WEST OF THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(FOLIOS: 30-3953-000-0134 AND 30-3953-000-0162, SPECIAL WARRANTY DEED, O.R.B. 32179, PG. 4138)

PARCEL ONE:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3, SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIP 53 SOUTH AND 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA; THENCE RUN N 88° 54' 40" W ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1790.00 FEET TO A POINT; THENCE RUN S 1° 15' 50" W ALONG A LINE PARALLEL TO AND 1790.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 1° 15' 50" W ALONG THE LINE PARALLEL TO AND 1790.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR 330.00 FEET TO A POINT ON A LINE 660.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN S 88° 54' 40" E ALONG THE LINE PARALLEL TO AND 660.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 1° 15' 50" E ALONG A LINE PARALLEL TO AND 1460.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN N 88° 54' 40" W ALONG A LINE PARALLEL TO AND 330.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3, SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIP 53 SOUTH AND 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA; THENCE RUN N 88 DEGREES 54' 40" W ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1790.00 FEET TO A POINT; THENCE RUN SOUTH 1 DEGREE 15' 50" W ALONG A LINE PARALLEL TO AND 1790.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN-DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 1 DEGREE 15' 50" W ALONG THE LINE PARALLEL TO AND 1790.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR 330.00 FEET TO A POINT ON A LINE 990.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN SOUTH 88 DEGREES 54' 40" E ALONG THE LINE PARALLEL TO AND 990.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE N 1 DEGREE 15' 50" E ALONG A LINE PARALLEL TO AND 1460.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN N 88 DEGREES 54' 40" W ALONG A LINE PARALLEL TO AND 660.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

AND,

(FOLIOS: 30-3953-000-0147, 30-3953-000-0148 AND 30-3953-000-0164, SPECIAL WARRANTY DEED, O.R.B. 32179, PG. 4089)

PARCEL ONE:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3 SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIP 53 SOUTH AND 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA; THENCE RUN N 88°54'40" W ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 2120.01 FEET TO A POINT; THENCE RUN S 1°15'50" W ALONG A LINE PARALLEL TO AND 2120.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 1°15'50" W ALONG THE LINE PARALLEL TO AND 2120.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR 990.00 FEET TO A POINT ON A LINE 1320.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN S 88°54'40" E ALONG A LINE PARALLEL TO AND 1320.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 495.00 FEET TO A POINT; THENCE RUN N 1°15'50" E ALONG A LINE PARALLEL TO AND 1625.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN N 88°54'40" W ALONG A LINE PARALLEL TO AND 990.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET THENCE RUN N 1°15'50" E ALONG A LINE PARALLEL TO AND 1790.00 FEET WEST OF THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN N 88°54'40" W ALONG A LINE PARALLEL TO AND 1295.00 FEET WEST OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; CONTAINING 7.5 ACRES MORE OR LESS; SUBJECT TO THE SOUTH 25 FEET FOR EASEMENT PURPOSES AND ALSO SUBJECT TO AN EASEMENT WHICH IS A STRIP OF LAND 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: SAID LINE BEING 660.00 FEET SOUTH OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3.

AND,

(FOLIOS: 30-3953-000-0145, 30-3953-000-0146, 30-3953-000-0159, AND 30-3953-000-0166, FLORIDA QUIT CLAIM DEED, O.R.B. 34856, PG. 273)

PARCEL 1:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3 SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIPS 53 SOUTH AND 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA; THENCE RUN NORTH 88°54'40" WEST ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1295.00 FEET TO A POINT; THENCE RUN SOUTH 1°15'50" WEST ALONG A LINE PARALLEL TO AND 1295.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 1°15'50" WEST ALONG THE LINE PARALLEL TO AND 1295.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR 330.00 FEET TO A POINT ON A LINE 1320 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN SOUTH 88°54'40" EAST ALONG A LINE PARALLEL TO AND 1320 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO A POINT; THENCE RUN NORTH 1°15'50" EAST ALONG A LINE PARALLEL TO AND 1130.00 FEET WEST OF THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 88°54'40" WEST ALONG A LINE PARALLEL TO AND 990.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3 SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIPS 53 SOUTH AND 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA; THENCE RUN NORTH 88°54'40" WEST ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1460.00 FEET TO A POINT; THENCE RUN SOUTH 1°15'50" WEST ALONG A LINE PARALLEL TO AND 1460.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 1°15'50" WEST ALONG THE LINE PARALLEL TO AND 1460.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR 330.00 FEET TO A POINT ON A LINE 1320.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN SOUTH 88°54'40" EAST ALONG A LINE PARALLEL TO AND 1320.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO A POINT; THENCE RUN NORTH 1°15'50" EAST ALONG A LINE PARALLEL TO AND 1295.00 FEET WEST OF THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 88°54'40" WEST ALONG A LINE PARALLEL TO AND 990.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

