PROFESSIONAL SKETCH FOR PROPOSED RIGHT TURN LANE PARCEL TO BE DEDICATED

(THIS IS NOT A FIELD SURVEY)

SURVEYOR'S NOTES: 1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

- 2. BEARINGS, SHOWN HEREON, ARE BASED ON AN ASSUMED NORTH
- 3. THIS DOES NOT AND IS NOT INTENDED TO REPRESENT A SURVEY OR FIELD SURVEY PREPARED UNDER THE DIRECTION OF THE UNDERSIGNED.
- THE PURPOSE OF THESE DOCUMENTS IS TO PROVIDE A LEGAL DESCRIPTION AND GRAPHICAL DEPICTION THEREOF FOR A PROPOSED NEW RIGHT TURN LANE PARCEL.
- 6. THE TEXT EXHIBITS AND THE GRAPHIC EXHIBITS INCLUDED HEREIN TOGETHER FORM THE CONTENTS OF THIS DOCUMENT, NEITHER EXHIBIT IS COMPLETE WITHOUT THE OTHER.
- 7. ADDITIONS, OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 22, 23, AND 24 IN BLOCK 49 AS SHOWN ON THE PLAT OF "HOLLYWOOD HILLS" RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, SAID PARCEL BEING IN SECTION 17, TOWNSHIP 51S, RANGE 42E, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS

BEGIN AT THE MOST NORTHERN WESTERLY CORNER OF LOT 22, BLOCK 49 AS SHOWN ON SAID PLAT OF "HOLLYWOOD BEGIN AT THE MOST NORTHERN WESTERLY CORNER OF LOT 22, BLOCK 49 AS SHOWN ON SAID PLAT OF "HOLLYWOOD HILLS"; THENCE RUN NORTH 88°24'56" EAST(ASSUMED) ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHNSON STREET AS SHOWN ON SAID PLAT FOR A DISTANCE OF 252.29 FEET; THENCE SOUTH 46°36'23" EAST FOR A DISTANCE OF 26.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3095.00 FEET AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF A 15' PLATTED ALLEY AS SHOWN ON SAID PLAT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°14'40" FOR 13.21 FEET; THENCE NORTH 48°05'48" WEST FOR 16.26 FEET; THENCE SOUTH 88°24'56" WEST FOR 194.08 FEET; THENCE NORTH 78°26'43" WEST FOR 54.25 FEET TO THE POINT OF BEGINNING BEING 3,015+/- SQUARE FEET

NOT TO SCALE orthur St Arthur S N Park 454 Gaeffield St Garfield St Memorial Regional Hospital Grant St Grant St Johnson St Johnson St chanan St Pierre St Pierce St Pierce S Rd Imore St aylor St Taylor St Polk St Polk St Hollywood

LEGEND AND ABBREVIATIONS

CH.B. = CHORD BEARING CH.D. = CHORD DISTANCE Δ= DELTA ANGLE L = ARC LENGTH (P) = PER-PLATP.B. = PLAT BOOK P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT R = RADIUS R/W = RIGHT-OF-WAY SQ.FT. = SQUARE FEET

The seal appearing on this was authorized by Henry A. Johnston, P.L.S. #6843 2022.10.24 08:24:56 -04'00'



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THIS SKETCH OF DESCRIPTION IS COMPLIANT TO MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 5J17.052, FLORIDA ADMINISTRATIVE CODE.

SHEET 1 OF 2 JOB#16-01-007RTLP

P.O.B. MOST NORTHERN WESTERLY CORNER OF LOT 22, BLOCK 49 P.B. 6, PAGE 22 NORTH SCALE (4) EST (M) 08.451 1"=40'REMAINDER OF LOT 22 BLOCK 49 (P.B. 6, PAGE 22) (NOT INCLUDED) RIGHT TURN LANE PROFESSIONAL _22.13 P.O.C. = POINT OF COMMENCEMENT (P) = PER-PLAT P.B. = PLAT BOOK P.O.B. = POINT OF BEGINNING Δ= DELTA ANGLE CH.D. = CHORD DISTANC R/W = RIGHT-OF-WAY SQ.FT. = SQUARE FEET L = ARC LENGTH CH.B. = CHORD BEARING R = RADIUSLEGEND AND ABBREVIATIONS (M)'dE. 911 PORTION OF LOT 23 BLOCK 49 (P.B. 6, PAGE 22) REMAINDER OF LOT 23 BLOCK 49 (P.B. 6, PAGE 22) (NOT INCLUDED) SI SIHT) N88°24'56"E 252.29' (ASSUMED) (M)'23.28 (9)'28 SKETCH (9),00.651 NOT A FIELD SURVEY) PARCEL S88°24'56"W 194.08 JOHNSON STREET REMAINDER OF LOT 24 BLOCK 49 (P.B. 6, PAGE 22) (NOT INCLUDED) FOR PORTION OF LOT 24 BLOCK 49 (P.B. 6, PAGE 22) S R/W LINE JOHNSON STREET PER PLAT BOOK 6, PAGE 22 TO BE PROPOSED (A)-1+,011=7 N48°05'48"1 16.26 12.35 15. PLATTED MIET DEDICATED M R/M LINE 15 MLEY SHEET NEW N 유 R=3095.00 A=0"14'40" L=13.21 CH.B.=S67'02'02'W CH.D.=13.21 JOB#16-01-007RTLP and Surveying Services Inc. - PER-PLAT) N 35 AVENUE (W 7th AVENUE ohnston