

EXHIBIT " 3 "

Work Request No. _____

Sec. __, Twp __ S, Rge __ E

Parcel I.D. _____
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: _____

Co. Name: _____

Address: _____

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

WITNESSES:

THE CITY OF HOLLYWOOD, a municipal corporation

Signature

(Print Name)

(insert address above)

Signature

(Print Name)

(insert address above)

By: _____

Mayor

Josh Levy

Print Name

Mayor

Title

____ day of _____, 20__

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM:

DAMARIS HENLON,
INTERIM CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 20__, by JOSH LEVY, MAYOR, on behalf of CITY OF HOLLYWOOD, a municipal corporation of the State of Florida, [] who is personally known to me or [] who has produced _____ as identification.

Notary Public:

(Notary Seal)

Signature

Print Name

State of Florida

My Commission Expires: _____

Commission Number: _____

Exhibit "A"
("Easement Area")

UTILITY EASEMENT



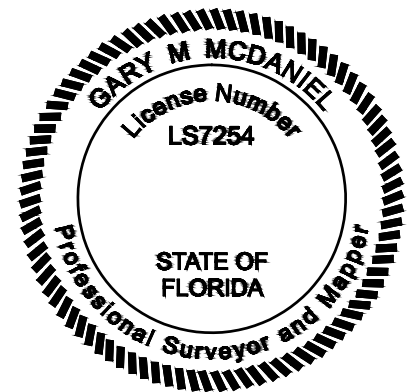
LEGEND AND ABBREVIATIONS (NOT SHOWN TO SCALE)

AVE — AVENUE	R/W — RIGHT-OF-WAY	No. — NUMBER
BLVD — BOULEVARD	S.F. — SQUARE FEET	P.O.B. — POINT OF BEGINNING
CT — COURT	L — ARC LENGTH	P.O.C. — POINT OF COMMENCEMENT
LN — LANE	R — RADIUS	O.R.B. — OFFICIAL RECORD BOOK
PL — PLACE	D — DELTA	P.B. — PLAT BOOK
RD — ROAD	CB — CHORD BEARING	PG. — PAGE
ST — STREET	CL — CHORD LENGTH	SEC — SECTION
⊕ — CENTER LINE	⊕ — SECTION CORNER	TWP — TOWNSHIP
ℙ — PROPERTY LINE	⊕ — QUARTER CORNER	RGE — RANGE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH AND DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

GARY M. McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS7254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

THIS IS NOT A SURVEY.

<p>Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198</p>	Project	Drawing Title	Project No.	Drawing No.
	CITY OF HOLLYWOOD PD REDEVELOPMENT AREA	SKETCH & DESCRIPTION	330065803	VB101
	HOLLYWOOD BROWARD COUNTY FLORIDA		Date 5/1/2025	
			Drawn By GM	Sheet 1 of 10

UTILITY EASEMENT

SURVEYOR'S NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH IS INTENDED TO BE DISPLAYED AT THE SCALE NOTED ON EACH SHEET, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
3. USE OF THIS SKETCH AND DESCRIPTION FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISER'S WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL, IN THIS REGARD.
5. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SKETCH AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6. THIS SKETCH AND DESCRIPTION IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.
7. THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK AND BASED UPON THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°20'35" WEST AND ALL BEARINGS ARE RELATIVE TO SAID LINE.
8. THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

THIS IS NOT A SURVEY.

LANGAN Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198	Project	Drawing Title	Project No.	Drawing No.
	CITY OF HOLLYWOOD	SURVEYOR'S NOTES	330065803	VB101
	PD REDEVELOPMENT			
	AREA			
HOLLYWOOD	BROWARD COUNTY	FLORIDA	Checked By	
			GM	

UTILITY EASEMENT

LEGAL DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 17, NORTH $00^{\circ}20'35''$ WEST A DISTANCE OF 266.20 FEET TO A POINT ON THE NORTH LINE OF THE VACATED PORTION OF SOUTH PARK ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23054, PAGE 575, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF SAID VACATED RIGHT OF WAY, NORTH $89^{\circ}56'17''$ WEST A DISTANCE OF 33.04 FEET TO A POINT ON A LINE THAT IS OFFSET PERPENDICULAR TO THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, BY 120.00 FEET, SAID POINT ALSO BEING A POINT OF CURVATURE;

THENCE DEPARTING THE NORTH LINE OF SAID VACATED RIGHT OF WAY, ALONG A LINE THAT IS PARALLEL TO AND OFFSET 120.00 FEET FROM THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, THE FOLLOWING SIX (6) COURSES:

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 776.00 FEET, THROUGH A CENTRAL ANGLE OF $27^{\circ}06'22''$ FOR AN ARC LENGTH OF 367.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $11^{\circ}55'30''$ EAST FOR A DISTANCE OF 363.70 FEET TO A POINT;

THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 256.89 FEET TO A POINT;

THENCE NORTH $00^{\circ}56'26''$ WEST A DISTANCE OF 500.01 FEET TO A POINT;

THENCE NORTH $01^{\circ}03'37''$ EAST A DISTANCE OF 64.57 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 153.93 FEET TO THE SOUTHWEST CORNER OF A PARCEL IDENTIFIED AS PARCEL ID 514217050020 BY THE BROWARD COUNTY PROPERTY APPRAISER, SAID PARCEL ALSO KNOWN AS THE CITY OF HOLLYWOOD POLICE HEADQUARTERS;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, CONTINUING NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 85.13 FEET TO THE POINT OF BEGINNING;


THENCE DEPARTING THE WESTERLY LINE OF SAID PARCEL, SOUTH $34^{\circ}56'15''$ EAST A DISTANCE OF 25.00 FEET TO A POINT;

THENCE NORTH $90^{\circ}00'00''$ EAST A DISTANCE OF 34.78 FEET TO A POINT;

THENCE SOUTH $72^{\circ}06'39''$ EAST A DISTANCE OF 114.36 FEET TO A POINT;

THENCE NORTH $88^{\circ}35'11''$ EAST A DISTANCE OF 295.59 FEET TO A POINT OF CURVATURE;

THIS IS NOT A SURVEY.

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	CITY OF HOLLYWOOD	DESCRIPTION	330065803	VB101
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY FLORIDA	Drawn By			
			GM	
			Checked By	
			GM	
				Sheet 3 of 10

UTILITY EASEMENT

LEGAL DESCRIPTION (CONTINUED)

A THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9.00 FEET THROUGH A CENTRAL ANGLE OF 90°07'18" FOR AN ARC LENGTH OF 14.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°31'32" EAST A DISTANCE OF 12.75 FEET TO A POINT;

THENCE NORTH 01°32'07" WEST A DISTANCE OF 42.75 FEET TO A POINT;

THENCE SOUTH 88°28'57" WEST A DISTANCE OF 25.00 FEET TO A POINT;

THENCE SOUTH 01°32'30" EAST A DISTANCE OF 20.00 FEET TO A POINT;

THENCE NORTH 88°28'57" EAST A DISTANCE OF 10.00 FEET TO A POINT;

B THENCE SOUTH 38°01'01" EAST A DISTANCE OF 8.41 FEET TO A POINT;

THENCE SOUTH 01°32'07" EAST A DISTANCE OF 15.00 FEET TO A POINT;

THENCE SOUTH 88°35'11" WEST A DISTANCE OF 292.89 FEET TO A POINT;

THENCE NORTH 72°06'39" WEST A DISTANCE OF 114.24 FEET TO A POINT;


THENCE NORTH 90°00'00" WEST A DISTANCE OF 31.14 FEET TO A POINT;

THENCE NORTH 34°56'15" WEST A DISTANCE OF 33.56 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;

C THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, SOUTH 01°02'34" WEST A DISTANCE OF 17.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ENCOMPASSING AN AREA OF 5,492 SQUARE FEET OR 0.126 ACRES, MORE OR LESS.

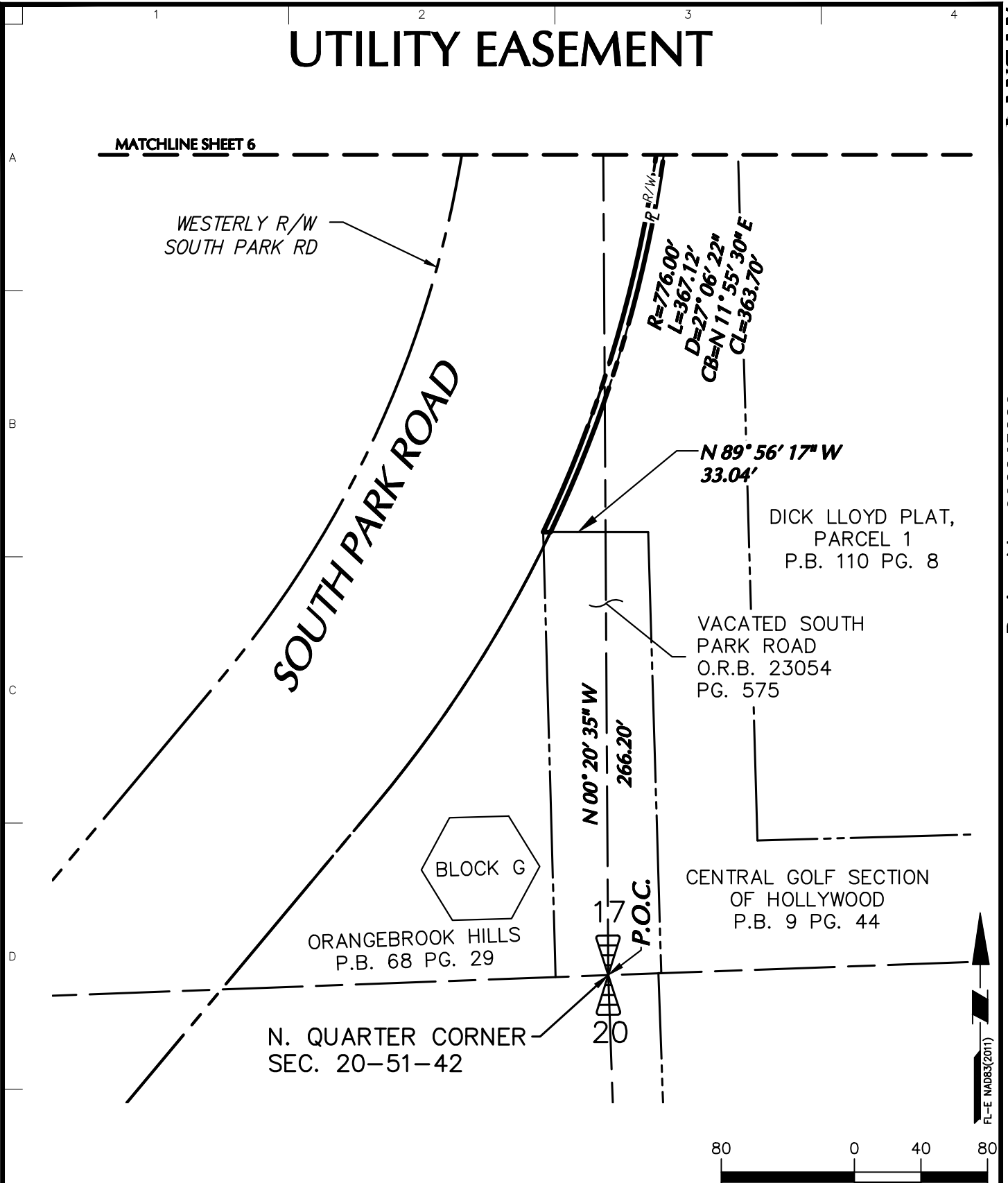
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	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY FLORIDA	Checked By	GM	Sheet 4 of 10	

