

FOR: CITY OF HALLANDALE BEACH

# SKETCH AND DESCRIPTION OLD FEDERAL HIGHWAY VACATION OF RIGHT OF WAY

## DESCRIPTION: OLD FEDERAL HIGHWAY TO BE VACATED

A PORTION OF OLD FEDERAL HIGHWAY LYING BETWEEN SOUTHEAST 7TH STREET AND SOUTHEAST 5TH STREET IN THE CITY OF HALLANDALE BEACH, FLORIDA, PARTIALLY DESCRIBED IN OFFICIAL RECORDS BOOK 39286, PAGE 1053 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, PARTIALLY SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP 86010-2519; AND AS DEPICTED ON THE PLAT OF 601 OLD FEDERAL HIGHWAY PLAT, AS RECORDED IN PLAT BOOK 174, PAGE 132 OF SAID PUBLIC RECORDS, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "A" OF SAID 601 OLD FEDERAL HIGHWAY PLAT SAID POINT BE ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 55°29'44" WEST FROM SAID POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5753.73 FEET, A CENTRAL ANGLE OF 00°48'58", FOR AN ARC DISTANCE OF 81.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5753.73 FEET, A CENTRAL ANGLE OF 00°24'27", FOR AN ARC DISTANCE OF 40.93 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 35°43'41" WEST, A DISTANCE OF 559.65 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 74°31'50", FOR AN ARC DISTANCE OF 32.52 FEET, THE LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY OF SAID OLD FEDERAL HIGHWAY; THENCE SOUTH 88°04'03" WEST, ALONG A LINE 10.00' NORTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTH BOUNDARY OF SAID TRACT "A", A DISTANCE OF 46.32 FEET; THENCE SOUTH 88°02'46" WEST; ALONG THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 44603, PAGE 475 OF SAID PUBLIC RECORDS, A DISTANCE OF 60.23 FEET; THENCE NORTH 35°43'41" EAST, A DISTANCE OF 648.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5687.73 FEET, A CENTRAL ANGLE OF 00°46'04", FOR AN ARC DISTANCE OF 76.22 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 24°18'43" EAST, FROM THE LAST DESCRIBED POINT; THE LAST TWO (2) DESCRIBED COURSES BEING COINCIDENT WITH THE WEST RIGHT OF WAY OF SAID OLD FEDERAL HIGHWAY, FURTHER DESCRIBED AS BEING ALONG THE EAST BOUNDARY OF SAID SPECIAL WARRANTY DEED; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 88.97 FEET, A CENTRAL ANGLE OF 09°22'59", FOR AN ARC DISTANCE OF 14.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°45'22", FOR AN ARC DISTANCE OF 11.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 49°18'54" EAST, A DISTANCE OF 6.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 47°38'44", FOR AN ARC DISTANCE OF 8.32 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°40'10" EAST, A DISTANCE OF 45.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 46,092 SQUARE FEET OR 1.058 ACRES MORE OR LESS.

### NOTES:

THE BEARINGS DESCRIBED HEREIN ARE BASED ON AN ASSUMED MERIDIAN. THE EAST BOUNDARY OF THE PLAT OF 601 OLD FEDERAL HIGHWAY PLAT BEARS NORTH 01°40'10" WEST.

### CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO CHAPTER 5J-17.050 - .052 (FLORIDA ADMINISTRATIVE CODE), STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL LAND SURVEYORS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION LB271

Douglas M. Davie, PSM  
4343

Digitally signed by Douglas M. Davie, PSM 4343  
DN: cn=Douglas M. Davie, PSM 4343, o=Craven  
Thompson & Associates, Inc., ou=Survey,  
email=ddavie@craventhompson.com, c=US  
Date: 2017.06.23 10:28:52 -04'00'

DOUGLAS M. DAVIE  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4343  
STATE OF FLORIDA

G:\2015\15-0098-001-01-BLUESTEN PARK\DRAWINGS\15-0098-BASE FOR RW VACATION

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYOR'S  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
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JOB NO.: 15-0098	SHEET 1 OF 3 SHEETS
DRAWN BY: DMD	F.B. N/A PG. N/A
CHECKED BY: RAY	DATED: 01-04-17

SKETCH AND DESCRIPTION  
OLD FEDERAL HIGHWAY  
VACATION OF RIGHT OF WAY

$\Delta$	CENTRAL ANGLE
BCR	BROWARD COUNTY RECORDS
L	ARC LENGTH
MDCR	MIAMI-DADE COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK
R	RADIUS
R/W	RIGHT OF WAY

SEE SHEET 3 OF 3  
FOR DETAIL OF THIS AREA  
AND POINT OF COMMENCEMENT

*LOT 3, BLOCK 11*

SECTION 27-51-42  
MAP OF THE TOWN OF HALLANDALE, DADE CO. FLA  
PLAT BOOK B, PAGE 13, MDCR

**LEGEND:**

- Δ CENTRAL ANGLE
- BCR BROWARD COUNTY RECORDS
- L ARC LENGTH
- MDCR MIAMI-DADE COUNTY RECORDS
- ORB OFFICIAL RECORDS BOOK
- R RADIUS
- R/W RIGHT OF WAY

