

MEMORANDUM

TC
Agenda Item No. 3(B)

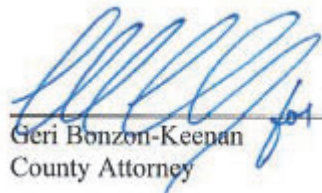
TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 9, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution removing the designation for public road right-of-way from a portion of Miami-Dade County-owned property identified on the attached Exhibit A and located at the intersection of NW 9 Avenue and Bob Hope Road, south of NW 15 Street, in the City of Miami in Section 35, Township 53 South, Range 41 East and authorizing the County Mayor to take all actions necessary to effectuate same

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon.



Geri Bonzon-Keenan
County Attorney

GBK/wm

MDC001

Memorandum



Date: July 21, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Removing the Designation for Public Road Right-of-Way from a Portion of Miami-Dade County-Owned Property Identified on the Exhibit A Attached to the Resolution
Section: 35-53-41
NW 9 Avenue and Bob Hope Road South of NW 15 Street
Commission District: 3

Executive Summary

The purpose of this item is to gain approval of the Board of County Commissioners (Board) to remove the designation for public road right-of-way from a portion of Miami-Dade County-owned property. The removal of the designation will enable the County to sell the subject parcel of land at full market value.

Recommendation

It is recommended that the Board grant the attached resolution removing the designation for public road right-of-way from a portion of Miami-Dade County-owned property located at the intersection of NW 9 Avenue and Bob Hope Road south of NW 15 Street and as identified on the Exhibit A attached to the resolution, in Section 35, Township 53 South, Range 41 East, in the City of Miami. Location maps are attached to this memorandum as Exhibit 1.

Scope

The subject parcel of land is located within District 3, which is represented by Commissioner Keon Hardemon.

Fiscal Impact/Funding Source

There is no fiscal impact associated with this item.

Track Record/Monitor

DTPW is the entity overseeing this project and the person responsible for monitoring it is Maria D. Molina, P.E., Chief, Right-of-Way Division.

Delegated Authority

The resolution delegates authority for the County Mayor or County Mayor's designee to take all actions necessary to effectuate this removal of the designation for public road right-of-way.

Background

In conjunction with the redevelopment of the adjacent properties, the University of Miami seeks to acquire the County-owned parcel of land as identified on Exhibit A attached to the resolution. However, this parcel is a portion of a larger parcel of land that was designated as public road right-of-way in 1979 by Resolution No. R-942-79. This resolution has been recorded in Official Records Book 33928, at Page 983, of the Public Records of Miami-Dade County and is attached to this memorandum as Exhibit 2. Therefore, the designation for public road right-of-way must be removed from the subject parcel in order for the

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page 2

County to be able to sell the land at full market value. The granting of this resolution will remove the designation for public road right-of-way from the subject parcel of land.

As a separate action, the abutting private property owner has initiated road closing proceedings with the City of Miami for the portion of NW 9 Avenue adjacent to the subject parcel. The closing of that segment of NW 9 Avenue between NW 15 Street and State Road 836 will result in the underlying land becoming incorporated into the abutting University of Miami property. This will eliminate the need for the subject parcel to be used for public right-of-way since the physical roadway and sidewalk lying within it serve only as a connection to the adjacent segment of NW 9 Avenue proposed for closure. For reference, the existing utilities, roadway improvements, and other features at this location are depicted on the survey attached to this memorandum as Exhibit 3.

Therefore, if the proposed closure of NW 9 Avenue is granted by the City of Miami and this request is granted by the Board, then the University of Miami may subsequently acquire the subject parcel of land to unify their adjacent properties into one parcel to facilitate future development of the site.

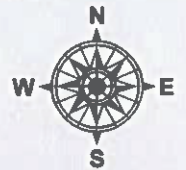


Jimmy Morales
Chief Operating Officer

Attachments:

- Exhibit 1 – Location Maps
- Exhibit 2 – Resolution R-942-79, Official Records Book 33928-983
- Exhibit 3 – Survey
- Exhibit A to the Resolution – Sketch & Legal Description

