

DOCTORS HOSPITAL ANNEX

P.B. PG.
SHEET 1 OF 2 SHEETS

A RESUBDIVISION OF LOTS 19-A & 20, BLOCK 56, AND A PORTION OF UNIVERSITY WATERWAY, IN BLOCK 56, "REVISED PLAT CORAL GABLES, RIVIERA SECTION PART 4", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

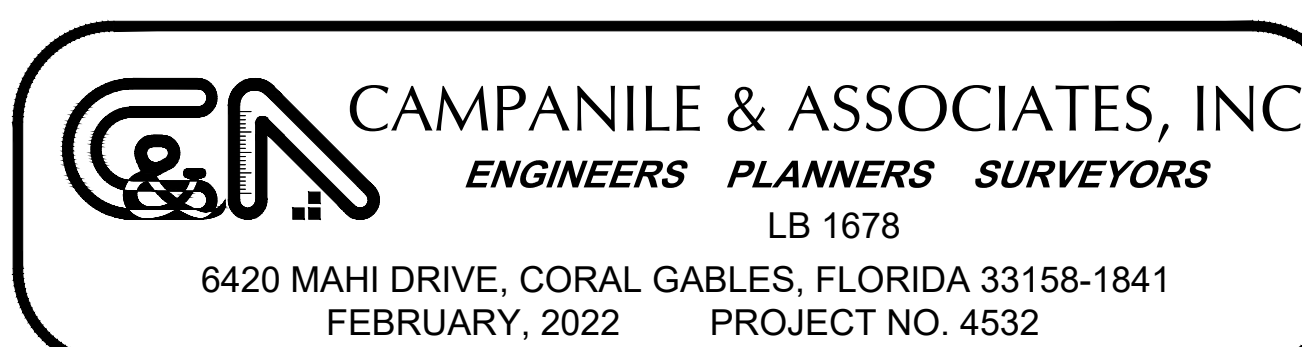
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, 202____, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK



KNOW ALL MEN BY THESE PRESENTS:

THAT THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "DOCTORS HOSPITAL ANNEX", THE SAME BEING A RESUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

LOTS 19-A & 20, BLOCK 56 "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 25, AT PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

AND

THAT PORTION OF THE UN-DUG UNIVERSITY WATERWAY IN BLOCK 56 "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 47 OF THE RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 20, THENCE RUN S78°23'32"E, ALONG THE NORTHERLY LINE OF LOT 20 FOR 75.00 FEET TO THE NORTHEAST CORNER OF LOT 20; THENCE CONTINUE S78°23'32"E, ALONG A PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 20 FOR 49.12'; THENCE DEPARTING SAID PROLONGATION OF THE NORTHERLY LINE OF LOT 20, RUN S20°39'33"W FOR 60.47 FEET; THENCE RUN S6°50'42"W FOR 11.38 FEET; THENCE RUN S37°58'54"W FOR 14.99 FEET; THENCE RUN S28°15'46"W FOR 77.59 FEET; THENCE RUN S18°33'09"W FOR 20.63 FEET; THENCE RUN S31°26'12"W FOR 58.02 FEET; THENCE RUN S16°47'32"W FOR 28.18 FEET; THENCE RUN S29°06'20"W FOR 82.64 FEET; THENCE RUN S37°15'50"W FOR 21.85 FEET; THENCE RUN S29°25'19"W FOR 62.97 FEET; THENCE RUN S30°00'41"W FOR 137.29 FEET; THENCE RUN S33°50'45"W FOR 47.09 FEET; THENCE RUN N59°14'03"W FOR 44.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, AS SHOWN ON THE AFOREMENTIONED PLAT OF "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", SAID POINT BEING ON A CURVE BEARING N59°14'03"W TO THE CENTER OF SAID CURVE AND A TANGENT BEARING OF S30°45'57"W; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A RADIUS OF 1705.03 FEET, AS PER PLAT BOOK 46, PAGE 4 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A CENTRAL ANGLE OF 15°03'34", FOR AN ARC DISTANCE OF 448.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A RADIUS OF 1984.99 FEET AS PER PLAT BOOK 46, AT PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A CENTRAL ANGLE OF 4°05'55" FOR AN ARC DISTANCE OF 141.99 FEET TO THE POINT OF BEGINNING, CONTAINING 45,635.3 SQUARE FEET OR 1.0476 ACRES, MORE OR LESS.

