

MEMORANDUM

Agenda Item No. 14(A)(2)

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

DATE: July 16, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting the conveyance of a Perpetual Easement from 1000 NE 2nd Avenue Trustee LLC to Miami-Dade County for the construction, operation, use, repair, replacement, and maintenance of a sidewalk for public transportation purposes; and authorizing the County Mayor to execute the acceptance of the Easement Agreement, take all actions necessary to effectuate same, and exercise all rights conferred therein

Resolution No. R-791-25

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/uw

Memorandum



Date: July 16, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Authorizing the Acceptance of a Perpetual Easement to Provide Public Access Over and Through Private Property Owned by 1000 NW 2nd Ave Trustee LLC

Summary

This item authorizes the acceptance of a perpetual easement from 1000 NE 2nd Ave Trustee LLC ("Developer") to Miami-Dade County ("County") which allows for the construction and maintenance of a sidewalk in order to preserve public access along NE Second Avenue between NE 10th and 11th Streets which provides adequate visibility between pedestrians and vehicular traffic entering and exiting this portion of the Miami Worldcenter project. The sidewalk will be constructed and maintained by the Developer, at its sole cost, as part of the Miami Worldcenter project.

Recommendation

It is recommended that the Miami Dade County Board of County Commissioners ("Board") authorize the acceptance of a perpetual easement and execution of a Perpetual Easement Agreement in order to preserve public access with acceptable visibility along NE Second Avenue between NE 10th and NE 11th Streets.

Scope

The Perpetual Easement involves property located within District 3, which is represented by Commissioner Keon Hardemon; however, the easement and the Miami Worldcenter Project have a countywide impact.

Fiscal Impact/Funding Source

There is no cost to the County as a result of this item. The Perpetual Easement Agreement provides for the Developer to construct a sidewalk within the easement area and to maintain it in perpetuity at its sole cost.

Track Record/Monitoring

Mr. Javier Bustamante, Assistant Director, Transit Project Management & Support Services Division, Department of Transportation and Public Works, Right-of-Way Division, will monitor the Agreement.

Delegation of Authority

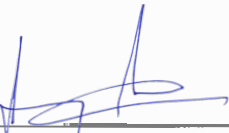
This item authorizes the acceptance of a perpetual easement and authorizes the County Mayor or the County Mayor's designee to execute the Perpetual Easement Agreement and to exercise all provisions contained therein.

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

Background

In March 2024, the Developer submitted plans to the Miami-Dade County Department of Transportation and Public Works ("DTPW") for a portion of the Miami Worldcenter project. The plans showed that the existing sidewalk located in the public right-of-way along NE 2nd Ave between NE 10th and 11th Streets would not provide adequate visibility between pedestrians and vehicular traffic entering and exiting this portion of the Miami Worldcenter project. To eliminate this conflict the Developer agreed to provide a perpetual easement within its property and to relocate the existing sidewalk to within that easement, thereby providing for public access with adequate visibility through the easement. Additionally, the Perpetual Easement Agreement provides for the Developer to construct and maintain the replacement sidewalk, at its sole cost, in perpetuity.

Attachments



Jimmy Morales
Chief Operating Officer



MEMORANDUM

(Revised)

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

DATE: July 16, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(2)

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
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(2)
7-16-25

RESOLUTION NO. R-791-25

RESOLUTION ACCEPTING THE CONVEYANCE OF A PERPETUAL EASEMENT FROM 1000 NE 2ND AVENUE TRUSTEE LLC TO MIAMI-DADE COUNTY FOR THE CONSTRUCTION, OPERATION, USE, REPAIR, REPLACEMENT, AND MAINTENANCE OF A SIDEWALK FOR PUBLIC TRANSPORTATION PURPOSES; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE ACCEPTANCE OF THE EASEMENT AGREEMENT, TAKE ALL ACTIONS NECESSARY TO EFFECTUATE SAME, AND EXERCISE ALL RIGHTS CONFERRED THEREIN

WHEREAS, the Board desires to accomplish the purposes outlined in the accompanying Mayor's memorandum, a copy of which is incorporated herein by reference,

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

Section 1. This Board approves the acceptance of a conveyance of a Perpetual Easement Agreement from 1000 NE 2nd Ave Trustee LLC to Miami-Dade County for the construction, operation, use, repair, replacement, and maintenance of a sidewalk for public transportation purposes.

