

FOR: CITY OF HALLANDALE BEACH

SKETCH AND DESCRIPTION RIGHT OF WAY DEDICATION

DESCRIPTION: RIGHT OF WAY TO BE DEDICATED

THE EAST 25.00 FEET AND THE SOUTH 10.00 FEET OF TRACT "A", 601 OLD FEDERAL HIGHWAY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGE 132 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 17,936 SQUARE FEET OR 0.412 ACRES MORE OR LESS.

NOTES:

THE BEARINGS DEPICTED HEREON 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
PROFESSIONAL SURVEYOR AND MAPPER NO. 4343
STATE OF FLORIDA

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

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.

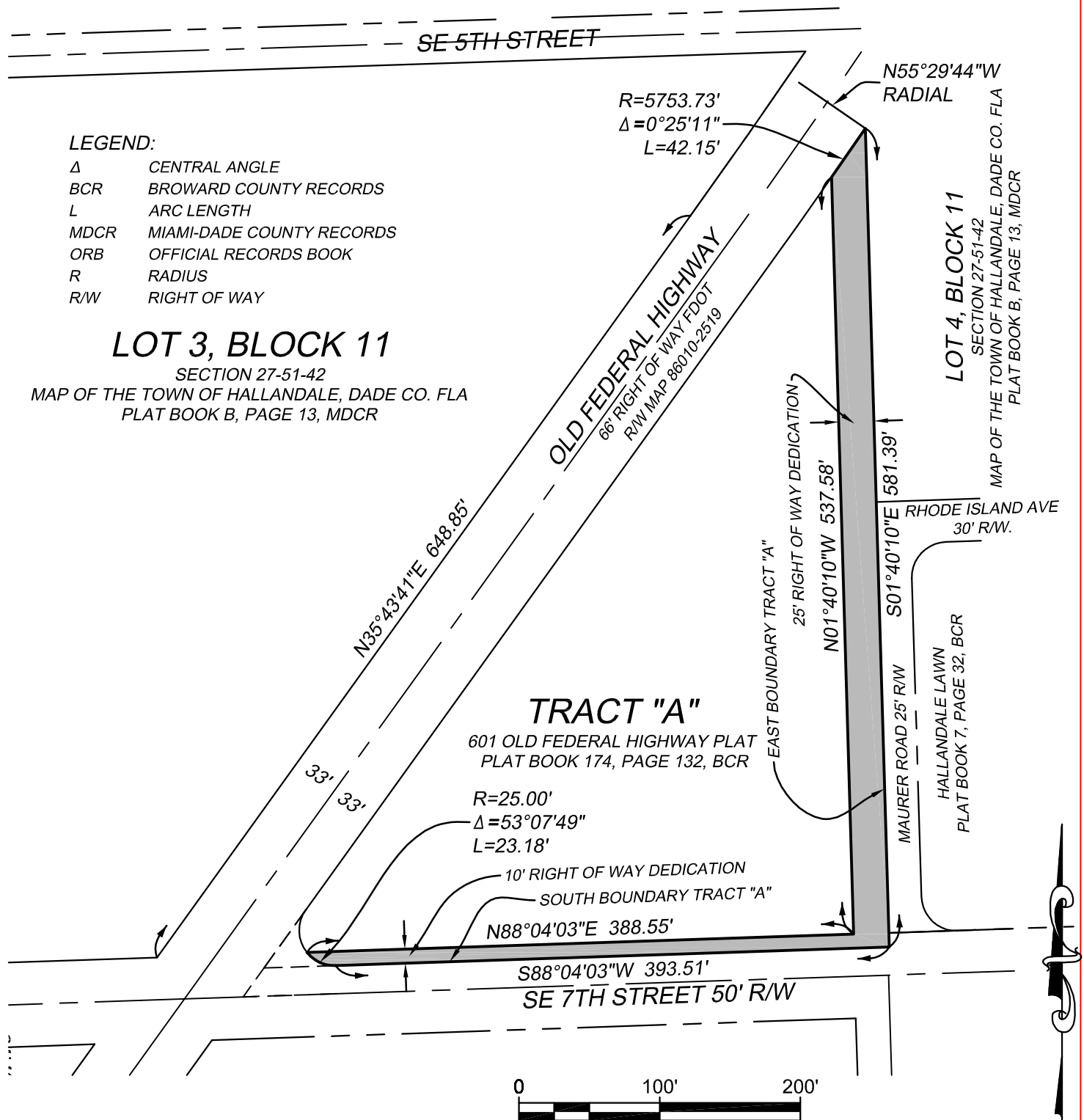
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set 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.