OWNERS' PLAT RESTRICTIONS:

THAT THE UTILITY EASEMENTS, AS SHOWN BY DASHED LINES ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF CORAL GABLES AND RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES MUST BE INSTALLED UNDERGROUND.

THAT NO INDIVIDUAL WELLS WILL BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SPRINKLER SYSTEMS, AIR CONDITIONERS, AND/OR SWIMMING POOLS.

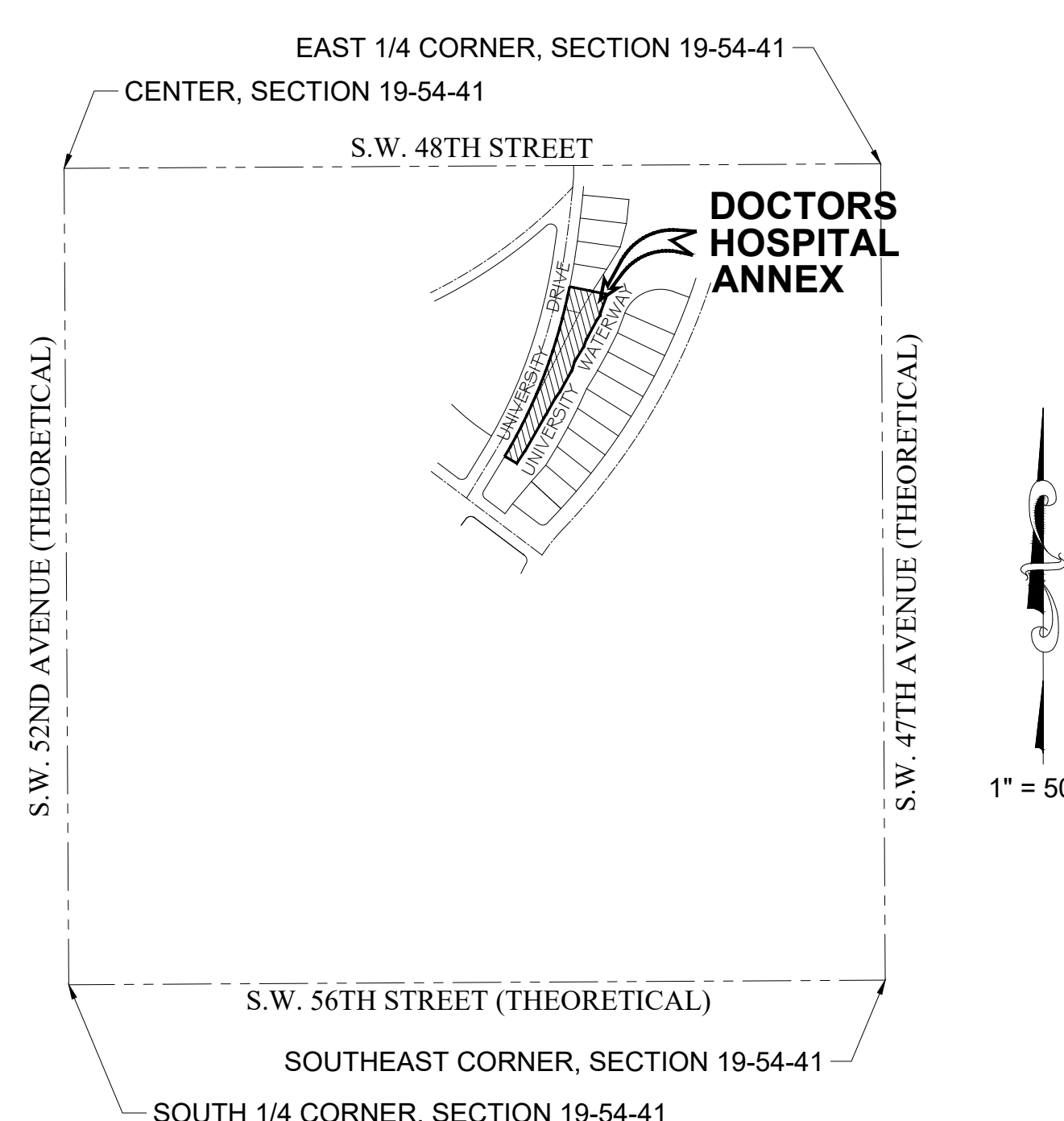
THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY TRACT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH STATE OR COUNTY REGULATIONS.