Section 2. This Board authorizes and directs the County Mayor or County Mayor's designee to execute the acceptance of the Perpetual Easement Agreement, to take all actions necessary to effectuate same, and to exercise all rights conferred therein.

Section 3. This Board directs, pursuant to Resolution No. R-974-09, the County Mayor or County Mayor's designee to record all instruments of conveyance accepted herein in the public records of the County and provide a recorded copy to the Clerk of the Board within 30 days of execution, and further directs the Clerk of the Board to permanently store the recorded copy with this resolution.

The foregoing resolution was offered by Commissioner **Eileen Higgins**,
 who moved its adoption. The motion was seconded by Commissioner **Raquel A. Regalado**
 and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of July, 2025. 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: **Basia Pruna**
 Deputy Clerk

Approved by County Attorney as
 to form and legal sufficiency.

Annery Pulgar Alfonso

This instrument prepared by, and to be returned to:

Utilities & Joint Development Division
Department of Transportation and Public Works
701 NW 1st Court, 15th Floor
Miami, FL. 33136

PERPETUAL EASEMENT AGREEMENT

THIS PERPETUAL EASEMENT made the day of 20 , by 1000 NE 2nd Ave Trustee LLC, a Delaware limited liability company (formerly known as TNG MWC Trustee LLC), as Trustee Under Land Trust Agreement Dated December 19, 2022 Known as TNG MWC Land Trust, ("Grantor"), having its office and principal place of business at 152 W 57th Street, 45th Floor, New York, New York 10019, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, ("Grantee") whose address is Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida 33128-1963 ("Grantee" or "County"), and collectively referred to herein as the "Parties."

WHEREAS, the Parties desire to enter into this Perpetual Easement Agreement to permit Grantee, and its employees, agents, contractors, assigns, and invitees, to construct, install, operate, use, repair, replace, and maintain a sidewalk to be used by the public for transportation purposes including but not limited to, pedestrian and bicyclist uses, in, over, under, upon and through the following described land as shown on Exhibit "A" attached hereof (the "Easement Area"); and

WHEREAS, Grantor has agreed to grant an easement to Grantee for such purpose upon the terms and conditions set forth in this Perpetual Easement Agreement,

NOW THEREFORE, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. **Recitals.** The recitals set forth above are binding on the Grantor and Grantee, their successors and assigns, and are incorporated as if fully set forth herein.
2. **Grant of Easement.** Grantor hereby grants unto Grantee, and its permitted successors, assigns, employees, agents, contractors, and invitees, an exclusive perpetual easement on, over, under, across, and through the Easement Area, legally described in Exhibit "A," (the "Easement Area") for the purpose of the construction, installation maintenance, operation, use, repair, and replacement of a sidewalk and related improvements ("Sidewalk Improvements") to be used by the County for public transportation purposes including but not limited to pedestrian and bicyclist uses, in, over, under, upon and through the Easement Area and shall include ingress and egress for the public and pedestrians across and through the Easement Area

which may include paving and a sidewalk.

3. **Grantors Responsibilities:** Grantor shall be responsible for the construction, installation, maintenance, repair, and/or replacement of the Sidewalk Improvements, provided however that the Grantee, in its sole discretion, may choose but is not obligated to maintain, replace, or repair such Sidewalk Improvements. Grantor shall also be responsible for maintaining, repairing, and/or replacing any other current or future improvements within the Easement Area. Grantor shall not obstruct the Easement Area. Grantor must at all times ensure that the Easement Area remains free of any obstruction. Grantor shall promptly repair any damage to the Sidewalk Improvements. In the event that Grantor fails to do so, Grantee may repair such damage, which includes the replacement of the Sidewalk Improvements, and Grantor shall pay all costs and expenses of such repair or replacement upon thirty (30) days' notice and receipt of an invoice from Grantee.
4. **Construction within Easement Area:** Any construction or improvements in the Easement Area by Grantor or any agent or contractor on behalf of Grantor is subject to Grantee's prior written approval, with the exception of a building overhang with a minimum clearance height of at 24 feet that may encroach over, and the Easement Area as depicted in the attached **Exhibit "B"**. Grantor shall require any contractor retained to perform work within the Easement Area to indemnify and hold harmless Grantee and its officers, employees, agents, assigns, and instrumentalities from any and all damages, liability, claims, demands, actions, losses or suits, including attorneys' fees and costs of defense, which the County or its officers, employees, agents, assigns, or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of any work within the Easement Area by the Grantor or its employees, agents, servants, partners principals, contractors, or subcontractors. Any agreements between the Grantor and its contractor for the performance of work within the Easement Area shall provide that the contractor shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Grantee, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon, and that any insurance protection required by any agreement(s) with the contractor(s) or otherwise provided by contractor(s) shall in no way limit the responsibility of the contractor(s) to indemnify, keep and save harmless and defend the Grantee or its officers, employees, agents, assigns, or instrumentalities as herein provided. The indemnification obligations of this section survive the termination of this Perpetual Easement Agreement.
5. **Indemnification:** Grantor shall indemnify and hold harmless Grantee and its officers, employees, agents, instrumentalities, assigns, or contractors from any and all damages and/or liability, claims, demand, actions and/or suits of any nature arising out of, relating to, or resulting from willful, wanton, negligent and/or wrongful act(s) of Grantor and/or any of its employees, agents, contractors, invitees, or instrumentalities, in connection with the rights granted to or exercised by Grantee

