



**LEGAL DESCRIPTION OF**  
**15-FOOT WIDE UTILITY EASEMENT**  
**A PORTION OF PARCELS 2, 3 AND 4**  
**THREE ISLANDS 3RD SECTION, P.B. 111, PG. 16, B.C.R.**  
N. 1/2 OF SECTION 23, TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, BROWARD COUNTY, FL 33019

A PARCEL OF LAND BEING THE SOUTH 15 FEET OF PARCELS 2, 3 AND 4 OF THREE ISLANDS 3RD SECTION, RECORDED IN PLAT BOOK 111, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SITUATE IN THE NORTH ONE-HALF (N. 1/2) OF SECTION 23, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. SAID EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 4, SAID CORNER BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.76°43'48"W.;

THENCE NORTHEASTERLY, ALONG THE WESTERLY LINE OF SAID PARCEL 4 AND ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°58'48" AND A RADIUS OF 905.00 FEET, FOR AN ARC DISTANCE OF 15.48 FEET TO A POINT ON A LINE 15.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCELS 2, 3 AND 4 OF THREE ISLANDS 3RD SECTION;

SAID SOUTH LINE OF PARCELS 2, 3 AND 4 ALSO BEING THE LIMITS FOR THE CITY OF HOLLYWOOD AND THE CITY OF HALLANDALE BEACH;

THENCE N.89°26'17"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 1667.26 FEET TO THE EASTERLY LINE OF PARCEL 2 AND TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.84°34'21"E.,

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°42'04" AND A RADIUS OF 562.89 FEET, FOR AN ARC DISTANCE OF 6.89 FEET TO A POINT OF TANGENCY;

THENCE S.06°07'43"W., ALONG SAID TANGENT LINE, A DISTANCE OF 8.21 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;

THENCE S.89°26'17"W., ALONG SAID SOUTH LINE OF PARCELS 2, 3 AND 4, A DISTANCE OF 1669.37 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, CONTAINING 0.5745 ACRES (25,025 SQUARE FEET), MORE OR LESS.

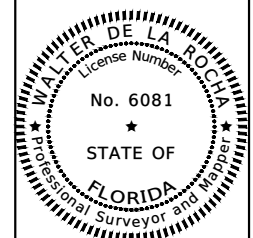
INDEX:  
SHEET 1 - LEGAL DESCRIPTION  
SHEET 2 - LOCATION MAP, NOTES, LEGEND  
SHEET 3 - SKETCH  
SHEET 4 - SKETCH DETAILS

DATE: May 15, 2024 - 8:38am EST

FILE: F:\Draw\KIMLEY-HORN\2023\23-9601 Three Islands Blvd\01-Drawing\23-9601 UE-1.dwg

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



REVISIONS	DATE	BY

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.  
COPYRIGHT © 2024

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
05.15.2024	WDLR	JDS/LAS	N/A