THAT AREAS ADJACENT TO THE CANAL ARE TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO CANAL.

MIAMI-DADE COUNTY APPROVAL:

THIS PLAT WAS APPROVED BY THE MIAMI-DADE COUNTY, FLORIDA, DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS THIS _____ DAY OF _____, 202____.

SIGNED: _____ DIRECTOR
SIGNED: _____ COUNTY ENGINEER



LOCATION MAP

S.E. 1/4, SECTION 19, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

CITY OF CORAL GABLES PLAT RESTRICTIONS:

THAT UNIVERSITY DRIVE, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY, AND FIRE HYDRANTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT ZONING REGULATIONS AS NOW IN EFFECT OR AS SAME MAY BE AMENDED OR CHANGED FROM TIME TO TIME, APPLICABLE TO THE AREA IN WHICH THIS SUBDIVISION IS LOCATED, SHALL BE OBSERVED.

THAT NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED IN EASEMENTS, RIGHT-OF-WAY, SWALES OR DEDICATIONS WITHOUT APPROVAL OF CITY OF CORAL GABLES STAFF.

CITY OF CORAL GABLES APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF CORAL GABLES IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

CERTIFIED THIS _____ DAY OF _____, 202____.

By: _____ PLANNING DIRECTOR

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICE FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPAL COMPREHENSIVE PLAN, THEREFORE IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA THIS _____ DAY OF _____, 202____.

ATTEST: _____ CITY CLERK
_____ MAYOR
_____ PRINT NAME
_____ PRINT NAME

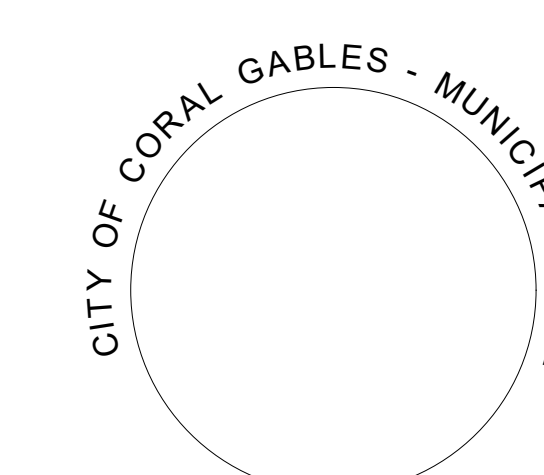
IN WITNESS WHEREOF:

THAT THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY ITS MAYOR AND CORPORATE SEAL HEREON AFFIXED IN THE PRESENCE OF THESE WITNESSES, TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 20____.

CITY OF CORAL GABLES, FLORIDA

1) _____ VINCE LAGO
PRINT NAME MAYOR

2) _____
PRINT NAME



ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AS OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, VINCE LAGO, AS MAYOR OF THE CITY OF CORAL GABLES, FLORIDA, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

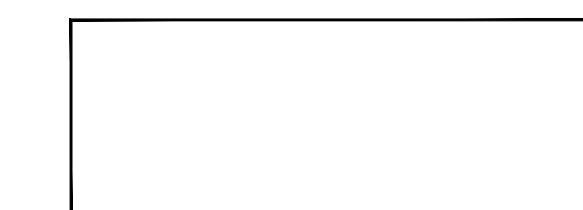
PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC, STATE OF FLORIDA

