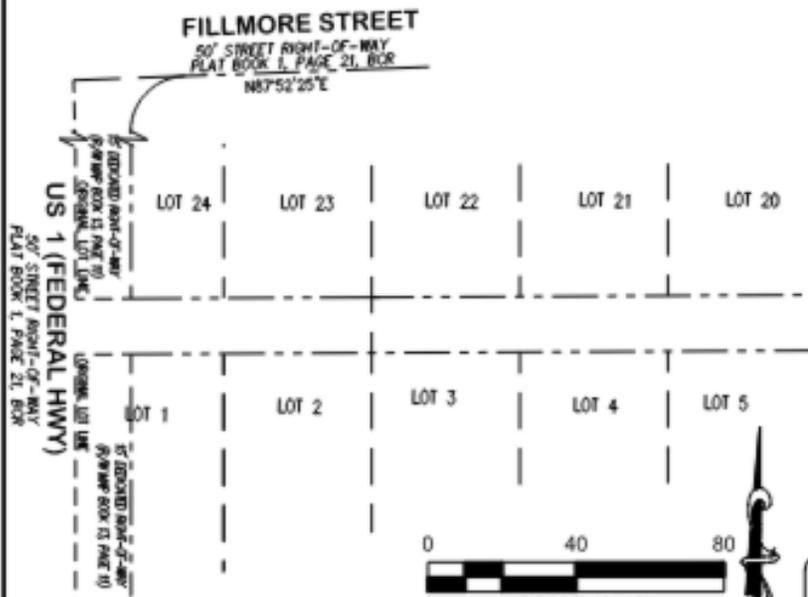


**SKETCH & LEGAL DESCRIPTION
PROPOSED ALLEY EASEMENT**

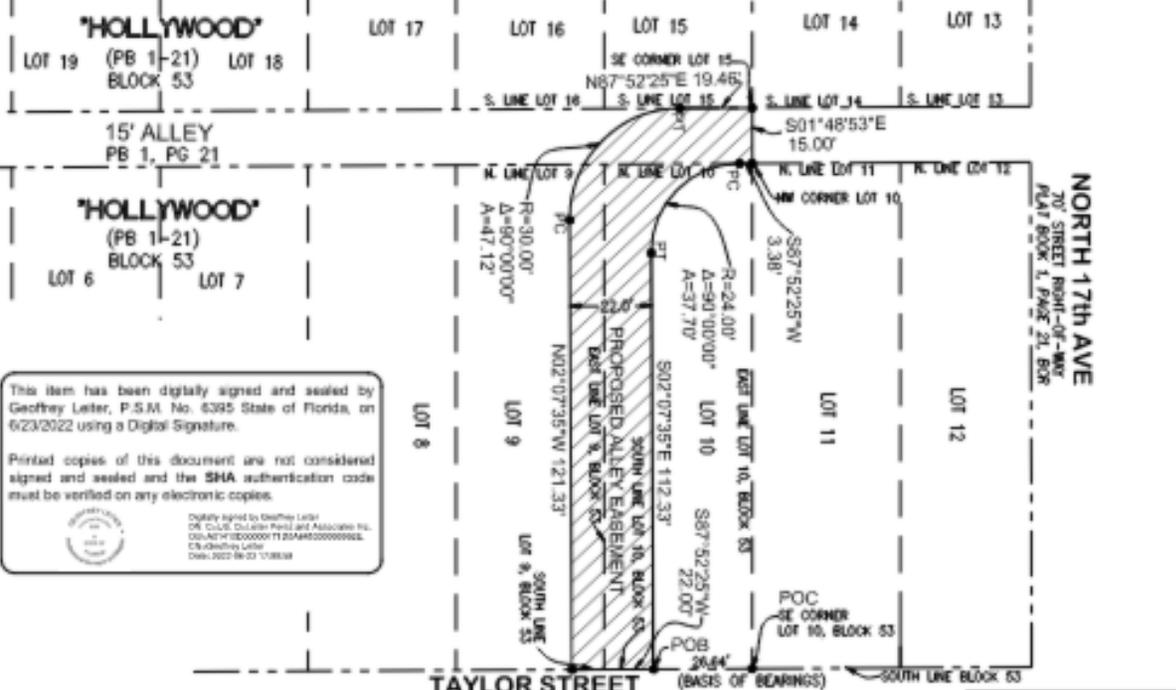


NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF S87°52'25"W ALONG THE SOUTH LINE OF LOT 9 AND 10, 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. 5142-15-02-0740 (LOT 9) AND 5142-15-02-074059 (LOT 10).
4. AREA OF THE SUBJECT ALLEY EASEMENT IS 3,671 SQUARE FEET, OR 0.0843 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.

LEGEND:

- A - ARC LENGTH
- Δ - CENTRAL ANGLE
- SCR - 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



LEGAL DESCRIPTION

A PORTION OF LOTS 9 AND 10, 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:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 53; THENCE S87°52'25"W ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 26.64 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S87°52'25"W ALONG THE SOUTH LINE OF SAID LOTS 9 AND 10, BLOCK 53 FOR 22.00 FEET; THENCE N02°07'35"W FOR 121.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG 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 N87°52'25"E ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 53 FOR 19.46 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 53, OF SAID "HOLLYWOOD" PLAT; THENCE S01°48'53"E FOR 15.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK 53; THENCE S87°52'25"W ALONG THE NORTH LINE OF SAID LOT 10, BLOCK 53 FOR 3.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY 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 S02°07'35"E FOR 112.33 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.

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 SNA authentication code must be verified on any electronic copies.



LEITER PEREZ & ASSOCIATES, INC.
 LAND DEVELOPMENT CONSULTANTS
 CIVIL ENGINEERS - LAND SURVEYORS
 LAND PLANNERS - ENVIRONMENTAL

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 E-mail: eflor@leiteper.com WEBSITE: www.leiteper.com LICENSED SURVEYOR NO. 6181

THIS SKETCH & LEGAL DESCRIPTION WAS PREPARED UNDER MY SUPERVISION BY SUPERVISOR LEITER, PEREZ & ASSOCIATES, INC.

By: *Geoffrey Leiter*
 GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
 STATE OF FLORIDA

