

**Design Review Application  
Miami Beach Community Park (Former PAR 3)**

**EXHIBIT "A"  
FILE DRB17-0125**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST IN THE CITY OF MIAMI BEACH, DADE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT A-B-C-D-E-F-G-H-I-J-A AS SHOWN AND DESCRIBED AS "RESERVED PROPERTY" IN THE DEED FROM THE CITY OF MIAMI BEACH, FLORIDA TO THE BOARD OF PUBLIC INSTRUCTION OF DADE COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 976 AT PAGE 566 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N06°13'57"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE FOR 298.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 32°20'25" FOR 169.33 FEET TO THE POINT OF TANGENCY; THENCE N38°34'22"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE FOR 149.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 35°39'00" FOR 124.44 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 28TH STREET AND THE POINT OF TANGENCY; THENCE N74°13'22"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST 28TH STREET FOR 986.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WEST 28TH STREET AND THE ARC OF SAID CURVE HAVING A RADIUS OF 48.50 FEET AND A CENTRAL ANGLE OF 90°46'31" FOR 76.84 FEET TO A POINT OF NON-TANGENTIAL INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE, WITH SAID POINT OF NON-TANGENTIAL INTERSECTION BEARING N74°59'35"E FROM THE CENTER OF SAID CURVE; THENCE S8°25'34"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE FOR 616.81 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF PINE TREE DRIVE, N81°34'26"W FOR 168.00 FEET; THENCE S08°25'34"W FOR 80.00 FEET; THENCE S81°34'26"E FOR 168.00 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY OF PINE TREE DRIVE; THENCE S08°25'34"W ALONG SAID WESTERLY RIGHT-OF-WAY DRIVE OF PINE TREE DRIVE FOR 527.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTHERLY LINE OF THE GREATER MIAMI HEBREW ACADEMY

PROPERTY AS DESCRIBED IN THE DEED FROM THE CITY OF MIAMI BEACH, FLORIDA TO SAID GREATER MIAMI HEBREW ACADEMY AS RECORDED IN OFFICIAL RECORDS BOOK 2241 AT PAGE 185 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N81°34'26"W ALONG SAID EASTERLY PROJECTION OF THE NORTHERLY LINE AND THE NORTHERLY LINE OF SAID GREATER MIAMI HEBREW ACADEMY FOR 349.03 FEET TO THE MOST NORTHERLY CORNER OF SAID GREATER MIAMI HEBREW ACADEMY PROPERTY; THENCE S34°36'34"W ALONG THE WESTERLY LINE OF SAID GREATER MIAMI HEBREW ACADEMY PROPERTY AND ITS SOUTHWESTERLY PROJECTION THEREOF, FOR 84.95 FEET; THENCE N14°17'58"W FOR 173.21 FEET; THENCE N64°26'06"W FOR 139.79 FEET; THENCE N 38°50'06"W FOR 98.61 FEET TO A POINT OF INTERSECTIONS WITH THE NORTHERLY LINE OF SAID TRACT A-B-C-D-E-F-G-H-I-J-A; THENCE N83°46'03"W ALONG SAID NORTHERLY LINE OF TRACT A-B-C-D-E-F-G-H-I-J-A FOR 500.21 FEET TO THE POINT OF BEGINNING.

ALL REFERENCES TO THE "LEASE/EXCHANGE PARCEL" AND THE "LEASE EXCHANGE AGREEMENT" AS SHOWN ON THIS SURVEY REFERS TO THE UNRECORDED LEASE/EXCHANGE DOCUMENTS BETWEEN THE CITY OF MIAMI BEACH, FLORIDA, THE RABBI ALEXANDER S. GROSS HEBREW ACADEMY OF GREATER MIAMI, INC. AND THE DAUGHTERS OF ISRAEL, INC. THESE DOCUMENTS WERE FILED UNDER CITY OF MIAMI BEACH COMMISSION MEMORANDUM NO 361-91 DATED SEPTEMBER 11, 1991 AND WERE OBTAINED FROM THE OFFICE OF THE CITY CLERK OF THE CITY OF MIAMI BEACH, FLORIDA.

THE LOCATION OF THE MIKVAH SITE AS DEPICTED ON THIS BOUNDARY SURVEY WAS DETERMINED FROM SAID LEASE/EXCHANGE AGREEMENT DOCUMENTS WHICH DEPICT AN UNDIMENSIONED EXCLUSION PARCEL FOR SAME. THE DIMENSIONS FOR SAID KIKVAH SITE WERE OBTAINED BY FIELD MEASUREMENT OF EXISTING TOPOGRAPHY AND FOUND SURVEY POINTS, TOGETHER WITH ANALYSIS OF SAID LEASE/EXCHANGE DOCUMENTS AS PREVIOUSLY CITED HEREIN.