

PROFESSIONAL SKETCH FOR PROPOSED F.P.L. HAND-HOLE EASEMENT

(THIS IS NOT A FIELD SURVEY)

EXHIBIT B

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.

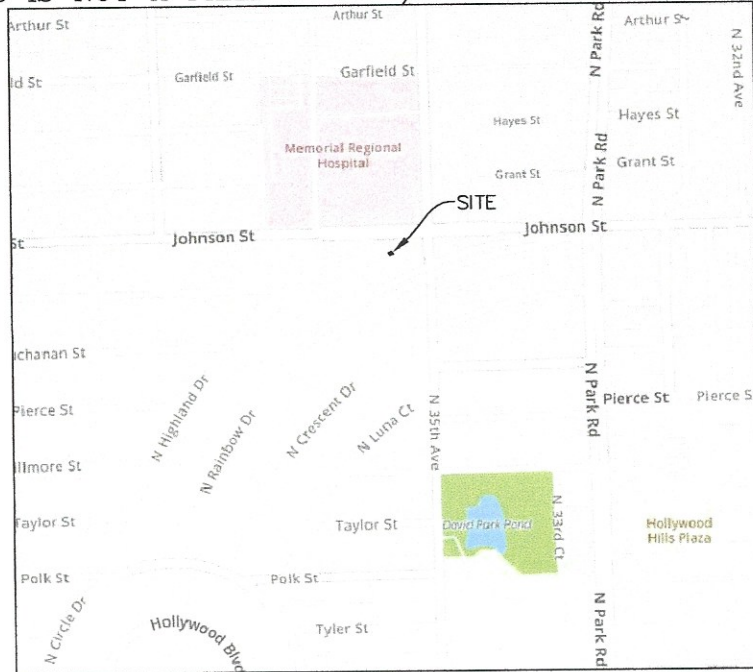
2. BEARINGS, SHOWN HEREON, ARE BASED ON AN ASSUMED NORTH

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 FLORIDA POWER AND LIGHT EASEMENT

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 PART OF LOT 23 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:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 23, BLOCK 49 AS SHOWN ON SAID PLAT OF "HOLLYWOOD HILLS", SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3095.00 FEET ON THE NORTH RIGHT-OF-WAY OF A 15 FOOT ALLEY; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY OF 15 FOOT ALLEY FOR 10.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°11'21" TO THE POINT OF BEGINNING OF A STRIP OF LAND 10 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
THENCE RUN NORTH 26°55'09" WEST ON AN ASSUMED BEARING FOR A DISTANCE OF 8.00 FEET TO THE POINT OF TERMINUS OF SAID 10 FOOT EASEMENT
BEING 80+/- SQUARE FEET

LEGEND AND ABBREVIATIONS

- CH.B. = CHORD BEARING
- CH.D. = CHORD DISTANCE
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- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINUS
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- R/W = RIGHT-OF-WAY
- SQ.FT. = SQUARE FEET

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

The seal appearing on this was authorized by Henry A. Johnston, P.L.S. #6843
2022.11.29 09:30:45 -05'00'



Henry Johnston

11/28/22

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

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
PEMBROKE PINES, FL 33024
PHONE: 954-296-9516



Land Surveying Services Inc.

SHEET 1 OF 2

JOB#16-01-007HHE

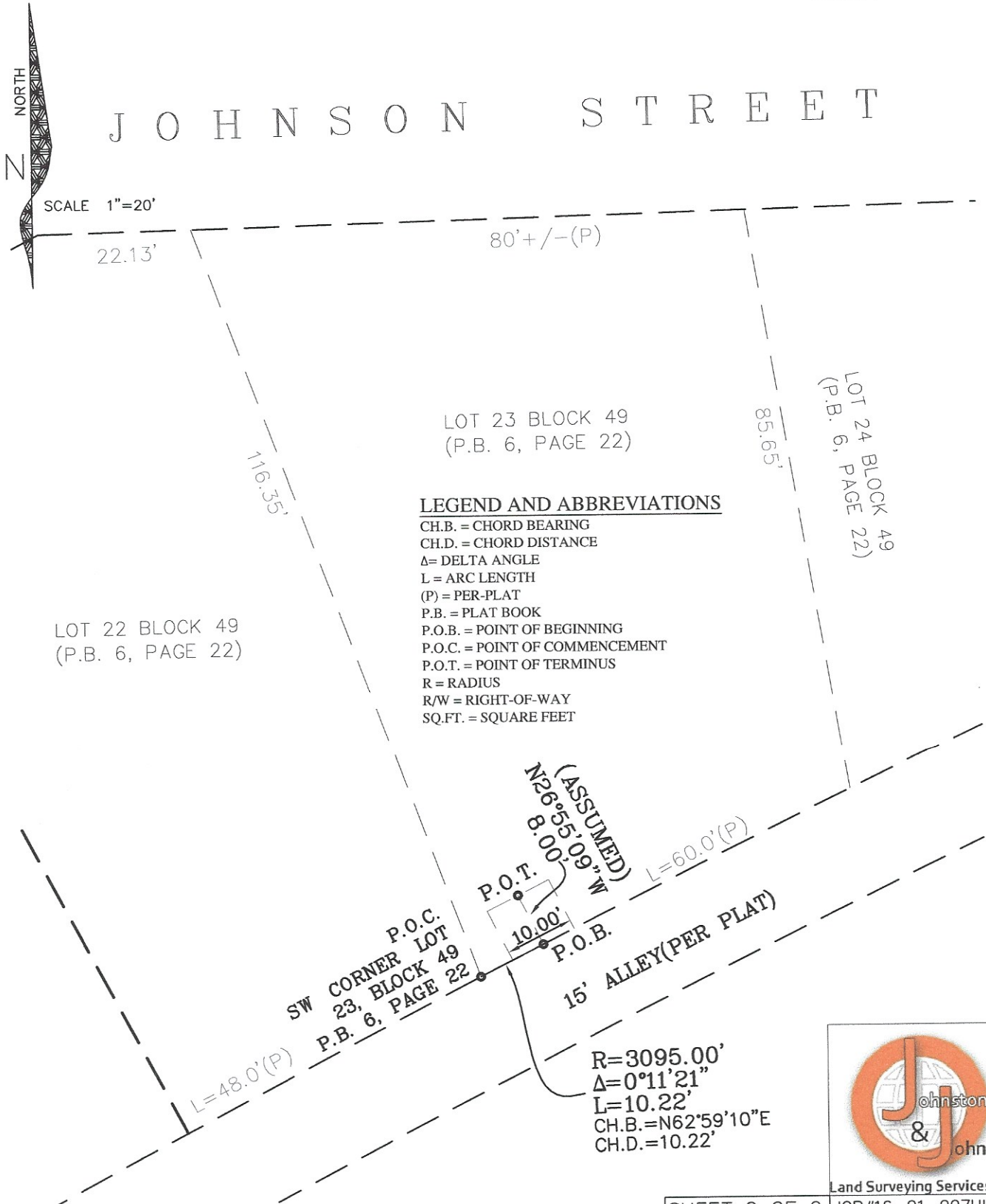
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SIGNED DOCUMENT:

IN ORDER FOR THIS PAGE OF THE DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 8.5"x11"(LETTER SIZE) PAPER AND WITH NO SCALING, FITTING TO PAGE, OR CUSTOM SIZE OPTIONS. PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES. THE SIGNING SURVEYOR TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH MANOR.

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EXHIBIT B



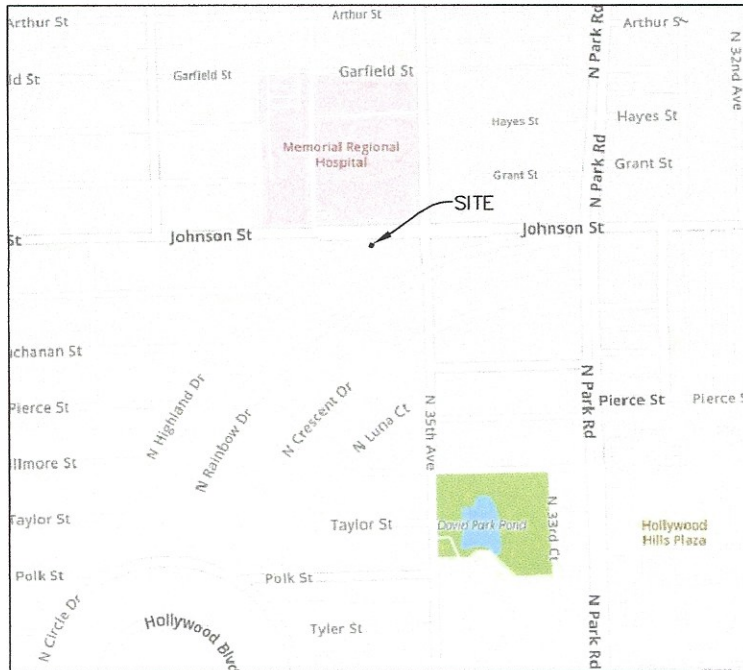
PROFESSIONAL DESCRIPTION FOR PROPOSED NEW FLORIDA POWER AND LIGHT EASEMENT

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LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF LOTS 22 AND 23 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:

COMMENCE AT THE MOST NORTHERN WESTERLY CORNER OF LOT 22, BLOCK 49 AS SHOWN ON SAID PLAT OF "HOLLYWOOD HILLS", SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHNSON STREET AS SHOWN ON SAID PLAT; THENCE SOUTH 78°26'43" EAST ON AN ASSUMED BEARING FOR 23.57 FEET TO THE POINT OF BEGINNING OF A STRIP OF LAND 10 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
 THENCE RUN SOUTH 2°38'08" EAST FOR A DISTANCE OF 18.77 FEET TO THE POINT OF TERMINUS OF SAID 10 FOOT EASEMENT
 BEING 188+/- SQUARE FEET

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The seal appearing on this was authorized by Henry A. Johnston, P.L.S. #6843 2022.11.29 09:28:19 -05'00'



Henry A. Johnston

11/28/22

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SHEET 1 OF 2

Land Surveying Services Inc.
 JOB#16-01-007FPLF

PROFESSIONAL SKETCH FOR PROPOSED NEW FLORIDA POWER AND LIGHT EASEMENT

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EXHIBIT C

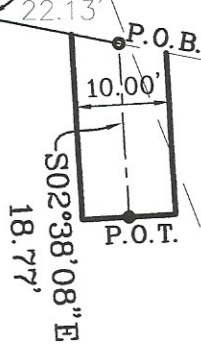


SCALE 1"=20'

P.O.C.
MOST NORTHERN
WESTERLY
CORNER LOT 22
(ASSUMED)
S78°26'43"E
23.57'

S R/W LINE JOHNSON
STREET PER P.B. 6,
PAGE 22 80'+/- (P)

L=43.76'



LOT 23 BLOCK 49
(P.B. 6, PAGE 22)

LOT 22 BLOCK 49
(P.B. 6, PAGE 22)

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LOT 21 BLOCK 49
124.90'

116.35'

85.65'

L=48.0'

L=60.0'



Land Surveying Services Inc.