hereunder, or in connection with any rights or obligations of Grantor. This section survives the termination of this Perpetual Easement Agreement.

6. **Insurance:** Grantor shall require any contractor retained to perform work within the Easement Area to furnish to Grantee, Certificate(s) of Insurance which indicate that insurance coverage has been obtained which meets the requirements as outlined below:

- A. Worker's Compensation Insurance for all employees of the Contractor as required by Florida Statute 440.
- B. Commercial General Liability Insurance in an amount not less than \$1,000,000 per occurrence, and \$2,000,000 in the aggregate, not to exclude Explosion Collapse and Underground
- C. Hazards and Products and Completed Operations. Miami-Dade County must be shown as an additional insured with respect to this coverage.
- D. Automobile Liability Insurance covering all owned, non-owned and hired vehicles, in an amount not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage.
- E. Umbrella Liability Insurance in an amount not less than \$3,000,000 per occurrence, and \$3,000,000 in the aggregate.
- F. If Excess Liability is provided a "follow form" policy for the coverage's listed in Section(s) B and C herein, must be provided.

All insurance policies required above shall be issued by companies authorized to do business under the laws of the State of Florida, with the following qualifications:

The company must be rated no less than "A-" as to management, and no less than "Class VII" as to financial strength, by Best's Insurance Guide, published by A.M. Best Company, Oldwick, New Jersey, or its equivalent, subject to the approval of the County Risk Management Division.

Or

The company must hold a valid Florida Certificate of Authority as shown in the latest "List of All Insurance Companies Authorized or Approved to Do Business in Florida" issued by the State of Florida Department of Financial Services.

NOTE: CERTIFICATE HOLDER MUST READ:
MIAMI-DADE COUNTY
111 NW 1st STREET SUITE 2340 MIAMI, FL 33128

7. **No Representations.** Grantor represents that it has full authority to grant the rights to Grantee set forth herein, and that no other person or entity holds an interest which would affect the easement and rights set forth herein.
8. **Assignment.** The rights and obligations of the parties shall inure to the benefit of and be binding upon their respective successors, and assigns.
9. **Sovereign Rights.** Notwithstanding any other provision herein, Grantee retains its sovereign status hereunder and all sovereign prerogatives and rights and shall not be estopped from withholding or refusing to issue any approvals of, and any applications for, building, zoning, planning or development under present or future laws and regulations of whatever nature applicable to the Sidewalk Improvements as further provided for herein. Nothing contained herein shall be construed as a waiver or limitation of the conditions, provisions or limitation of Florida Statutes, section 768.28.
10. **Severability.** If any clause or provision of this Easement Agreement is deemed illegal, invalid or unenforceable under present or future laws effective during the term hereof, then the validity of the remainder of this Perpetual Easement Agreement shall not be affected thereby and shall be legal, valid and enforceable, unless such invalidation would render the intent of this Perpetual Easement Agreement void.
11. **Entire Agreement.** This Perpetual Easement Agreement constitutes the entire agreement between the Parties with respect to the specific subject matter hereof.
12. **Law and Venue.** This Agreement shall be governed and construed in all respects in accordance with the laws of the State of Florida, without regard to its conflict of laws provisions. The exclusive venue for litigation arising out of or relating to the subject matter of this Perpetual Easement Agreement shall be within Miami-Dade County, Florida.
13. **Amendments.** This Agreement may only be amended or modified by written instrument lawfully executed by the Parties (or their successors-in interest) and recorded in the Public Records of Miami-Dade County, Florida.
14. **Interpretation.** No provision of this Agreement will be interpreted in favor of, or against, either Party hereto by reason of the extent to which any such party or its counsel participated in the drafting hereof, or by reason of the extent to which any such provision is inconsistent with any prior draft hereof.
15. **Notices.** All notices, demands, request or other communications required or permitted to be given hereunder must be given in writing and shall be deemed effective (i) immediately upon hand delivery to the address set forth below for the intended recipient, with a receipt issued by the party receiving such deliver; (ii) five (5) business days after having been sent by certified mail, return receipt requested