**LOT 3, BLOCK 11**  
SECTION 27-51-42  
MAP OF THE TOWN OF HALLANDALE, DADE CO. FLA  
PLAT BOOK B, PAGE 13, MDCR

**TRACT "A"**  
601 OLD FEDERAL HIGHWAY PLAT  
PLAT BOOK 174, PAGE 132, BCR

**SEE SHEET 3 OF 3 FOR DETAIL OF THIS AREA AND POINT OF COMMENCEMENT**

**SE 5TH STREET**

**OLD FEDERAL HIGHWAY**

**WEST RIGHT OF WAY**

**EAST RIGHT OF WAY**

**SOUTH BOUNDARY PER DEED ORB 44603, PAGE 475, BCR**

**EAST BOUNDARY PER DEED ORB 44603, PAGE 475, BCR**

**N35°43'41"E 648.85'**

**S35°43'41"W 559.65'**

**66' RIGHT OF WAY FDOT RW MAP 86010-2519**

**EAST 1/2 OF RW PER ORB 39286 PAGE 1053, BCR**

**N01°40'10"W 581.39'**

**R=25.00'**

**Δ=74°31'50"**

**L=32.52'**

**10.00'**

**SOUTH BOUNDARY TRACT "A"**

**N88°04'03"E 393.51'**

**SE 7TH STREET 50' R/W**

**S88°04'03"W 46.32'**

**S88°02'46"W 60.23'**

**0 100' 200'**

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GRAPHIC SCALE IN FEET

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### UPDATES and/or REVISIONS

DATE \_\_\_\_\_

BY

CK'D

JOB NO.: 15-0098

SHEET 2 OF 3 SHEETS

DRAWN BY: DMD

F.B. N/A	PG. N/A
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CHECKED BY: RAY

DATED: 01-04-17



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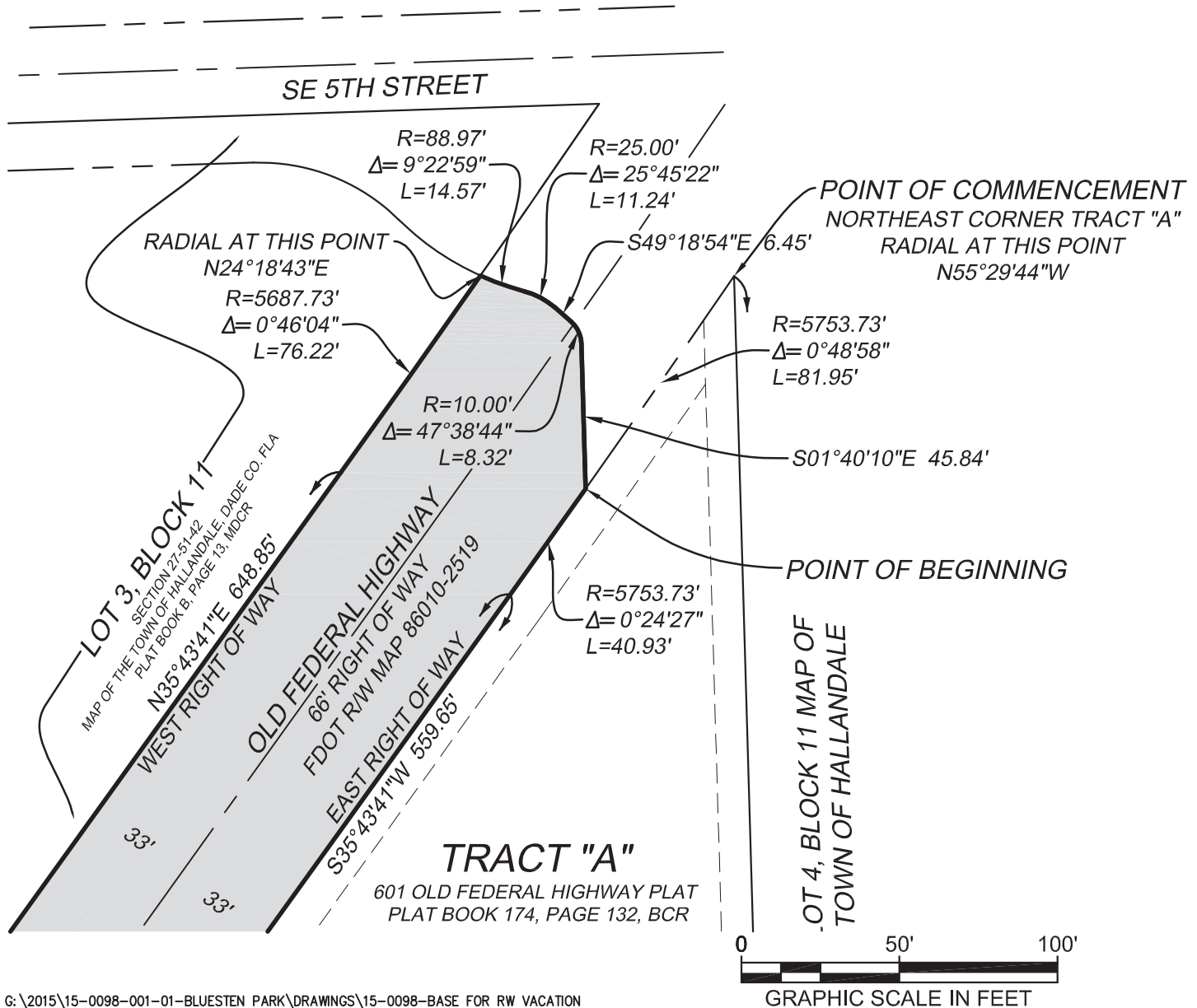
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BCR	BROWARD COUNTY RECORDS
L	ARC LENGTH
MDCR	MIAMI-DADE COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK
R	RADIUS

BLOCK 4  
HALLANDALE PARK NO. 3

HALLANDALE MUNICIPAL  
COMPLEX PLAT



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