

TACO BELL

PROPOSED TACO BELL RESTAURANT

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

OVERALL LEGAL DESCRIPTION:

T-PLAT NO. T-23904-3

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ALL THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND ALL THAT PART OF THE NORTH 1/4 OF THE NORTHEAST 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°38'40" 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 SOUTHWEST 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°07'50" 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 69°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 SOUTHWEST 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 SOUTHWEST CORNER OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE SOUTH 88°49'06" WEST ALONG THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 647.84 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 1/4 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 88°45'56" EAST TO THE CENTER OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 36°06'38"; 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°39'18" EAST A DISTANCE OF 204.70 FEET; THENCE SOUTH 41°20'42" WEST A DISTANCE OF 88.57 FEET TO THE POINT OF BEGINNING.

PARCEL 3

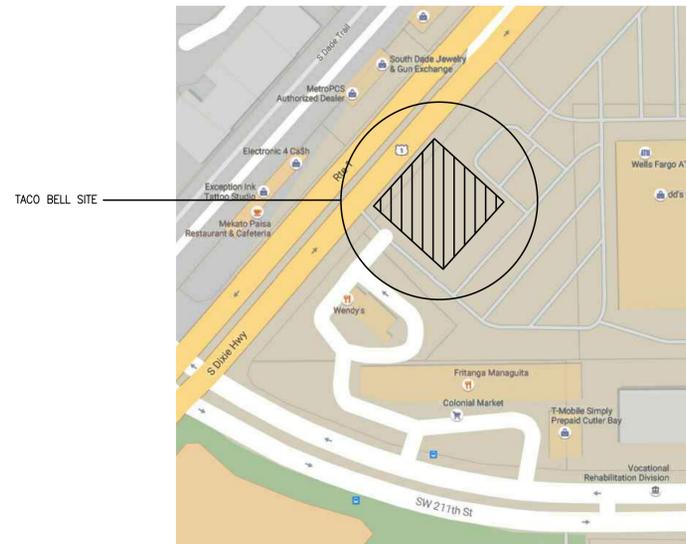
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING WITHIN THE SECTION 7, TOWNSHIP 56 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 42.95 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
NOT TO SCALE

CIVIL DRAWINGS

- SURVEY
- C-0 OVERALL SITE PLAN
- C-1 SITE PLAN
- C-2 PAVING AND DRAINAGE PLAN
- C-3 SITE UTILITY PLAN
- C-4 SITE DETAILS
- C-5 SITE DETAILS
- C-6 STORMWATER POLLUTION PREVENTION DETAILS & NOTES
- C-7 TRASH ENCLOSURE DETAIL
- CE-1 SITE ILLUMINATION PLAN
- L-1 LANDSCAPE PLAN
- L-2 TREE DISPOSITION PLAN
- L-3 IRRIGATION PLAN
- L-4 SPECIFICATIONS
- L-100 OVERALL STREET TREE BUFFER PLAN
- L-200 STREET BUFFER PLAN
- L-300 STREET BUFFER PLAN
- L-400 STREET BUFFER PLAN
- L-500 STREET BUFFER PLAN
- A-1.0 FLOOR PLAN
- A-4.0 EXTERIOR ELEVATIONS
- A-4.1 EXTERIOR ELEVATIONS

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