



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



PROPOSED PARCEL B

"PARK ROAD REDEVELOPMENT"

LEGAL DESCRIPTION:

BLOCKS 1 AND 2 AND PORTIONS OF BLOCKS 3, 8, & 9 AND THE RIGHTS-OF-WAY ADJACENT THERETO, **"HOLLYWOOD GOLF HEIGHTS"**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°01'27" WEST ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 1025.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 02°01'27" WEST ON SAID WEST LINE 321.29 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 87°40'46" WEST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20 FOR 334.55 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°00'44" WEST ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 447.11 FEET; THENCE NORTH 62°39'34" EAST 288.30 FEET; THENCE NORTH 66°50'43" EAST 26.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 305.50 FEET, A CENTRAL ANGLE OF 21°01'59", FOR AN ARC DISTANCE OF 112.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°52'42" EAST 225.03 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 449.00 FEET, A CENTRAL ANGLE OF 09°30'21", FOR AN ARC DISTANCE OF 74.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°36'57" EAST 125.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 85°02'52", FOR AN ARC DISTANCE OF 132.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD, HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 10°07'34", FOR AN ARC DISTANCE OF 254.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°41'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 407.38 FEET; THENCE SOUTH 05°53'08" WEST 29.80 FEET; THENCE SOUTH 07°41'39" EAST 249.51 FEET; THENCE SOUTH 87°58'33" WEST 193.39 FEET; THENCE NORTH 02°01'27" WEST 46.76 FEET; THENCE SOUTH 87°58'33" WEST 12.54 FEET; THENCE NORTH 02°20'35" WEST 91.33 FEET; THENCE SOUTH 87°58'33" WEST 415.62 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 725365 SQUARE FEET (16.6521 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE. GRID BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 20-51-42 BEING S87°30'19"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: BRD DEVELOPMENT, LLC

SCALE: N/A

DRAWN: DCW

ORDER NO.: 71871B

DATE: 9/22/23

PROPOSED PARCEL B

HOLLYWOOD, BROWARD COUNTY, FL

FOR: PARK ROAD REDEVELOPMENT

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



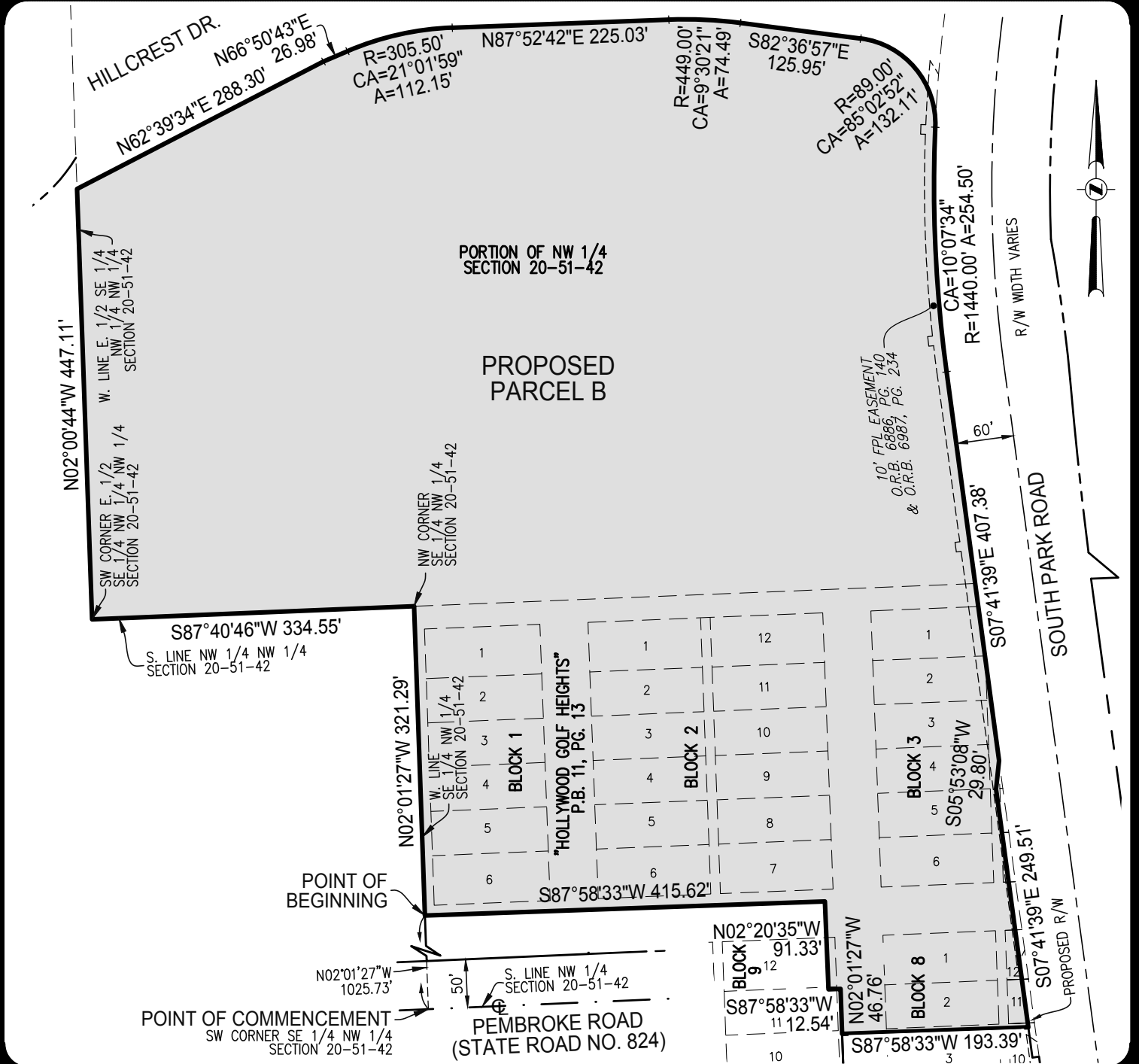
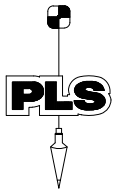
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SCALE: 1"=150' DRAWN: DCW

ORDER NO.: 71871B

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HOLLYWOOD, BROWARD COUNTY, FL

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SHEET 2 OF 2

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LEGEND & ABBREVIATIONS:

☉	CENTERLINE	PG.	PAGE
A	ARC LENGTH	R	RADIUS
CA	CENTRAL ANGLE	R/W	RIGHT-OF-WAY
FPL	FLORIDA POWER & LIGHT COMPANY		
O.R.B.	OFFICIAL RECORDS BOOK		
P.B.	PLAT BOOK		