T-PLAT# 24759

TENTATIVE PLAT / BOUNDARY AND TOPOGRAPHIC SURVEY  
BEACON LAKES WEST EXPANSION

A SUBDIVISION OF A PORTION OF EXCESS GOVERNMENT LOT 3, BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3 SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIPS 53 SOUTH AND 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA; THENCE RUN NORTH 88°54'40" WEST ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1625.00 FEET TO A POINT; THENCE RUN SOUTH 1°15'50" WEST ALONG A LINE PARALLEL TO AND 1625.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 1°15'50" WEST ALONG THE LINE PARALLEL TO AND 1625.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR 330.00 FEET TO A POINT ON A LINE 1320 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN SOUTH 88°54'40" EAST LINE PARALLEL TO AND 1320.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO A POINT; THENCE RUN NORTH 1°15'50" EAST ALONG A LINE PARALLEL TO AND 1460.00 FEET WEST OF THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 88°54'40" WEST ALONG A LINE PARALLEL TO AND 990.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

ALL THAT LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN EXCESS GOVERNMENT LOT 3, LYING BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID EXCESS GOVERNMENT LOT 3, THIS ALSO BEING THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 39 EAST; THENCE SOUTH 01°00'39" WEST ALONG THE EAST LINE OF SAID EXCESS GOVERNMENT LOT 3 FOR 1320.00 FEET; THENCE DEPARTING SAID EAST LINE OF EXCESS GOVERNMENT LOT 3, NORTH 89°09'49" WEST FOR 1074.44 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 89°09'49" WEST FOR 55.56 FEET; THENCE NORTH 01°00'39" WEST FOR 330.00 FEET; THENCE SOUTH 89°09'49" EAST FOR 103.28 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING NORTH 70°25'58" WEST FROM THE CENTER OF SAID CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 20°39'47" FOR 335.39 FEET TO THE POINT OF TERMINATION OF SAID CURVE AND THE POINT OF BEGINNING.

AND,

PARCEL 5:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3 SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIP 53 SOUTH AND 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 88° 54' 40" WEST ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1460.01 FEET TO A POINT; THENCE RUN SOUTH 01° 15' 50" WEST ALONG A LINE PARALLEL TO AND 1460.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 01° 15' 50" WEST ALONG THE LINE PARALLEL TO AND 1460.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR 330.00 FEET TO A POINT ON A LINE 990.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3; THENCE RUN SOUTH 88° 54' 40" EAST ALONG A LINE PARALLEL TO AND 990.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 01° 15' 50" EAST ALONG A LINE PARALLEL TO AND 1130.00 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 88° 54' 40" WEST ALONG A LINE PARALLEL TO AND 660.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

AND,

(FOLIOS: 30-3953-000-0154, 30-3953-000-0157 AND 30-3953-000-0250, SPECIAL WARRANTY DEED, O.R.B. 32179, PG. 4077)  
THE WEST 165 FEET OF THE EAST 1130 FEET OF THE SOUTH 330 FEET OF THE NORTH 660 FEET OF GOVERNMENT LOT 3, LYING AND SITUATED BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, THE SOUTH 25 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3, SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIP 53 SOUTH AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 88°54'40" WEST ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 965.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND THENCE CONTINUE NORTH 88°54'40" WEST ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 495.00 FEET TO A POINT; THENCE RUN SOUTH 1°15'50" WEST ALONG A LINE PARALLEL TO, AND 1460 FEET WEST OF THE EASTERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 660.00 FEET TO A POINT; THENCE RUN SOUTH 88°54'40" EAST ALONG A LINE PARALLEL TO AND 660.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 1°15'50" EAST ALONG A LINE PARALLEL TO AND 1130 FEET WEST OF THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN SOUTH 88°54'40" EAST ALONG A LINE PARALLEL TO AND 330.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165.00 FEET TO A POINT; THENCE RUN NORTH 1°15'50" EAST ALONG A LINE PARALLEL TO AND 965.00 FEET WEST OF THE EASTERLY LINE OF GOVERNMENT LOT 3 FOR A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; SUBJECT TO THE SOUTH 25 FEET OF THE WEST 330.00 FEET THEREOF RESERVED FOR INGRESS/EGRESS PURPOSES.