Location & Aerial Map
 SECTION 35 TOWNSHIP 53 RANGE 41
EXHIBIT 1



THIS IS NOT A SURVEY
 NOT TO SCALE

R/W Un-Designation Parcel

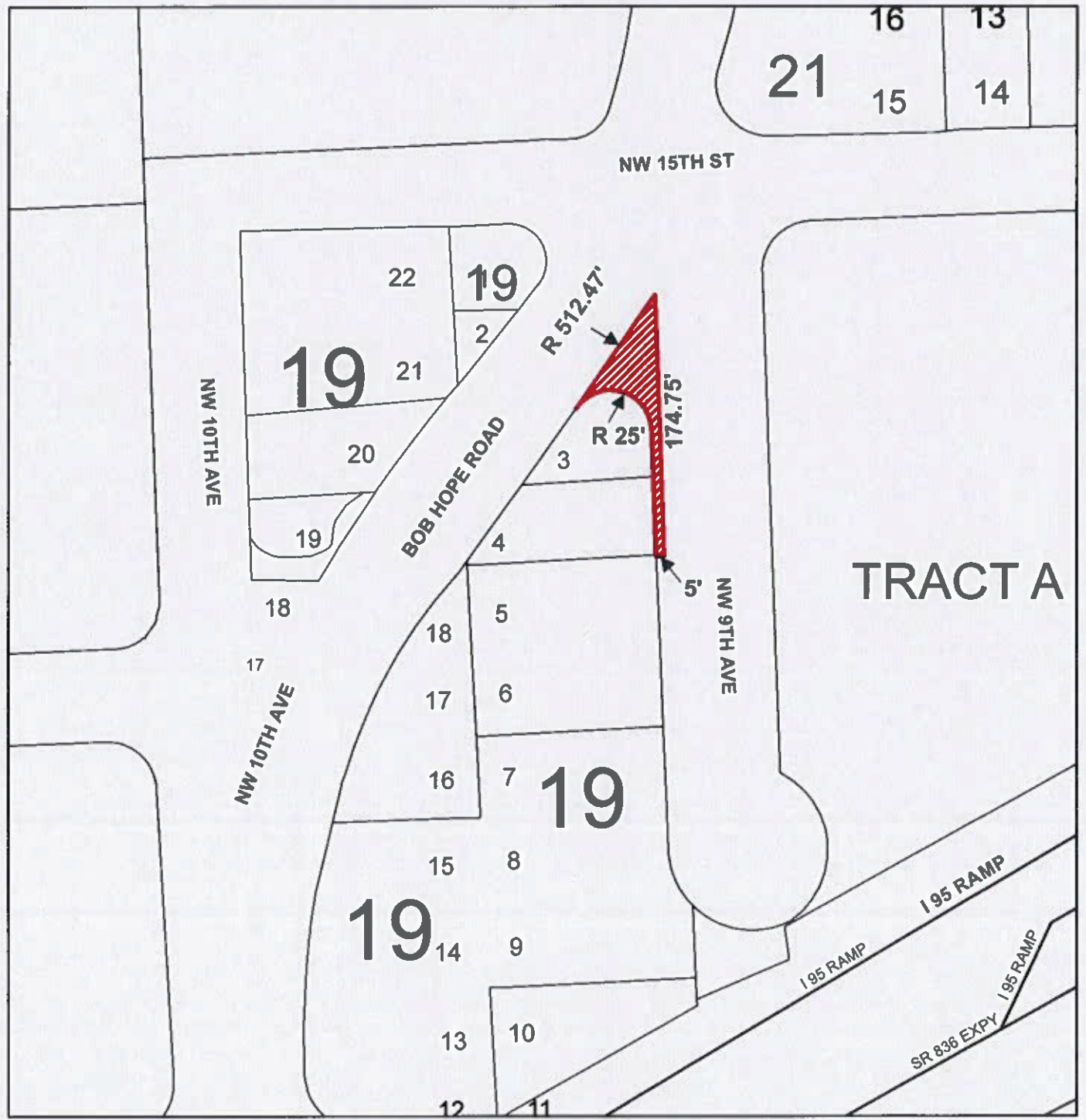
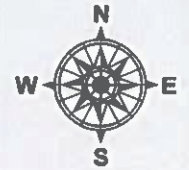
MIAMI-DADE COUNTY
 Department of Transportation and Public Works
 Right-of-Way Division
 111 NW 1st Street, 1610
 Miami, Florida 33128
 PH (305) 375-2714

Municipality: City of Miami
 Commission District 3
 Keon Hardemon

Date: 12-13-2024
 Drawn By: A.Santelices

Legend 
 R/W Un-Designation Parcel

Location & Aerial Map
 SECTION 35 TOWNSHIP 53 RANGE 41
EXHIBIT 1



THIS IS NOT A SURVEY
 NOT TO SCALE

R/W Un-Designation Parcel

MIAMI-DADE COUNTY
 Department of Transportation and Public Works
 Right-of-Way Division
 111 NW 1st Street, 1610
 Miami, Florida 33128
 PH (305) 375-2714

Municipality: City of Miami
 Commission District 3
 Keon Hardemon

Date: 12-13-2024
 Drawn By: A.Santelices

Legend 
 R/W Un-Designation Parcel

EXHIBIT 2
Resolution R-942-79
Recorded in ORB 33928-983



CFN 2023R0741031
DR BK 33928 Pgs 983-990 (8Pgs)
RECORDED 10/17/2023 13:42:05
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

DOCUMENT COVER PAGE

For those documents not providing the required 3 X 3-inch space on the first page, this cover page must be attached.

