

**LEGAL DESCRIPTION
INGRESS EGRESS EASEMENT
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

A portion of "DANIA GOLF COURSE", according to the plat thereof as recorded in Plat Book 32, Page 17 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCING at the Southwest corner of said "DANIA GOLF COURSE";

THENCE North $87^{\circ}40'48''$ East on the South line of said "DANIA GOLF COURSE", a distance of 524.70 feet to the **POINT OF BEGINNING**;

THENCE North $16^{\circ}56'53''$ West, a distance of 213.02 feet;

THENCE South $82^{\circ}32'45''$ East, a distance of 27.45 feet;

THENCE South $16^{\circ}56'53''$ East, a distance of 86.27 feet;

THENCE North $87^{\circ}40'48''$ East, a distance of 83.55 feet;

THENCE South $02^{\circ}19'12''$ East, a distance of 69.40 feet;

THENCE North $87^{\circ}40'48''$ East, a distance of 63.52 feet;

THENCE South $02^{\circ}19'12''$ East, a distance of 48.58 feet to the intersection with said South line of "DANIA GOLF COURSE";

THENCE South $87^{\circ}40'48''$ West on said South line, a distance of 35.00 feet;

THENCE North $02^{\circ}19'12''$ West, a distance of 10.58 feet to a point on the arc of a tangent curve to the left;

THENCE Northwesterly, on the arc of said curve, having a radius of 14.00 feet, a central angle of $90^{\circ}00'00''$, and an arc distance of 21.99 feet to a point of tangency;

THENCE South $87^{\circ}40'48''$ West, a distance of 36.52 feet;

THENCE North $02^{\circ}19'12''$ West, a distance of 49.40 feet to a point on the arc of a tangent curve to the left;

THENCE Northwesterly, on the arc of said curve, having a radius of 17.00 feet, a central angle of $90^{\circ}00'00''$, and an arc distance of 26.70 feet to a point of tangency;

THENCE South $87^{\circ}40'48''$ West, a distance of 37.51 feet;

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
August 20, 2009
Revised July 13, 2012

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Sheet 1 of 3

THENCE South 16°56'53" East, a distance of 94.03 feet to the intersection with said South line of "DANIA GOLF COURSE";

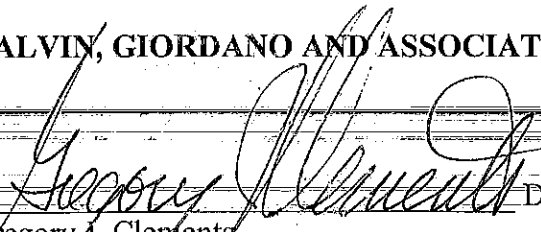
THENCE South 87°40'48" West on said South line, a distance of 25.84 feet to the **POINT OF BEGINNING**.

Said lands lying in City of Dania Beach, Broward County, Florida and containing an area of 11,376 square feet (0.2612 acres), more or less.

SURVEYOR'S NOTES:

1. Unless this Sketch of Legal Description bears the signature and raised seal of a Florida Licensed Surveyor and Mapper, this map is for informational purposes only and is not valid. Additions and deletions made to the face of this sketch and description will make this Sketch of Legal Description invalid.
2. Lands shown hereon were not abstracted by the surveyor for rights-of-way, easements, ownership or other instruments of record.
3. Bearings shown hereon are relative to the South line of said "DANIA GOLF COURSE", having an assumed bearing of North 87°40'48" East.
4. The description contained herein does not represent a field boundary survey.
5. Unless otherwise noted hereon, record values and field measured values are in substantial agreement.
6. Unless otherwise shown hereon, no encroachments encumber described subject property.
7. Calvin Giordano & Associates Inc. Certificate of Authorization Number is L.B. 6791.