AND

THE WEST 330 FEET OF THE EAST 965 FEET OF THE SOUTH 330 FEET OF THE NORTH 660 FEET OF EXCESS GOVERNMENT LOT 3, LYING AND SITUATED BETWEEN TOWNSHIP 54 SOUTH, RANGE 39 EAST AND TOWNSHIP 53 SOUTH, RANGE 39 EAST, SUBJECT TO A EASEMENT OVER THE SOUTH 25 FEET OF THE PROPERTY FOR INGRESS AND EGRESS; LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LESS ANY PORTION OF THE ABOVE AFFECTED BY ORDER OF TAKING BY MIAMI-DADE EXPRESSWAY AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 21812, AT PAGE 622, MIAMI-DADE COUNTY ELEVENTH JUDICIAL CIRCUIT COURT CASE NO. 03-216-14 CA 20.

AND,

(FOLIO: 30-3953-000-0156, SPECIAL WARRANTY DEED, O.R.B. 32418, PG. 1354)

THE WEST 165 FEET OF THE EAST 965 FEET OF THE NORTH 330 FEET OF EXCESS GOVERNMENT LOT 3, LYING AND SITUATED BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA; AND THE WEST 165 FEET OF THE EAST 900 FEET OF THE NORTH 330 FEET OF EXCESS GOVERNMENT LOT 3, LYING AND SITUATED BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS:

THE WEST 330 FEET OF THE EAST 965 FEET OF THE NORTH 330 FEET OF EXCESS GOVERNMENT LOT 3, LYING AND SITUATED BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST, AND TOWNSHIP 54 SOUTH RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA.

AND,

(FOLIO: 30-3953-000-0158, SPECIAL WARRANTY DEED, O.R.B. 34967, PG. 952)

THE WEST 165 FEET OF THE EAST 1130 FEET OF THE SOUTH 330 FEET OF THE NORTH 990 FEET OF GOVERNMENT LOT 3, LYING AND SITUATED BETWEEN TOWNSHIP 54 SOUTH, RANGE 39 EAST, AND TOWNSHIP 53 SOUTH, RANGE 39 EAST, THE NORTH 25 FEET THEREOF BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LESS THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF EXCESS GOVERNMENT LOT 3 LYING BETWEEN TOWNSHIP 53 SOUTH AND TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI-DADE, FLORIDA, THIS ALSO BEING THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 39 EAST; THENCE S 01°00'39" W ALONG THE EAST LINE OF SAID EXCESS GOVERNMENT LOT 3 FOR 990.00 FEET; THENCE DEPARTING SAID EAST LINE OF EXCESS GOVERNMENT LOT 3, N 89°09'49" W FOR 965.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND FROM SAID POINT OF BEGINNING, THENCE CONTINUE N 89°09'49" W FOR 61.72 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 70°25'55" W FROM THE CENTER OF SAID CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 09°36'07" FOR 155.86 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING S 01°00'39" W, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 60°49'51" W FROM THE CENTER OF THE SAID CURVE; THENCE S 01°00'39" W FOR 142.73 FEET TO THE POINT OF BEGINNING.

PARCEL II

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 3 LYING BETWEEN TOWNSHIP 53 SOUTH AND TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID EXCESS GOVERNMENT LOT 3 LYING BETWEEN TOWNSHIP 53 SOUTH AND TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, THIS ALSO BEING THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 39 EAST; THENCE N 89°09'49" W ALONG THE NORTH LINE OF SAID EXCESS GOVERNMENT LOT 3 FOR 635.00 FEET; THENCE DEPARTING SAID NORTH LINE OF EXCESS GOVERNMENT LOT 3, S 01°00'39" W FOR 660.00 FEET; THENCE N 89°09'49" W FOR 197.33 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 68°50'37" W (N 46°38'05" W, CALCULATED) FROM THE CENTER OF SAID CURVE; AND WITH SAID POINT OF NON-TANGENT INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 930.00 FEET AND A CENTRAL ANGLE OF 14°11'46" FOR 230.42 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N 01°00'39" E, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N 60°49'51" W FROM THE CENTER OF THE SAID CURVE; THENCE N 01°00'39" E ALONG SAID LINE FOR 187.27 FEET; THENCE S 89°09'49" E FOR 132.67 FEET TO THE POINT OF BEGINNING.