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
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2017

UPDATES and/or REVISIONS		DATE	BY	CK'D
JOB NO.: 15-0098		SHEET 1 OF 2 SHEETS		
DRAWN BY: DMD		F.B. N/A PG. N/A		
CHECKED BY: RAY		DATED: 01-23-17		

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GRAPHIC SCALE IN FEET

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SHEET 2 OF 2 SHEETS

DRAWN BY: DMD

F.B. N/A

PG. N/A

CHECKED BY: RAY

DATED: 01-23-17

SKETCH AND DESCRIPTION
RIGHT OF WAY DEDICATION**DESCRIPTION: RIGHT OF WAY TO BE DEDICATED**

PORTIONS OF LOT 4, BLOCK 12, AND LOT 3, BLOCK 11, SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, MAP OF THE TOWN OF HALLANDALE, DADE CO. FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH 02°07'00" WEST, ALONG THE WEST BOUNDARY OF SAID LOT 4, A DISTANCE OF 658.52 FEET; THENCE NORTH 88°06'47" EAST, ALONG A LINE 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 4, A DISTANCE OF 524.51 FEET; THENCE NORTH 88°06'48" EAST, ALONG A LINE 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 624.47 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 55°42'18" WEST FROM THE LAST DESCRIBED POINT; THENCE SOUTHWESTERLY, ALONG THE WEST RIGHT OF WAY OF OLD FEDERAL HIGHWAY, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86010-2519, AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5687.73 FEET, A CENTRAL ANGLE OF 00°39'55", FOR AN ARC DISTANCE OF 66.03 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; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 88.97 FEET, A CENTRAL ANGLE OF 20°15'40", FOR AN ARC DISTANCE OF 31.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 62.77 FEET, A CENTRAL ANGLE OF 46°27'36", FOR AN ARC DISTANCE OF 50.90 FEET TO THE POINT TANGENCY; THENCE SOUTH 88°06'48" WEST, ALONG A LINE 30.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 3, A DISTANCE OF 514.46 FEET; THENCE SOUTH 88°06'47" WEST, ALONG A LINE 30.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 4, A DISTANCE OF 484.45 FEET; THENCE SOUTH 02°07'00" EAST, ALONG A LINE 40.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST BOUNDARY OF SAID LOT 4, A DISTANCE OF 613.48 FEET; THENCE NORTH 88°02'46" EAST, ALONG A LINE 30.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID LOT 4, A DISTANCE OF 479.08 FEET; THENCE SOUTH 01°37'19" EAST, ALONG THE EAST BOUNDARY OF SAID LOT 4, A DISTANCE OF 30.00 FEET; THENCE SOUTH 88°02'46" WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT 4, A DISTANCE OF 518.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 58,831 SQUARE FEET OR 1.351 ACRES MORE OR LESS.

NOTE:

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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.

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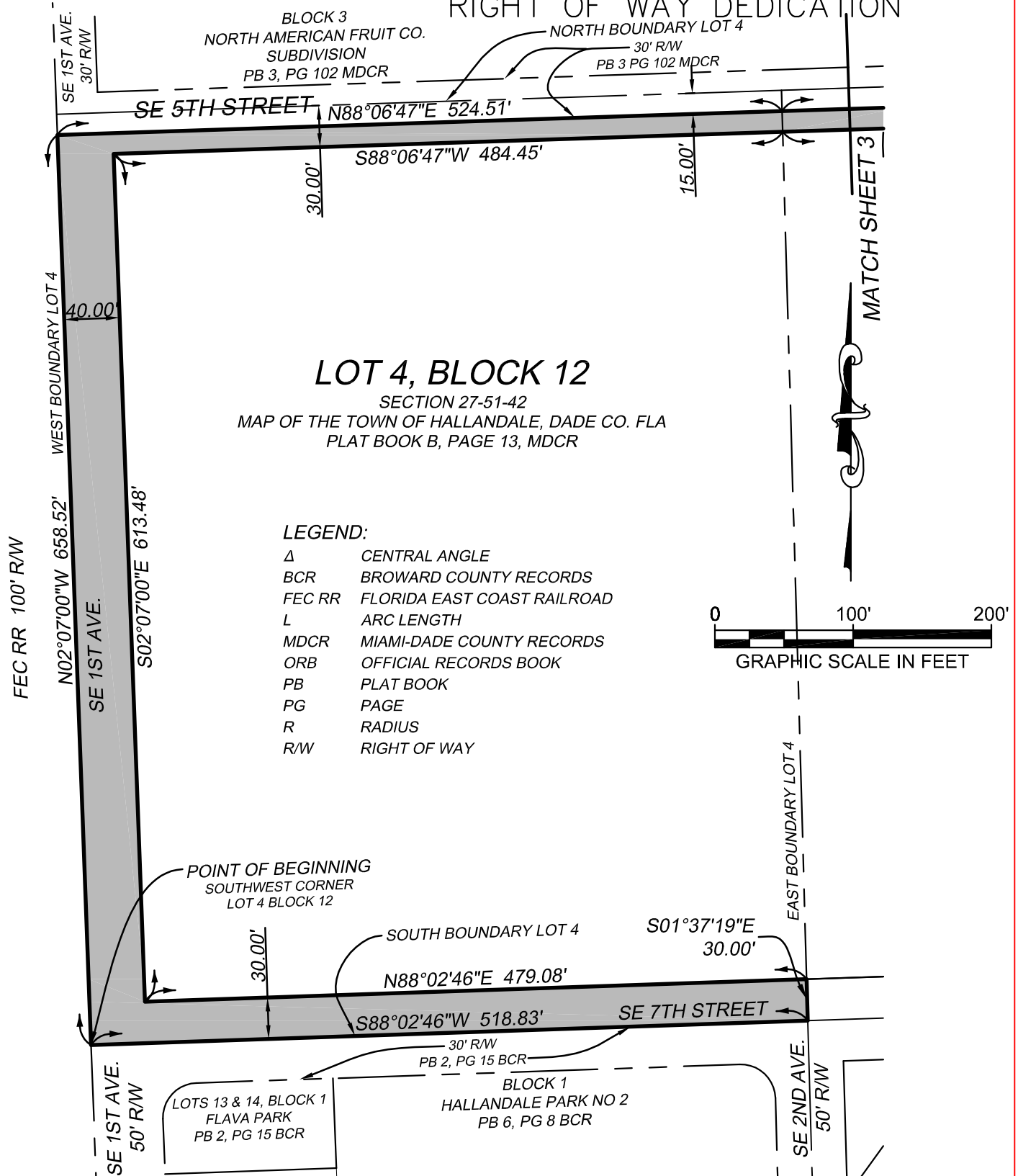
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JOB NO.: 15-0098	SHEET 1 OF 3 SHEETS
DRAWN BY: DMD	F.B. N/A PG. N/A
CHECKED BY: RAY	DATED: 02-24-17

