

**EXHIBIT "C"**

**LEGAL DESCRIPTION  
OLD NON-VEHICULAR ACCESS LINE  
DIPLOMAT RESORT AND COUNTRY CLUB PLAT  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

A Non-Vehicular Access Line along the East line of Parcels "C" and "D" of the DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof as recorded in Plat Book 158, Page 16 and along the East line of the North 20.00 feet of BEVERLY BEACH NO. 2, according to the plat thereof as recorded in Plat Book 40, Page 24, all of the Public Records of Broward County, Florida, said line being more particularly described as follows:

BEGIN at the Southeast corner of said Parcel "C", said point being located on the Westerly right-of-way line of State Road A-1-A (South Ocean Drive);

THENCE along the said East line of Parcel "C", the said East line of Parcel "D" and the said East line of the North 20.00 feet of BEVERLY BEACH NO. 2, said line also being the Westerly right-of-way line of South Ocean Drive (State Road A-1-A), the following seventeen (17) courses and distances;

1. THENCE North 05°08'00" East, a distance of 17.16 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
2. THENCE continue North 05°08'00" East, a distance of 50.47 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
3. THENCE North 05°08'00" East, a distance of 136.87 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
4. THENCE continue North 05°08'00" East, a distance of 70.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
5. THENCE continue North 05°08'00" East, a distance of 55.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
6. THENCE continue North 05°08'00" East, a distance of 50.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
7. THENCE continue North 05°08'00" East, a distance of 48.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
8. THENCE continue North 05°08'00" East, a distance of 40.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
9. THENCE continue North 05°08'00" East, a distance of 76.45 feet to the South line of the North 20.00 feet of said BEVERLY BEACH NO. 2, said point being the POINT OF TERMINATION of said Non-Vehicular Access Line;
10. THENCE continue North 05°08'00" East, a distance of 20.00 feet to the North line of said BEVERLY BEACH NO. 2, said point being the Southeast corner of said Parcel "D", said point also being the POINT OF BEGINNING of said Non-Vehicular Access Line
11. THENCE continue North 05°08'00" East, a distance of 98.55 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
12. THENCE North 84°52'00" West, a distance of 12.00 feet;

13. THENCE North 05°08'00" East, a distance of 120.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
14. THENCE continue North 05°08'00" East, a distance of 88.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
15. THENCE continue North 05°08'00" East, a distance of 80.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
16. THENCE North 18°37'45" East, a distance of 51.42 feet;
17. THENCE North 05°08'00" East, a distance of 19.46 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line and the end of this description.

Said Non-Vehicular Access Line being in the City of Hollywood, Broward County, Florida.

NOTES:

1. Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the Surveyor, for ownership, easements, rights-of-way or other matters that may appear in the Public Records of Broward County, Florida.
3. Bearings shown hereon are relative to DIPLOMAT RESORT AND COUNTRY CLUB PLAT, as recorded in Plat Book 158, Page 16, Broward County Records with the Easterly right-of-way line of State Road A-1-A (South Ocean Drive) having a bearing of North 05°08'00" East.
4. Information shown hereon does not represent a Boundary Survey.

CALVIN, GIORDANO & ASSOCIATES, INC.



Date: 6/21/2023

Steven M. Watts  
Professional Surveyor and Mapper  
Florida Registration Number 4588

**EXHIBIT "B"**  
**OLD NON-VEHICULAR ACCESS LINE**  
**PARCELS "C" & "D", DIPLOMAT RESORT AND COUNTRY CLUB PLAT**  
**P.B. 158, PG. 16, B.C.R.**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

MATCH LINE - SEE SHEET 4

**LEGEND:**

- B.C.R. = BROWARD COUNTY RECORDS
- L.B. = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- P.O.T. = POINT OF TERMINATION
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SCALE: 1"=80'

