

## LEGAL DESCRIPTION - 40' DRAINAGE EASEMENT

EXHIBIT "B"

A portion of Tract "B" Block 1 of DIPLOMAT GOLF ESTATES, according to the Plat thereof as recorded in Plat Book 46, Page 24, of the Public Records of Broward County, Florida, and being more particularly described as follows:

Beginning at the Northeast corner of said Tract "B"; thence Southerly on the arc of a curve to the left from which the radius point bears North 75°37'27" West; said arc also being the Westerly Right of Way of Diplomat Parkway, having a radius of 530.00 feet, a central angle of 4°25'29", with an arc length of 40.93 feet to a point of non-tangency and intersection with a line that is 40.0 feet South of and Parallel with said North line of aforementioned Tract "B", thence run West along said line for a distance of 435.31 feet; thence run North for a distance of 40.00 to a point on the North line of said "Tract B"; thence run East along previously described line for a distance of 443.92 feet to the Point of Beginning.

Said lands lying in the City of Hallandale Beach, Broward County, Florida, and containing 17,574 square feet (0.40 acres), more or less.

### SURVEYOR'S NOTES:

1. This is not a Boundary Survey.
2. Bearings are based an assumed meridian whereby the Westerly Right of Way of Diplomat Parkway, bears North 00°01'00"E.

### SURVEYOR'S CERTIFICATION:

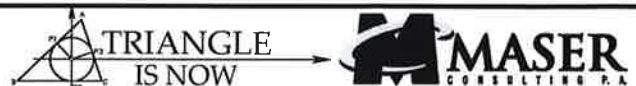
I hereby certify that this description and Sketch was made under my responsible charge on June 12th, 2017 and meets the applicable Standards of Practice as set forth by the Board of Professional Surveyors and Mappers in rules 5J-17.051 and 5J-17.052 Florida Administrative Code, pursuant to Chapter 472.027 Florida Statutes.



John M. Liptak  
Florida Professional Surveyor and Mapper  
License No. 5664

This Legal Description and Sketch to Accompany Legal consists of Two (2) sheets, neither one is complete or valid without the other.

### DIPLOMAT - Legal Description



8290 N.W. 64th Street - Miami, FL 33166 - LB7388 - LB8020  
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Sheet 1 of 2

Draw By: JP

Date: 06/08/17

Job #: 16000245A

Scale: N/A



Sketch No.: .06



POC	Point of Commencement
POB	Point of Beginning
PB	Plat Book
PG	Page
O.R.B.	Official Records Book
B.C.R.	Broward County Records
R	Radius
Δ	Delta
L	Length
sq.ft.	Square Feet

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IS NOW



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Scale: 1" = 100'

Sketch No.: .06