UTILITY EASEMENT

LANGAN

Project No. 330065803

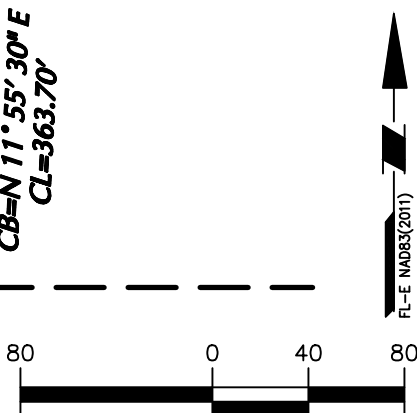
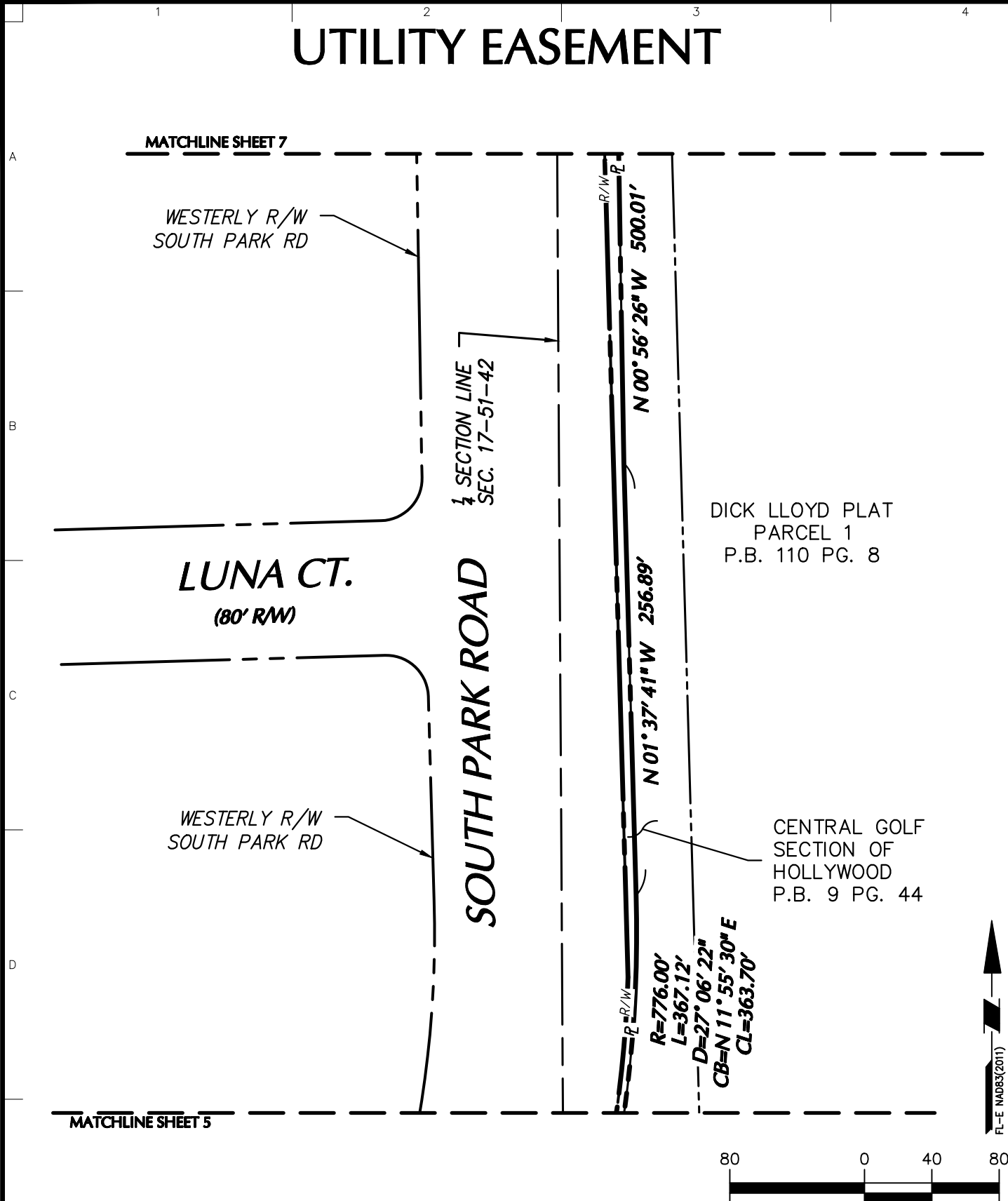


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	<p>HOLLYWOOD BROWARD COUNTY FLORIDA</p>	<p>Date 5/1/2025</p>	<p>Drawn By GM</p>	
			<p>Sheet 5 of 10</p>	

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UTILITY EASEMENT



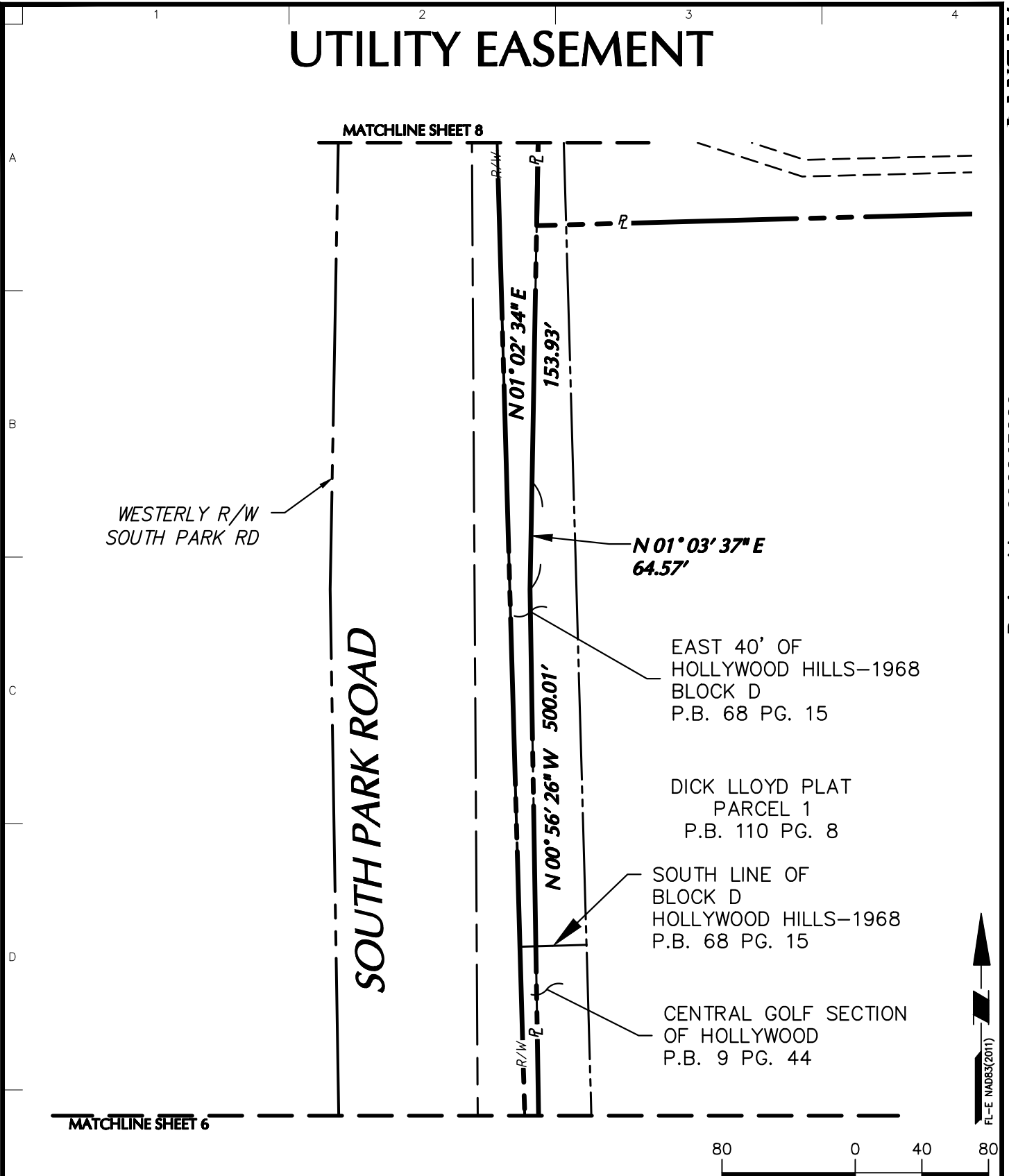
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	CITY OF HOLLYWOOD	SKETCH	330065803	
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY	FLORIDA		Drawn By	VB101
			GM	
			Checked By	Sheet 6 of 10
			GM	

UTILITY EASEMENT

LANGAN

Project No. 330065803



WESTERLY R/W SOUTH PARK RD

SOUTH PARK ROAD

$N 01^{\circ} 03' 37'' E$
 $64.57'$

EAST 40' OF HOLLYWOOD HILLS-1968
BLOCK D
P.B. 68 PG. 15

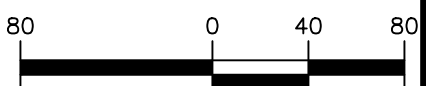
DICK LLOYD PLAT
PARCEL 1
P.B. 110 PG. 8

SOUTH LINE OF
BLOCK D
HOLLYWOOD HILLS-1968
P.B. 68 PG. 15

CENTRAL GOLF SECTION
OF HOLLYWOOD
P.B. 9 PG. 44

MATCHLINE SHEET 6

MATCHLINE SHEET 8



SCALE: 1 INCH = 80 FEET

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	<p>HOLLYWOOD BROWARD COUNTY FLORIDA</p>	<p>Date 5/1/2025</p>	<p>Drawn By GM</p>	<p>Checked By GM</p>

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UTILITY EASEMENT

LANGAN

SOUTH PARK ROAD

¼ SECTION LINE SEC. 17-51-42

S 01° 02' 34" W
17.02'
P.O.B.