AND,

THE EAST 525.67 FEET OF FOLLOWING DESCRIBED PARCEL OF LAND:

(A PORTION OF FOLIOS: 30-3953-000-0136 & 30-3953-000-0137, WARRANTY DEED, O.R.B. 32877, PG. 4555)

(PARENT TRACT: PARCELS 1 AND 2)

PARCEL 1:

COMMENCING 140 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, LYING BETWEEN TOWNSHIP 53 SOUTH AND 54 SOUTH, RANGE 39 EAST; RUN WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1980 FEET TO THE P.O.B., THENCE RUN SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1320 FEET TO A LINE 1520 FEET SOUTH OF THE NORTHERLY LINE OF SAID GOVERNMENT LOT 3; THENCE RUN WEST ALONG A LINE 1320 FEET SOUTH OF THE NORTH LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 1980 FEET TO A POINT; THENCE RUN NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330 FEET TO A POINT; THENCE RUN EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165 FEET TO A POINT; THENCE RUN NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330 FEET TO A POINT; THENCE RUN NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 165 FEET TO A POINT; THENCE RUN NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 485 FEET TO A POINT; THENCE RUN NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 660 FEET TO THE NORTH LINE OF GOVERNMENT LOT 3; THEN RUN EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 3 FOR A DISTANCE OF 330 FEET TO THE P.O.B.

PARCEL 2:

A TRACT OF LAND BEING A PORTION OF GOVERNMENT LOT 3 SITUATED AND LYING BETWEEN TOWNSHIP 53 SOUTH, RANGE 39 EAST AND TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 BETWEEN TOWNSHIPS 53 SOUTH AND 54 SOUTH, RANGE 39 EAST, MIA MI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 88°54'40" WEST ALONG THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 2450.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE RUN SOUTH 01°15'50" WEST ALONG A LINE PARALLEL TO THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 660.00 FEET TO A POINT; THENCE RUN NORTH 88°54'40" WEST ALONG A LINE PARALLEL TO THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 1485.00 FEET TO A POINT; THENCE RUN NORTH 01°15'50" EAST ALONG A LINE PARALLEL TO THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 88°54'40" WEST ALONG A LINE PARALLEL TO THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 165.00 FEET TO A POINT; THENCE RUN NORTH 01°15'50" EAST ALONG A LINE PARALLEL TO THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 88°54'40" WEST ALONG A LINE PARALLEL TO THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 165.00 FEET TO A POINT; THENCE RUN NORTH 01°15'50" EAST ALONG A LINE PARALLEL TO THE EASTERLY BOUNDARY OF SAID GOVERNMENT LOT 3 A DISTANCE OF 330.00 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID GOVERNMENT LOT 3; THENCE RUN SOUTH 88°54'40" EAST ALONG THE AFORESAID DESCRIBED LINE A DISTANCE OF 1650.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PORTION THEREOF, OF SAID GOVERNMENT LOT 3