An additional recording fee for this page must be remitted.

Document Title: RESOLUTION

Return Document To/Prepared by:

UNIVERSITY OF MIAMI
OFFICE OF GENERAL COUNSEL
1320 S. Dixie Hwy
Suite 1250
Coral Gables, FL 33143

Robert A. Vale, Esq.



Rule 2.520 (d) On all ... documents prepared ... which are to be recorded in the public records of any county ... a 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page shall be left and reserved for use by the clerk of the court.

TOP 105210

MEMORANDUM

107.07 17A

Agenda Item NO. 5 (e)(5)

TO Honorable Mayor and Members
Board of County Commissioners

DATE July 17, 1979

FROM *M. A. Sternheim*
M. A. Sternheim
County Manager

SUBJECT Request for a Portion of
County-owned Land Acquired
for Public Health Trust
be Designated as Road Right-
of-Way

RECOMMENDATION:

It is recommended that the Board approve the designation of County-owned land located between N.W. 9th Avenue and N.W. 10th Avenue and between N.W. 14th Street and N.W. 19th Street, Miami, as public road right-of-way.

BACKGROUND:

Dade County has acquired land for the various expansion phases of Jackson Memorial Hospital. Plans have been made for construction of a new road to be known as Highland Park Drive to realign N.W. 10 Avenue north of 14th Street to bypass the hospital entrance so as to create a mall on N.W. 10th Avenue from approximately N.W. 16th Street to N.W. 18th Street. In order to proceed with the road construction, it is necessary to designate the lands legally described in the resolution as road right-of-way.



BOOK 165 PG 2580

MDC008

RESOLUTION NO. R-942-79.

RESOLUTION DESIGNATING A PORTION OF COUNTY-OWNED LAND
LOCATED BETWEEN N.W. 9TH AND 10TH AVENUES AND BETWEEN
N.W. 14TH AND 19TH STREETS AS ROAD RIGHT-OF-WAY

WHEREAS, this Board desires to accomplish the purposes outlined in the memorandum from the County Manager, a copy of which is attached to this resolution, for the reasons delineated therein,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that the County lands below-described and identified be and the same hereby are designated as official Road Right of Way, and the jurisdiction, supervision and control thereof is hereby transferred to and vested in the Public Works Department:

HIGHLAND PARK DRIVE RIGHT-OF-WAY
IN LOTS 1 THROUGH 4 AND LOTS 16 THROUGH 20,
BLOCK 19, HIGHLAND PARK (P.B. 2, Pg. 13)

A portion of Lots 1 through 4 inclusive in Block 19 of HIGHLAND PARK, according to the plat thereof recorded in Plat Book 2 at Page 13 of the Public Records of Dade County, Florida, AND a portion of Lots 16 through 20 inclusive in said Block 19, being more particularly described as follows: Begin at the Northeast corner of said Lot 1; thence run S 89°15'10" W along the North line of said Lot 1 for a distance of 109.64 feet to the point of curvature of a circular curve concave to the Southwest; thence run Easterly to Southerly along the arc of said circular curve concave to the Southwest having a radius of 25.00 feet, through a central angle of 123°32'59", for an arc distance of 53.91 feet to the point of compound curvature of a circular curve to the right; thence run Southwesterly along the arc of said circular curve to the right having a radius of 442.47 feet, through a central angle of 9°37'03" for an arc distance of 74.27 feet to a point on the East line of Lot 21 in said Block 19; thence run S 0°44'51" E along the East line of said Lot 21 for a distance of 2.94 feet to the Southeast corner of said Lot 21; thence run S 89°15'25" W along the South line of said Lot 21, for a distance of 2.79 feet to a point of intersection with a circular curve concave to the Northwest, the center of which bears N 47°03'21" W; thence run Southwesterly along the arc of said circular curve concave to the Northwest having a radius of 442.47 feet, through a central angle of 3°24'03", for an arc distance of 26.26 feet to the point of reverse curvature of a circular curve to the left; thence run Southwesterly along said circular curve to the left having a radius of 512.47 feet, through a central angle of 9°45'20", for an arc distance of 87.26 feet to the point of reverse curvature of a circular curve to the right; thence run Southwesterly to Northwesterly along the arc of said circular curve to the right having a radius of 25.00 feet, through a central angle of 142°41'14", for an arc distance of 62.26 feet to a point of tangency with the West line of said Block 19; thence run S 0°43'24" E along the West line of said Block 19 for a distance of 181.96 feet to the Southwest corner of said Lot 16; thence run N 89°16'02" E along the South line of said Lot 16 for a distance of 34.04 feet to a point of intersection with a circular curve concave to the Southeast, the center of which bears S 71°45'06" E; thence run Northeasterly along the arc of said circular curve concave to the Southeast having a radius of 442.47 feet, through a central angle of 28°05'48", for an arc distance of 216.98 feet to the point of reverse curvature of a circular curve to the left; thence run Northeasterly



