

**SKETCH & DESCRIPTION
10'x 10' F.P.L. EASMENT
PORTION OF BLOCK 95
HOOLLYWOOD (P.B. 1, PG. 21, B.C.R.)
CITY OF HOLLYWOOD, BROWARD COUNTY FLORIDA**

LAND DESCRIPTION:

A portion of Block 95, HOLLYWOOD, according to the Plat thereof as recorded in Plat Book 1, Page 21 of the Public Records of Broward County, Florida. Being more particularly described as follows:

COMMENCE at the Southwest corner of Block 95; thence N87°54'25"E, along the SOUTH line of said Block 95, 472.68 feet to the POINT OF BEGINNING; thence N02°05'35"W, 10.00 feet; thence N87°54'25"E, 10.00 feet; thence S02°05'35"E, 10.00 feet; thence S87°54'25"W, along the said south line, 10.00 feet to the POINT OF BEGINNING.

Said lands situate in Broward County, Florida and containing 100 square feet more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, HOLLYWOOD, based on the south line of Block 95, having a bearing of N87°54'25"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; C = Centerline; F.B. = Field Book; F.P.L. = Florida Power & Light Company; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 11/7/2025



JOHN T. DOOGAN, P.L.S.

Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT
SHEETS 1 AND 2

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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|----------|---------------|
| JOB #: | 13276 |
| SCALE: | 1" = 20' |
| DATE: | 11/06/2025 |
| BY: | L.B. |
| CHECKED: | J.T.D. |
| F.B. | N/A |
| PG. | N/A |
| SHEET: | 1 OF 2 |

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10' x 10' F.P.L. EASMENT

PORTION OF BLOCK 95
 HOOLLYWOOD (P.B. 1, PG. 21, B.C.R.)
 CITY OF HOLLYWOOD, BROWARD COUNTY FLORIDA



**NORTH 17TH
AVENUE**

SOUTH LINE OF BLOCK 95
 (BEARING BASIS)
 N87°54'25"E 472.68'

P.O.C.
 S.W. CORNER
 OF BLOCK 95
 (P.B. 1/21, B.C.R.)

BLOCK 95

HOLLYWOOD
 (P.B. 1/21, B.C.R.)

**10' x 10' F.P.L.
EASEMENT**
 100 SQUARE FEET

N87°54'25"E 10.00'
 N02°05'35"W 10.00'
 S02°05'35"E 10.00'
 S87°54'25"W 10.00'
 P.O.B.

POLK STREET
 (P.B. 1/21, B.C.R.)

0 20 40
 GRAPHIC SCALE IN FEET
 1"=20'

NOT VALID WITHOUT
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