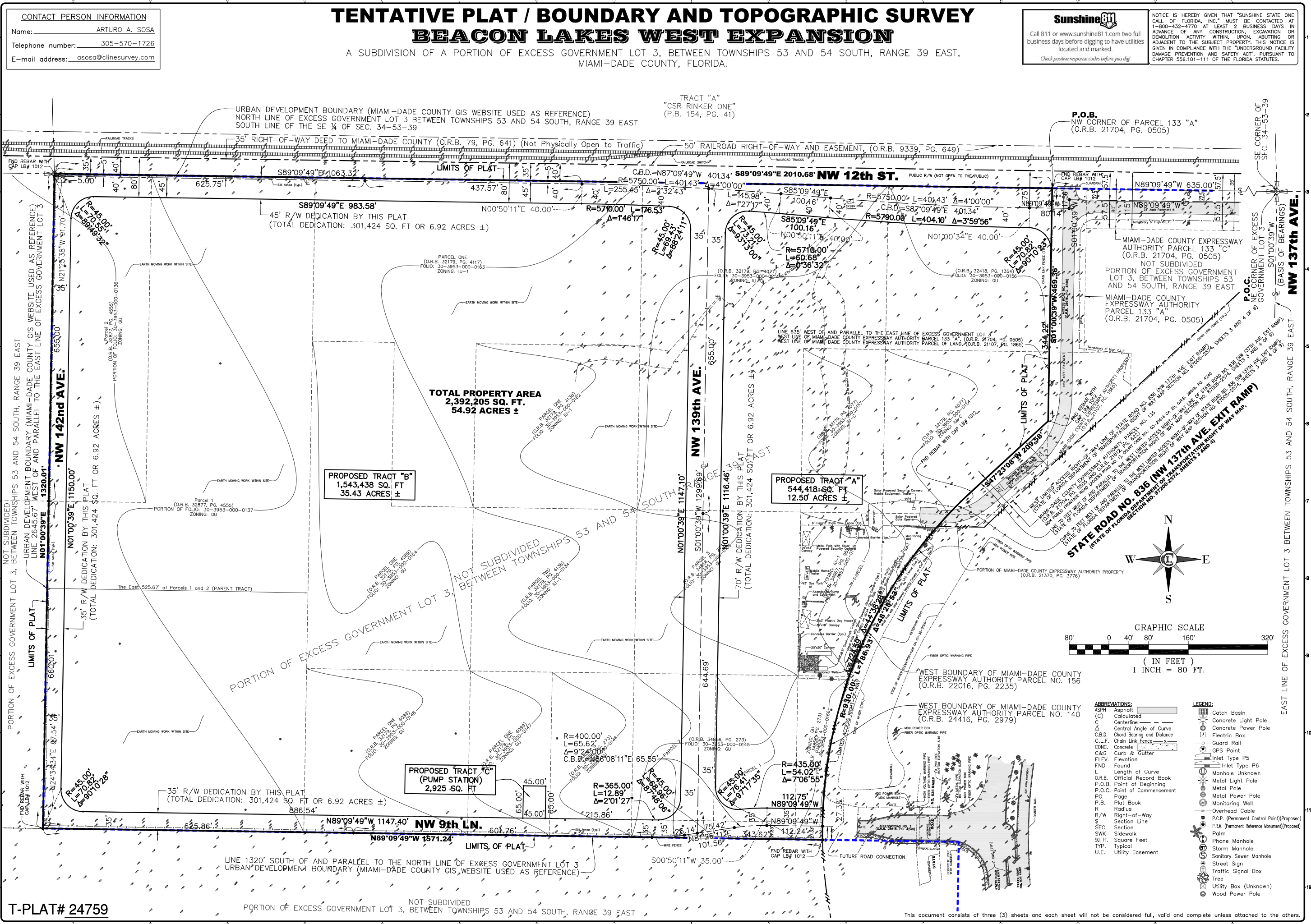
THE WEST 165 FEET OF THE EAST 3275 FEET OF THE NORTH 330 FEET THEREOF; AND  
THE WEST 165 FEET OF THE EAST 3275 FEET OF THE SOUTH 330 FEET OF THE NORTH 660 FEET THEREOF; AND  
THE WEST 165 FEET OF THE EAST 3110 FEET OF THE NORTH 330 FEET THEREOF.

ALL OF THE ABOVE-DESCRIBED LAND ALSO KNOWN AS:

A portion of Excess Government Lot 3, between Townships 53 and 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Excess Government Lot 3; thence N89°09'49"W along the North line of said Excess Government Lot 3, said line also being the South line of the SE ¼ of Section 34, Township 53 South, Range 39 East, Miami-Dade County, Florida, for a distance of 635.00 feet to the NW corner of Miami-Dade County Expressway Authority Parcel No. 133 "A", recorded in Official Records Book 21704, Page 0505, of the Public Records of Miami-Dade County, Florida, said corner being the POINT OF BEGINNING of the following described parcel of land; thence S01°00'39"W along a line 635 feet West of and parallel to the East line





**CONTACT PERSON INFORMATION**  
Name: ARTURO A. SOSA  
Telephone number: 305-570-1726  
E-mail address: asosa@clinesurvey.com

# TENTATIVE PLAT / BOUNDARY AND TOPOGRAPHIC SURVEY BEACON LAKES WEST EXPANSION

A SUBDIVISION OF A PORTION OF EXCESS GOVERNMENT LOT 3, BETWEEN TOWNSHIPS 53 AND 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

**Sunshine811**  
NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.  
Check positive response codes before you dig!

TENTATIVE PLAT / BOUNDARY AND TOPOGRAPHIC SURVEY BEACON LAKES WEST EXPANSION	
PROLOGIS, L.P. 1800 Wazee Street, Suite 200 Denver, Colorado 80202	
DRAWN: A.J. CHECKED: A.A.S. SCALE: AS NOTED DATE: 02-14-2024 PROJ. #: 2020 37 FIELD BOOK: Sketch	
SHEET: 3 OF 3 SHEETS	