

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

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.


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
Florida Registration

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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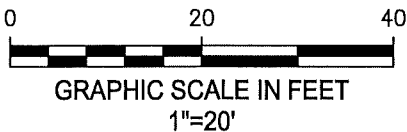
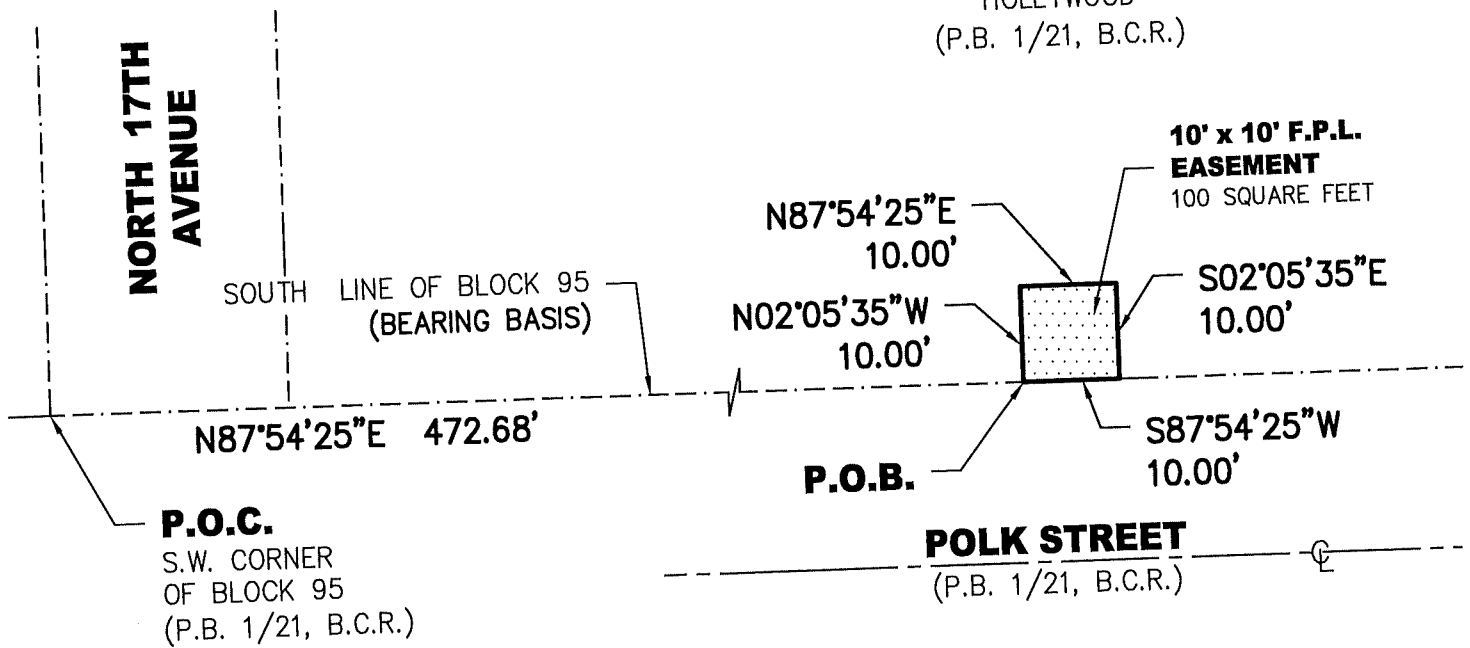
REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com © 2025 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.	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	

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



BLOCK 95

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



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AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
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