SHEET 1 OF 4

SKETCH NO. 23-9601 UE-1

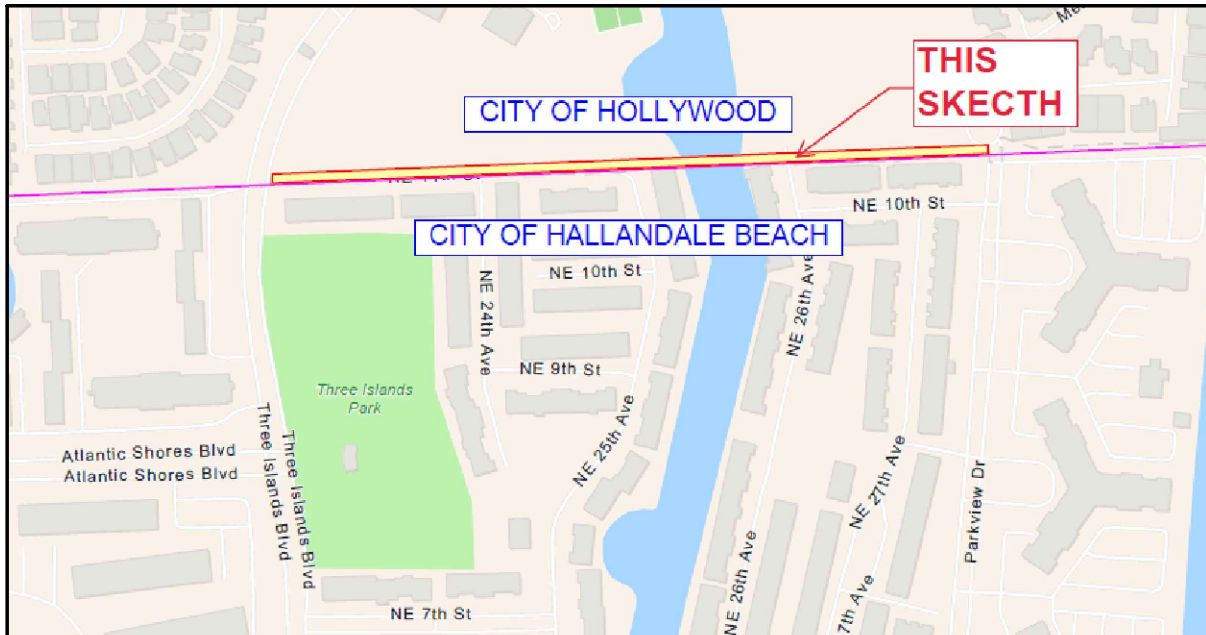


**STONER**  
**SURVEYORS • MAPPERS**  
 Licensed Business No. 6633

4341 S.W. 62nd Avenue  
 Davie, Florida 33314

TEL (954) 585-0997  
 www.stonersurveyors.com

**NOTES, LEGEND**  
**15-FOOT WIDE UTILITY EASEMENT**  
**A PORTION OF PARCELS 2, 3 AND 4**  
**THREE ISLANDS 3RD SECTION, P.B. 111, PG. 16, B.C.R.**  
 N. 1/2 OF SECTION 23, TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, BROWARD COUNTY, FL 33019



**LOCATION MAP**  
 NOT TO SCALE

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
3. THIS LEGAL DESCRIPTION AND SKETCH DOES NOT REPRESENT A FIELD SURVEY. SURFACE IMPROVEMENTS ARE NOT SHOWN HEREON.
4. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.89°26'17"W., ALONG THE SOUTH PLAT LINE, AS SHOWN ON THE PLAT OF THREE ISLANDS 3RD SECTION, RECORDED IN PLAT BOOK 111, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**LEGEND:**

A..... ARC LENGTH  
 B.C.R. .... BROWARD COUNTY RECORDS  
 CA..... CENTRAL ANGLE  
 LB..... LICENSED BUSINESS  
 P.B..... PLAT BOOK  
 PG..... PAGE  
 P.O.B..... POINT OF BEGINNING  
 R..... RADIUS  
 R/W..... RIGHT OF WAY

