

EXHIBIT "1"

**SKETCH AND DESCRIPTION
RIGHT-OF-WAY EASEMENT FOR GARBAGE TRUCK ROUTE**

LEGAL DESCRIPTION:

A 24-FOOT WIDE PARCEL OF LAND BEING PORTIONS OF LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, AND 31 BLOCK 9, HOLLYWOOD. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 9;

THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 14, A DISTANCE OF 6.78 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 24-FOOT WIDE PARCEL OF LAND;

THENCE EASTERLY ALONG THE SAID CENTERLINE, MAKING AN INCLUDED OF ANGLE RIGHT OF 90°01'01", A DISTANCE OF 34.76;

THENCE NORTHERLY, MAKING AN INCLUDED OF ANGLE RIGHT 90°20'21", A DISTANCE OF 28.45 FEET;

THENCE EASTERLY, MAKING AN INCLUDED ANGLE RIGHT OF 270°00'00", A DISTANCE OF 199.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY FOR N. 20TH AVENUE AND THE EAST LINE OF SAID BLOCK 9, SAID POINT ALSO BEING THE POINT OF TERMINATION OF THE CENTERLINE OF SAID 24-FOOT WIDE PARCEL OF LAND.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 6,302.80 SQUARE FEET (0.1447 ACRES), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
4. THIS SKETCH AND DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORIZED BY CRAVEN THOMPSON & ASSOCIATES, INC.
5. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SKETCH IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RICHARD G. CRAWFORD JR.
PROFESSIONAL SURVEYOR AND MAPPER NO 5371
STATE OF FLORIDA


THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

DOWNTOWN HOLLYWOOD HOLDINGS, LLC

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024

JOB NO.: 21-0071-001	1 OF 3
DRAWN BY: RGC	F.B. PG.
CHECKED BY: RP	DATED: 7/14/24

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EXHIBIT "A"

SKETCH AND DESCRIPTION

RIGHT-OF-WAY EASEMENT FOR GARBAGE TRUCK ROUTE

LEGEND:

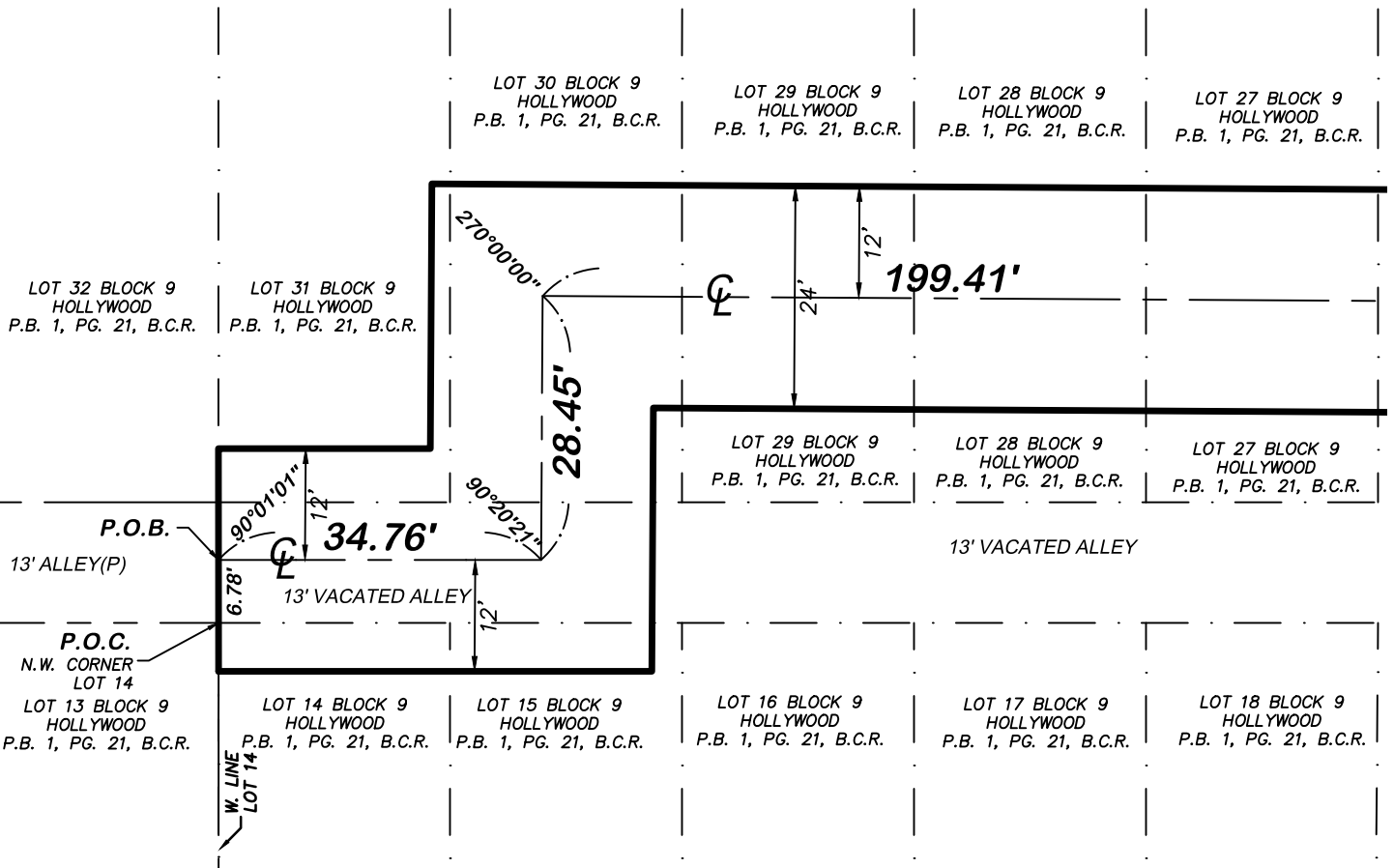
- B.C.R..... BROWARD COUNTY RECORDS
- ☉..... CENTERLINE
- F.D.O.T..... FLORIDA DEPARTMENT OF TRANSPORTATION
- P.B..... PLAT BOOK
- P.O.B..... POINT OF BEGINNING
- P.O.C..... POINT OF COMMENCEMENT
- P.O.T..... POINT OF TERMINATION
- PG..... PAGE
- (P)..... PER PLAT
- R/W..... RIGHT OF WAY
- SQ.FT. SQUARE FEET