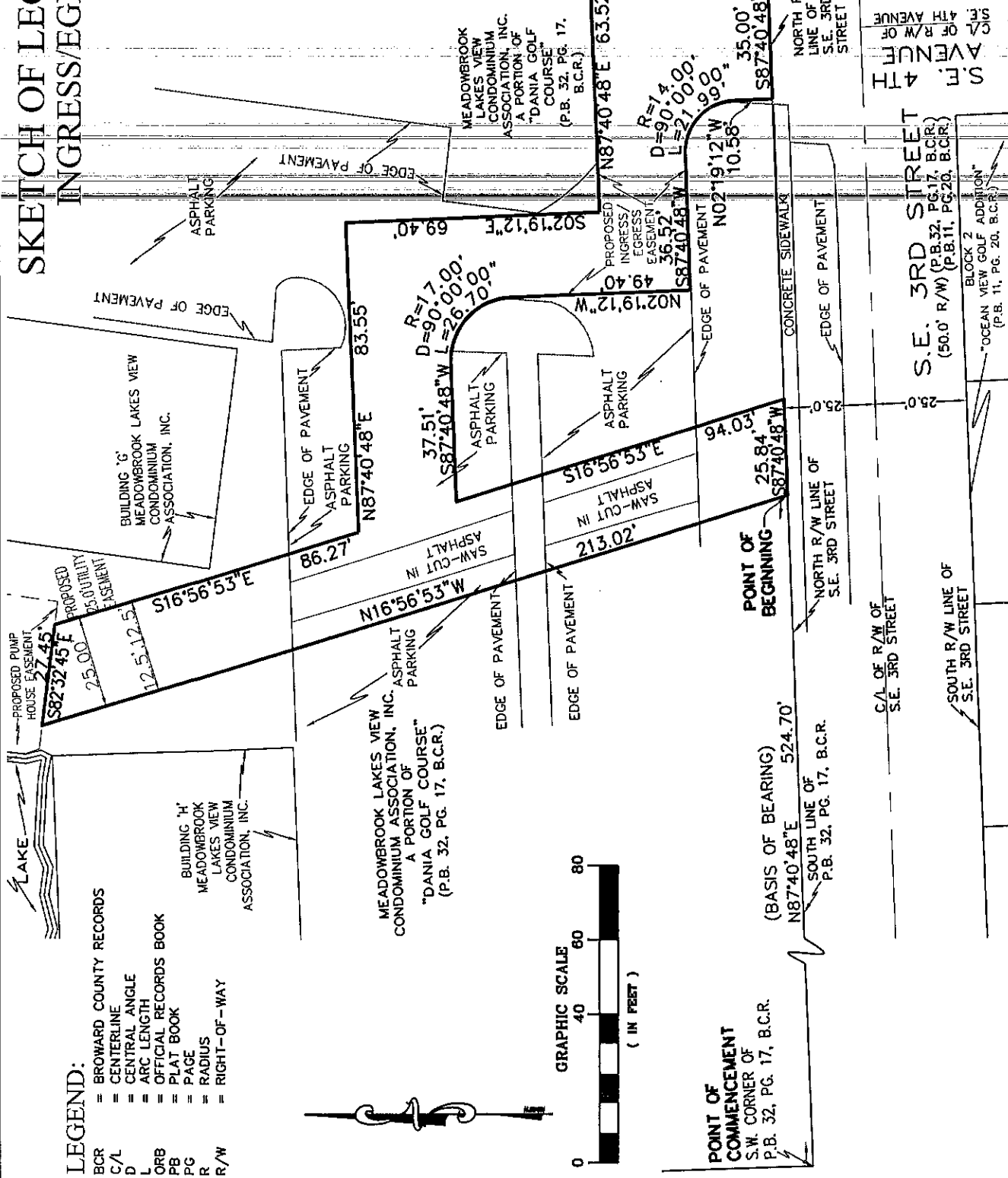
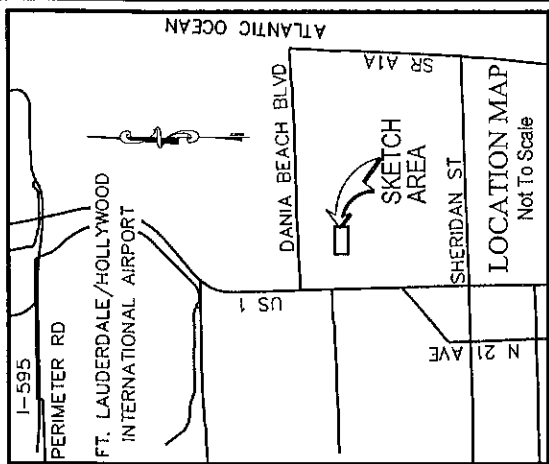
CALVIN, GIORDANO AND ASSOCIATES, INC.


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

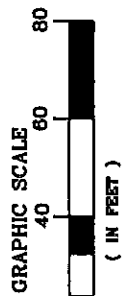
Date: 7-13-2012

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SKETCH OF LEGAL DESCRIPTION INGRESS/EGRESS EASEMENT



- LEGEND:**
- BCR = BROWARD COUNTY RECORDS
 - C/L = CENTERLINE
 - D = CENTRAL ANGLE
 - L = ARC LENGTH
 - ORB = OFFICIAL RECORDS BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - R = RADIUS
 - R/W = RIGHT-OF-WAY



POINT OF COMMENCEMENT
S.W. CORNER OF
P.B. 32, PG. 17, B.C.R.

POINT OF BEGINNING
(BASIS OF BEARING)
N87°40'48"E 524.70'
SOUTH LINE OF
P.B. 32, PG. 17, B.C.R.

Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781
Fax: 954.921.8607

MEADOWBROOK LAKES VIEW CONDO
CITY OF DANIA BEACH
BROWARD COUNTY, FLORIDA

SCALE	PROJECT No	SHEET
1"=40.0'	09-2847	3
DATE	CAD FILE	OF
09-02-09	SEE LEFT	3