**INDEX:**

SHEET 1 - LEGAL DESCRIPTION  
 SHEET 2 - LOCATION MAP, NOTES, LEGEND  
 SHEET 3 - SKETCH  
 SHEET 4 - SKETCH DETAILS



**STONER**  
**SURVEYORS • MAPPERS**  
 Licensed Business No. 6633

4341 S.W. 62nd Avenue  
 Davie, Florida 33314

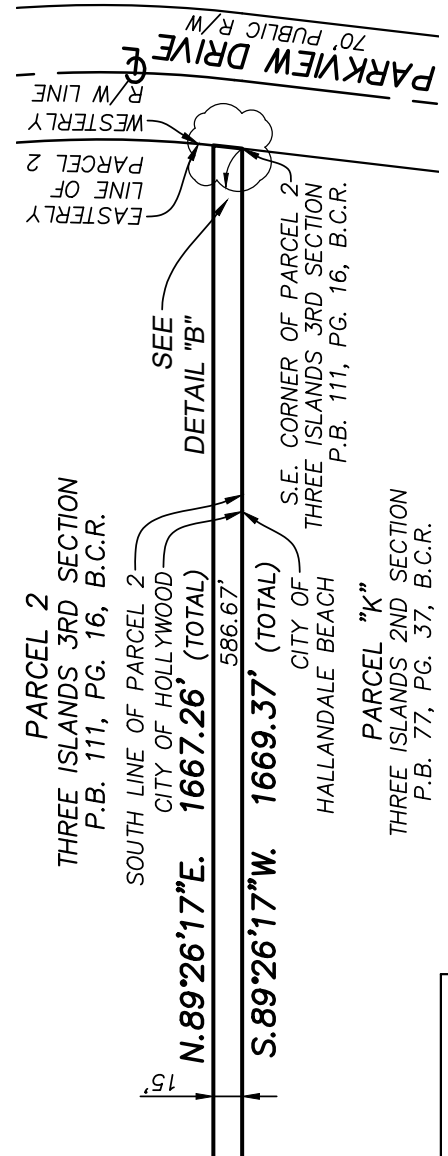
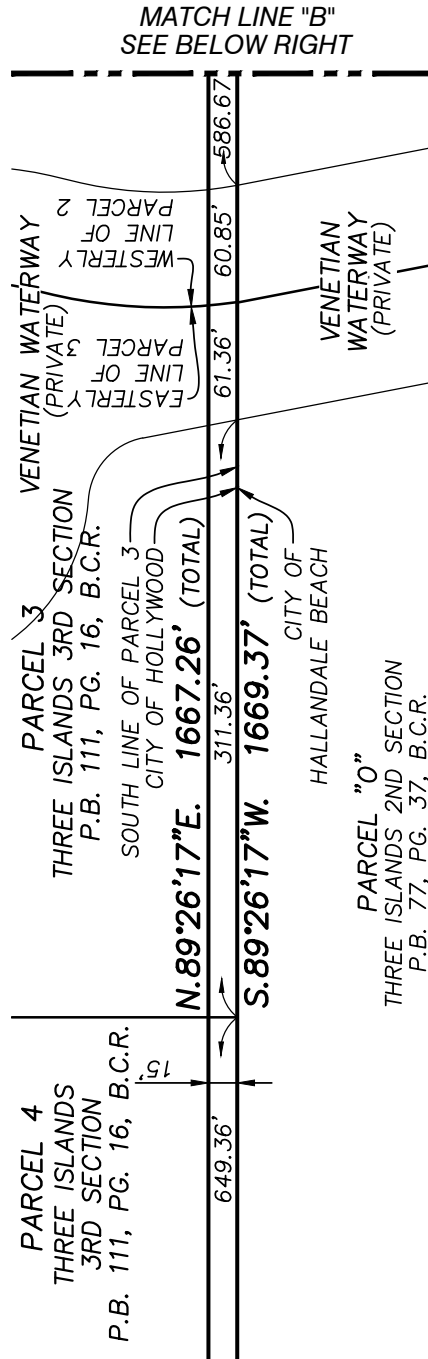
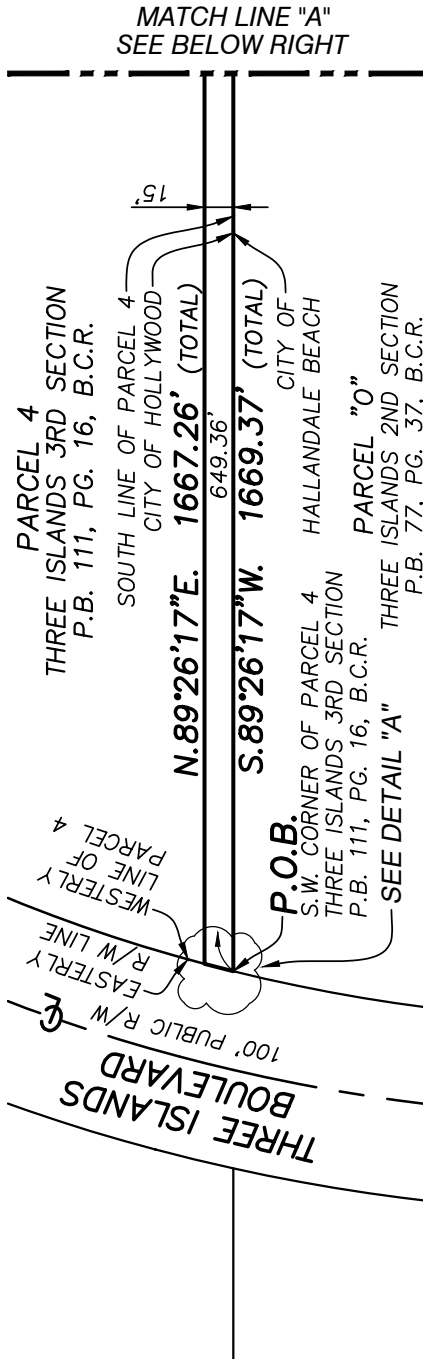
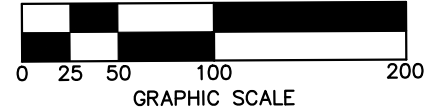
TEL (954) 585-0997  
 www.stonersurveyors.com

**SKETCH OF DESCRIPTION**  
**15-FOOT WIDE UTILITY EASEMENT**  
**A PORTION OF PARCELS 2, 3 AND 4**  
**THREE ISLANDS 3RD SECTION, P.B. 111, PG. 16, B.C.R.**  
 N. 1/2 OF SECTION 23, TOWNSHIP 51 SOUTH, RANGE 42 EAST  
 CITY OF HOLLYWOOD, BROWARD COUNTY, FL 33019

INDEX:  
 SHEET 1 - LEGAL DESCRIPTION  
 SHEET 2 - LOCATION MAP, NOTES, LEGEND  
 SHEET 3 - SKETCH  
 SHEET 4 - SKETCH DETAILS



SCALE: 1" = 100'



DATE: May 15, 2024 - 8:38am EST

FILE: F:\Draw\KIMLEY-HORN\2023\23-9601 Three Islands Blvd\01-Drawing\23-9601 UE-1.dwg

SHEET 3 OF 4

SKETCH NO.  
 23-9601 UE-1



TEL (954) 585-0997  
www.stonersurveyors.com

INDEX:  
SHEET 1 - LEGAL DESCRIPTION  
SHEET 2 - LOCATION MAP, NOTES, LEGEND  
SHEET 3 - SKETCH  
SHEET 4 - SKETCH DETAILS

