

**LAND DESCRIPTION
PARK PARCEL E
OAKLAND PARK STATION
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA**

All of Park Parcel E, OAKLAND PARK STATION, according to the plat thereof as recorded in Plat Book 177, Pages 159 through 160 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southeast corner of Parcel 1, OAKLAND PARK STATION;

THENCE North 00°24'10" East on the East line of said Parcel 1, a distance of 10.00 feet to the North line of a 10.00 foot Utility /Sidewalk Easement as shown on said OAKLAND PARK STATION;

THENCE North 89°57'19" West on said North line of a 10.00 foot Utility /Sidewalk Easement, a distance of 46.37 feet to the **POINT OF BEGINNING** said point also being the Southeast corner of said Park Parcel E;

THENCE on the South, West, North and East line of said Park Parcel E the following five (5) courses and distances

1. continue North 89°57'19" West, a distance of 28.51 feet to the Southwest corner of said Park Parcel E;
2. North 00°06'10" East, a distance of 57.66 feet to the Northwest corner of said Park Parcel E;
3. South 89°53'50" East, a distance of 35.03 feet to the Northeast corner of said Park Parcel E;
4. South 00°09'43" West, a distance of 36.70 feet to an angle point in the East line;
5. South 17°17'49" West, a distance of 21.91 feet to the **POINT OF BEGINNING**;

Said lands lying in the City of Oakland Park, Broward County, Florida, and containing 1,950 square feet (0.0448 acres), more or less.

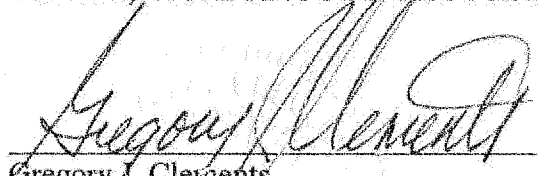
Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
August 14, 2012
Revised December 9, 2013
Revised December 12, 2013

P:\Projects\2011\114259 City of Oakland Park\Survey\Legal Descriptions\11-4259-9-V-SD-Park PRCL E.docx

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 Broward County.
3. Bearings shown here on are relative to OAKLAND PARK STATION, as recorded in Plat Book 177, Pages 159 through 160 of the Public Records of Broward County, Florida; with the South line of Parcel 1, having a bearing of North 89°57'19" West.
4. The description contained herein and the attached sketch does not represent a field Boundary Survey and were prepared from the Plat of Record..

CALVIN, GIORDANO AND ASSOCIATES, INC.



Date: 12-12-2013

Gregory J. Clements

Professional Surveyor and Mapper

Florida Registration Number LS 4479

Prepared By:

CALVIN, GIORDANO AND ASSOCIATES, INC.

1800 Eller Drive, Suite 600

Fort Lauderdale, Florida 33316

August 14, 2012

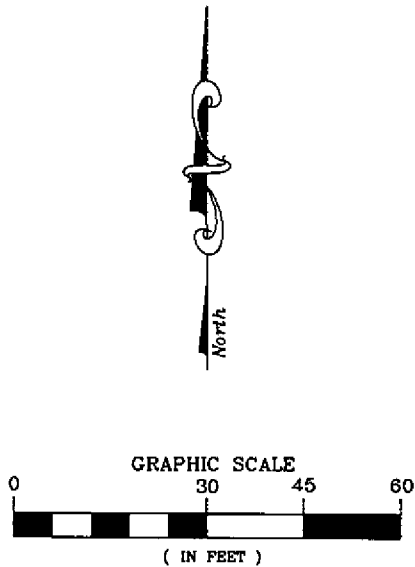
Revised December 9, 2013

Revised December 12, 2013

P:\Projects\2011\14259 City of Oakland Park\Survey\Legal Descriptions\11-4259-9-V-SID-Park PRCL E.docx

