

LEGAL DESCRIPTION

A PORTION OF TRACT "B" BLOCK 1, TOGETHER WITH A PORTION OF BLOCK 11, AS SHOWN ON THE PLAT "DIPLOMAT GOLF ESTATES", AS RECORDED IN PLAT BOOK 46 AT PAGE 24, BROWARD COUNTY RECORDS, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "B"; THENCE RUN N00°01'00"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF DIPLOMAT PARKWAY, AS SHOWN ON SAID PLAT, A DISTANCE OF 331.18 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DRAINAGE EASEMENT; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N89°59'00"W, A DISTANCE OF 57.00 FEET; THENCE N44°59'00"W A DISTANCE OF 16.97 FEET; THENCE N89°59'00"W A DISTANCE OF 333.36 FEET; THENCE N00°01'00"E A DISTANCE OF 161.70 FEET TO A POINT ON THE SOUTH LINE OF THE EXISTING 40 FEET DRAINAGE EASEMENT AS SHOWN ON SAID PLAT; THENCE N90°00'00"E, ALONG SAID SOUTH LINE OF THE 40 FEET DRAINAGE EASEMENT, A DISTANCE OF 40.00 FEET; THENCE S00°01'00"W A DISTANCE OF 121.71 FEET; THENCE S89°59'00"E A DISTANCE OF 322.36 FEET; THENCE N12°48'23"E A DISTANCE OF 124.92 FEET TO A POINT OF A NON-TANGENCY CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 550.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR A DISTANCE OF 76.90 FEET THROUGH A CENTRAL ANGLE OF 08°00'38" AND A CHORD BEARING OF N13°35'28"E AND A CHORD DISTANCE OF 76.83 FEET TO A POINT; THENCE S72°24'13"E, ALONG A RADIAL LINE, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 530.00 FEET, THENCE TO THE LEFT ALONG SAID CURVE A DISTANCE OF 162.62 FEET THROUGH A CENTRAL ANGLE OF 17°34'46", HAVING A CHORD BEARING OF S08°48'24"W AND A CHORD DISTANCE OF 161.98 FEET TO A POINT OF TANGENCY, THE LAST DESCRIBED CURVE IS COINCIDENT WITH THE WESTERLY RIGHT OF WAY OF DIPLOMAT PARKWAY; THENCE S00°01'00"W, ALONG SAID WESTERLY RIGHT OF WAY OF DIPLOMAT PARKWAY, A DISTANCE OF 82.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 26624 SQUARE FEET (0.6 ACRES) MORE OR LESS.

SURVEYOR'S NOTES:

THIS IS NOT A BOUNDARY SURVEY.

BEARINGS AS SHOWN HEREON ARE BASED ON ASSUMED SYSTEM WHEREBY THE WESTERLY RIGHT OF WAY OF DIPLOMAT PARKWAY, BEARS N00°01'00"E.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE ON NOVEMBER 26, 2018 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-17.050 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

MASER CONSULTING P.A.

AIMARA DIAZ LA ROSA

PROFESSIONAL SURVEYOR AND MAPPER LICENSE No. 6796
STATE OF FLORIDA



Customer Loyalty through Client Satisfaction
www.maserconsulting.com

Engineers • Planners • Surveyors
Landscape Architects • Environmental Scientists

State of FL Cert. of Authorization: 30301 / LB7388

Office Locations:

■ Red Bank, NJ	■ Lehigh Valley, PA
■ Clinton, NJ	■ Exton, PA
■ Hamilton, NJ	■ Philadelphia, PA
■ Egg Harbor, NJ	■ Pittsburgh, PA
■ Montvale, NJ	■ Tampa, FL
■ Mt. Arlington, NJ	■ Orlando, FL
■ Mt. Laurel, NJ	■ Miami, FL
■ Albany, NY	■ Jacksonville, FL
■ New Windsor, NY	■ Sterling, VA
■ Westchester, NY	■ Norfolk, VA
■ Charlotte, NC	■ Albuquerque, NM
■ Raleigh, NC	■ Columbia, MD

THE DIPLOMAT GOLF &
TENNIS CLUB
FOR
HALLANDALE
BEACH

BROWARD COUNTY
FLORIDA



Know what's below.
Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

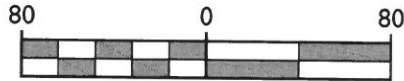
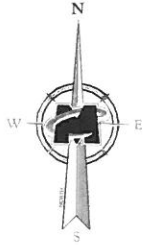
MIAMI OFFICE
8290 NW 64th Street
Miami, FL 33166
Phone: 305.597.9701
Fax: 305.597.9702

EXHIBIT A

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	11/26/18	ALR	ZCP
PROJECT NUMBER:	DRAWING NAME:		
16000245A	16000245A-NEW DRAINAGE EASEMENT		