N 34° 56' 15" W
33.56'
S 34° 56' 15" E
25.00'

N 72° 06' 39" W
114.24'

N 90° 00' 00" W

31.14'
N 90° 00' 00" E
AREA = 5,492 S.F. ±
0.126 ACRES ±

34.78'
S 72° 06' 39" E
114.36'

N 01° 02' 34" E
85.13'

N 01° 02' 34" E
153.93'

MATCHLINE SHEET 7

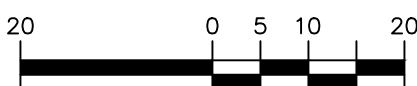
MATCHLINE SHEET 9

R/W

R

R

FL-E NAD83(2011)



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	<p>HOLLYWOOD BROWARD COUNTY FLORIDA</p>	<p>Date 5/1/2025</p>	<p>Drawn By GM</p>	
			<p>Sheet 8 of 10</p>	

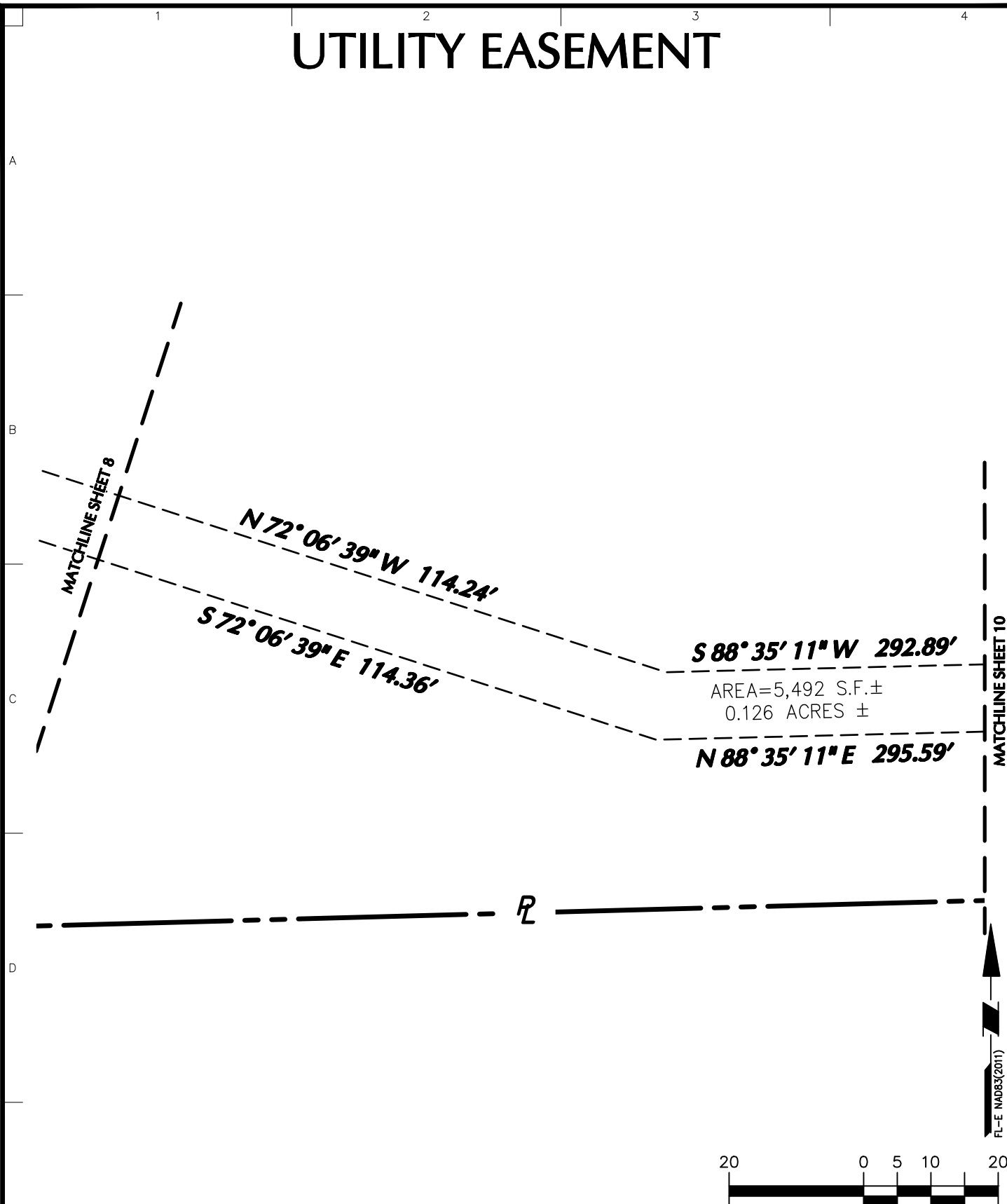
Project No. 330065803

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UTILITY EASEMENT

LANGAN

Project No. 330065803



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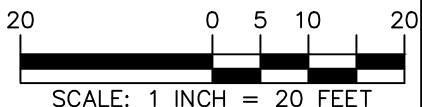
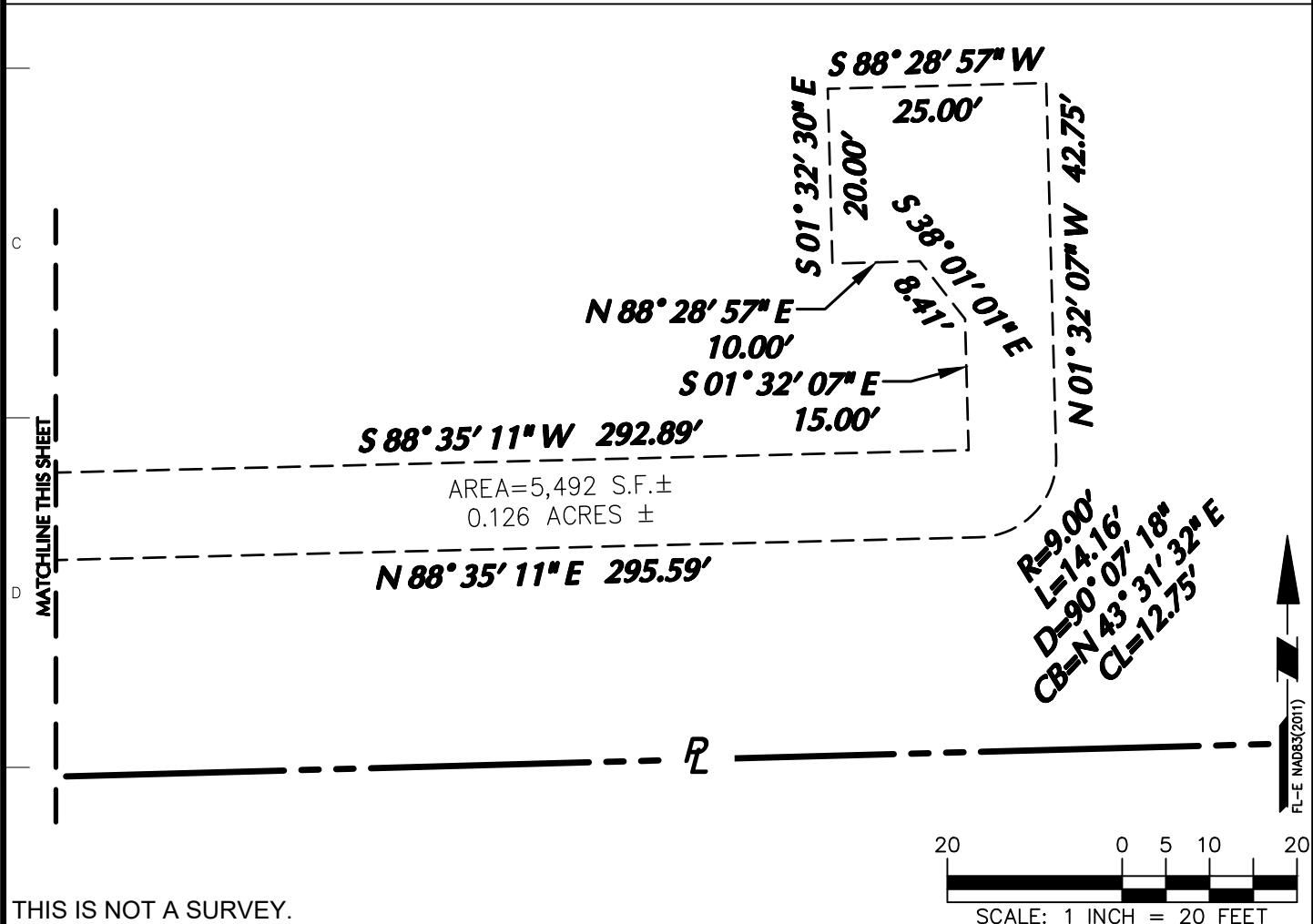
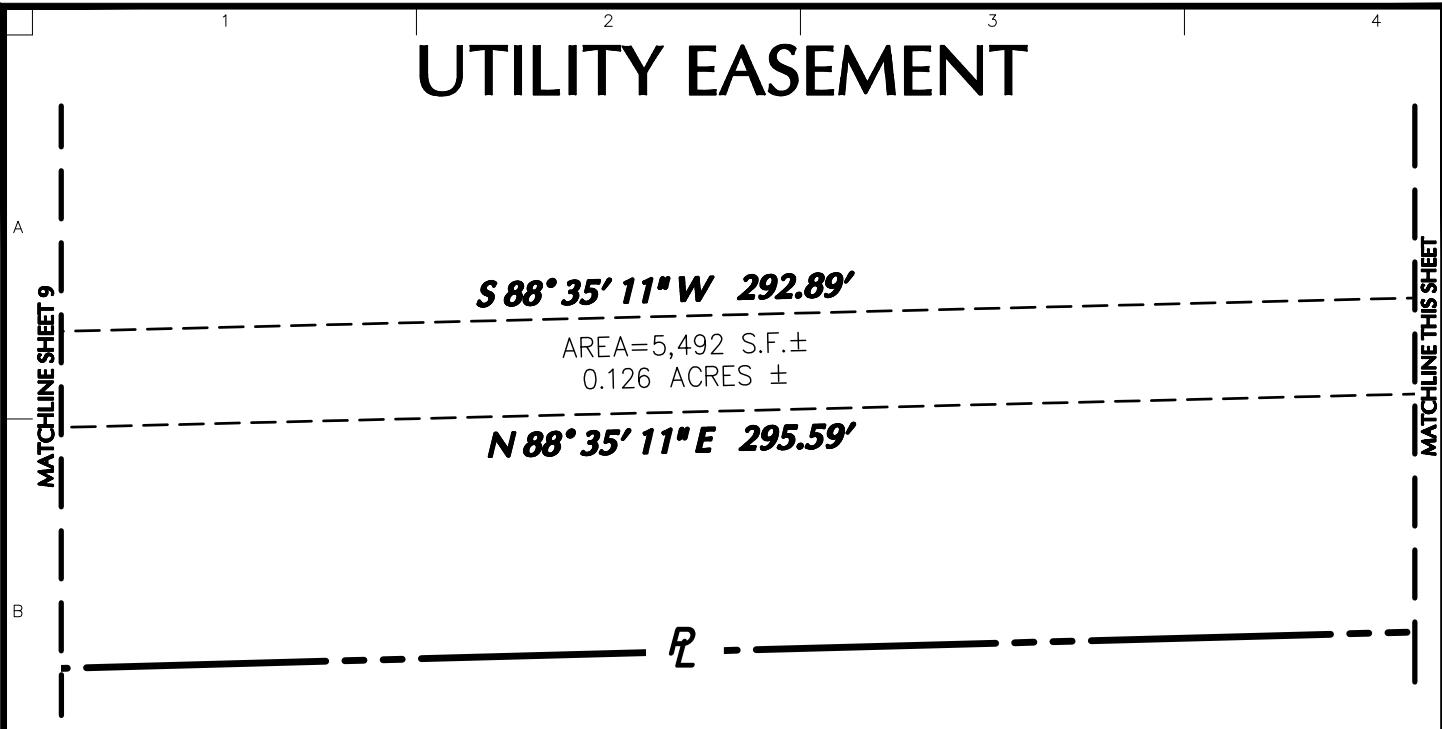
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	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY	FLORIDA	Checked By	GM	Sheet 9 of 10