SERIAL NUMBER: _____

MY COMMISSION EXPIRES: _____

DATE OF ACKNOWLEDGEMENT: _____



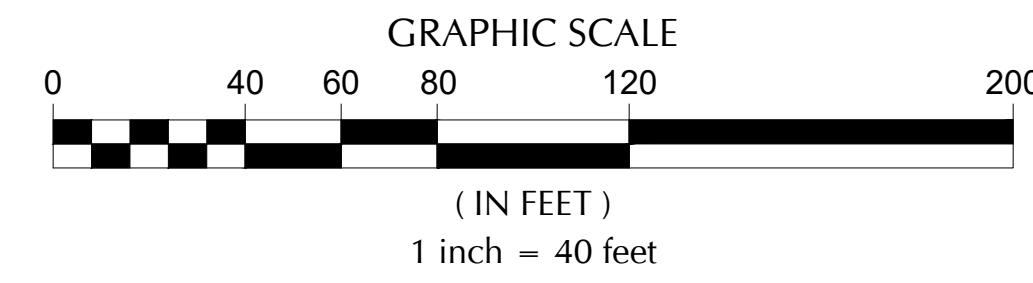
NOTARY SEAL
(CITY OF CORAL GABLES)

DOCTORS HOSPITAL ANNEX

P.B. PG.
SHEET 2 OF 2 SHEETS

A RESUBDIVISION OF LOTS 19-A & 20, BLOCK 56, AND A PORTION OF UNIVERSITY WATERWAY, IN BLOCK 56, "REVISED PLAT CORAL GABLES, RIVIERA SECTION PART 4", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 47, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

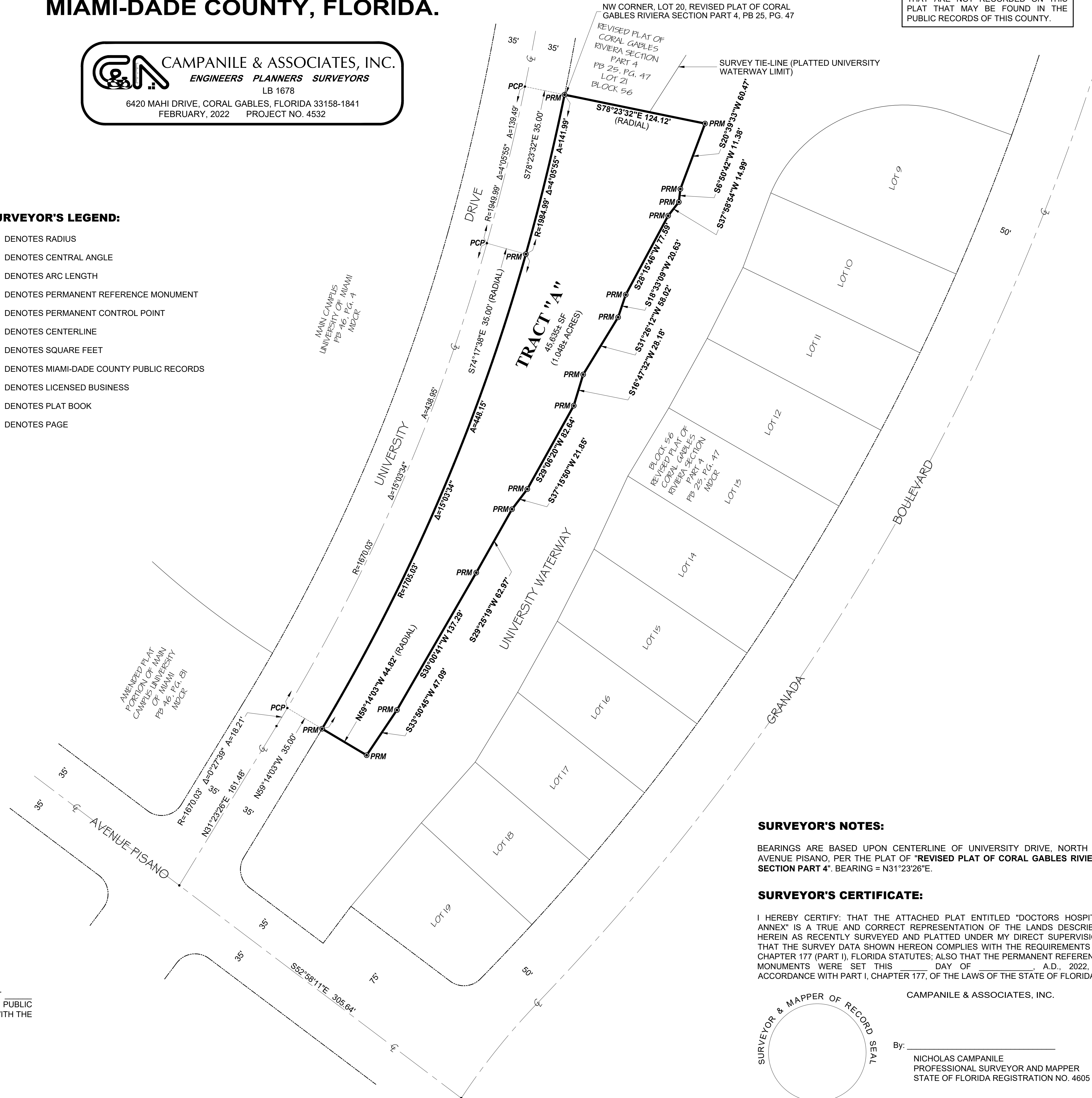
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CAMPANILE & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
LB 1678
6420 MAHI DRIVE, CORAL GABLES, FLORIDA 33158-1841
FEBRUARY, 2022 PROJECT NO. 4532