addressed to the intended recipient at the address specified below, of (iii) a noon of the business day next following after having been deposited into the custody of a nationally recognized overnight delivery service which provides delivery confirmation addressed to such party at the address specified below. Any notice sent as required by this Section and refused by the recipient shall be deemed delivered as of the date of such refusal. A party may change its address for purposes of this section by serving notice as provided herein and setting forth the new address. Notices shall be sent as follows:

Grantee:

Miami-Dade County
DTPW, Director,
or his or her designee
701 NW 1st Court
17th Floor
Miami, Florida 33136

With a Copy To:
Miami-Dade County
DTPW, Chief ROW,
701 NW 1st Court
15th Floor
Miami, Florida 33136

With a Copy To:

Attn: County Attorneys' Office
111 NW 1st Street, Suite 2810
Miami, Florida 33128

Grantor:

1000 NE 2nd Ave Trustee LLC,
152 W 57th Street, 45th Floor,
New York, New York 10019

IN WITNESS WHEREOF, Grantee caused this Perpetual Easement Agreement to be executed by the undersigned, on the date first above written.

Attest:

MIAMI-DADE COUNTY
By its Board of County Commissioners

Clerk or Deputy Clerk of the Circuit Court

By: _____
Name: _____
As its: County Mayor or Mayor's Designee

Approved as to form
And legal sufficiency

Assistant County Attorney

The foregoing was authorized and approved by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County Florida on this ____ day of
_____, 20____.



VICINITY MAP
NOT TO SCALE

EXHIBIT "A"

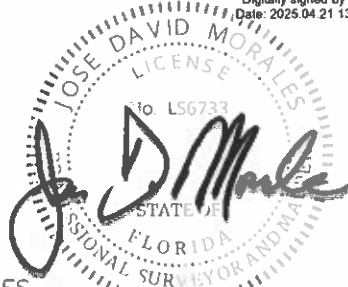
SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AND NORTH ARROW DIRECTION SHOWN HEREON ARE BASED OF THE NORTH RIGHT OF WAY LINE OF NE 10TH STREET AS BEING S 87°43'41" W, AS SHOWN ON PLAT BOOK 171 PG 28.
3. ALL MEASUREMENTS ARE IN US SURVEY FOOT.
4. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
5. NO UNDERGROUND FOOTINGS WERE LOCATED.
6. THIS DOCUMENT CONSISTS OF 4 SHEETS AND NEITHER SHALL BEE CONSIDERED FULL, VALID AND COMPLETE WITHOUT THE OTHERS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "SKETCH AND LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS AND PLATTED UNDER MY DIRECTION ON OCTOBER 10, 2024. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

Digitally signed by Jose Morales
Date: 2025.04.21 13:34:08-04'00'



JOSE D. MORALES
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #6733
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.



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SKETCH OF DESCRIPTION
FOR
NAFTALI GROUP

1016 N.E. 2ND AVENUE
MIAMI
MIAMI-DADE COUNTY
FLORIDA



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MIAMI
7800 Corporate Center Drive
Suite C
Miami, FL 33126
Phone: 305.597.9701
COLLIERS ENGINEERING & DESIGN, INC.
3000 BUSINESS BLVD, SUITE 200, MIAMI, FL 33130
SURVEY PERM. 187388

SKETCH & LEGAL DESCRIPTION

SCALE AS SHOWN	DATE 02/16/24	DRAWN BY MCH	CHECKED BY JDM
PROJECT NUMBER 22004908A		DRAWING NAME 22004908A-MWC-SWK-EAS-R	

SHEET TITLE

COVER & NOTES
SIDEWALK EASEMENT

SHEET NUMBER
1 of 4

EXHIBIT "A"

