

TACO BELL

PROPOSED TACO BELL RESTAURANT

20711 SOUTH DIXIE HWY.
MIAMI-DADE COUNTY
MIAMI, FLORIDA

T-PLAT NO. T-23904-3

OVERALL LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND ALL THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTHEASTERLY OF U.S. HIGHWAY NO. 1, ALSO KNOWN AS STATE ROAD NO. 5, FORMERLY KNOWN AS STATE ROAD NO. 4-A, LYING IN SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, IN MIAMI-DADE COUNTY, FLORIDA;

EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF, HERETOFORE DEEDED TO THE COUNTY OF MIAMI-DADE, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, FOR USE AS A PUBLIC HIGHWAY AND FOR ALL PURPOSES INCIDENTAL THERETO, TO-WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, AS SAID RIGHT-OF-WAY LINES ARE SHOWN ON THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 8757-155, AS RECORDED IN PLAT BOOK 60 AT PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD FOR A DISTANCE OF 64.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 137.3840° FOR AN ARC DISTANCE OF 60.06 FEET TO A POINT OF TANGENCY WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5; THENCE RUN NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 FOR A DISTANCE OF 64.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING FOUR (4) PARCELS:

PARCEL 1

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 88°41'35" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD; THENCE NORTH 01°01'24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 337.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°52'10" WEST FOR 127.70 FEET; THENCE NORTH 01°07'04" WEST FOR 9.37 FEET; THENCE NORTH 40°32'07" WEST FOR 92.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (SOUTH DIXIE HIGHWAY); THENCE NORTH 41°20'42" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE 212.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING AS ITS ELEMENTS A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OR 137°38'48", A CHORD OF 46.62 FEET AND WHOSE CHORD BEARS SOUTH 89°50'21" EAST; THENCE TO THE RIGHT ALONG THE ARC OF SAID CURVE FOR 60.06 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD; THENCE SOUTH 01°01'24" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 220.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 01°01'29" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7 FOR A DISTANCE OF 663.80 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 88°49'06" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 947.84 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 88°49'06" WEST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 270.53 FEET TO A POINT OF INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST THAT BEARS SOUTH 86°45'56" EAST TO THE CENTER OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 38°08'38"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 16.63 FEET TO A POINT OF TANGENCY ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (SOUTH DIXIE HIGHWAY); THENCE NORTH 41°20'42" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 256.00 FEET; THENCE SOUTH 48°28'18" EAST A DISTANCE OF 204.70 FEET; THENCE SOUTH 41°20'42" WEST A DISTANCE OF 86.57 FEET TO THE POINT OF BEGINNING.

