

m.p.o.k.

PARKING EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

5 PARKING SPACES TO BE VACATED FROM PARKING EASEMENT

(O.R.B. 37116, PG. 843 B.C.R.)

PORTION OF PARCEL "A" CROCKER TOWER PLAT

(PB 142, PG 1, BCR)

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID CROCKER TOWER;

THENCE NORTH 89°58'20" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", 201.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 84°12'00" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE) AND THE POINT OF BEGINNING "A";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 31.33 FEET, A CENTRAL ANGLE OF 23°28'03", AN ARC DISTANCE OF 12.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE POINT OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 95°56'40" AN ARC DISTANCE OF 3.91 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°51'20" WEST, 6.51 FEET;

THENCE NORTH 00°08'40" WEST, 49.34 FEET;

THENCE NORTH 89°51'20" EAST, 6.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 3.66 FEET TO THE POINT OF TANGENCY, AND REFERENCE POINT "A";

THENCE SOUTH 00°08'40" EAST, 66.63 FEET;

THENCE SOUTH 89°58'20" WEST, 4.04 FEET TO THE POINT OF BEGINNING "A".

TOGETHER WITH:

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE NORTH 00°08'40" WEST, 53.30 FEET TO THE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, AND THE POINT OF BEGINNING "B";

CONTINUED NEXT SHEET

SHEET 1 OF 4 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
DROTOS
& ASSOCIATES

ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-7783-4754

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(O.R.B. 37116, PG. 843 B.C.R.)
PORTION OF PARCEL "A" CROCKER TOWER PLAT
(PB 142, PG 1, BCR)

FROM PREVIOUS SHEET

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 14.33 FEET, A
CENTRAL ANGLE OF 68°09'51", AN ARC DISTANCE OF 17.05;

THENCE NORTH 00°08'40" WEST, 25.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE
CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 06°26'45" WEST TO
THE RADIUS POINT OF THE NEXT DESCRIBED CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 10.11 FEET, A
CENTRAL ANGLE OF 83°41'55", AN ARC DISTANCE OF 14.77 FEET TO THE POINT OF TANGENCY AND
POINT OF BEGINNING "C";

THENCE SOUTH 00°08'40" EAST, 48.39 FEET TO POINT OF BEGINNING "B".

TOGETHER WITH:

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT OF BEGINNING "C";

THENCE NORTH 00°08'40" WEST, 1.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO
THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL
ANGLE OF 90°00'00", AN ARC DISTANCE OF 3.66 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°51'20" WEST, 6.67 FEET;

THENCE NORTH 00°08'40" WEST, 25.34 FEET;

THENCE NORTH 89°51'20" EAST, 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO
THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4.00 FEET, A CENTRAL
ANGLE OF 180°00'00", AN ARC DISTANCE OF 12.57 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°51'20" WEST 5.00 FEET;

THENCE NORTH 00°08'40" WEST 49.34 FEET;

CONTINUED NEXT SHEET

SHEET 2 OF 4 SHEETS

					SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING CERTIFICATE OF AUTHORIZATION NO. LB 6456 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064 PH: 954-943-9433 • FAX: 954-7783-4754
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THENCE NORTH 89°51'20" EAST 6.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 92°11'23", AN ARC DISTANCE OF 3.75 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTH 00°08'40" WEST, 88.86 FEET TO POINT OF BEGINNING "C".

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1,437 SQUARE FEET (0.033 ACRE), MORE OR LESS.

SHEET 3 OF 4 SHEETS

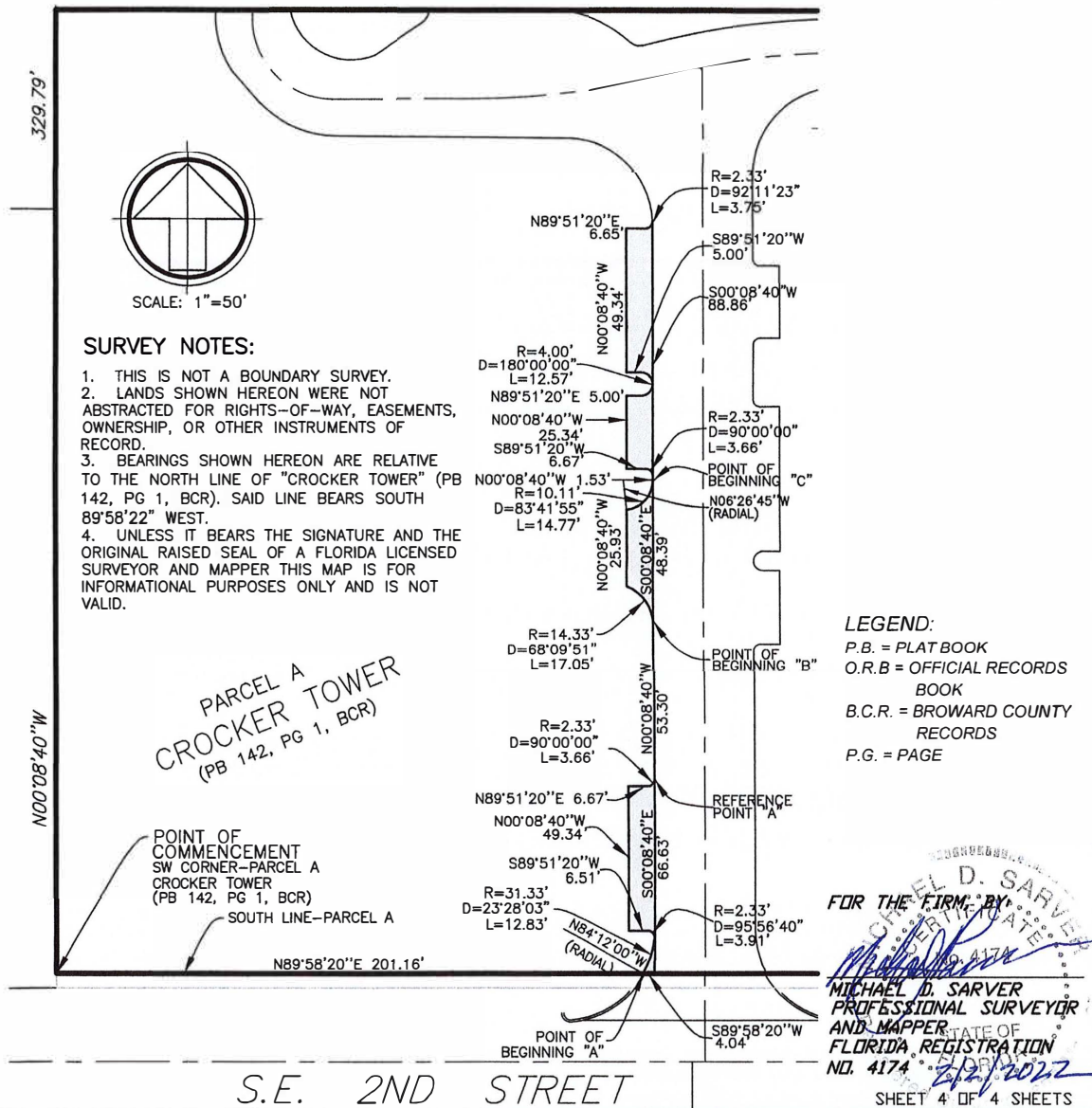
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