along the arc of said circular curve to the left having a radius of 512.47 feet, through a central angle of $9^{\circ}48'13''$, for an arc distance of 87.69 feet to the point of reverse curvature of a circular curve to the right; thence run Northeasterly to Easterly to Southerly along the arc of said circular curve to the right having a radius of 25.00 feet, through a central angle of $142^{\circ}41'13''$, for an arc distance of 62.26 feet to a point of tangency with the West line of the East 5.00 feet of said Block 19; thence run $S 0^{\circ}46'18'' E$ along the West line of the East 5.00 feet of said Block 19 for a distance of 79.98 feet to a point on the South line of said Lot 4; thence run $N 89^{\circ}15'39'' E$ along the South line of said Lot 4 for a distance of 5.00 feet to the Southeast corner of said Lot 4; thence run $N 0^{\circ}46'18'' W$ along the East line of said Block 19 for a distance of 199.86 feet to the Point of Beginning, LESS that portion thereof lying within the alley previously dedicated by said plat of HIGHLAND PARK. (Containing 30,333 square feet.)

Description for Highland Park Drive
Through Tract A, PB 64 at Page 44

Begin at the Northwest corner of Tract "A" of HIGHLAND MUNICIPAL PARK, according to the plat thereof recorded in Plat Book 64 at Page 44 of the Public Records of Dade County, Florida; thence run $S 0^{\circ}12'52'' W$ along the West line of said Tract "A" for a distance of 86.33 feet to the point of curvature of a circular curve to the right; thence run Southwesterly along said circular curve to the right having a radius of 1550.00 feet, through a central angle of $5^{\circ}44'45''$, for an arc distance of 155.44 feet to a point of intersection with a circular curve concave to the Northeast, the center of which bears $N 64^{\circ}07'35'' E$ from said point of intersection; thence run Southeasterly along the arc of said circular curve concave to the Northeast having a radius of 512.47 feet, through a central angle of $17^{\circ}04'24''$, for an arc distance of 152.71 feet to the point of reverse curvature of a circular curve to the right; thence run Southeasterly to Southerly along the arc of said circular curve to the right having a radius of 442.47 feet, through a central angle of $35^{\circ}17'51''$, for an arc distance of 272.59 feet to a point of compound curvature with a circular curve to the right; thence run Southeasterly to Westerly along the arc of said circular curve to the right having a radius of 25.00 feet, through a central angle of $96^{\circ}52'14''$, for an arc distance of 42.27 feet to a point of tangency with the South line of said Tract "A"; thence run $N 89^{\circ}13'16'' E$ along the South line of said Tract "A" for a distance of 120.67 feet to the point of curvature of a circular curve concave to the Northeast; thence run Westerly to Northwesterly along the arc of said circular curve concave to the Northeast having a radius of 25.00 feet, through a central angle of $84^{\circ}40'07''$, for an arc distance of 36.94 feet to the point of reverse curvature of a circular curve to the left; thence run Northwesterly along the arc of said circular curve to the left having a radius of 512.47 feet, through a central angle of $36^{\circ}50'12''$, for an arc distance of 329.48 feet to the point of reverse curvature of a circular curve to the right; thence run Northwesterly to Northerly along the arc of said circular curve to the right having a radius of 442.47 feet, through a central angle of $43^{\circ}09'41''$, for an arc distance of 333.32 feet to a point of tangency with the East line of the West 35.00 feet of the NE 1/4 of the NE 1/4 of Section 35, Township 53 South, Range 41 East, Dade County, Florida; thence run $N 0^{\circ}12'52'' E$ along the East line of the West 35.00 feet of the NE 1/4 of the NE 1/4 of said Section 35 for a distance of 16.33 feet to a point of intersection with the North line of said Tract "A"; thence run $S 89^{\circ}11'49'' N$ along the North line of said Tract "A" for a distance of 10.00 feet to the Point of Beginning.



102 1528J

Agenda Item No. 5 (e) (5)
Page No. 3

The foregoing resolution was offered by Commissioner
Ruth Shack , who moved its adoption. The motion
was seconded by Commissioner Beverly B. Phillips , and upon
being put to a vote, the vote was as follows:

Neal F. Adams	Aye
Clara Oesterle	Aye
William G. Oliver	Absent
Beverly B. Phillips	Aye
James F. Redford, Jr.	Aye
Harvey Ruvn	Absent
Barry D. Schreiber	Aye
Ruth Shack	Aye
Stephen P. Clark	Aye

The Mayor thereupon declared the resolution duly passed
and adopted this 17th day of July, 1979.

DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

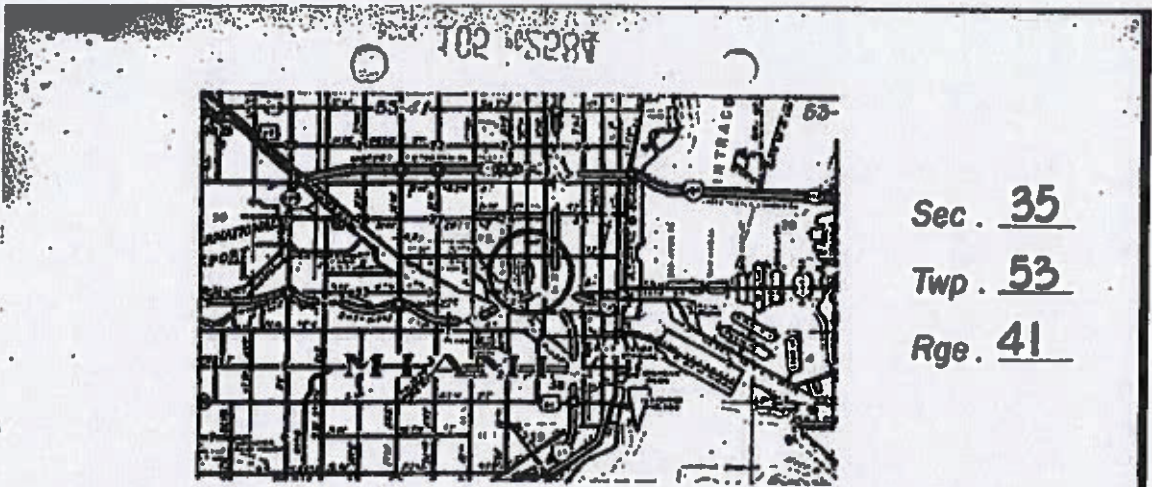
RICHARD P. BRINKER, CLERK

By: **RAYMOND REED**
Deputy Clerk



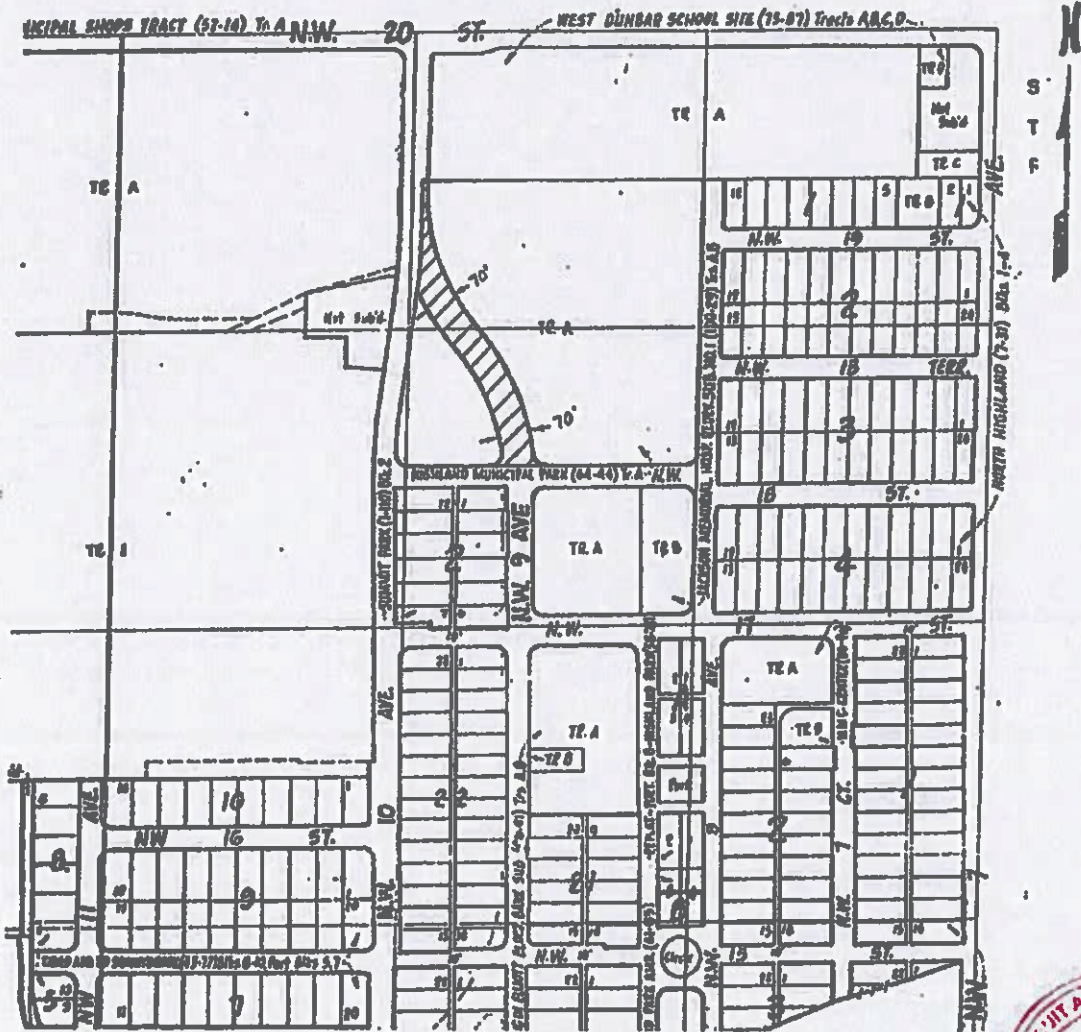
Approved by County Attorney as
to form and legal sufficiency. RAQ