PARCEL 3

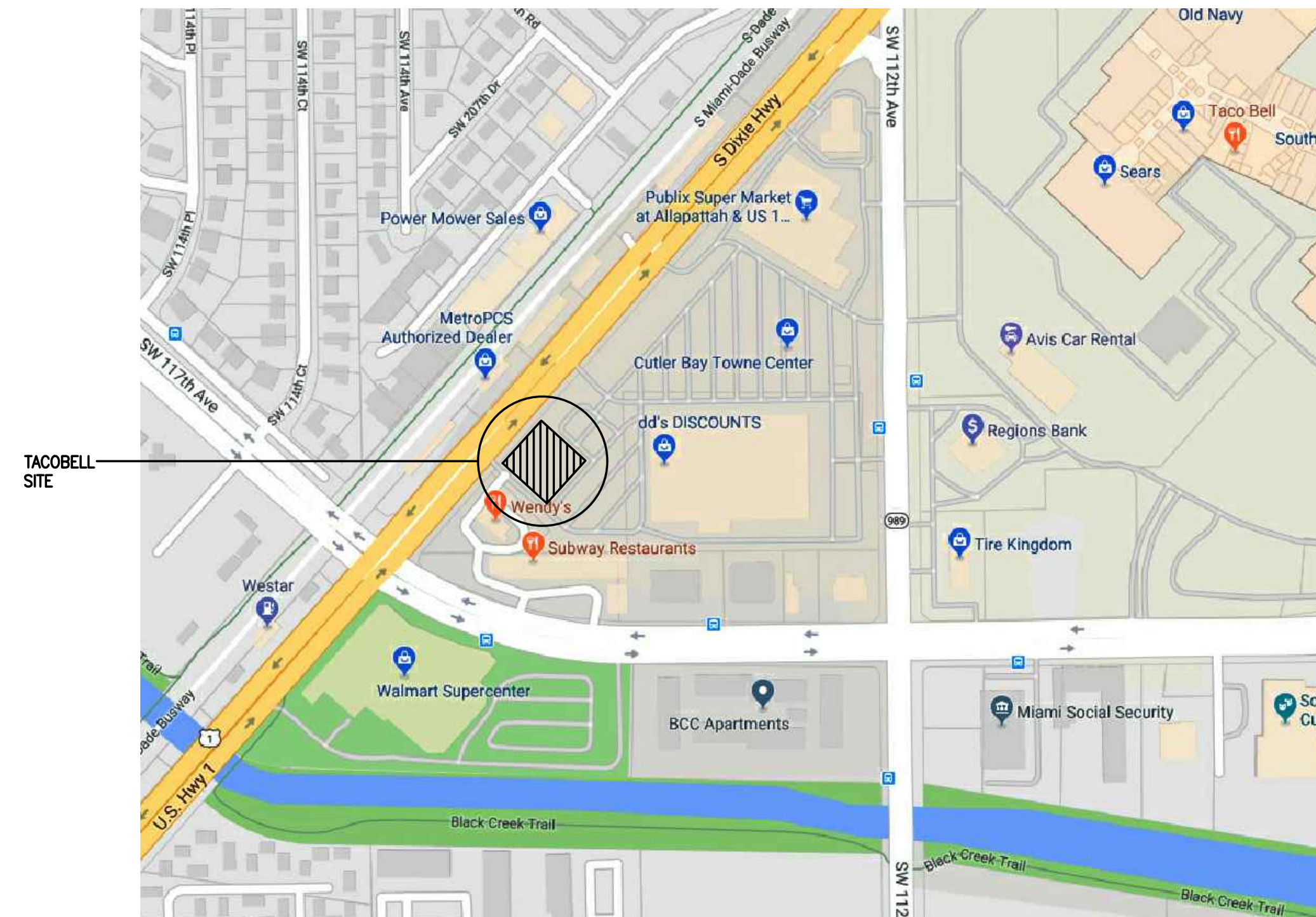
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WITHIN THE SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 7, THENCE SOUTH 01°01'29" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 663.80 FEET; THENCE SOUTH 88°49'06" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°49'06" WEST, A DISTANCE OF 620.43 FEET; THENCE NORTH 01°10'54" WEST, A DISTANCE OF 403.75 FEET; THENCE NORTH 88°49'06" EAST, A DISTANCE OF 578.06 FEET; THENCE SOUTH 01°10'54" EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 88°58'31" EAST, A DISTANCE OF 42.85 FEET TO A POINT ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 01°01'29" EAST, ALONG A SAID PARALLEL LINE A DISTANCE OF 213.63 FEET TO THE POINT OF BEGINNING.

PARCEL 4

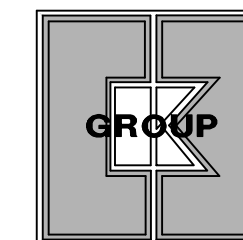
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 7; THENCE SOUTH 01°01'29" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 240.23 FEET; THENCE SOUTH 88°58'31" WEST A DISTANCE OF 50.0 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH ALLAPATTAH ROAD AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 8757-155 AS RECORDED IN PLAT BOOK 60 AT PAGE 83 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°58'31" WEST A DISTANCE OF 28.50 FEET; THENCE SOUTH 01°01'29" EAST A DISTANCE OF 37.92 FEET; THENCE NORTH 88°58'31" EAST A DISTANCE OF 28.50 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 01°01'29" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 37.92 FEET TO THE POINT OF BEGINNING.



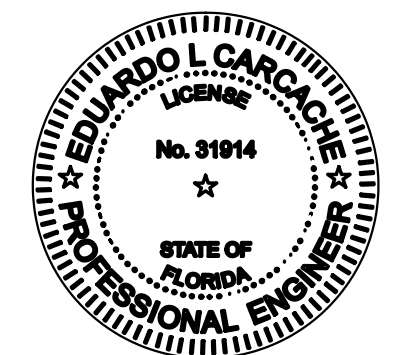
LOCATION MAP
SCALE: 1:300

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ENGINEER'S CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.



This plan has been electronically signed and sealed by Eduardo L. Carcache on 06-18-2018 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EDUARDO L. CARCACHE, PE 31914
CKE GROUP, INC. COA-4432

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