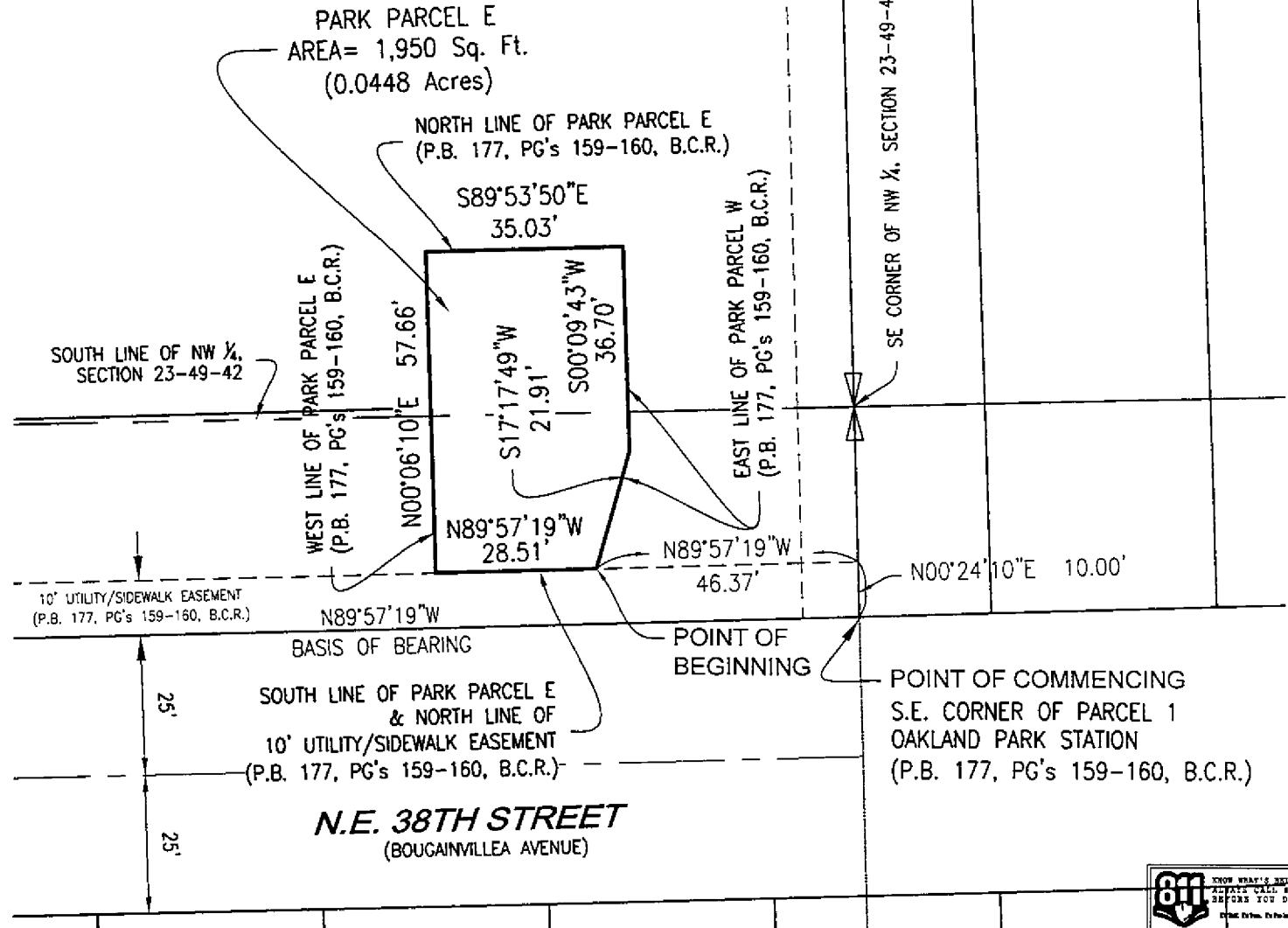
SKETCH OF LEGAL DESCRIPTION

OAKLAND PARK STATION (P.B. 177, PG's 159-160, B.C.R.) PARCEL 1



LEGEND:

BCR = BROWARD COUNTY RECORDS
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
Sq Ft = SQUARE FEET
UE = UTILITY EASEMENT



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization 6791

PARK PARCEL E
OAKLAND PARK STATION
CITY OF OAKLAND PARK

SCALE
1" = 30'

PROJECT No.
11-4259-9

SHEET:

DATE
08-14-12

CAD FILE
SEE TOP

3
3

**LAND DESCRIPTION
PARK PARCEL W
OAKLAND PARK STATION
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA**

All of Park Parcel 'W', OAKLAND PARK STATION, according to the plat thereof as recorded in Plat Book 177, Pages 159 through 160 of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of said Park Parcel 'W', OAKLAND PARK STATION, said point also being the westerly most Southwest corner of said plat;

THENCE North 00°04'39" East on the Westerly line of said Park Parcel 'W' also being the West line of said OAKLAND PARK STATION, a distance of 41.95 feet to the Northwest corner of said Park Parcel 'W';

THENCE South 89°53'50" East on the North line of said Park Parcel 'W', a distance of 80.05 feet to the Northeast corner of said Park Parcel 'W';

THENCE South 00°08'48" West on the East line of said Park Parcel 'W', a distance of 42.35 feet to the intersection with the South line of said OAKLAND PARK STATION and the South line of said Park Parcel 'W';