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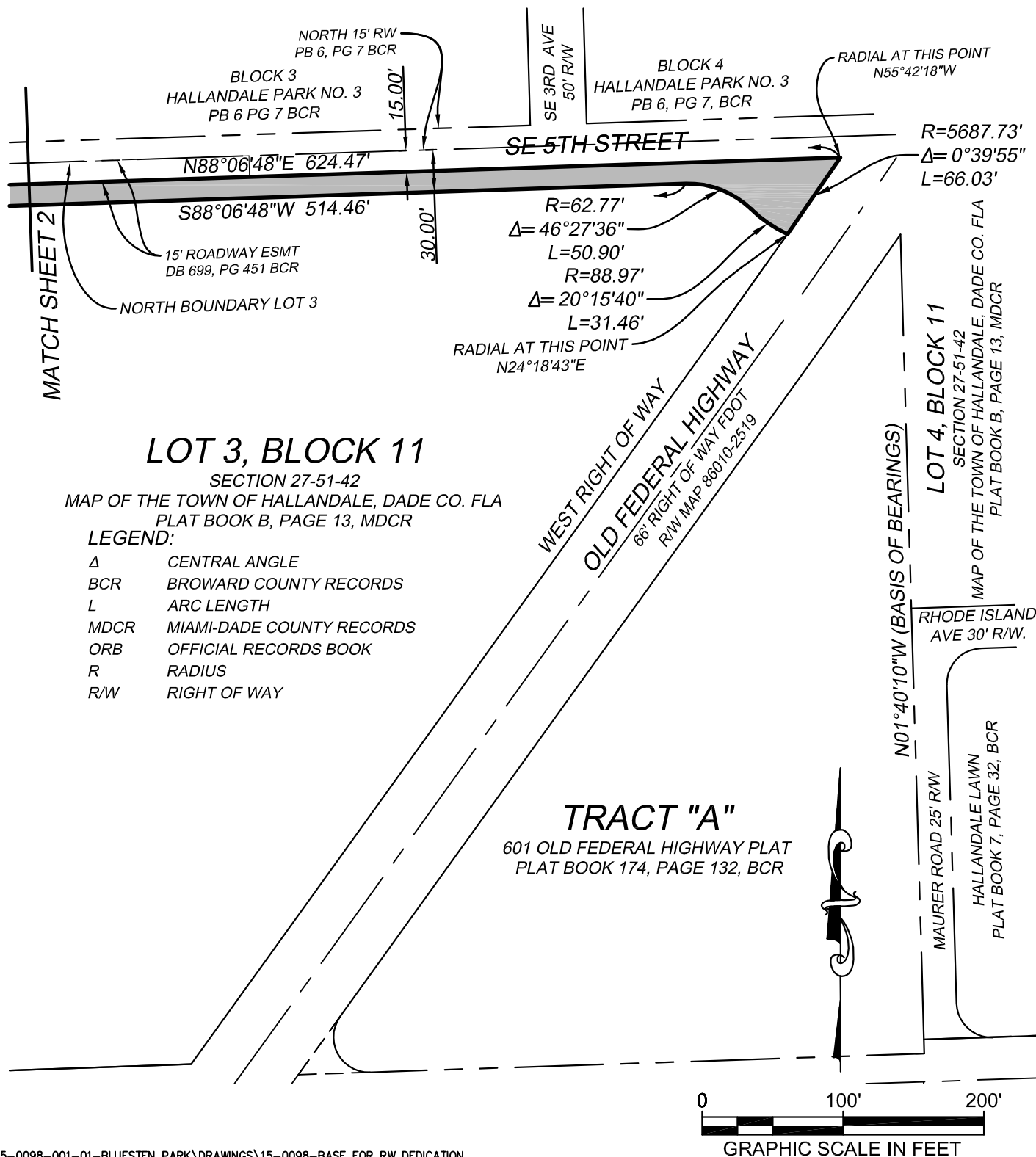
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