



LEGAL DESCRIPTION:
 A PORTION OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31; THENCE SOUTH 89°58'32" WEST ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31 FOR 0.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°58'32" WEST, ALONG SAID SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SW 84th STREET, 1259.61 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°51'20", FOR AN ARC DISTANCE OF 39.64 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°49'52" EAST 978.30 FEET; THENCE NORTH 89°07'46" WEST 1313.68 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°56'50", FOR AN ARC DISTANCE OF 39.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°49'04" EAST 231.14 FEET; THENCE SOUTH 89°55'40" WEST 1274.34 FEET; THENCE NORTH 00°49'14" EAST 317.84 FEET TO A POINT OF CUSP; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°35'30", FOR AN ARC DISTANCE OF 39.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°13'44" EAST 1171.85 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 52°54'29", FOR AN ARC DISTANCE OF 69.26 FEET; THENCE NORTH 00°49'29" EAST 362.65 FEET; THENCE NORTH 89°54'07" EAST 1305.42 FEET; THENCE NORTH 89°54'11" EAST 675.94 FEET; THENCE NORTH 00°50'02" EAST 595.21 FEET; THENCE NORTH 89°52'44" EAST 1407.14 FEET; THENCE SOUTH 74°29'48" EAST 300.33 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 719.87 FEET, A CENTRAL ANGLE OF 14°39'19", FOR AN ARC DISTANCE OF 184.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°09'07" EAST 35.00 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°50'52" WEST 800.29 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 10°28'31", FOR AN ARC DISTANCE OF 27.42 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 10°28'31", FOR AN ARC DISTANCE OF 27.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°50'52" WEST 194.56 FEET TO A POINT OF CUSP; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99°07'18", FOR AN ARC DISTANCE OF 43.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 81°43'53" WEST 155.91 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 37°21'23", FOR AN ARC DISTANCE OF 211.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 60°54'45" WEST 102.77 FEET; THENCE SOUTH 01°19'54" EAST 174.20 FEET; THENCE SOUTH 88°54'49" EAST 180.14 FEET; THENCE SOUTH 00°17'45" EAST 283.68 FEET; THENCE SOUTH 89°07'46" EAST 93.40 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 37°23'20", FOR AN ARC DISTANCE OF 123.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 51°44'26" EAST 38.52 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°24'30", FOR AN ARC DISTANCE OF 16.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°08'57" EAST 11.73 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 00°51'03" WEST 866.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°07'29", FOR AN ARC DISTANCE OF 38.89 FEET TO A POINT OF TANGENCY, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SW 84th STREET; THENCE SOUTH 89°58'32" WEST, THIS AND THE FOLLOWING COURSE BEING ALONG SAID NORTH RIGHT-OF-WAY LINE 955.34 FEET; THENCE SOUTH 84°16'27" WEST 301.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, AND CONTAINS 7,479,863 SQUARE FEET (171.7140 ACRES), MORE OR LESS.

NOTES:
 1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF SECTION 31-54-40, BEING S89°58'32"W.
 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

PROPOSED SEED FOUNDATION SITE
 SW 84th STREET/SW 109th AVENUE
 MIAMI-DADE COUNTY, FLORIDA 33173

LOCATION EXHIBIT

PULICE LAND SURVEYORS, INC.
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 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S. **SCALE: 1" = 200'** **FILE: SEED SCHOOL OF MIAMI FOUNDATION LLC**
CHECKED BY: J.F.P. **DATE: 3/24/15** **ORDER NO.: 588308**

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