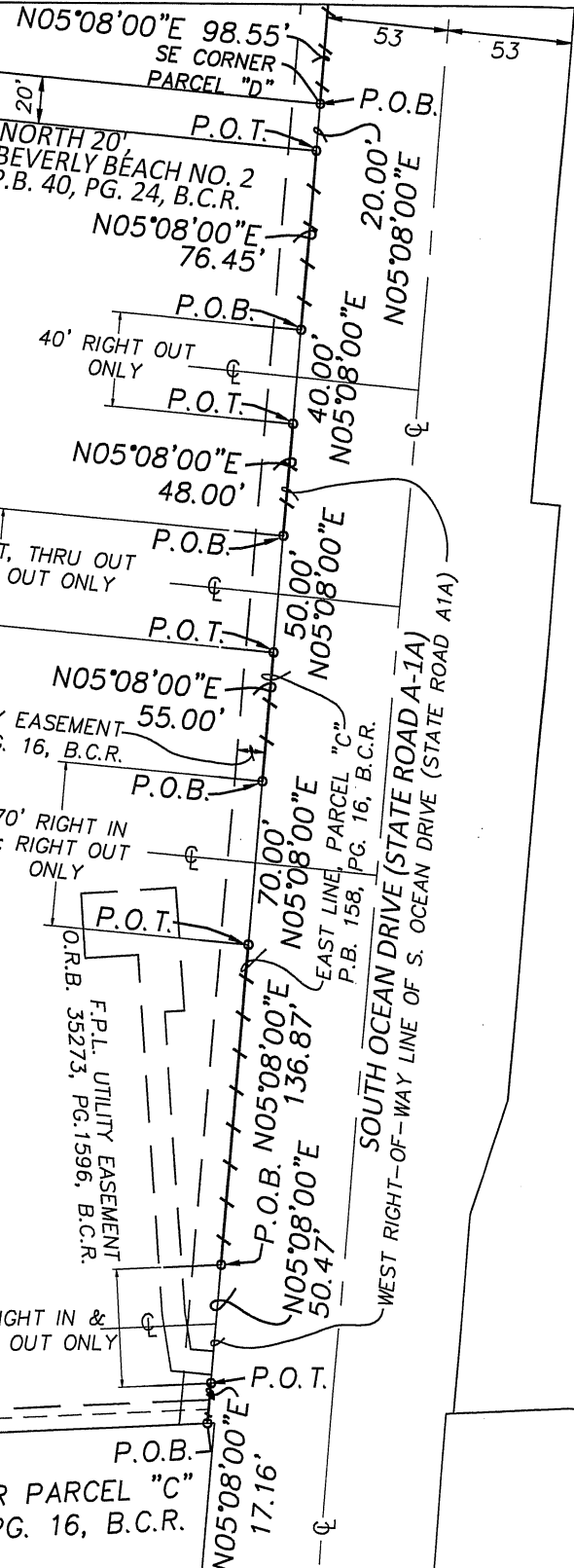
**PARCEL "C"**  
**DIPLOMAT RESORT AND COUNTRY CLUB**  
**P.B. 158, PG. 16, B.C.R.**

6' SEWER EASEMENT  
P.B. 158, PG. 16, B.C.R.

SOUTH LINE, PARCEL "C"  
P.B. 158, PG. 16, B.C.R.

10' SEWER EASEMENT  
P.B. 158, PG. 16, B.C.R.

SE CORNER PARCEL "C"  
P.B. 158, PG. 16, B.C.R.



THIS IS NOT A SURVEY

 Calvin, Giordano & Associates, Inc.  
A SAFEHILL COMPANY  
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316  
Phone: 954.921.7781 • Fax: 954.921.8807