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UTILITY EASEMENT

LANGAN

Project No. 330065803



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	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY	FLORIDA	Checked By	GM	Sheet 10 of 10

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Work Request No. _____

Sec. __, Twp __ S, Rge __ E

Parcel I.D. _____
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: _____

Co. Name: _____

Address: _____

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

WITNESSES:

THE CITY OF HOLLYWOOD, a municipal corporation

Signature

By: _____

Mayor

Josh Levy

Print Name

(Print Name)

Mayor

Title

(insert address above)

day of _____, 20__

Signature

ATTEST:

(Print Name)

PATRICIA A. CERNY, MMC
CITY CLERK

(insert address above)

APPROVED AS TO FORM:

DAMARIS HENLON,
INTERIM CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 20__, by JOSH LEVY, MAYOR, on behalf of CITY OF HOLLYWOOD, a municipal corporation of the State of Florida, [] who is personally known to me or [] who has produced _____ as identification.

Notary Public:

(Notary Seal)

Signature

Print Name

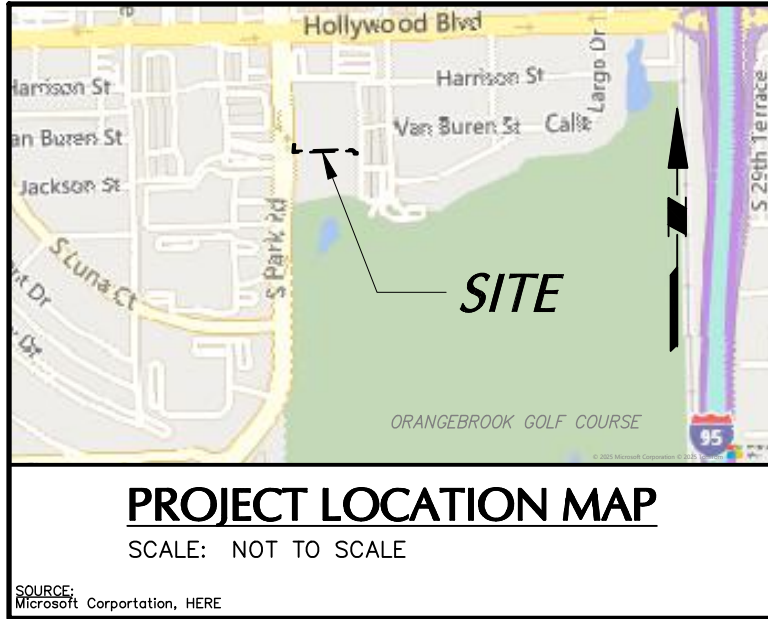
State of Florida

My Commission Expires: _____

Commission Number: _____

Exhibit "A"
("Easement Area")

UTILITY EASEMENT



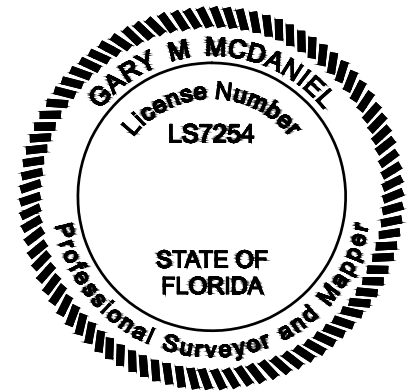
LEGEND AND ABBREVIATIONS (NOT SHOWN TO SCALE)

AVE — AVENUE	R/W — RIGHT-OF-WAY	No. — NUMBER
BLVD — BOULEVARD	S.F. — SQUARE FEET	P.O.B. — POINT OF BEGINNING
CT — COURT	L — ARC LENGTH	P.O.C. — POINT OF COMMENCEMENT
LN — LANE	R — RADIUS	O.R.B. — OFFICIAL RECORD BOOK
PL — PLACE	D — DELTA	P.B. — PLAT BOOK
RD — ROAD	CB — CHORD BEARING	PG. — PAGE
ST — STREET	CL — CHORD LENGTH	SEC — SECTION
⊕ — CENTER LINE	⊕ — SECTION CORNER	TWP — TOWNSHIP
ℙ — PROPERTY LINE	⊕ — QUARTER CORNER	RGE — RANGE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH AND DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

GARY M. McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS7254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

THIS IS NOT A SURVEY.

<p>Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198</p>	Project	Drawing Title	Project No.	Drawing No.
	CITY OF HOLLYWOOD PD REDEVELOPMENT AREA	SKETCH & DESCRIPTION	330065803	VB101
	HOLLYWOOD BROWARD COUNTY FLORIDA		Date	
			5/1/2025	
			Drawn By	
			GM	
			Checked By	
			GM	
				Sheet 1 of 9

UTILITY EASEMENT

SURVEYOR'S NOTES

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2. THIS SKETCH IS INTENDED TO BE DISPLAYED AT THE SCALE NOTED ON EACH SHEET, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
3. USE OF THIS SKETCH AND DESCRIPTION FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISER'S WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL, IN THIS REGARD.
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6. THIS SKETCH AND DESCRIPTION IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.
7. THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK AND BASED UPON THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°20'35" WEST AND ALL BEARINGS ARE RELATIVE TO SAID LINE.
8. THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

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	CITY OF HOLLYWOOD	SURVEYOR'S NOTES	330065803	VB101
	PD REDEVELOPMENT			
	AREA			
HOLLYWOOD	FLORIDA	Date	5/1/2025	
BROWARD COUNTY	FLORIDA	Drawn By	GM	
		Checked By	GM	
			Sheet 2 of 9	

UTILITY EASEMENT

LEGAL DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 17, NORTH $00^{\circ}20'35''$ WEST A DISTANCE OF 266.20 FEET TO A POINT ON THE NORTH LINE OF THE VACATED PORTION OF SOUTH PARK ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23054, PAGE 575, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF SAID VACATED RIGHT OF WAY, NORTH $89^{\circ}56'17''$ WEST A DISTANCE OF 33.04 FEET TO A POINT ON A LINE THAT IS OFFSET PERPENDICULAR TO THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, BY 120.00 FEET, SAID POINT ALSO BEING A POINT OF CURVATURE;

THENCE DEPARTING THE NORTH LINE OF SAID VACATED RIGHT OF WAY, ALONG A LINE THAT IS PARALLEL TO AND OFFSET 120.00 FEET FROM THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, THE FOLLOWING NINE (9) COURSES:

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 776.00 FEET, THROUGH A CENTRAL ANGLE OF $27^{\circ}06'22''$ FOR AN ARC LENGTH OF 367.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $11^{\circ}55'30''$ EAST FOR A DISTANCE OF 363.70 FEET TO A POINT;

THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 256.89 FEET TO A POINT;

THENCE NORTH $00^{\circ}56'26''$ WEST A DISTANCE OF 500.01 FEET TO A POINT;

THENCE NORTH $01^{\circ}03'37''$ EAST A DISTANCE OF 64.57 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 153.93 FEET TO THE SOUTHWEST CORNER OF A PARCEL IDENTIFIED AS PARCEL ID 514217050020 BY THE BROWARD COUNTY PROPERTY APPRAISER, SAID PARCEL ALSO KNOWN AS THE CITY OF HOLLYWOOD POLICE HEADQUARTERS;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, CONTINUING NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 256.51 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'41''$ EAST A DISTANCE OF 82.10 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'38''$ EAST A DISTANCE OF 43.62 FEET TO A POINT;

THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 43.84 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE DEPARTING THE WESTERLY LINE OF SAID PARCEL AND ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH $88^{\circ}27'36''$ EAST A DISTANCE OF 9.83 FEET TO THE POINT OF BEGINNING;

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	CITY OF HOLLYWOOD	DESCRIPTION	330065803	VB101
	PD REDEVELOPMENT			
	AREA			
HOLLYWOOD				
BROWARD COUNTY	FLORIDA	Sheet 3 of 9		