SCALE: 1"=20'



GRAPHIC SCALE IN FEET



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JOB NO.: 21-0071-001	SHEET 2 OF 3
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CHECKED BY: RP	DATED: 7/14/24

EXHIBIT "A"

SKETCH AND DESCRIPTION

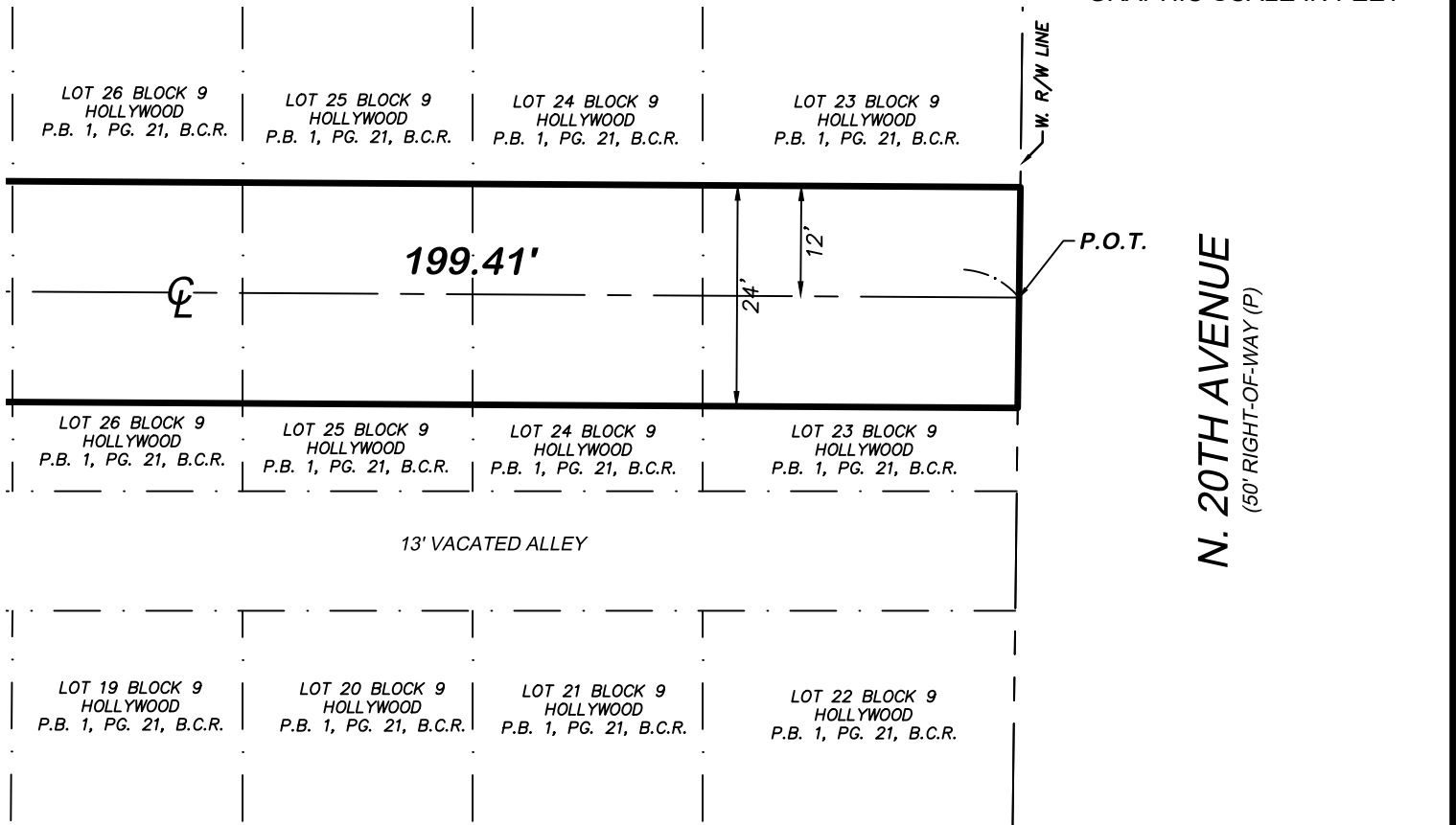
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