**PARCELS "C" & "D"**  
**DIPLOMAT RESORT AND**  
**COUNTRY CLUB PLAT**  
**P.B. 158, PG. 16, B.C.R.**

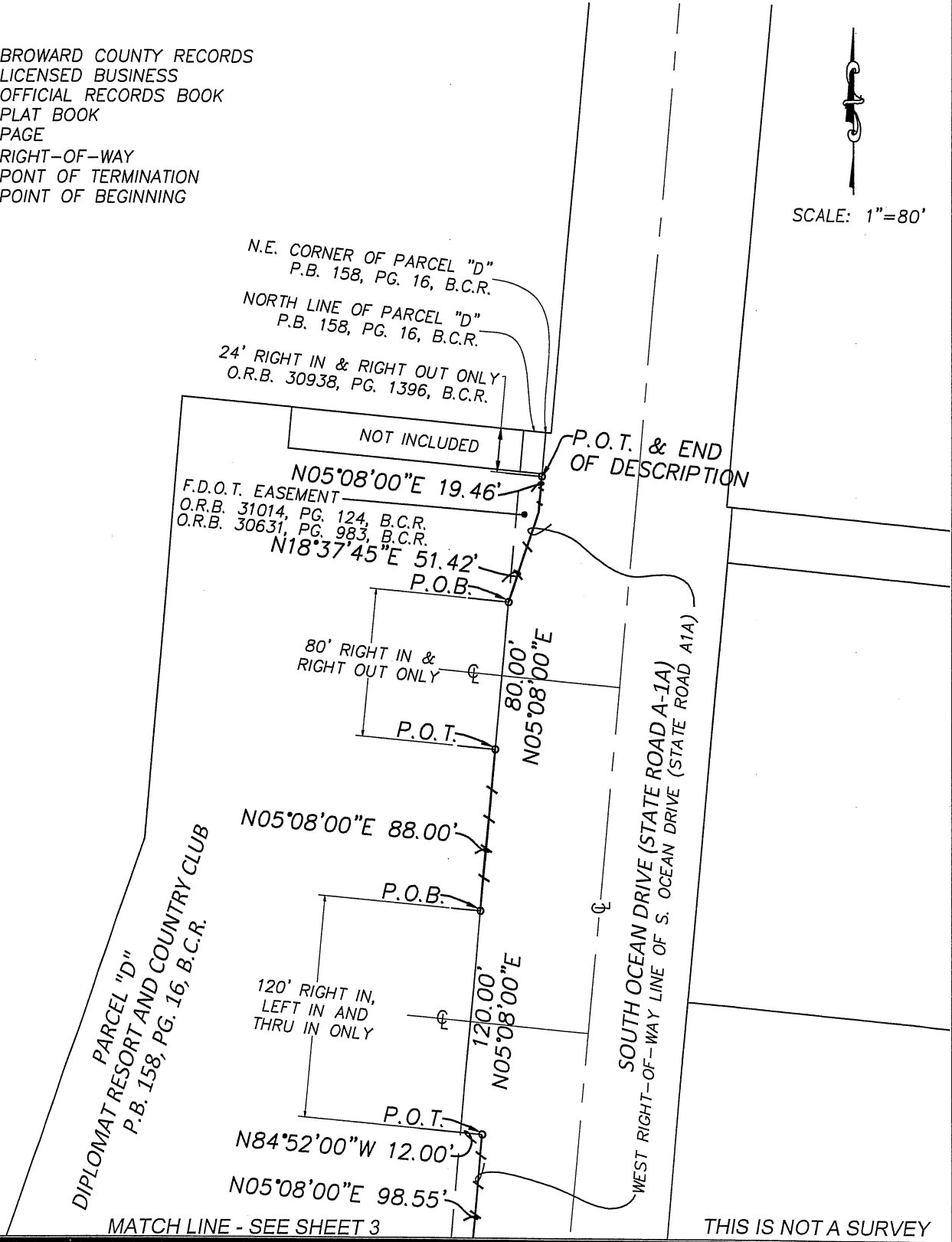
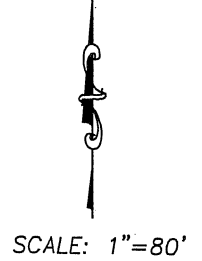
SCALE 1"=80'	PROJECT No. 23-7594
DATE 06/12/2023	CAD FILE

SHEET  
3 OF 4

**EXHIBIT "B"**  
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MATCH LINE - SEE SHEET 3

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SCALE 1"=80'	PROJECT No. 23-7594	SHEET 4 OF 4
DATE 06/12/2023	CAD FILE	

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BEGIN at the Southeast corner of said Parcel "C", said point being located on the Westerly right-of-way line of State Road A-1-A (South Ocean Drive);

THENCE along the said East line of Parcel "C", the said East line of Parcel "D" and the said East line of the North 20.00 feet of BEVERLY BEACH NO. 2, said line also being the Westerly right-of-way line of South Ocean Drive (State Road A-1-A), the following nineteen (19) courses and distances;

1. THENCE North 05°08'00" East, a distance of 17.16 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
2. THENCE continue North 05°08'00" East, a distance of 50.47 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
3. THENCE North 05°08'00" East, a distance of 136.87 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
4. THENCE continue North 05°08'00" East, a distance of 70.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
5. THENCE continue North 05°08'00" East, a distance of 55.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
6. THENCE continue North 05°08'00" East, a distance of 75.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
7. THENCE continue North 05°08'00" East, a distance of 23.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
8. THENCE continue North 05°08'00" East, a distance of 40.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
9. THENCE continue North 05°08'00" East, a distance of 76.45 feet to the South line of the North 20.00 feet of said BEVERLY BEACH NO. 2, said point being the POINT OF TERMINATION of said Non-Vehicular Access Line;
10. THENCE continue North 05°08'00" East, a distance of 20.00 feet to the North line of said BEVERLY BEACH NO. 2, said point being the Southeast corner of said Parcel "D", said point also being the POINT OF BEGINNING of said Non-Vehicular Access Line
11. THENCE continue North 05°08'00" East, a distance of 58.55 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
12. THENCE continue North 05°08'00" East, a distance of 40.00 feet;

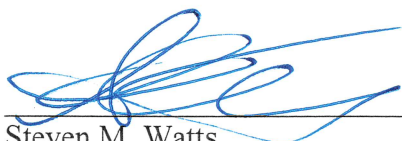
13. THENCE North  $84^{\circ}52'00''$  West, a distance of 12.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
14. THENCE North  $05^{\circ}08'00''$  East, a distance of 35.82 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;
15. THENCE continue North  $05^{\circ}08'00''$  East, a distance of 70.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
16. THENCE continue North  $05^{\circ}08'00''$  East, a distance of 102.18 feet to the POINT OF TERMINATION of said Non-Vehicular Access
17. THENCE continue North  $05^{\circ}08'00''$  East, a distance of 80.00 feet to the POINT OF BEGINNING of said Non-Vehicular Access Line;
18. THENCE North  $18^{\circ}37'45''$  East, a distance of 51.42 feet;
19. THENCE North  $05^{\circ}08'00''$  East, a distance of 19.46 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line and the end of this description.

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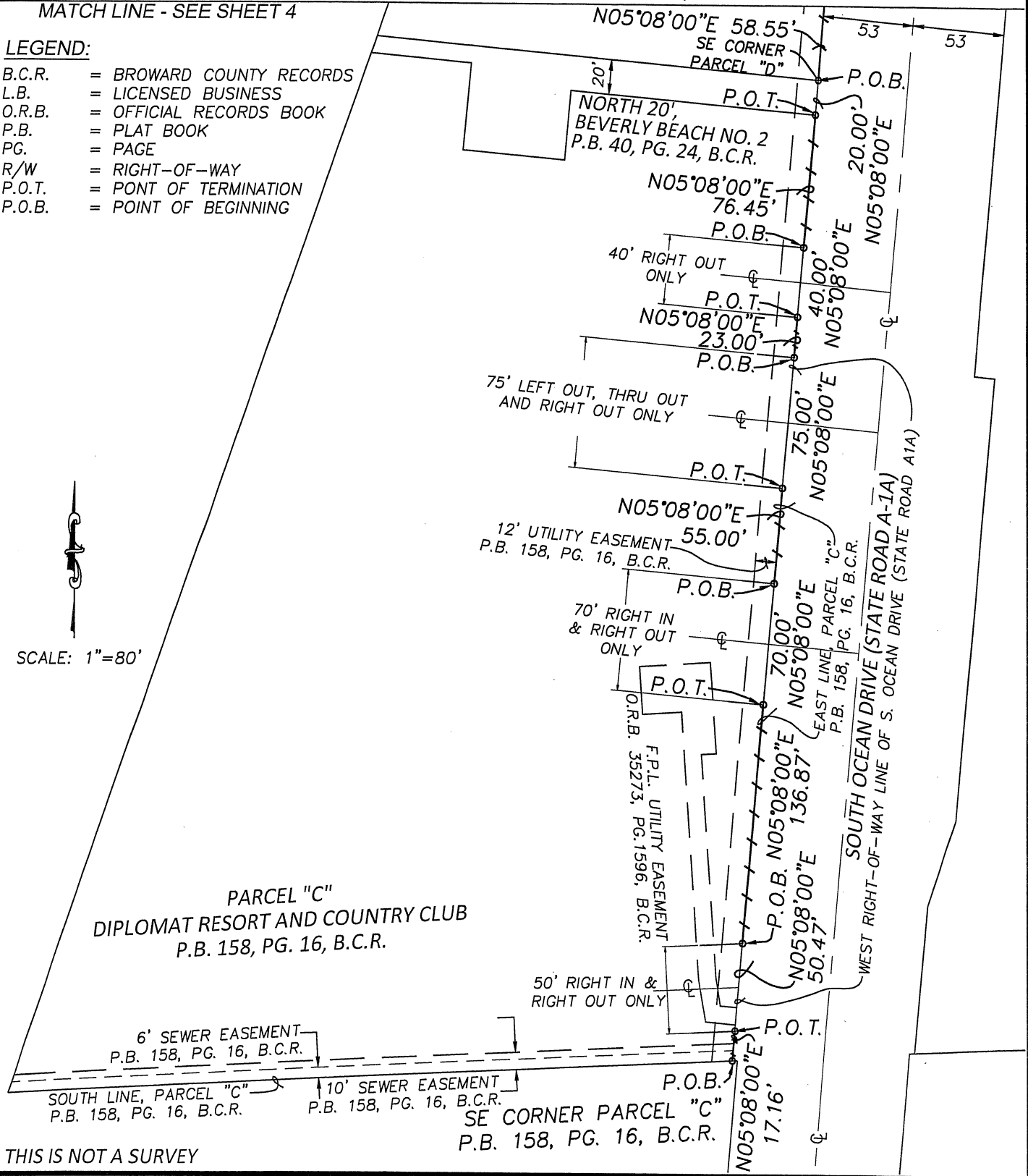
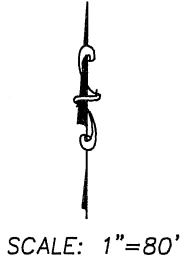
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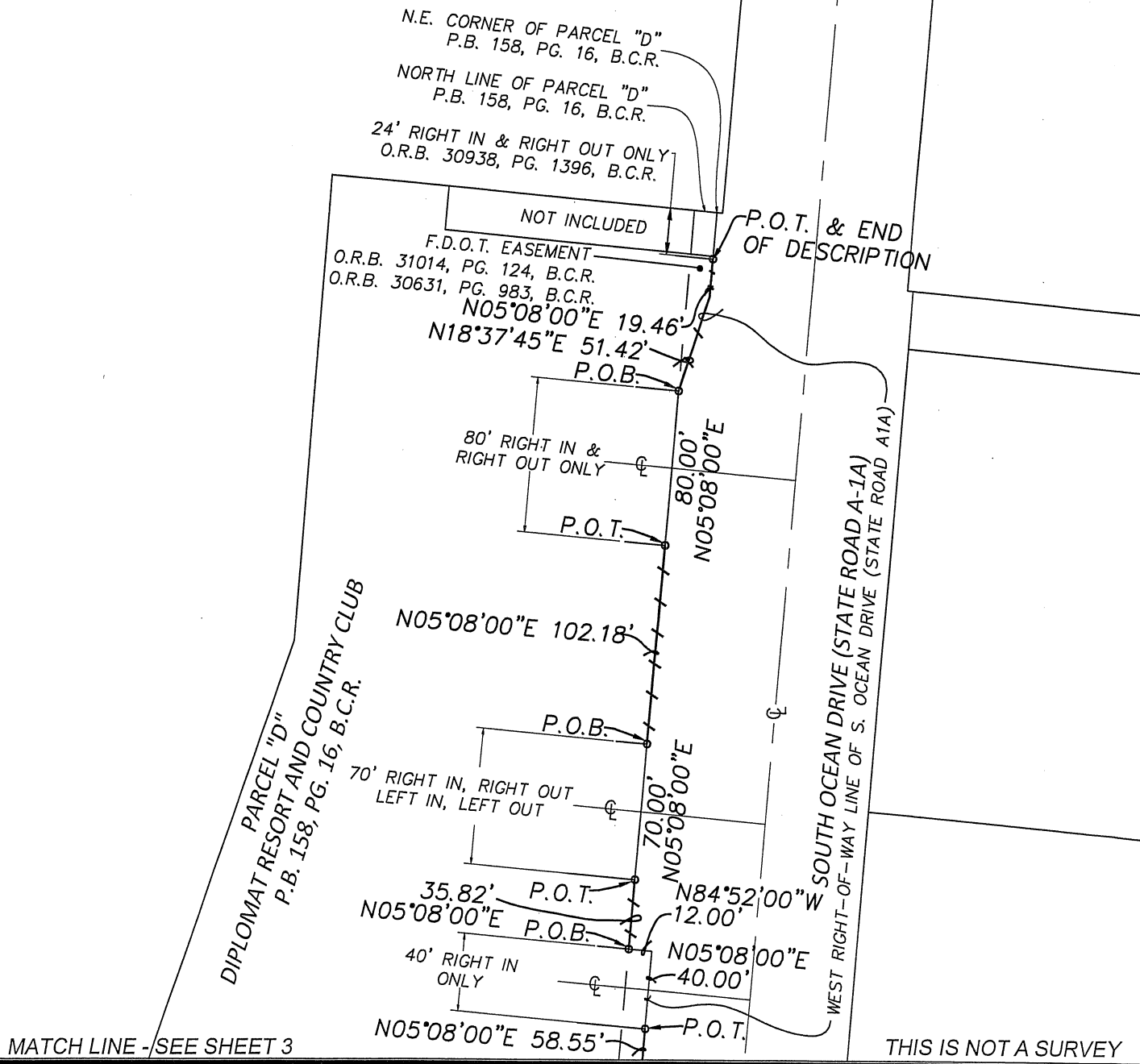
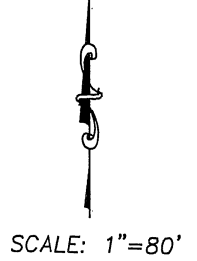
SCALE 1"=80'	PROJECT No. 23-7594	SHEET 3 OF 4
DATE 06/20/2023	CAD FILE	



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