UTILITY EASEMENT

LEGAL DESCRIPTION (CONTINUED)

A THENCE SOUTH 04°29'05" WEST A DISTANCE OF 53.61 FEET TO A POINT;
 THENCE NORTH 88°25'52" EAST A DISTANCE OF 385.42 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET THROUGH A CENTRAL ANGLE OF 41°45'04" FOR AN ARC LENGTH OF 3.64 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 70°27'44" EAST A DISTANCE OF 3.56 FEET TO A POINT;
 THENCE SOUTH 47°51'20" EAST A DISTANCE OF 13.48 FEET TO A POINT;
 THENCE SOUTH 01°31'10" EAST A DISTANCE OF 11.51 FEET TO A POINT;
 B THENCE NORTH 88°26'16" EAST A DISTANCE OF 22.01 FEET TO A POINT;
 THENCE NORTH 01°40'17" WEST A DISTANCE OF 12.57 FEET TO A POINT;
 THENCE SOUTH 88°26'07" WEST A DISTANCE OF 8.61 FEET TO A POINT;
 THENCE NORTH 47°51'20" WEST A DISTANCE OF 22.51 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 42°34'50" FOR AN ARC LENGTH OF 11.15 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 70°08'43" WEST A DISTANCE OF 10.89 FEET TO A POINT;
 C THENCE SOUTH 88°25'52" WEST A DISTANCE OF 374.32 FEET TO A POINT;
 THENCE NORTH 04°29'05" EAST A DISTANCE OF 43.55 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL;
 THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, SOUTH 88°27'36" WEST A DISTANCE OF 10.06 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL ENCOMPASSING AN AREA OF 4,808 SQUARE FEET OR 0.110 ACRES, MORE OR LESS.

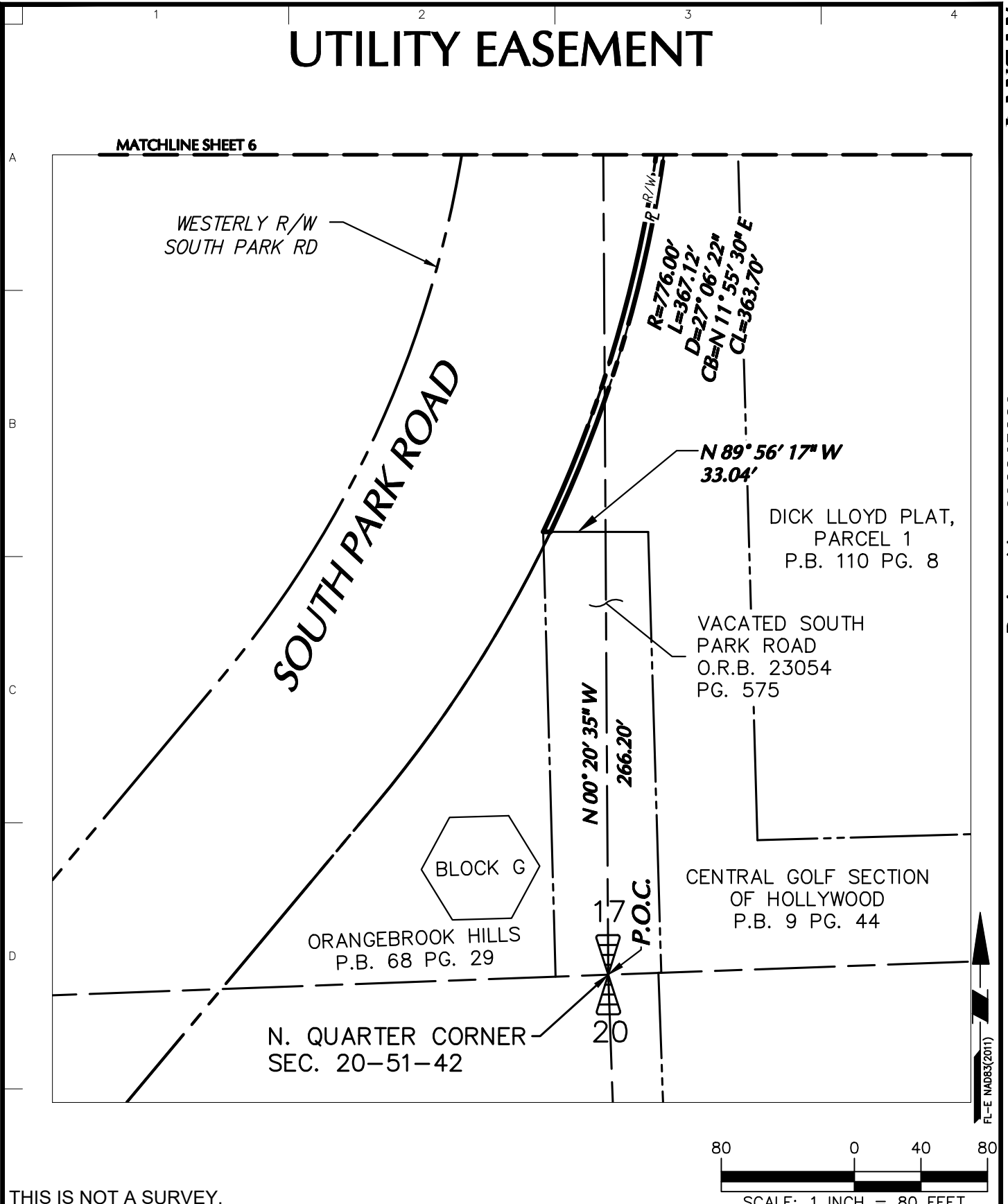
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	CITY OF HOLLYWOOD	DESCRIPTION	330065803	VB101
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY FLORIDA	Checked By	GM	Sheet 4 of 9	

UTILITY EASEMENT

LANGAN

Project No. 330065803



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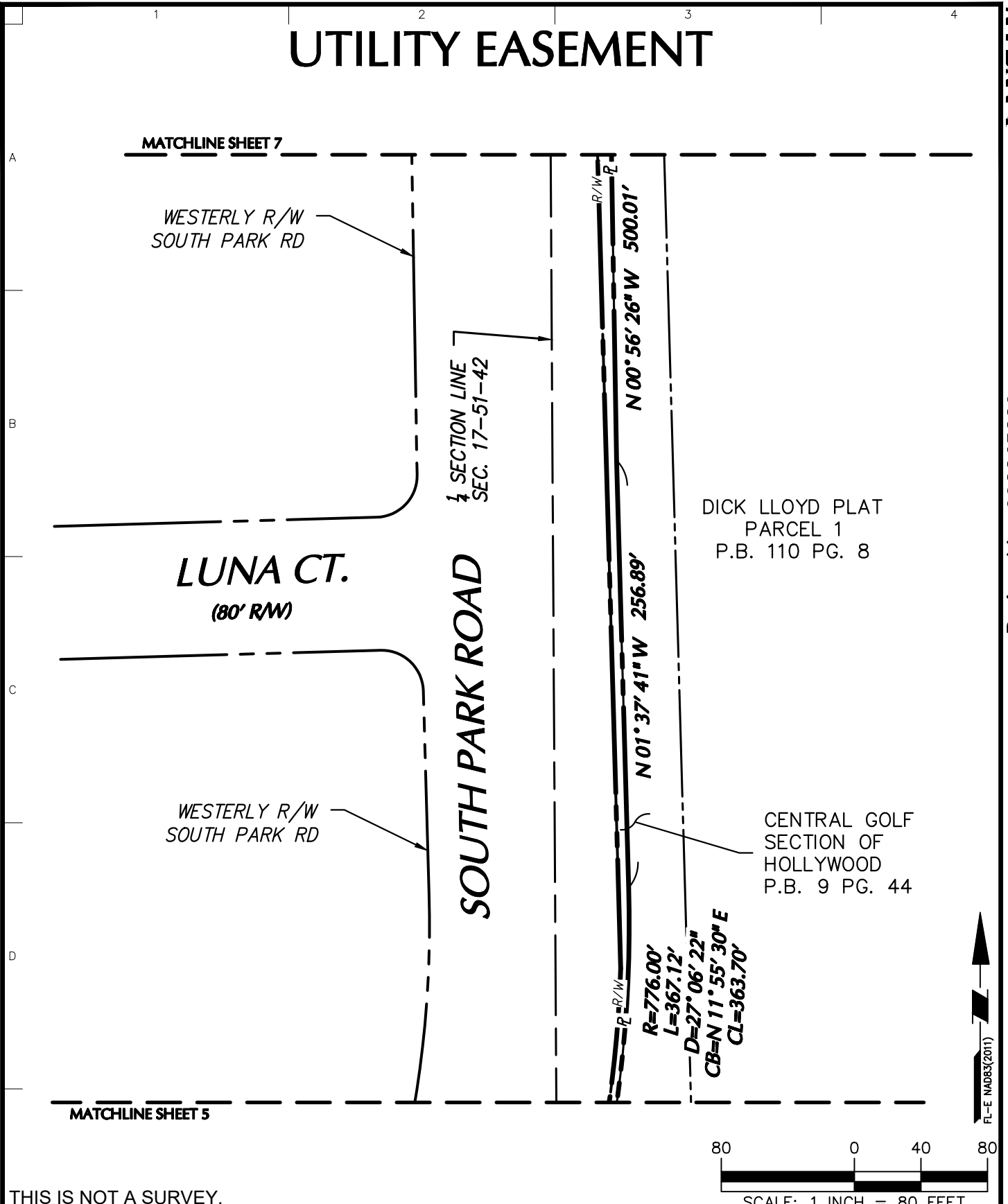
<p>LANGAN Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198</p>	Project	Drawing Title	Project No.	<p>VB101 Sheet 5 of 9</p>
	CITY OF HOLLYWOOD	SKETCH	330065803	
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY	FLORIDA		Drawn By	
			GM	
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	CITY OF HOLLYWOOD	SKETCH	330065803	
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY	FLORIDA		Drawn By	
			GM	
			Checked By	
			GM	

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UTILITY EASEMENT

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Project No. 330065803

MATCHLINE SHEET 8

WESTERLY R/W
SOUTH PARK RD

SOUTH PARK ROAD

$N 01^{\circ} 02' 34'' E$
256.51'

$N 01^{\circ} 02' 34'' E$
153.93'

$N 01^{\circ} 03' 37'' E$
64.57'