SURVEYOR'S LEGEND:

- R DENOTES RADIUS
- Δ DENOTES CENTRAL ANGLE
- A DENOTES ARC LENGTH
- PRM ● DENOTES PERMANENT REFERENCE MONUMENT
- PCP ● DENOTES PERMANENT CONTROL POINT
- ☉ DENOTES CENTERLINE
- SF DENOTES SQUARE FEET
- MDCR DENOTES MIAMI-DADE COUNTY PUBLIC RECORDS
- LB DENOTES LICENSED BUSINESS
- PB DENOTES PLAT BOOK
- PG. DENOTES PAGE



SURVEYOR'S NOTES:

BEARINGS ARE BASED UPON CENTERLINE OF UNIVERSITY DRIVE, NORTH OF AVENUE PISANO, PER THE PLAT OF "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4". BEARING = N31°23'26\".

SURVEYOR'S CERTIFICATE:

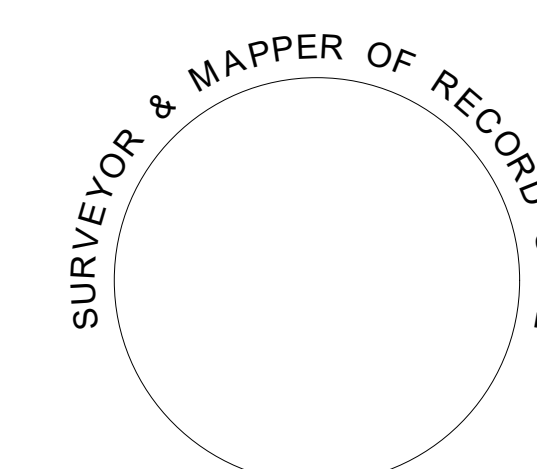
I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "DOCTORS HOSPITAL ANNEX" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREIN AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION; THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 (PART I), FLORIDA STATUTES; ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS DAY OF _____ A.D., 2022, IN ACCORDANCE WITH PART I, CHAPTER 177, OF THE LAWS OF THE STATE OF FLORIDA.

RECORDING STATEMENT:

FILED FOR RECORD THIS _____ DAY OF _____, 2022, AT _____ M., IN BOOK _____ OF PLATS, AT PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

HARVEY RUVIN, CLERK OF THE CIRCUIT COURT

BY: _____ DEPUTY CLERK



CAMPANILE & ASSOCIATES, INC.
By: _____
NICHOLAS CAMPANILE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 4605