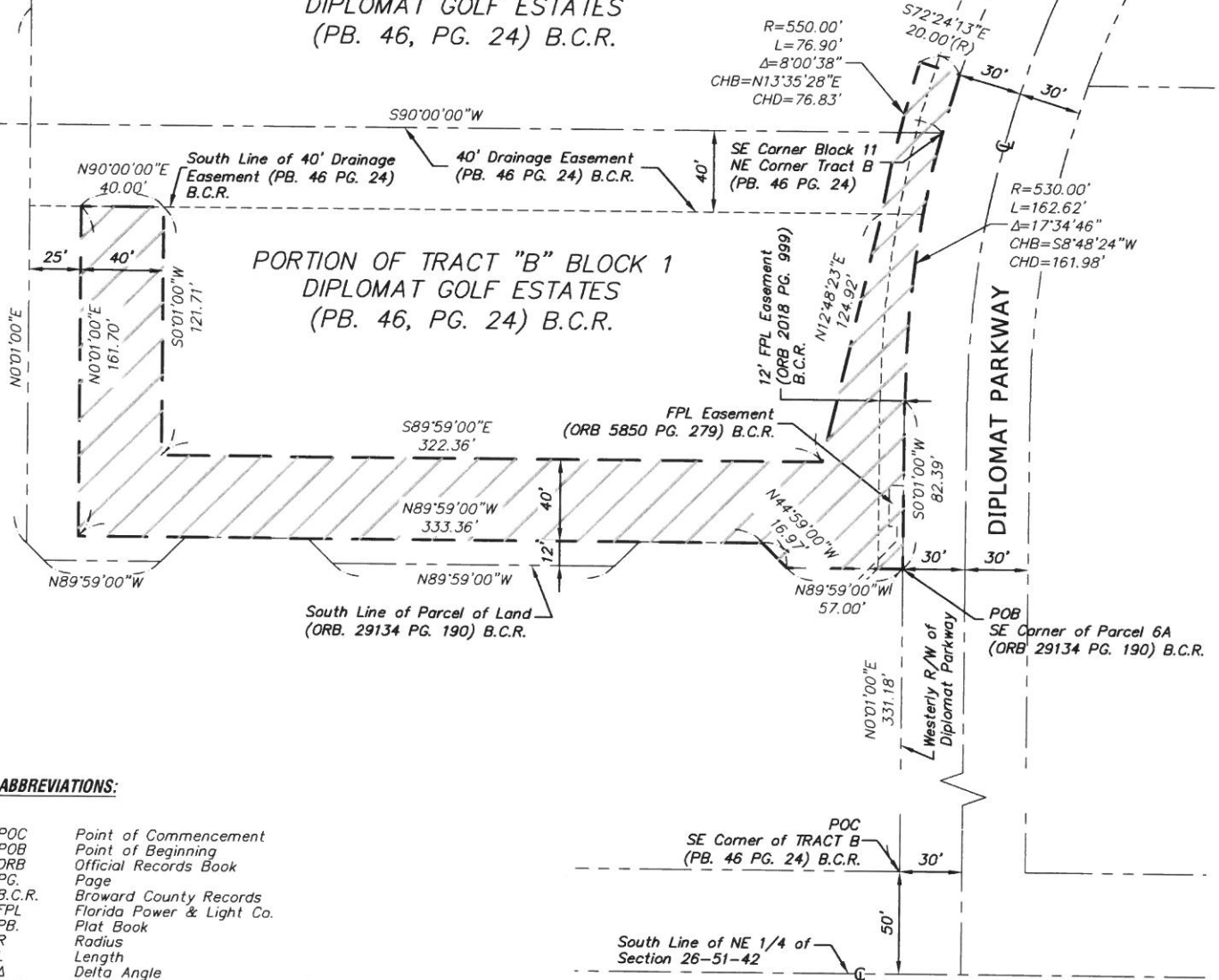
SHEET TITLE:
DRAINAGE EASEMENT

SHEET NUMBER:
1 of 2



SCALE : 1" = 80'

PORTION OF BLOCK 11
DIPLOMAT GOLF ESTATES
(PB. 46, PG. 24) B.C.R.



ABBREVIATIONS:

POC	Point of Commencement
POB	Point of Beginning
ORB	Official Records Book
PG.	Page
B.C.R.	Broward County Records
FPL	Florida Power & Light Co.
PB.	Plat Book
R	Radius
L	Length
Δ	Delta Angle
CHB	Chord Bearing
CHD	Chord Distance
CL	Centerline
(R)	Radial



Customer Loyalty through Client Satisfaction
www.maserconsulting.com

Engineers ■ Planners ■ Surveyors
Landscape Architects ■ Environmental Scientists

State of F.L. Cert. of Authorization: 30301 / LB7388

Office Locations:

■ Red Bank, NJ	■ Lehigh Valley, PA
■ Clinton, NJ	■ Exton, PA
■ Hamilton, NJ	■ Philadelphia, PA
■ Egg Harbor, NJ	■ Pittsburgh, PA
■ Montvale, NJ	■ Tampa, FL
■ Mt. Arlington, NJ	■ Orlando, FL
■ Mt. Laurel, NJ	■ Miami, FL
■ Albany, NY	■ Jacksonville, FL
■ New Windsor, NY	■ Sterling, VA
■ Westchester, NY	■ Norfolk, VA
■ Charlotte, NC	■ Albuquerque, NM
■ Raleigh, NC	■ Columbia, MD

THE DIPLOMAT GOLF &
TENNIS CLUB
FOR
HALLANDALE
BEACH

BROWARD COUNTY
FLORIDA



Know what's below.
Call before you dig.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



MIAMI OFFICE
8290 NW 64th Street
Miami, FL 33166
Phone: 305.597.9701
Fax: 305.597.9702

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

EXHIBIT A

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	11/26/18	ALR	ZCP
PROJECT NUMBER	16000245A	DRAWING NAME	16000245A-NEW DRAINAGE EASEMENT

SHEET TITLE

DRAINAGE EASEMENT

SHEET NUMBER

2 of 2