LEGAL DESCRIPTION: (PROPOSED SIDEWALK EASEMENT)

A PORTION OF LOT 1, BLOCK 19 NORTH, CITY OF MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 19 NORTH; THENCE ALONG THE WEST RIGHT OF WAY LINE OF N.E. 2nd AVENUE, THE FOLLOWING FOUR (4) COURSES: S 02°14'38" E, FOR A DISTANCE OF 65.00 FEET; THENCE N 87°43'42" E FOR A DISTANCE OF 11.88 FEET; THENCE S 12°48'54" E FOR A DISTANCE OF 57.09 FEET; THENCE N 87°43'42" E FOR A DISTANCE OF 2.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87°43'42" E ALONG THE WEST RIGHT OF WAY LINE OF N.E. 2nd AVENUE, FOR A DISTANCE OF 8.01 FEET TO A POINT ON THE PROPOSED WEST RIGHT OF WAY LINE OF N.E. 2ND AVENUE; THENCE S 02°14'43" E ALONG THE PROPOSED RIGHT OF WAY LINE OF N.E. 2ND AVENUE FOR A DISTANCE OF 20.78 FEET; THENCE DEPARTING SAID PROPOSED WEST RIGHT OF WAY LINE OF N.E. 2ND AVENUE, S 87°43'39" W FOR A DISTANCE OF 1.23 FEET; THENCE N 02°16'21" W FOR A DISTANCE OF 1.45 FEET; THENCE N 42°35'20" W FOR A DISTANCE OF 5.23 TO A POINT ON A CIRCULAR CURVE TO THE RIGHT; HAVING FOR ITS ELEMENTS A RADIUS OF 3.00 FEET WHICH BEARS RADially AT S 47°24'21" W; A CHORD LENGTH OF 1.74 FEET WHICH BEARS N 25°46'02" W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°38'33", FOR AN ARC DISTANCE OF 1.76 FEET; THENCE N 03°46'30" W FOR A DISTANCE OF 0.98 FEET; THENCE S 87°42'48" W FOR A DISTANCE OF 2.67 FEET; THENCE N 02°16'18" W FOR A DISTANCE OF 12.76 FEET TO THE POINT OF BEGINNING.

SAID LAND ALL SITUATE IN THE CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA AND CONTAINS 129 SQUARE FEET, MORE OR LESS.

By: IMORALES

4908A\Survey\dwg\ROW Dedication\22004908A-MWC-SWK-EAS-R1.dwg\V-02-LEGAL



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SKETCH OF DESCRIPTION FOR NAFTALI GROUP

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Phone: 305.597.9701
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2006 U.S. BUSINESS 500 LISTED CONSULTING
SURVEY FIRM LIST 2006

SKETCH AND LEGAL DESCRIPTION

SCALE: AS SHOWN	DATE: 02/16/24	DRAWN BY: MCH	CHECKED BY: JOM
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PROJECT NUMBER: 22004908A	DRAWING NAME: 22004908A-MWC-SWK-EAS-R
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SHEET TITLE

**DESCRIPTION
SIDEWALK EASEMENT**

SHEET NUMBER
2 of 4

MDC015

4908A\\Survey\\dwg\\ROW Def\\22004908A-MWC-SWK-EAS-R1.dwg\\V-03-OVERALL By: JMORALES

