

EXHIBIT C-1
Perpetual Easement

DESCRIPTION:

A PARCEL OF LAND LOCATED IN GREYNOLDS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGE 75 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 86°46'13" EAST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 1273.08 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BISCAYNE BOULEVARD ALSO KNOWN AS US FEDERAL HIGHWAY (STATE ROAD NUMBER 5) AND THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVED WESTERLY, HAVING A RADIUS OF 28751.25 FEET, A CHORD BEARING AND DISTANCE OF NORTH 16°52'37" EAST, 188.33 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°22'31", A DISTANCE OF 188.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHERLY, HAVING A RADIUS OF 79.02 FEET, A CHORD BEARING AND DISTANCE OF NORTH 82°26'51" EAST, 57.77 FEET AND THE **POINT OF BEGINNING**; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°52'47", A DISTANCE OF 59.14 FEET; THENCE NORTH 61°00'17" EAST, A DISTANCE OF 181.15 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 199.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 50°49'56" EAST, 70.29 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°20'42", A DISTANCE OF 70.66 FEET; THENCE NORTH 40°39'35" EAST, A DISTANCE OF 53.71 FEET; THENCE NORTH 86°46'13" EAST, A DISTANCE OF 197.39 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 31.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 55°40'02" EAST, 37.80 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°07'30", A DISTANCE OF 40.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 55°18'37" EAST, 24.19 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°24'41", A DISTANCE OF 25.97 FEET;

"CONTINUE ON PAGE 2 OF 3"

SURVEYOR'S NOTES

1. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 3, SHEET 3 BEING A SKETCH.
2. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A TEMPORARY CONSTRUCTION EASEMENT.
3. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
4. PROPERTY, TRACT AND UNDER LYING PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
5. THIS IS AN ELECTRONICALLY SIGNED AND SEALED DOCUMENT PURSUANT TO CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE. THE PRINTED VERSION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED LAND SURVEYOR AND MAPPER.

CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY SHOWN HEREON WAS COMPLETED UNDER MY DIRECTION AND THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE FOR A DESCRIPTION/SKETCH AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

Marla Moore
14:21:38 2026.06.12
'00'04-



MARLA MOORE

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7600

**THIS DRAWING
DOES NOT REPRESENT A SURVEY**
MIAMI-DADE COUNTY, FLORIDA

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION**
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406

**EXHIBIT C-1
PERPETUAL EASEMENT**

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
M.N.M.	B.S.M.	6/12/26	N/A	PERM_EMNT.dwg	1 OF 3

DESCRIPTION:

"CONTINUED FROM PAGE 1 OF 3"

THENCE NORTH 87°29'02" EAST, A DISTANCE OF 229.68 FEET; THENCE SOUTH 02°30'58" EAST, A DISTANCE OF 49.55 FEET; THENCE NORTH 87°34'02" EAST, A DISTANCE OF 6.47 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 48.90 FEET; THENCE SOUTH 35°32'16" WEST, A DISTANCE OF 13.92 FEET; THENCE SOUTH 50°34'26" WEST, A DISTANCE OF 70.93 FEET; THENCE SOUTH 88°24'37" WEST, A DISTANCE OF 263.26 FEET; THENCE SOUTH 86°45'39" WEST, A DISTANCE OF 473.28 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVED WESTERLY, HAVING A RADIUS OF 28730.91 FEET, A CHORD BEARING AND DISTANCE OF NORTH 17°05'15" EAST, 22.88 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°02'44", A DISTANCE OF 22.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.37 ACRES MORE OR LESS.

**THIS DRAWING
DOES NOT REPRESENT A SURVEY**
MIAMI-DADE COUNTY, FLORIDA

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406**

**EXHIBIT C-1
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DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
M.N.M.	B.S.M.	6/12/26	N/A	PERM_EMNT.dwg	2 OF 3

P.O.C.
NORTHWEST CORNER OF
THE NORTHEAST ¼ OF
S16-T52S-R42E

N 86°46'13" E
1273.08'

NORTH LINE
S16-T52S-R42E

LINE TABLE		
LINE #	BEARING	DISTANCE (FT)
L1	N 61°00'17" E	181.15
L2	N 40°39'35" E	53.71
L3	N 86°46'13" E	197.39
L4	N 87°29'02" E	229.68
L5	S 02°30'58" E	49.55
L6	N 87°34'02" E	6.47
L7	S 00°25'02" E	48.90
L8	S 35°32'16" W	13.92
L9	S 50°34'26" W	70.93
L10	S 88°24'37" W	263.26
L11	S 86°45'39" W	473.28

$\Delta = 0^\circ 22' 31''$
L = 188.33'
R = 28751.25'
C = 188.33'
CB = N 16°52'37" E

P.O.B.

FEC RAILWAY
P.B. 155, PG. 86
BISCAYNE BOULEVARD
AKA US FEDERAL HIGHWAY
(STATE ROAD NO. 5)
P.B. 155, PG. 86

EASTERLY R/W LINE

A PORTION OF
GREYNOLDS PARK
P.B. 34, PG. 75

PERMANENT
EASEMENT
AREA= 2.37 AC±

OLETTA RIVER

GREYNOLDS PARK
P.B. 34, PG. 75

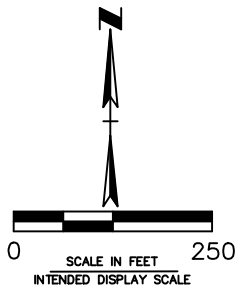
NORTH CANAL
R/W LINE C-9

C-9 CANAL R/W
ROYAL GLADE CANAL
(SNAKE GREEK CANAL)

TRACT A
P.B. 155, PG. 86

TRACT E
P.B. 155, PG. 86

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	59.14'	79.02'	42°52'47"	N 82°26'51" E	57.77'
C2	70.66'	199.00'	20°20'42"	N 50°49'56" E	70.29'
C3	40.65'	31.00'	75°07'30"	S 55°40'02" E	37.80'
C4	25.97'	20.00'	74°24'41"	S 55°18'37" E	24.19'
C5	22.88'	28730.91'	0°02'44"	N 17°05'15" E	22.88'



LEGEND

AKA = ALSO KNOWN AS
L = ARC LENGTH
C = CHORD LENGTH
CB = CHORD BEARING
FEC = FLORIDA EAST COAST
NO. = NUMBER
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
R/W = RIGHT-OF-WAY
S#-T#S-R#E = SECTION-TOWNSHIP-RANGE
 Δ = CENTRAL ANGLE
 = QUARTER SECTION CORNER

THIS IS NOT A BOUNDARY SURVEY

MIAMI-DADE COUNTY, FLORIDA

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENGINEERING & CONSTRUCTION BUREAU
SURVEY & MAPPING SECTION

3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33406

EXHIBIT C-1 PERPETUAL EASEMENT

DRAWN M.N.M.	CHECKED B.S.M.	DATE 6/12/26	SCALE 1"=250'	DRAWING NUMBER PERM_EMNT.dwg	SHEET 3 OF 3
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