THENCE North 89°36'35" West on said South line of OAKLAND PARK STATION, a distance of 80.00 feet; to the **POINT OF BEGINNING**;

LESS THEREFROM:

BEGINNING at said Southwest corner of Park Parcel 'W';

THENCE North 00°04'39" East on the Westerly line of said Park Parcel 'W' also being the West line of said OAKLAND PARK STATION, a distance of 24.45 feet to the Westerly prolongation of the Southerly face of the building;

THENCE South 89°53'50" East on said Westerly prolongation and Southerly face of building, a distance of 40.35 feet;

THENCE South 00°08'48" West on the Westerly face of said building, a distance of 24.65 feet to the feet to the intersection with the South line of said OAKLAND PARK STATION and the Southeast corner of said Park Parcel 'W';

THENCE North 89°36'35" West on said South line of OAKLAND PARK STATION, a distance of 40.32 feet to the **POINT OF BEGINNING**;

Said lands lying in the City of Oakland Park, Broward County, Florida, and containing a Total Net Area of 2,383 square feet (0.0547 acres), more or less.


Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
August 14, 2012
Rev.: September 26, 2012

P:\Projects\2011\114259 City of Oakland Park\Survey\Legal Descriptions\11-4259-9-V-SD-Park PRCL W.docx

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 Broward County.
3. Bearings shown here on are relative to OAKLAND PARK STATION, as recorded in Plat Book 177, Pages 159 through 160 of the Public Records of Broward County, Florida; with the West line of Parcel 1, having a bearing of North 00°04'39" East
4. The description contained herein and the attached sketch does not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.


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

Date:

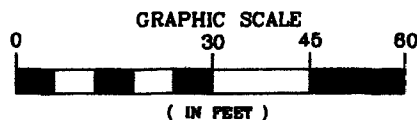
9-26-2012

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
August 14, 2012
Rev.: September 26, 2012

P:\Projects\2011\114259 City of Oakland Park\Survey\Legal Descriptions\11-4259-9-V-SD-Park PRCL W.docx

P:\Projects\2011\114259 City of Oakland Park\Survey\SKETCH\114259-V-SK-Parcels W&E.dwg

SKETCH OF LEGAL DESCRIPTION



LEGEND:

BCR = BROWARD COUNTY RECORDS
 ORB = OFFICIAL RECORDS BOOK
 PB = PLAT BOOK
 PG = PAGE
 Sq Ft = SQUARE FEET
 UE = UTILITY EASEMENT

FLORIDA EAST COAST RAILROAD

P.B. 2, PG's 38, B.C.R.
 O.R.B. 30978, PG. 1708, B.C.R.
 100' RIGHT-OF-WAY

POINT OF BEGINNING
 S.W. CORNER OF PARK PARCEL W
 OAKLAND PARK STATION
 (P.B. 177, PG's 159-160, B.C.R.)

N00°04'39"E
 BASIS OF BEARING

WEST LINE OF PARK PARCEL W
 (P.B. 177, PG's 159-160, B.C.R.)

10' U.E. (P.B. 177, PG's 159-160, B.C.R.)

OAKLAND PARK STATION
(P.B. 177, PG's 159-160, B.C.R.)

PARCEL 1

PARK PARCEL W

NORTH LINE OF PARK PARCEL W
 & SOUTH LINE OF PARCEL 1
 (P.B. 177, PG's 159-160, B.C.R.)

EAST LINE OF PARK PARCEL W
 (P.B. 177, PG's 159-160, B.C.R.)

41.95'
 N00°04'39"E

17.50'

24.45'

40.35'

40.32'

24.65'

80.05'

80.00'

39.68'

42.35'

25'

LESS OUT

FACE OF BUILDING LINE

2383 Sq.Ft.

0.0547 Acres

10' U.E. (P.B. 177, PG's 159-160, B.C.R.)

WALL LINE

SOUTH LINE OF NW 1/4, SECTION 23-49-42

WALL LINE

BUILDING LINE

N.E. 38TH STREET
 (BOUGAINVILLEA AVENUE)



Gordon & Associates, Inc.
 Surveyors
 2011-2012 Survey License No. 114259-V-SK-Parcels W&E.dwg
 Certificate of Authorization 8791