Sec. 35
 Twp. 53
 Rge. 41

LOCATION MAP

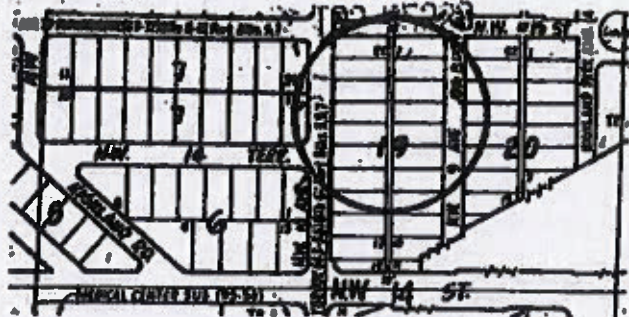


LEGEND

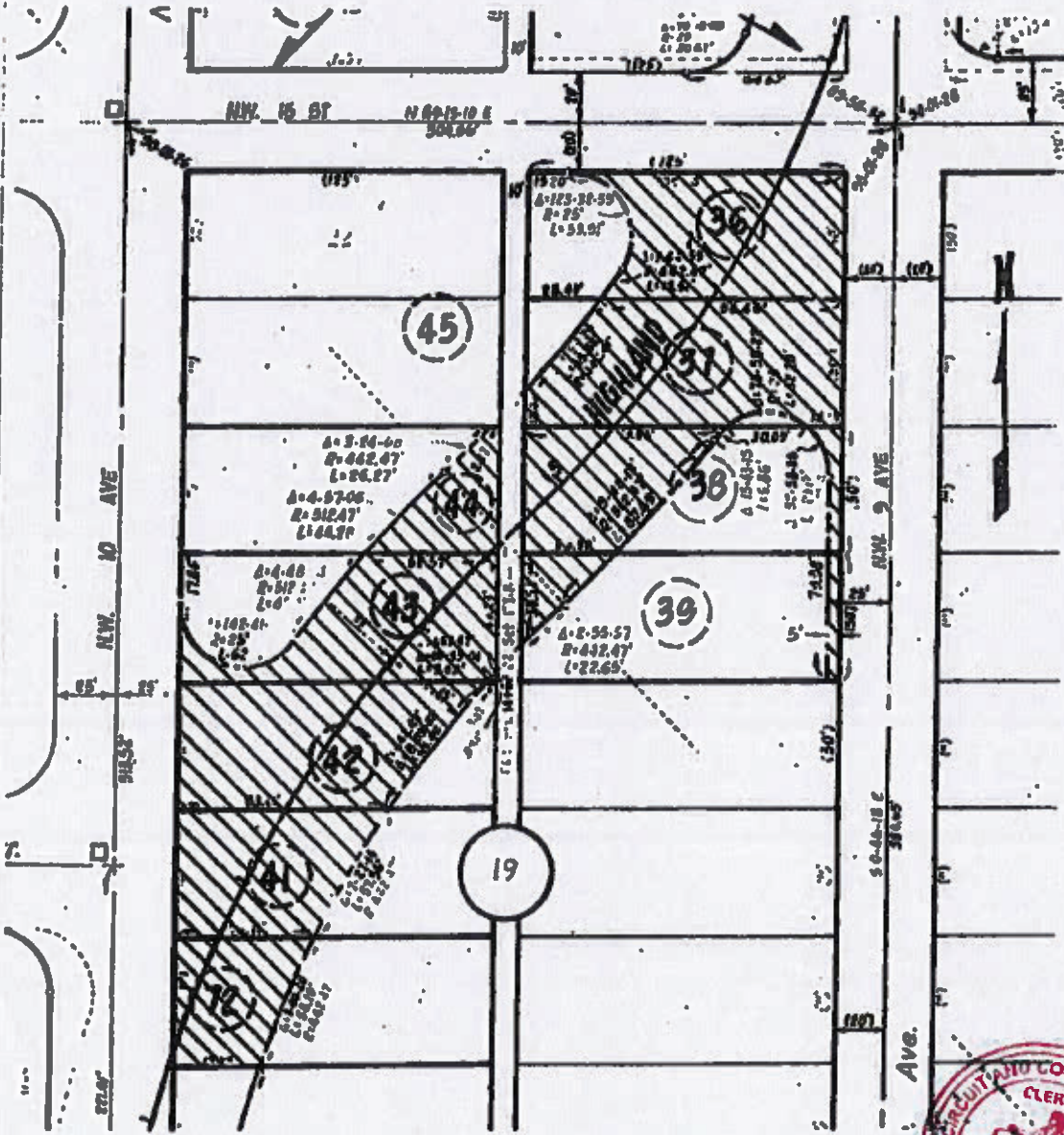
 County property to be designated as road right of way




Sec. 35
Twp. 53
Rge. 41



Location Map



Legend

 County Property to be designated as right of way



STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

SS:

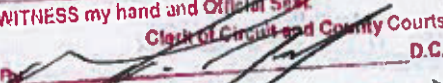
I, **JUAN FERNANDEZ-BARQUIN**, Clerk of the Court and Comptroller, in and for Miami-Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said county, **DO HEREBY CERTIFY** that the above and foregoing is a true and correct copy of Resolution R-942-79, adopted by the said Board of County Commissioners at its meeting held on July 17, 1979, as appears of record.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 17th day of October, A.D., 2023.



JUAN FERNANDEZ-BARQUIN
Clerk of the Court and Comptroller

By: 
Deputy Clerk: Rolando Perez e219230

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 3/17/23 day of
March, AD 70
WITNESS my hand and Official Seal
Clerk of Circuit and County Courts
 D.C.



3/17/23


EXHIBIT 3
Survey



MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- _____ **“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**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- _____ **No committee review**
- _____ **Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION REMOVING THE DESIGNATION FOR PUBLIC ROAD RIGHT-OF-WAY FROM A PORTION OF MIAMI-DADE COUNTY-OWNED PROPERTY IDENTIFIED ON THE ATTACHED EXHIBIT A AND LOCATED AT THE INTERSECTION OF NW 9 AVENUE AND BOB HOPE ROAD, SOUTH OF NW 15 STREET, IN THE CITY OF MIAMI IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the parcel of land as identified on the attached Exhibit A is a portion of the County-owned lands that were designated as public road right-of-way for Highland Park Drive (also known as Bob Hope Road) by Resolution No. R-942-79, adopted by this Board on July 17, 1979; and

WHEREAS, the subject parcel of land is not needed for public right-of-way since the portion of physical roadway and sidewalk that it includes serves only as a connection to the adjacent segment of NW 9 Avenue that is the subject of a road closing petition currently before the City of Miami; and

WHEREAS, the Director of the Department of Transportation and Public Works recommends that the subject portion of County-owned land at the intersection of NW 9 Avenue and Bob Hope Road, south of NW 15 Street, as identified on the attached Exhibit A incorporated herein by reference, have the designation of public road right-of-way be removed from upon it,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are approved and incorporated by reference.

Section 2. This Board hereby removes the designation for public road right-of-way from the portion of the County-owned land located at the intersection of Bob Hope Road and NW 9 Avenue, south of NW 15 Street, as identified on the attached Exhibit A, and authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate same.

The foregoing resolution was 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:

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared the resolution duly passed and adopted this 21st day of July, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

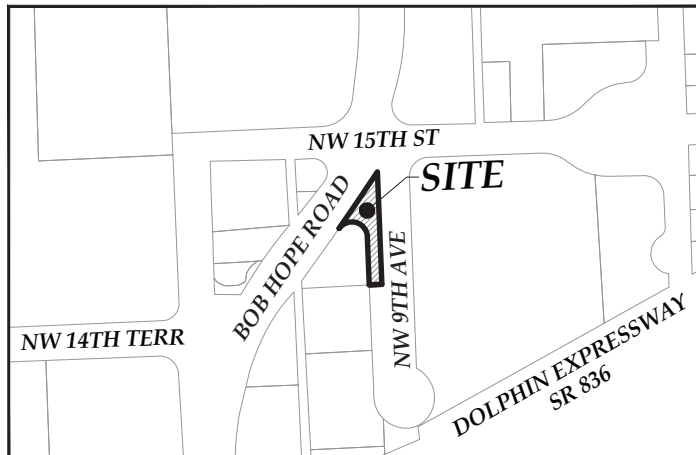
Lauren E. M. Alvarez



EXHIBIT A
Sketch & Legal Description

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LOCATION SKETCH
SCALE: 1' = 300'



LEGEND & ABBREVIATIONS:

- AVE = AVENUE
- CL = CENTERLINE
- E'LY = EASTERLY
- FL = FLORIDA
- FT. = FOOT
- L = LENGTH (WHEN USED IN CURVE DATA)
- LB = LICENSED BUSINESS
- ML = MONUMENT LINE
- NO. = NUMBER
- NW'LY = NORTHWESTERLY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R = RADIUS (WHEN USED IN CURVE DATA)
- R/W = RIGHT-OF-WAY
- SE'LY = SOUTHEASTERLY
- SR = STATE ROAD
- ST = STREET
- UM = UNIVERSITY OF MIAMI
- W'LY = WESTERLY
- Δ = CENTRAL ANGLE (WHEN USED IN CURVE DATA)

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THE PURPOSE OF THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS TO DEPICT THE LIMITS OF A PORTION OF THE LANDS DESCRIBED IN RESOLUTION #R-942-79, DATED JULY 17, 1979, RECORDED IN OFFICIAL RECORDS BOOK 33928, PAGE 983, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTER LINE OF NW 9TH AVENUE, HAVING A RECORD BEARING OF S02°12'39"E.
4. RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
5. EASEMENTS AND/OR RESTRICTIONS OF RECORD ARE NOT SHOWN HEREON.
6. THIS SITE LIES IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

THIS IS NOT A SURVEY.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305)-324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

DATE: May 21, 2024 - 4:02pm EST FILE: F:\SURVEY\PROJECTS\87000's\87955 UM- BOB HOPE PARCELS- SKETCH & LEGAL\DWG\87955.dwg

DRAWING No. 2639-SS-20				BY: AJR/AS	
PROJECT: UM BOB HOPE PROPERTY				THIS IS NOT A SURVEY	
DATE: 05-20-24	REV DATE:	BEC ORDER # 03-87955	SHEET 1 OF 3	DRAWN BY AS	CLIENT UNIVERSITY OF MIAMI (UM)
BISCAYNE ENGINEERING SURVEYORS ENGINEERS PLANNERS • SINCE 1898 •		529 W. FLAGLER ST, MIAMI, FL 33130 TEL. (305) 324-7671		449 NW 35TH ST, BOCA RATON, FL 33431 TEL. (561) 609-2329	
		E-MAIL: INFO@BISCAYNEENGINEERING.COM • WEBSITE: WW.BISCAYNEENGINEERING.COM			

MDC023

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF LOTS 1, 2, 3, AND 4, BLOCK 19, OF HIGHLAND PARK, AS RECORDED IN PLAT BOOK 2, PAGE 13, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN RESOLUTION #R-942-79, DATED JULY 17, 1979, AS RECORDED IN OFFICIAL RECORDS BOOK 33928, PAGE 983, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 4 OF BLOCK 19; THENCE S87°49'49"W, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 5.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NW 9TH AVENUE AS CREATED BY SAID RESOLUTION #R-942-79, ALSO BEING THE WEST LINE OF THE EAST 5 FEET OF SAID BLOCK 19; THENCE N02°12'39"W, ALONG SAID WEST RIGHT-OF-WAY LINE OF NW 9TH AVENUE, A DISTANCE OF 79.93 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTH, HAVING AS ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 142°41'01"; THENCE NORTHERLY, NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY ALONG SAID CURVE, AS CREATED BY SAID RESOLUTION #R-942-79, A DISTANCE OF 62.26 FEET TO THE POINT OF CUSP WITH A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 512.47 FEET AND A CENTRAL ANGLE OF 10°31'23", A RADIAL LINE THROUGH SAID POINT BEARING S54°53'40"E; THENCE NORTHEASTERLY ALONG SAID CURVE, BEING 35 FEET SOUTHEAST OF AND PARALLEL TO THE CENTERLINE OF BOB HOPE ROAD AS CREATED BY SAID RESOLUTION #R-942-79, A DISTANCE OF 94.12 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 1, ALSO BEING THE EAST LINE OF SAID BLOCK 19; THENCE S02°12'39"E, ALONG SAID EAST LINE OF BLOCK 19, A DISTANCE OF 174.75 FEET TO THE POINT OF BEGINNING.


ALL OF THE ABOVE DESCRIBED LANDS LYING IN SECTION 35, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 2,078 SQUARE FEET (0.048 ACRES) MORE OR LESS.

DATE: May 21, 2024 - 4:02pm EST FILE: F:\SURVEY\PROJECTS\87000's\87955 UM- BOB HOPE PARCELS- SKETCH & LEGAL\DWG\87955.dwg

DRAWING No. 2639-SS-20	BY: AJR/AS	THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS VALID ONLY WHEN ALL SHEETS ARE COMBINED, FORMING THE COMPLETE DOCUMENT.
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PROJECT: UM BOB HOPE PROPERTY	THIS IS NOT A SURVEY
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DATE: 05-20-24	REV DATE:	BEC ORDER # 03-87955	SHEET 3 OF 3	DRAWN BY AS	CLIENT UNIVERSITY OF MIAMI (UM)
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