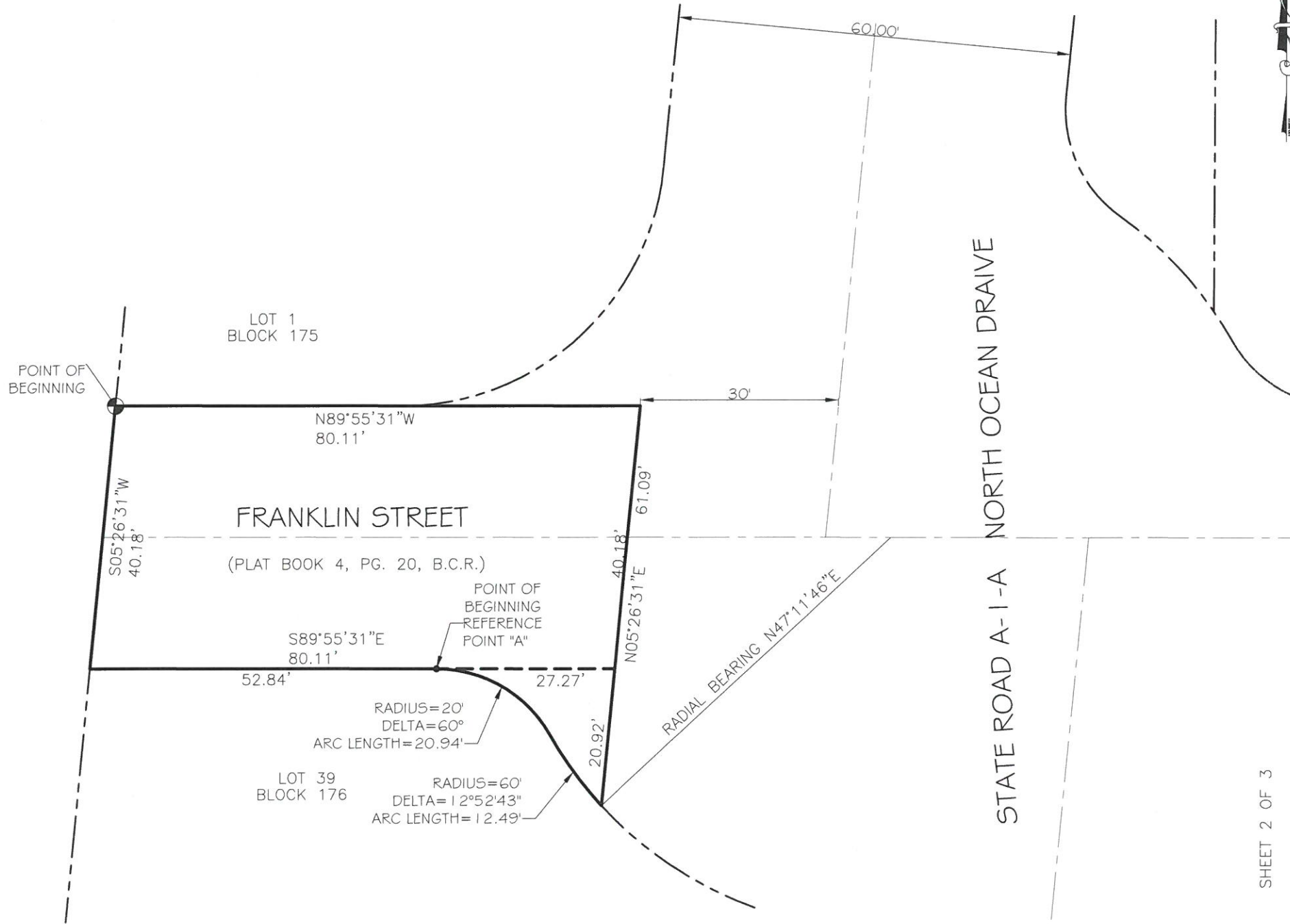


INTRACOASTAL WATERWAY



SHEET 2 OF 3

NOTES

- 1) EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
- 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- 3) ADDITION OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF FRANKLIN STREET.
- 5) BEARINGS BASED ON ASSUMED MERIDIAN OF 5 89°55'31" E FOR THE CENTERLINE OF FRANKLIN ST.
- 6) ABOVE DESCRIPTION IS NOT INTENDED TO REPRESENT OWNERSHIP OR DIVIDING LINES BETWEEN PUBLIC OR PRIVATE ENTITIES.

REVISION	DATE	BY

SKETCH & DESCRIPTION

JOB #:	RN8727	DATE:	02/02/17
SCALE:	1"= 20'	FILE No.:	
DRAWN BY:	CM	CHECKED BY:	SKS

[Signature]
 STEPHEN K. SEELEY, FOR THE FIRM
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 45774

GIBBS LAND SURVEYORS
 2131 HOLLYWOOD BOULEVARD, SUITE 204
 HOLLYWOOD, FL 33020 (954) 923-7666
 LICENSED BUSINESS NO. 7018

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

DESCRIPTION OF LEASE PARCEL:

A PORTION OF FRANKLIN STREET AS SHOWN ON THE PLAT OF, "HOLLYWOOD CENTRAL BEACH", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LYING WEST OF A-1-A AND EAST OF INTRACOASTAL WATER WAY, DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 175, OF SAID PLAT OF "HOLLYWOOD BEACH"; THENCE SOUTH 05°26' 31" WEST A DISTANCE OF 40.18' ALONG THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATER WAY;
 THENCE SOUTH 89°55'31"EAST, A DISTANCE OF 52.84 FEET TO REFERENCE POINT 'A';
 THENCE CONTINUE SOUTH 89°55'31" EAST, A DISTANCE OF 27.27 FEET;
 THENCE NORTH 05°26'31" EAST, A DISTANCE 40.18' FEET;
 THENCE NORTH 89°55'31" WEST, A DISTANCE OF 80.11" FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGIN AT REFERENCE POINT 'A';
 THENCE SOUTH 89°55'31" EAST, A DISTANCE OF 27.27 FEET;
 THENCE SOUTH 05°26'31" WEST, A DISTANCE OF 20.92 TO A POINT ON THE ARC OF A NON-TANGENT CURVE, HAVING A RADIUS OF 60.00 FEET AND WHOSE CENTER BEARS NORTH 47°11'46" EAST, FROM SAID POINT;
 THENCE NORTHWESTERLY AND TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°52'43", AN ARC DISTANCE OF 12.49 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET;
 THENCE WESTERLY, THROUGH A CENTRAL ANGLE OF 60°00'00", AN ARC DISTANCE OF 20.94 FEET TO REFERENCE POINT A AND THE POINT OF BEGINNING..

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA,

SHEET 3 OF 3

NOTES

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- 3) ADDITION OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITH OUT WRITTEN CONSENT OF THE SIGNING PARTY
- 4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF FRANKLIN STREET.
- 5) BEARINGS BASED ON ASSUMED MERIDIAN OF 5 89°55'3 1" E FOR THE CENTERLINE OF FRANKLIN ST.
- 6) ABOVE DESCRIPTION IS NOT INTENDED TO REPRESENT OWNERSHIP OR DIVIDING LINES BETWEEN PUBLIC OR PRIVATE ENTITIES.

NOT VALID
WITHOUT THE
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AND
ORIGINAL
RAISED SEAL
OF THE
FLORIDA
LAND
SURVEYOR
AND MAPPER

SKETCH & DESCRIPTION

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