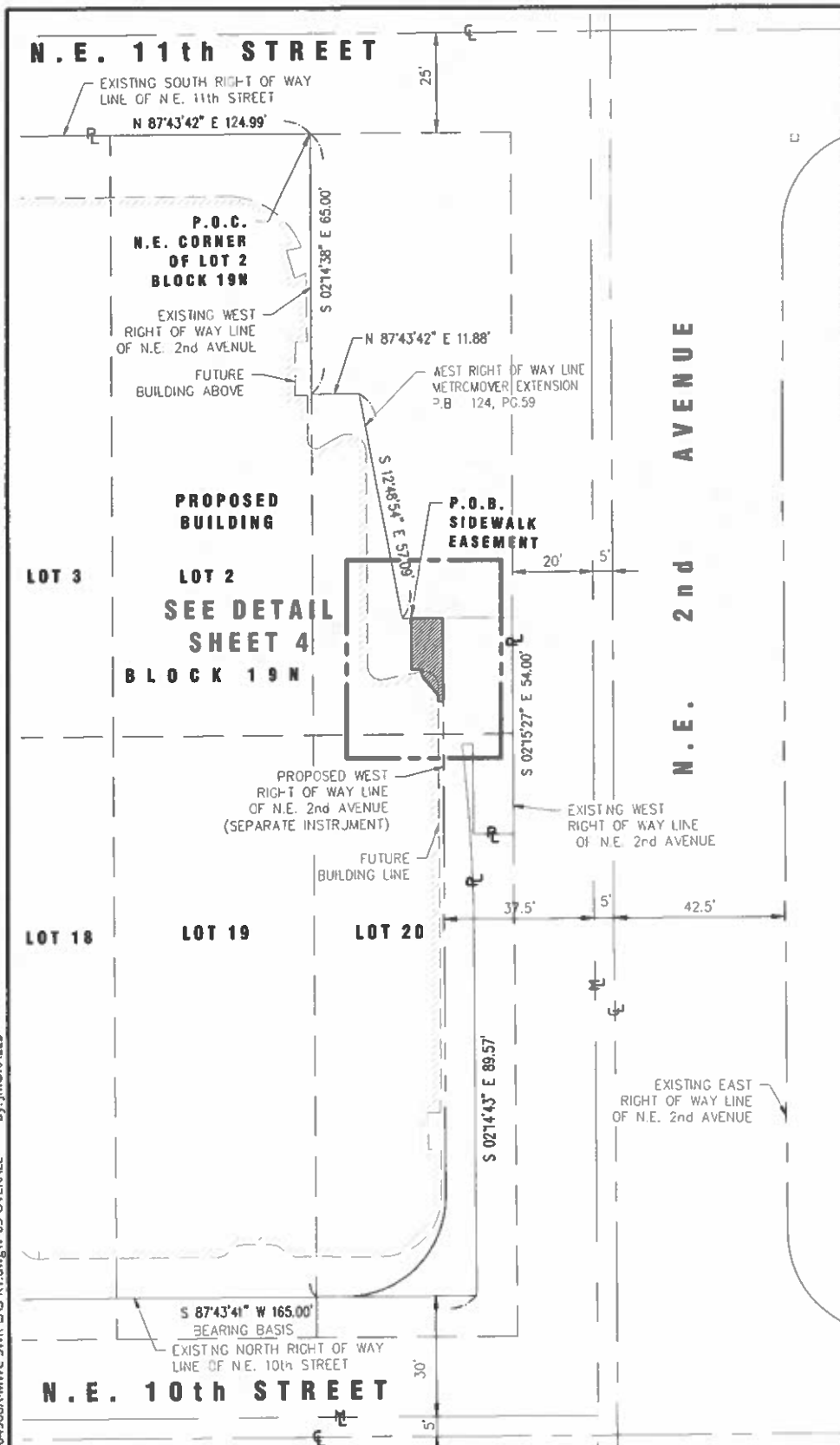
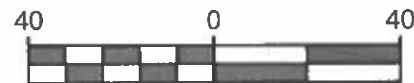


EXHIBIT "A"

ABBREVIATIONS

CL	= CENTER LINE
ML	= MONUMENT LINE
PL	= PROPERTY LINE
P.B.	= PLAT BOOK
PG.	= PAGE
R	= RADIUS
L	= ARC LENGTH
Δ	= CENTRAL ANGLE
CHB	= CHORD BEARING
CHD	= CHORD DISTANCE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCING

= SIDEWALK EASEMENT



SCALE : 1" = 40'



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Suite C
Miami, FL 33126
Phone: 305.592.9701

Colliers Engineering & Design, Inc.
7400 Corporate Center Drive
Suite C
Miami, FL 33126

SKETCH AND LEGAL DESCRIPTION

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	02/16/24	MCH	JDM
PROJECT NUMBER:	DRAWING NAME:		
22004908A	22004908A-MWC-SWK-EAS-R		

