

PROFESSIONAL SKETCH FOR PROPOSED ALLEY VACATING

(THIS IS NOT A FIELD SURVEY)

EXHIBIT A

NOT TO SCALE

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.

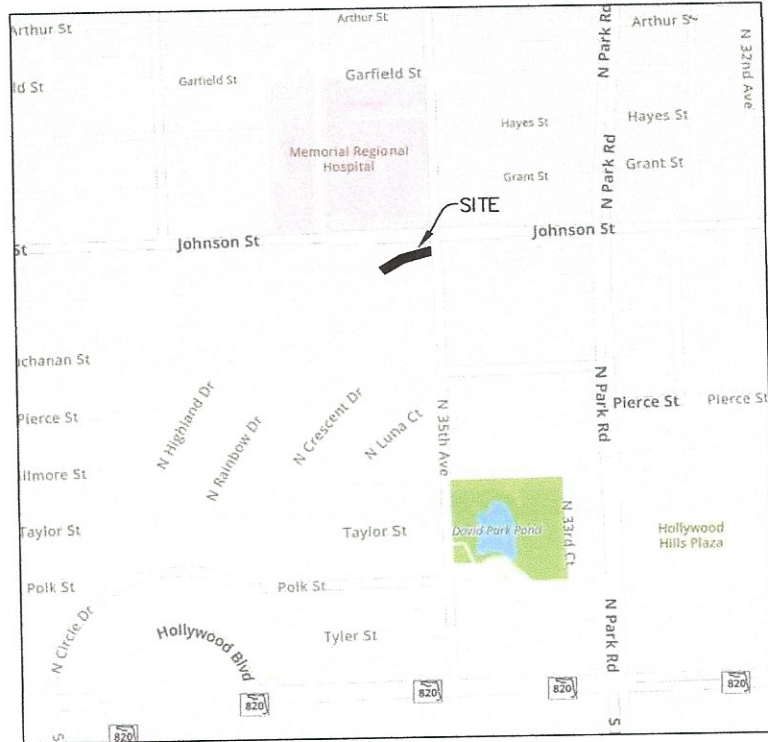
2. BEARINGS, SHOWN HEREON, ARE BASED ON AN ASSUMED NORTH

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 PARCEL CONFIGURATION.

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 LYING WITHIN A 15' ALLEYWAY 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 NW CORNER OF LOT 26, BLOCK 49 AS SHOWN ON SAID PLAT OF "HOLLYWOOD HILLS" THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY OF SAID 15 FOOT ALLEY ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3080 FEET, NORTHEASTERLY 36.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°40'37" TO THE POINT OF BEGINNING; THENCE S88°12'13"W FOR A DISTANCE OF 36.43 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3095 FEET, ON THE NORTH RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY; THENCE NORTHEASTERLY 180.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°19'57"; THENCE S48°05'48"E FOR A DISTANCE OF 16.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3080 FEET, ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY; THENCE SOUTHWESTERLY 153.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°50'48" TO THE POINT OF BEGINNING

The seal appearing on this was authorized by Henry A. Johnston, P.L.S. #6843 2022.11.29 09:32:22 -05'00'



11/28/22

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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 #16-01-007LDA

PRINTING ELECTRONICALLY SIGNED DOCUMENT:

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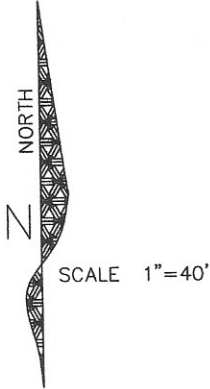
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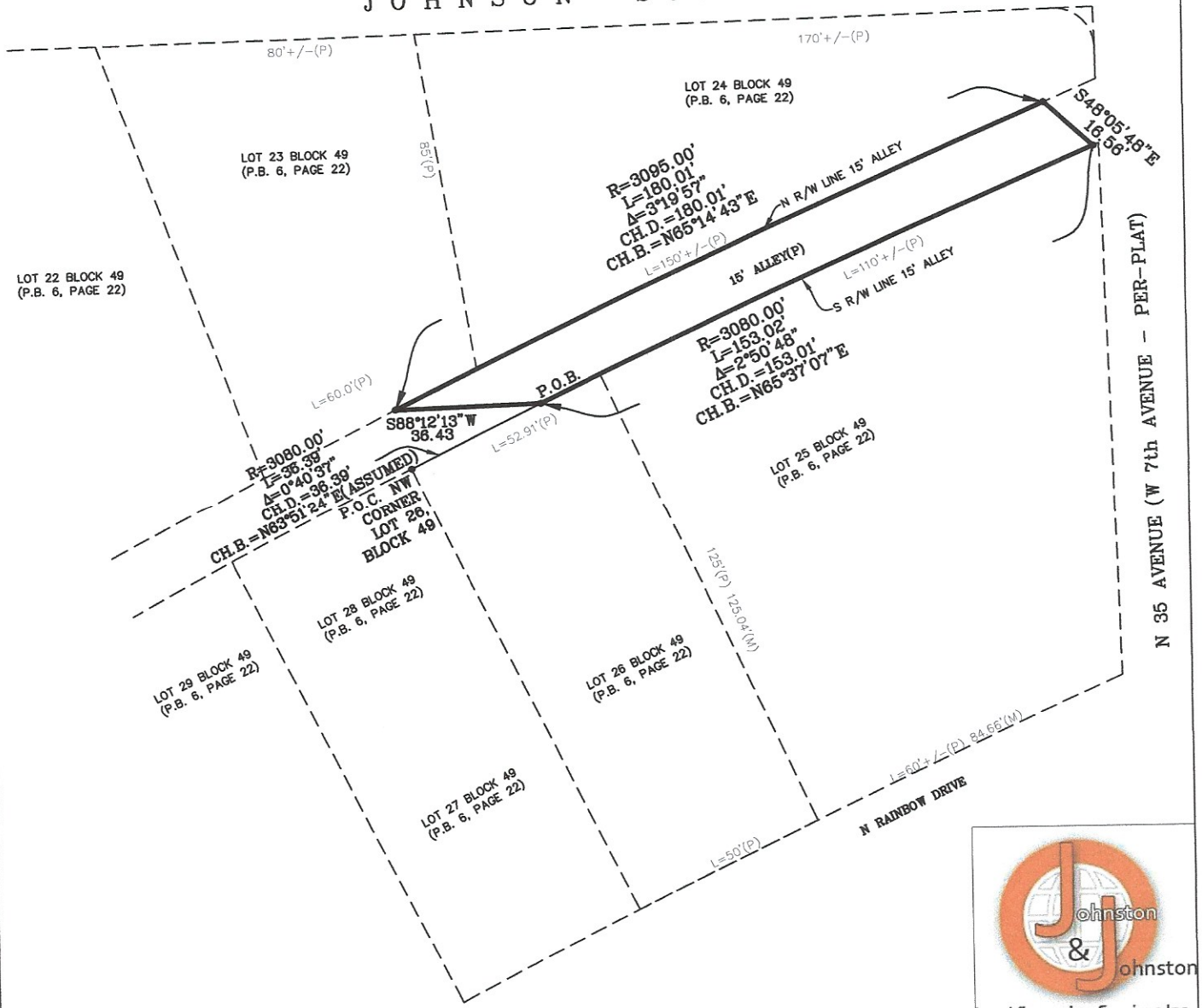
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LEGEND AND ABBREVIATIONS

- 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



JOHNSON STREET



SHEET 2 OF 2 JOB#16-01-007LDA