EAST 40' OF
HOLLYWOOD HILLS-1968
BLOCK D
P.B. 68 PG. 15

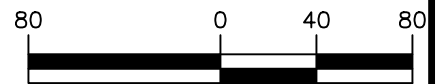
DICK LLOYD PLAT
PARCEL 1
P.B. 110 PG. 8

SOUTH LINE OF
BLOCK D
HOLLYWOOD HILLS-1968
P.B. 68 PG. 15

CENTRAL GOLF SECTION
OF HOLLYWOOD
P.B. 9 PG. 44

$N 00^{\circ} 56' 26'' W$ 500.01'

MATCHLINE SHEET 6



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FBPE Registry No. 00006601/LB8172/LB8198

Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**

**HOLLYWOOD
BROWARD COUNTY FLORIDA**

Drawing Title
SKETCH

Project No.
330065803
Date
5/1/2025
Drawn By
GM
Checked By
GM

Drawing No.
VB101
Sheet 7 of 9



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UTILITY EASEMENT

DICK LLOYD PLAT
PARCEL 1
P.B. 110 PG. 8

WESTERLY R/W
SOUTH PARK RD

SOUTH PARK ROAD

$N 88^{\circ} 27' 36'' E$
9.83'

$N 01^{\circ} 37' 41'' W$
43.84'

1/4 SECTION LINE
SEC. 17-51-42

MATCHLINE SHEET 9

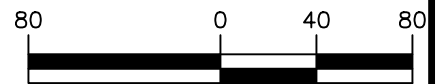
$N 01^{\circ} 02' 38'' E$
43.62'

$N 01^{\circ} 02' 41'' E$
82.10'

EAST 40' OF
HOLLYWOOD HILLS-1968
BLOCK D
P.B. 68 PG. 15

$N 01^{\circ} 02' 34'' E$
256.51'

MATCHLINE SHEET 7



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Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**

**HOLLYWOOD
BROWARD COUNTY FLORIDA**

Drawing Title

SKETCH

Project No.

330065803

Date

5/1/2025

Drawn By

GM

Checked By

GM

Drawing No.

VB101

Sheet 8 of 9

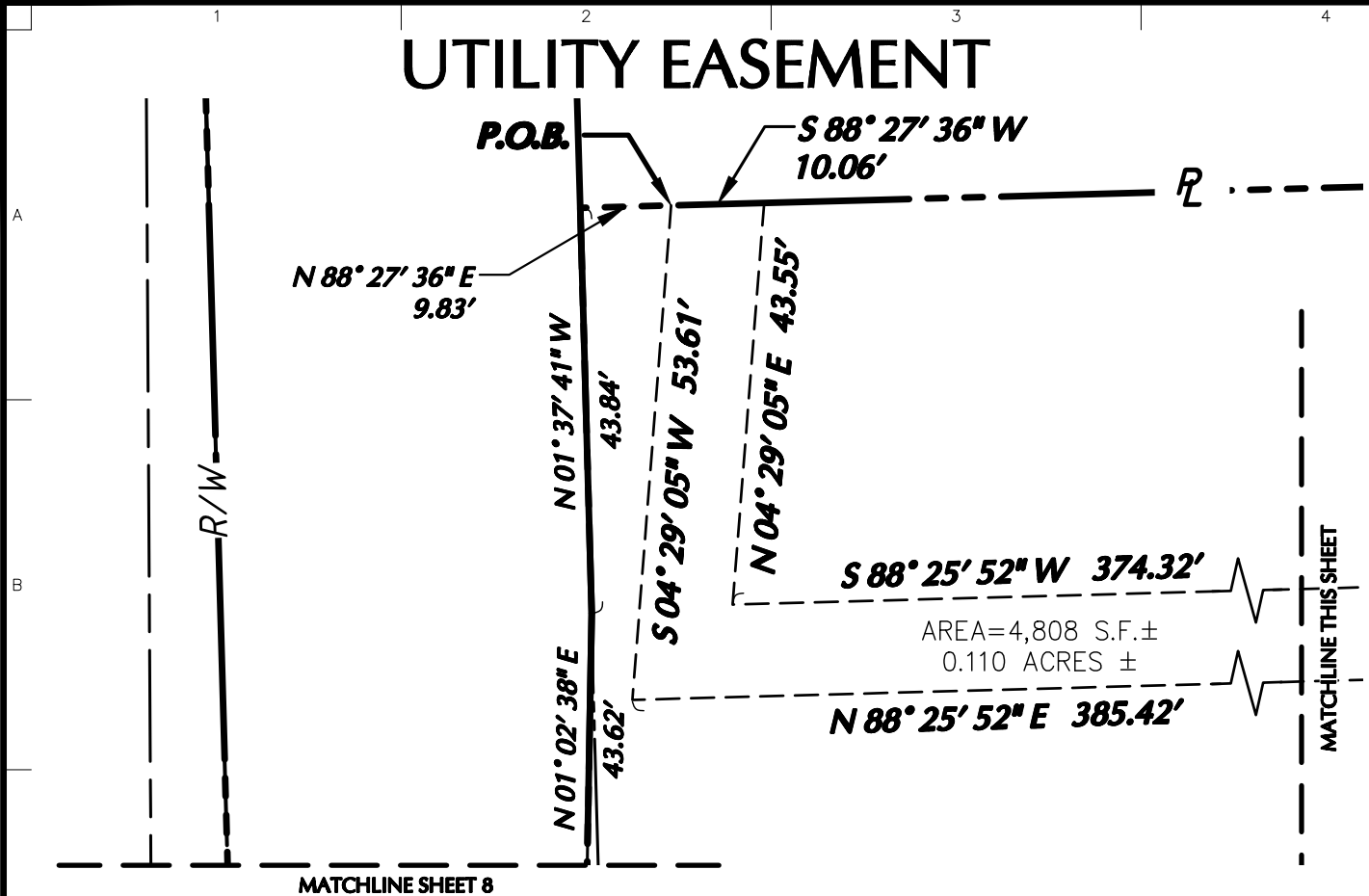
LANGAN

Project No. 330065803

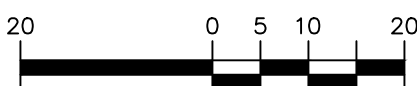
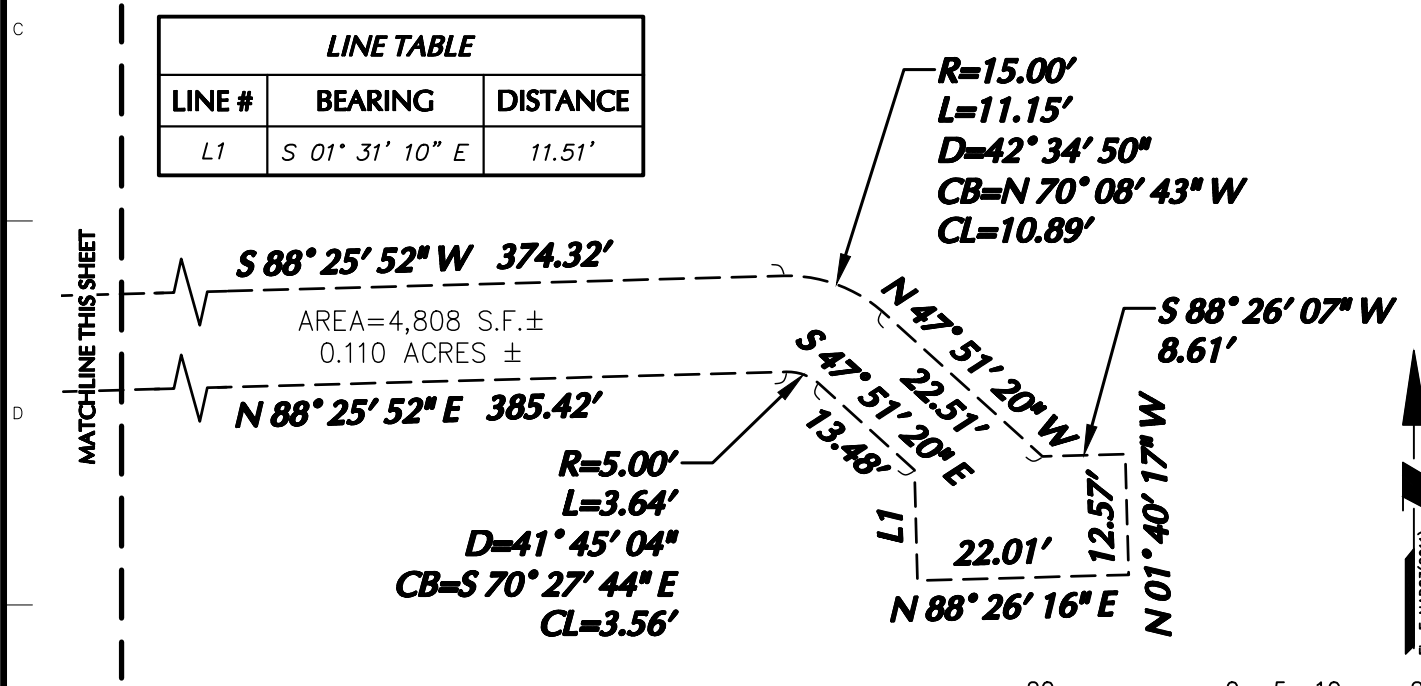
FL-E NAD83(2011)

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UTILITY EASEMENT



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 01° 31' 10" E	11.51'



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---	--	--------------------------------	--	---

Work Request No. _____
Sec. __, Twp __ S, Rge __ E
Parcel I.D. _____
(Maintained by County Appraiser)

**EASEMENT
(BUSINESS)**
This Instrument Prepared By

Name: _____
Co. Name: _____
Address: _____

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

WITNESSES:

THE CITY OF HOLLYWOOD, a municipal corporation

Signature

By: _____

Mayor

Josh Levy

Print Name

(Print Name)

Mayor

Title

(insert address above)

____ day of _____, 20__

Signature

ATTEST:

(Print Name)

PATRICIA A. CERNY, MMC
CITY CLERK

(insert address above)

APPROVED AS TO FORM:

DAMARIS HENLON,
INTERIM CITY ATTORNEY

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 20__, by JOSH LEVY, MAYOR, on behalf of CITY OF HOLLYWOOD, a municipal corporation of the State of Florida, [] who is personally known to me or [] who has produced _____ as identification.