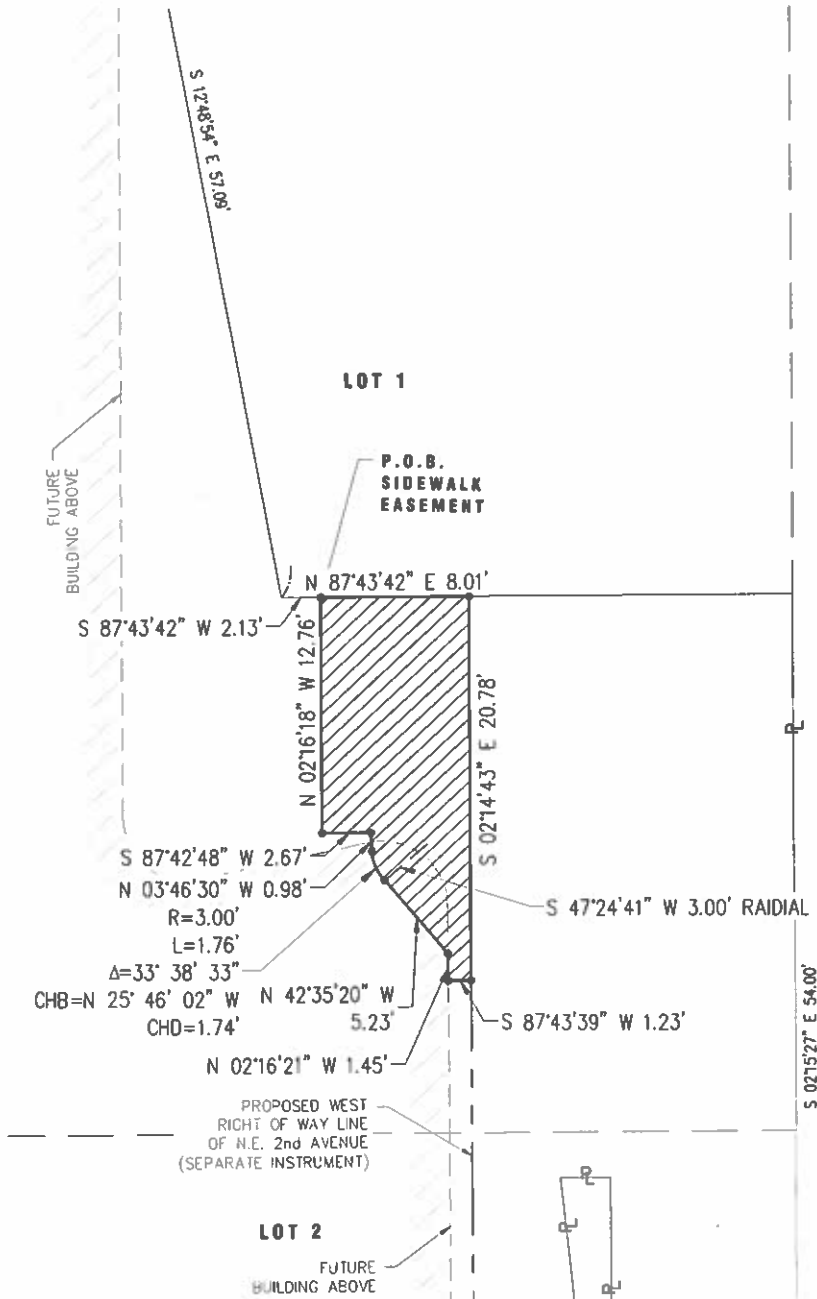
SHEET TITLE

**SKETCH
SIDEWALK EASEMENT**

SHEET NUMBER
3 of 4

MDC016

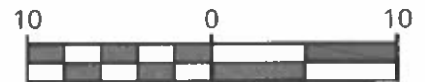
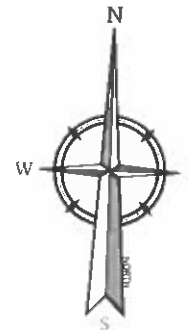
EXHIBIT "A"



ABBREVIATIONS

- C = CENTER LINE
- M = MONUMENT LINE
- P.L. = PROPERTY LINE
- P.B. = PLAT BOOK
- P.G. = PAGE
- R = RADIUS
- L = ARC LENGTH
- Δ = CENTRAL ANGLE
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING

= SIDEWALK EASEMENT



SCALE : 1" = 10'

DETAIL

SCALE: 1" = 10'

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PROJECT NUMBER	DRAWING NAME		
22004908A	22004908A-MWC SWK EAS-R		

**SKETCH
SIDEWALK EASEMENT**

SHEET NUMBER
4 of 4

MDC017

Exhibit B

