

**LAND DESCRIPTION  
VACATION OF A PORTION OF  
S.E. 19<sup>th</sup> AVENUE (Plat) S.E. 26<sup>th</sup> AVENUE (Field Acquired),  
And A PORTION OF DIANA DRIVE  
SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA**

Portions of the right-of-way of Southeast 19<sup>th</sup> Avenue (Southeast 26<sup>th</sup> Avenue) and Diana Drive as shown on GOLDEN ISLES SECTION 'E', according to the plat thereof as recorded in Plat Book 46, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows

**COMMENCING** at the Northwest corner of Lot 1, Block 1 of said GOLDEN ISLES SECTION 'E', said point being located on the Southerly right-of-way line for State Road 858 (Hallandale Beach Boulevard), as shown on Florida Department of Transportation Right-of-Way Map, Section 86200-2514, Sheet 1 of 7;

**THENCE** North 87°08'38" East on the Northerly boundary of said Lot 1 and on said Southerly right-of-way line for State Road 858 (Hallandale Beach Boulevard), a distance of 90.00 feet to the **POINT OF BEGINNING**;

**THENCE** continue North 87°08'38" East on said Southerly right-of-way line for State Road 858 (Hallandale Beach Boulevard), and on a line 75.00 feet Southerly of and parallel with the South line of the North one-half (N1/2) of the Northeast one-quarter (NE ¼) of Section 26, Township 51 South, Range 42 East a distance of 95.00 feet to a point on the West line of Lot 1, Block 1 of SECTION No. 1, GOLDEN ISLES, according to the plat thereof as recorded in Plat Book 13, Page 1, of the Public Records of Broward County, Florida,

**THENCE** South 02°51'22" East on said West line of Lot 1, Block 1 and on the East right-of-way line of said Southeast 19<sup>th</sup> Avenue (Southeast 26<sup>th</sup> Avenue), a distance of 75.00 feet to the Southwest corner of said Lot 1, Block 1, said point also being located on the West line of Parcel 'B' of said GOLDEN ISLES SECTION 'E';

**THENCE** continue South 02°51'22" East on said East right-of-way line and on said West line of Parcel 'B', a distance of 252.00 feet to the intersection with the South right-of-way line of said Diana Drive;

**THENCE** South 87°08'38" West on said South right-of-way line of Diana Drive, a distance of 70.00 feet to the intersection with the most Southwest line of said Parcel 'B', GOLDEN ISLES SECTION 'E';

**THENCE** North 02°51'22" West on the Northwest projection of said Southwest line of said Parcel 'B', a distance of 42.50 feet to the intersection with a line 42.50 feet North of and parallel with the South right-of-way line of said Diana Drive;

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January 9, 2012  
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THENCE South  $87^{\circ}08'38''$  West on said parallel line, a distance of 42.12 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Northwesterly on the arc of said curve having a radius of 25.00 feet, through a central angle of  $66^{\circ}13'16''$ , an arc distance of 28.89 feet to the intersection with the Southerly projection of the East line of Parcel No. 107, as contained in the stipulated Order of Taking and Final Judgment recorded in Official Records Book 25079, Page 1, of the Public Records of Broward County, Florida;

THENCE North  $02^{\circ}51'22''$  West on said projection of the East line of Parcel No. 107, a distance of 30.58 feet to a point on the East line of said Parcel No. 107;

THENCE South  $45^{\circ}17'32''$  East on said East line of Parcel No. 107, a distance of 14.90 feet to the intersection with said South line of said Lot 1 in Block 1, GOLDEN ISLES SECTION 'E' and the platted Northerly right-of-way line of Diana Drive

THENCE North  $87^{\circ}08'38''$  East on said South line and said Northerly right-of-way line of Diana Drive, a distance of 29.94 feet to the beginning of a tangent curve concave to the Northwest;

THENCE on the East line of said Lot 1 in Block 1, GOLDEN ISLES SECTION 'E', the following three (3) courses and distances;

1. Northeasterly on the arc of said curve having a radius of 25.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 39.27 feet;
2. North  $02^{\circ}51'22''$  West, a distance of 200.00 feet to the beginning of a tangent curve concave to the southwest;
3. Northwesterly on the arc of said curve having a radius of 25.00 feet, through a central angle of  $90^{\circ}00'00''$ , an arc distance of 39.27 feet to a point of tangency and the **POINT OF BEGINNING**;

Said lands lying in the City of Hallandale Beach, Broward County, Florida, and containing 25,361 square feet (0.582 acres), more or less.

#### **SURVEYOR'S NOTES:**

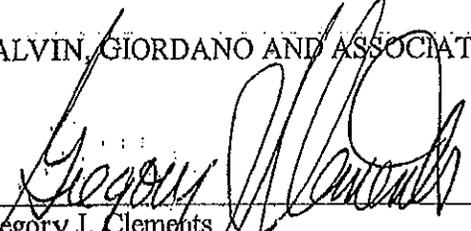
1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.

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3. Bearings shown hereon are relative to the South right-of-way line of State Road 858 (Hallandale Beach Boulevard); having a bearing of North 87°08'38" East as shown on State of Florida Department of Transportation Right-of-Way Map for State Road 858 Section 86200-2514.
4. Information contained herein and on the attached sketch does not represent a Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

  
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Gregory J. Clements  
Professional Surveyor and Mapper  
Florida Registration Number LS 4479

Date: 1-9-2012

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