Notary Public:

(Notary Seal)

Signature

Print Name

State of Florida

My Commission Expires: _____

Commission Number: _____

Exhibit "A"
("Easement Area")

UTILITY EASEMENT



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

SOURCE:
Microsoft Corporation, HERE

LEGEND AND ABBREVIATIONS

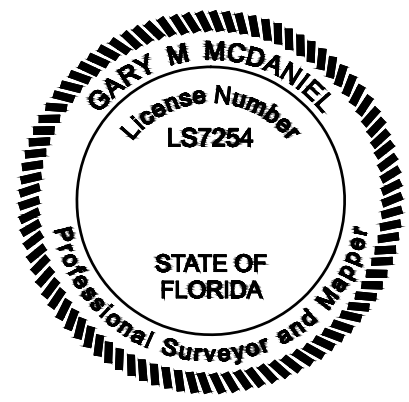
(NOT SHOWN TO SCALE)

AVE — AVENUE	R/W — RIGHT-OF-WAY	No. — NUMBER
BLVD — BOULEVARD	S.F. — SQUARE FEET	P.O.B. — POINT OF BEGINNING
CT — COURT	L — ARC LENGTH	P.O.C. — POINT OF COMMENCEMENT
LN — LANE	R — RADIUS	O.R.B. — OFFICIAL RECORD BOOK
PL — PLACE	D — DELTA	P.B. — PLAT BOOK
RD — ROAD	CB — CHORD BEARING	PG. — PAGE
ST — STREET	CL — CHORD LENGTH	SEC — SECTION
⊕ — CENTER LINE	⊕ — SECTION CORNER	TWP — TOWNSHIP
⊔ — PROPERTY LINE	⊔ — QUARTER CORNER	RGE — RANGE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH AND DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

GARY M. McDANIEL
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS7254
 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
 LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

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	CITY OF HOLLYWOOD	SKETCH & DESCRIPTION	330065803	VB101
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD FLORIDA		5/1/2025	
			Drawn By	
			GM	
			Checked By	
			GM	
				Sheet 1 of 9

UTILITY EASEMENT

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	CITY OF HOLLYWOOD	SURVEYOR'S NOTES	330065803	VB101
	PD REDEVELOPMENT		Date	
	AREA		5/1/2025	
HOLLYWOOD	Drawn By	GM	Checked By	
BROWARD COUNTY	FLORIDA	GM	GM	Sheet 2 of 9

UTILITY EASEMENT

LEGAL DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 17, NORTH $00^{\circ}20'35''$ WEST A DISTANCE OF 266.20 FEET TO A POINT ON THE NORTH LINE OF THE VACATED PORTION OF SOUTH PARK ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23054, PAGE 575, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF SAID VACATED RIGHT OF WAY, NORTH $89^{\circ}56'17''$ WEST A DISTANCE OF 33.04 FEET TO A POINT ON A LINE THAT IS OFFSET PERPENDICULAR TO THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, BY 120.00 FEET, SAID POINT ALSO BEING A POINT OF CURVATURE;

THENCE DEPARTING THE NORTH LINE OF SAID VACATED RIGHT OF WAY, ALONG A LINE THAT IS PARALLEL TO AND OFFSET 120.00 FEET FROM THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, THE FOLLOWING NINE (9) COURSES:

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 776.00 FEET, THROUGH A CENTRAL ANGLE OF $27^{\circ}06'22''$ FOR AN ARC LENGTH OF 367.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $11^{\circ}55'30''$ EAST FOR A DISTANCE OF 363.70 FEET TO A POINT;

THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 256.89 FEET TO A POINT;

THENCE NORTH $00^{\circ}56'26''$ WEST A DISTANCE OF 500.01 FEET TO A POINT;

THENCE NORTH $01^{\circ}03'37''$ EAST A DISTANCE OF 64.57 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 153.93 FEET TO THE SOUTHWEST CORNER OF A PARCEL IDENTIFIED AS PARCEL ID 514217050020 BY THE BROWARD COUNTY PROPERTY APPRAISER, SAID PARCEL ALSO KNOWN AS THE CITY OF HOLLYWOOD POLICE HEADQUARTERS;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, CONTINUING NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 256.51 FEET TO A POINT;


THENCE NORTH $01^{\circ}02'41''$ EAST A DISTANCE OF 82.10 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'38''$ EAST A DISTANCE OF 43.62 FEET TO A POINT;

THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 43.84 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE DEPARTING THE WESTERLY LINE OF SAID PARCEL AND ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH $88^{\circ}27'36''$ EAST A DISTANCE OF 9.83 FEET TO THE POINT OF BEGINNING;

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	CITY OF HOLLYWOOD	DESCRIPTION	330065803	VB101
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY	FLORIDA		Drawn By	GM
			Checked By	GM
				Sheet 3 of 9

UTILITY EASEMENT

LEGAL DESCRIPTION (CONTINUED)

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH 88°27'36" EAST A DISTANCE OF 10.06 FEET TO A POINT;

THENCE DEPARTING THE NORTHERLY LINE OF SAID PARCEL, NORTH 04°29'05" EAST A DISTANCE OF 16.52 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 14.58 FEET THROUGH A CENTRAL ANGLE OF 90°26'26" FOR AN ARC LENGTH OF 23.02 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 39°45'50" WEST A DISTANCE OF 20.70 FEET TO A POINT;

THENCE SOUTH 89°51'02" WEST A DISTANCE OF 8.87 FEET TO A POINT ON SAID LINE THAT IS PARALLEL TO AND OFFSET 120.00 FEET FROM THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS;

THENCE ALONG SAID LINE THAT IS PARALLEL TO AND OFFSET 120.00 FEET FROM THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, SOUTH 01°37'41" EAST A DISTANCE OF 10.00 FEET TO A POINT;


THENCE DEPARTING SAID LINE THAT IS PARALLEL TO AND OFFSET 120.00 FEET FROM THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, NORTH 89°51'02" EAST A DISTANCE OF 8.03 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 4.58 FEET THROUGH A CENTRAL ANGLE OF 87°08'44" FOR AN ARC LENGTH OF 6.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 37°21'17" EAST A DISTANCE OF 6.31 FEET TO A POINT;

THENCE SOUTH 04°29'05" WEST A DISTANCE OF 17.68 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

SAID PARCEL ENCOMPASSING AN AREA OF 405 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.

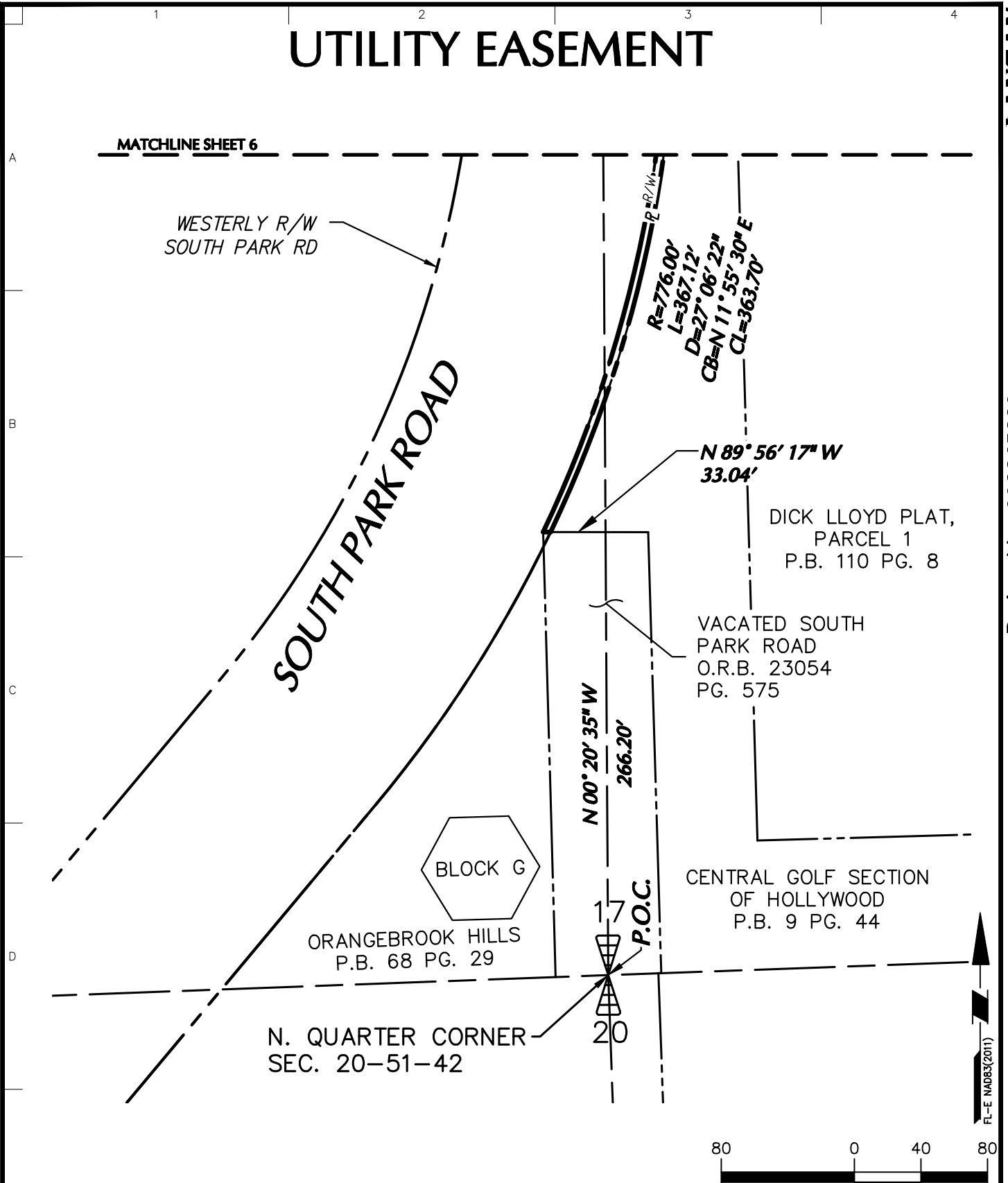
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	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY FLORIDA	Checked By	GM	Sheet 4 of 9	