PARK PARCEL W
 OAKLAND PARK STATION
 CITY OF OAKLAND PARK

SCALE
 1" = 30'
 DATE
 09-26-12

PROJECT No.
 11-4259-9
 CAD FILE
 SEE TOP

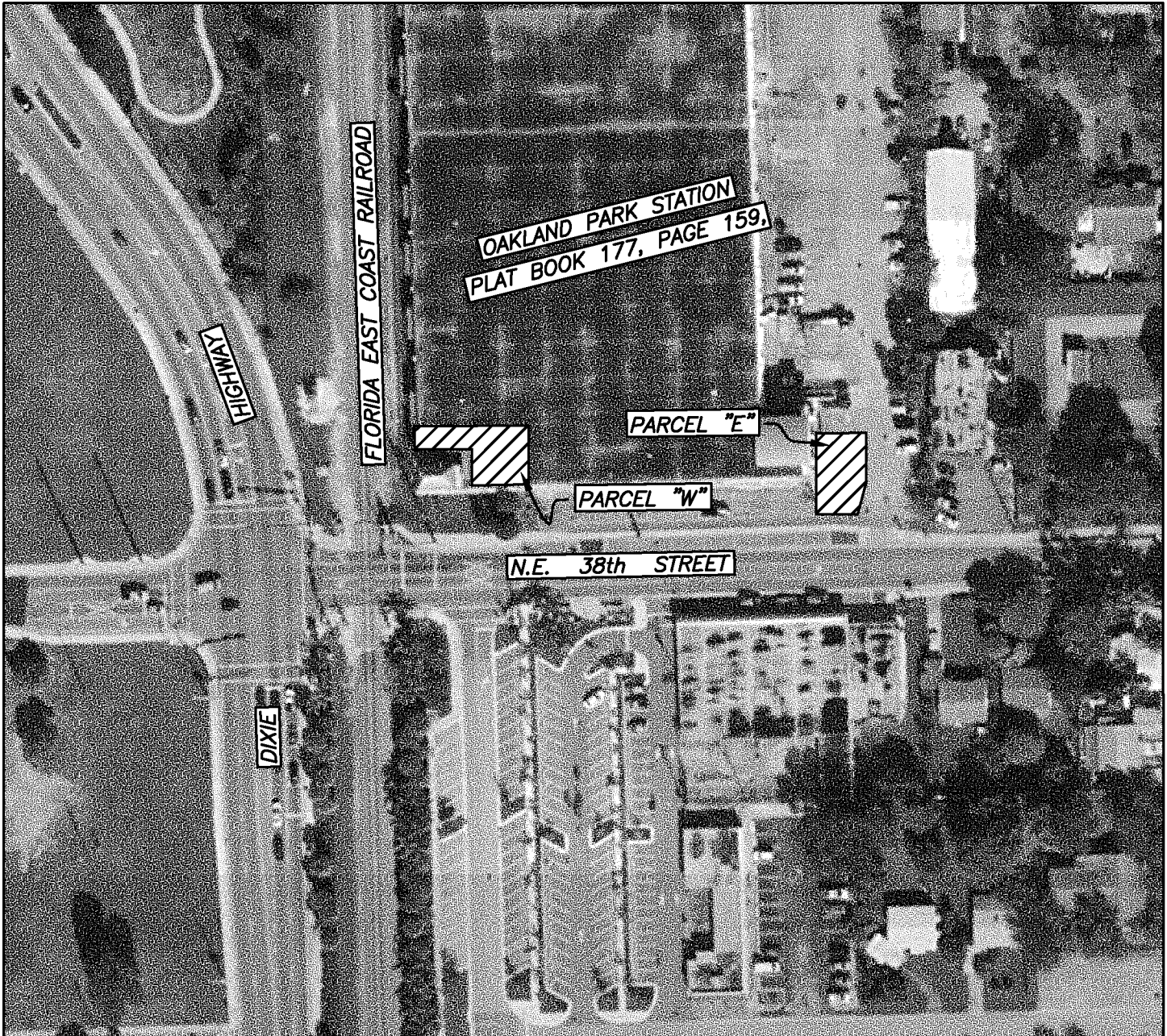
SHEET:
 3
 3

LOCATION SKETCH

PROJECT: 2014-V-01
 PETITIONER: OAKLAND PARK INDUSTRIAL, LLC.
 MUNICIPALITY: CITY OF OAKLAND PARK
 COMMISSION DISTRICT: 4



SECTION 23, TOWNSHIP 49 SOUTH, RANGE 42 EAST



LEGEND:

 = PARK PARCEL 'E' AND PARK PARCEL 'W' TO BE VACATED

Scale: Not to Scale	File No.: 2014-V-01	Drawn by: JAT	Date: 11-26-13	Checked by: DBW	Date: 12-2-13	Managed by: FJG	Date: 11-26-14	File location: E:\RW\PMT-PCLS\LOC-SKE\2014-V-01
------------------------	------------------------	------------------	-------------------	--------------------	------------------	--------------------	-------------------	--

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION