

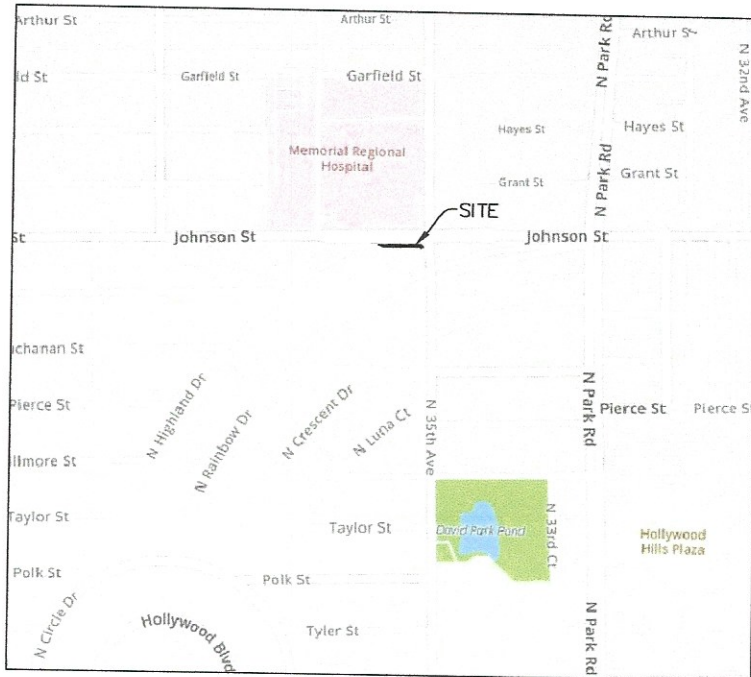
# PROFESSIONAL SKETCH FOR PROPOSED NEW RIGHT TURN LANE PARCEL TO BE DEDICATED

(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.
5. 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.

NOT TO SCALE



**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 FOLLOWS:

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

**LEGEND AND ABBREVIATIONS**

- CH.B. = CHORD BEARING
- CH.D. = CHORD DISTANCE
- Δ = DELTA ANGLE
- L = ARC LENGTH
- (P) = PER-PLAT
- P.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  
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*Henry Johnston*

5/1/22

HENRY A. JOHNSTON P.L.S. #6843

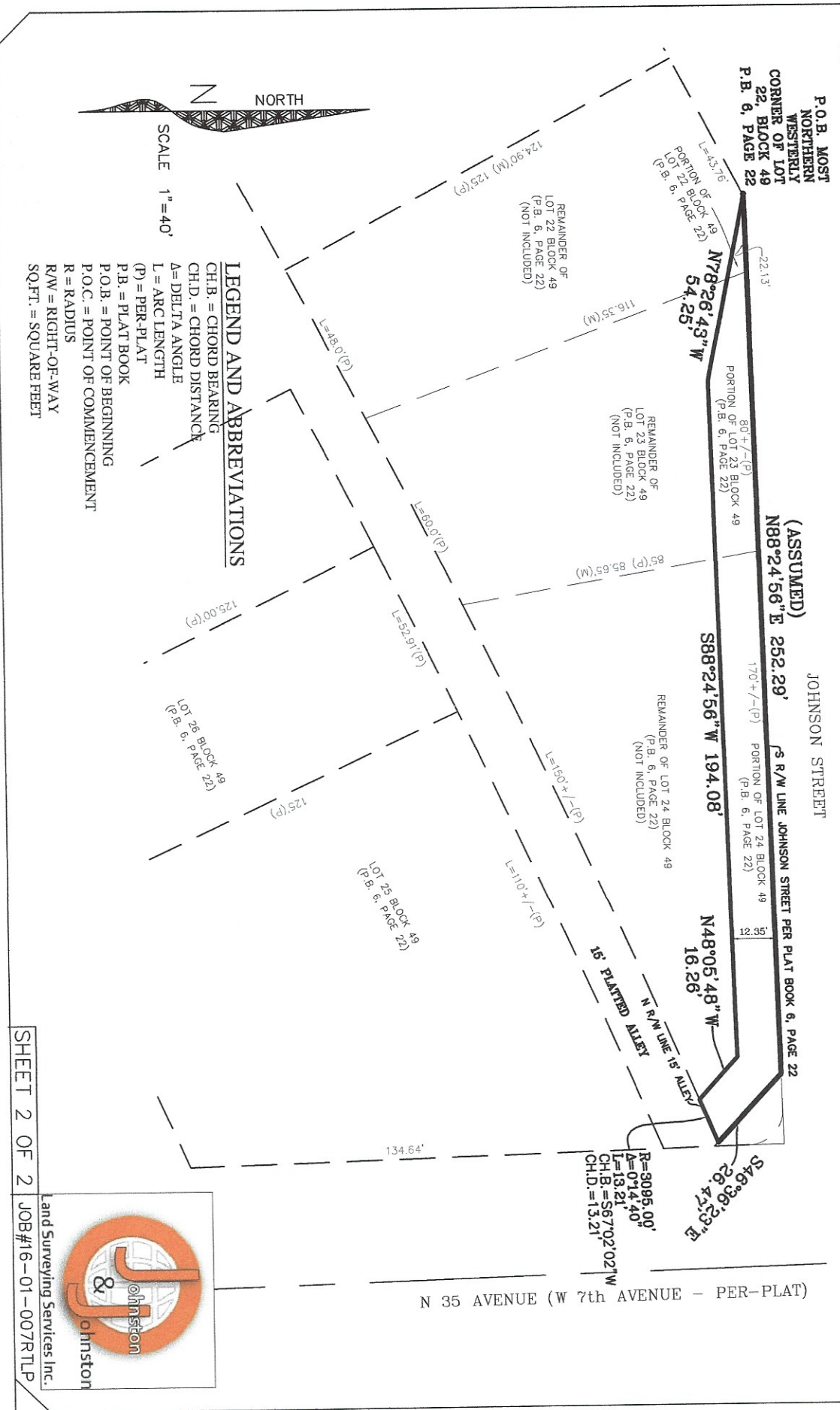
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THIS SKETCH OF DESCRIPTION IS COMPLIANT TO MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 5J17.052, FLORIDA ADMINISTRATIVE CODE.

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

# PROFESSIONAL SKETCH FOR PROPOSED NEW RIGHT TURN LANE PARCEL TO BE DEDICATED (THIS IS NOT A FIELD SURVEY)



SHEET 2 OF 2



**Johnston & Johnston**  
 Land Surveying Services Inc.  
 JOB #16-01-007RTLDP