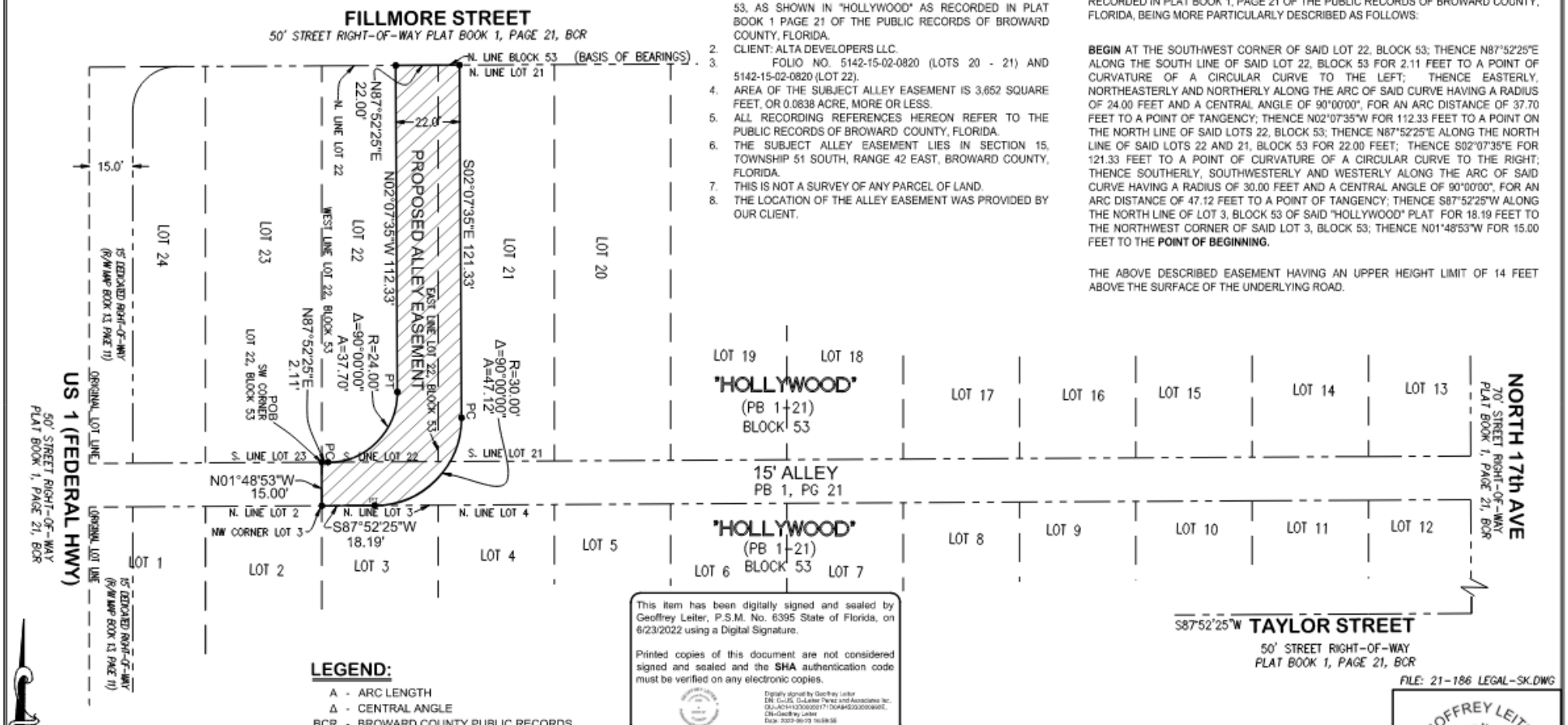
EXHIBIT "C"

# SKETCH & LEGAL DESCRIPTION
# PROPOSED ALLEY EASEMENT




## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF N87°52'25"E ALONG THE NORTH LINE OF BLOCK 53, AS SHOWN IN "HOLLYWOOD" AS RECORDED IN PLAT BOOK 1 PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. CLIENT: ALTA DEVELOPERS LLC.
3. FOLIO NO. 5142-15-02-0820 (LOTS 20 - 21) AND 5142-15-02-0820 (LOT 22).
4. AREA OF THE SUBJECT ALLEY EASEMENT IS 3,652 SQUARE FEET, OR 0.0838 ACRE, MORE OR LESS.
5. ALL RECORDING REFERENCES HEREON REFER TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. THE SUBJECT ALLEY EASEMENT LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
7. THIS IS NOT A SURVEY OF ANY PARCEL OF LAND.
8. THE LOCATION OF THE ALLEY EASEMENT WAS PROVIDED BY OUR CLIENT.

## LEGAL DESCRIPTION

A PORTION OF LOTS 21 AND 22, OF BLOCK 53. AND A PORTION OF A 15 FOOT WIDE ALLEY LYING WITHIN BLOCK 53, **"HOLLYWOOD"**, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE SOUTHWEST CORNER OF SAID LOT 22, BLOCK 53; THENCE N87°52'25"E ALONG THE SOUTH LINE OF SAID LOT 22, BLOCK 53 FOR 2.11 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 24.00 FEET AND A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 37.70 FEET TO A POINT OF TANGENCY; THENCE N02°07'35"W FOR 112.33 FEET TO A POINT ON THE NORTH LINE OF SAID LOTS 22, BLOCK 53; THENCE N87°52'25"E ALONG THE NORTH LINE OF SAID LOTS 22 AND 21, BLOCK 53 FOR 22.00 FEET; THENCE S02°07'35"E FOR 121.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY; THENCE S87°52'25"W ALONG THE NORTH LINE OF LOT 3, BLOCK 53 OF SAID "HOLLYWOOD" PLAT FOR 18.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 53; THENCE N01°48'53"W FOR 15.00 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED EASEMENT HAVING AN UPPER HEIGHT LIMIT OF 14 FEET ABOVE THE SURFACE OF THE UNDERLYING ROAD.

## LEGEND:

| | |
|---|---|
| A | - ARC LENGTH |
| Δ | - CENTRAL ANGLE |
| BCR | - BROWARD COUNTY PUBLIC RECORDS |
| ORB | - OFFICIAL RECORDS BOOK |
| PB | - PLAT BOOK |
| PC | - POINT OF CURVATURE |
| PCC | - POINT OF COMPOUND CURVATURE |
| POB | - POINT OF BEGINNING |
| PRC | - POINT OF REVERSE CURVATURE |
| PT | - POINT OF TANGENCY |
| R | - RADIUS |

This item has been digitally signed and sealed by Geoffrey Leiter, P.S.M. No. 6395 State of Florida, on 6/23/2022 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the **SHA** authentication code must be verified on any electronic copies.

Digitally signed by Geoffrey Leiter
DN: C=US, O=Leiter Perez and Associates Inc., OU=A01410D060001710A84E0000006E, CN=Geoffrey Leiter
Date: 2022-06-23 16:59:56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THIS "SKETCH & LEGAL DESCRIPTION" WAS PREPARED UNDER MY SUPERVISION.
LEITER, PEREZ & ASSOCIATES, INC.

BY: _____ PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

FILE: 21-186 LEGAL-SK.DWG

GEOFFREY LEITER
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| DATE: 6-22-2022 | JOB NO. : 21-186 | FILE: L-2097 | SHEET OF 1 1 |
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