UTILITY EASEMENT

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Project No. 330065803



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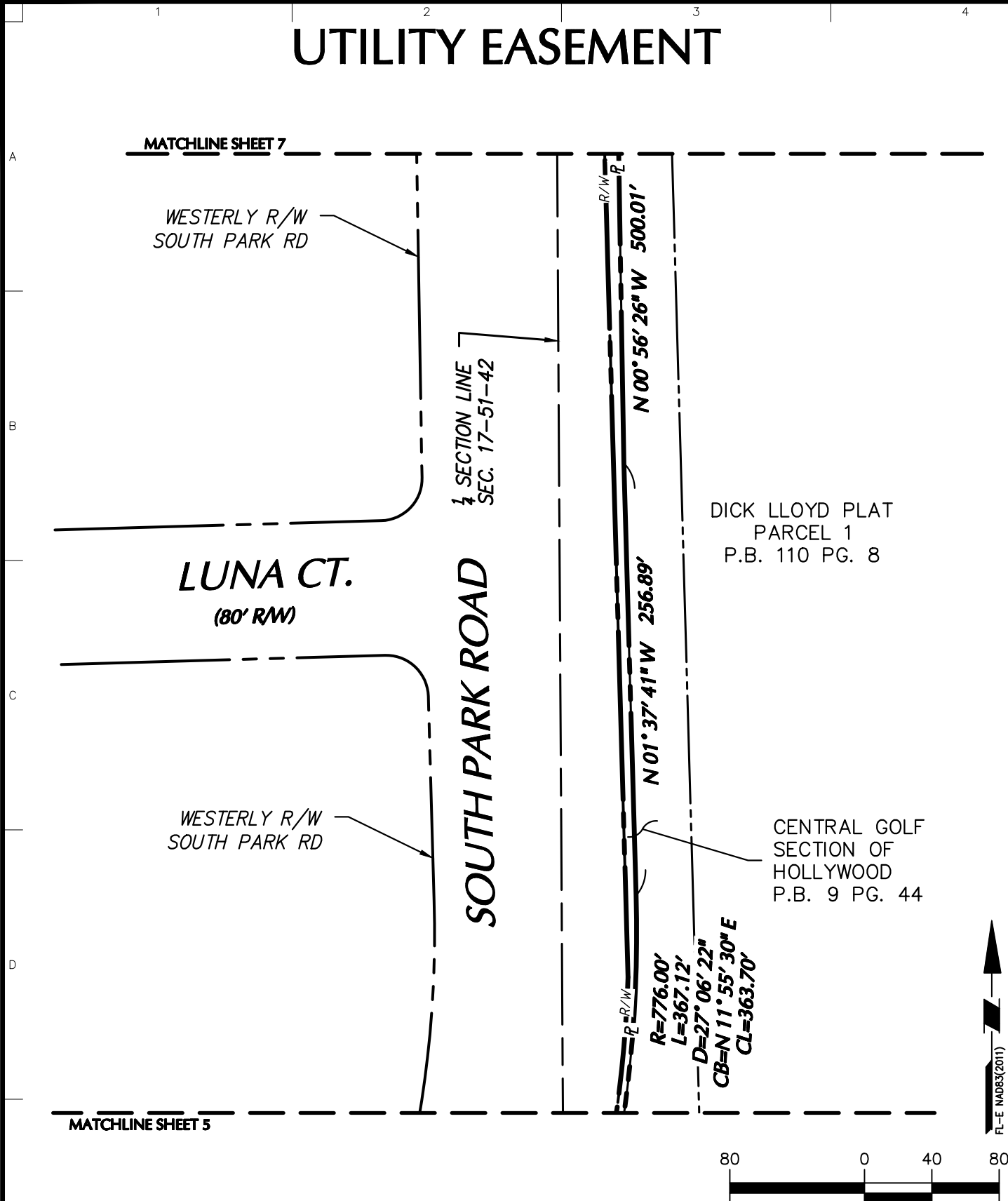
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	<p>HOLLYWOOD BROWARD COUNTY FLORIDA</p>	<p>Date 5/1/2025</p>	<p>Drawn By GM</p>	
			<p>Sheet 5 of 9</p>	

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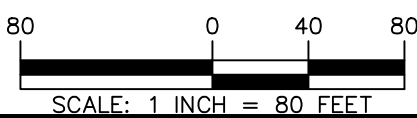
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Project
CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA
HOLLYWOOD
BROWARD COUNTY **FLORIDA**

Drawing Title
SKETCH

Project No.
330065803
 Date
5/1/2025
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 Checked By
GM

Drawing No.
VB101
 Sheet **6** of **9**

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UTILITY EASEMENT

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Project No. 330065803

MATCHLINE SHEET 8

WESTERLY R/W
SOUTH PARK RD

SOUTH PARK ROAD

$N 01^{\circ} 02' 34'' E$
256.51'

$N 01^{\circ} 02' 34'' E$
153.93'

$N 01^{\circ} 03' 37'' E$
64.57'

EAST 40' OF
HOLLYWOOD HILLS-1968
BLOCK D
P.B. 68 PG. 15

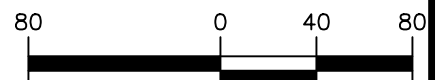
DICK LLOYD PLAT
PARCEL 1
P.B. 110 PG. 8

SOUTH LINE OF
BLOCK D
HOLLYWOOD HILLS-1968
P.B. 68 PG. 15

CENTRAL GOLF SECTION
OF HOLLYWOOD
P.B. 9 PG. 44

$N 00^{\circ} 56' 26'' W$ 500.01'

MATCHLINE SHEET 6



SCALE: 1 INCH = 80 FEET



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Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**
HOLLYWOOD
BROWARD COUNTY FLORIDA

Drawing Title
SKETCH

Project No. 330065803	Drawing No. VB101
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UTILITY EASEMENT

DICK LLOYD PLAT
PARCEL 1
P.B. 110 PG. 8

P.O.B.

1/4 SECTION LINE
SEC. 17-51-42

MATCHLINE SHEET 9

WESTERLY R/W
SOUTH PARK RD

SOUTH PARK ROAD

**N 01° 02' 38" E
43.62'**

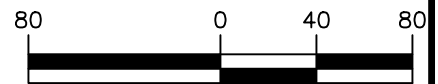
82.10'

N 01° 02' 34" E

256.51'

EAST 40' OF
HOLLYWOOD HILLS-1968
BLOCK D
P.B. 68 PG. 15

MATCHLINE SHEET 7



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**CITY OF HOLLYWOOD
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AREA**

**HOLLYWOOD
BROWARD COUNTY FLORIDA**

Drawing Title

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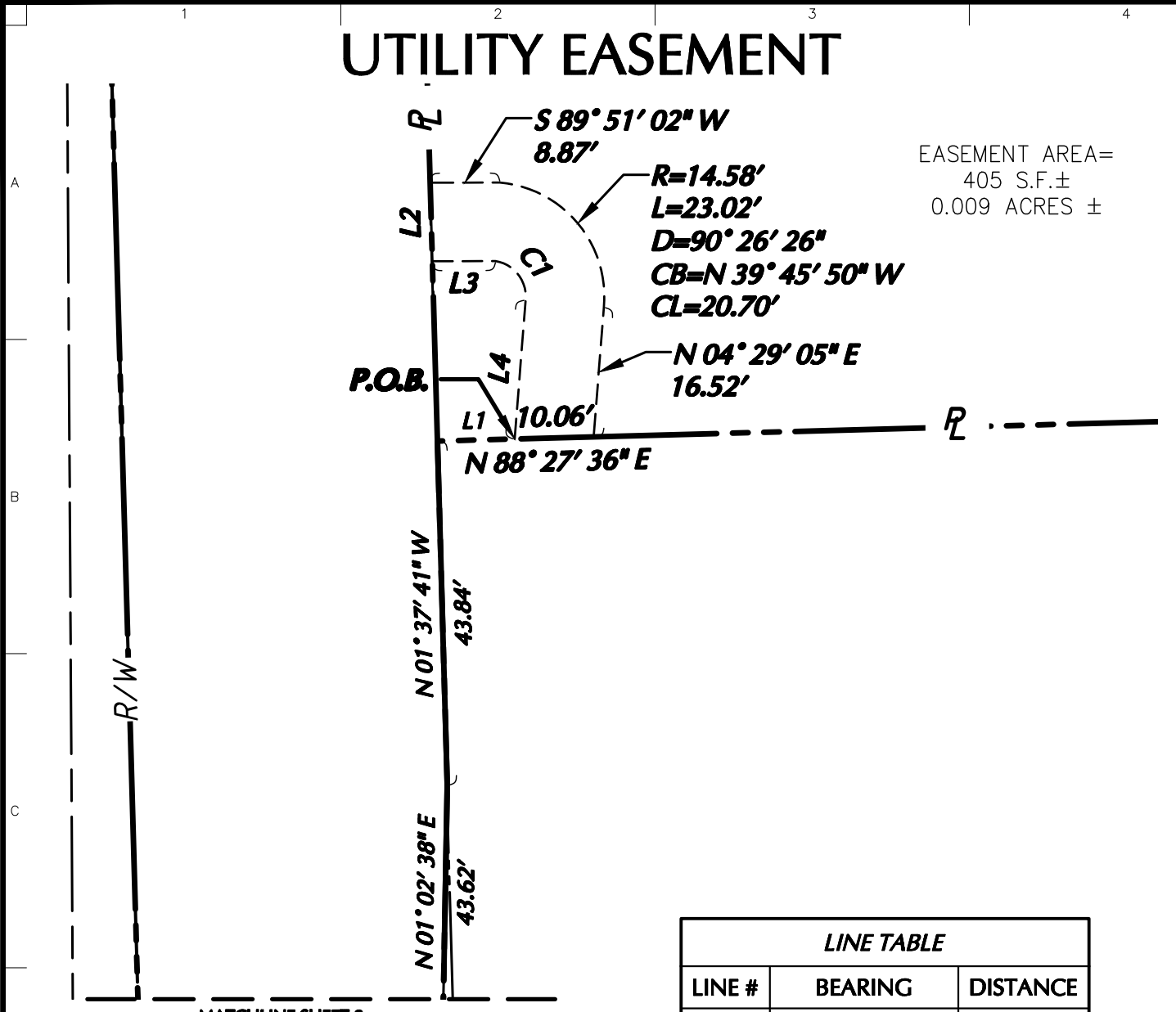
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UTILITY EASEMENT



EASEMENT AREA=
405 S.F.±
0.009 ACRES ±

MATCHLINE SHEET 8

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 88° 27' 36" E	9.83'
L2	S 01° 37' 41" W	10.00'
L3	N 89° 51' 02" E	8.03'
L4	S 04° 29' 05" W	17.68'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.58'	6.97'	87° 08' 44"	S 37° 21' 17" E	6.31'



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	CITY OF HOLLYWOOD	SKETCH	330065803	VB101
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
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			GM	
				Sheet 9 of 9