

# PROFESSIONAL SKETCH AND DESCRIPTION FOR PROPOSED NEW ALLEY CONFIGURATION

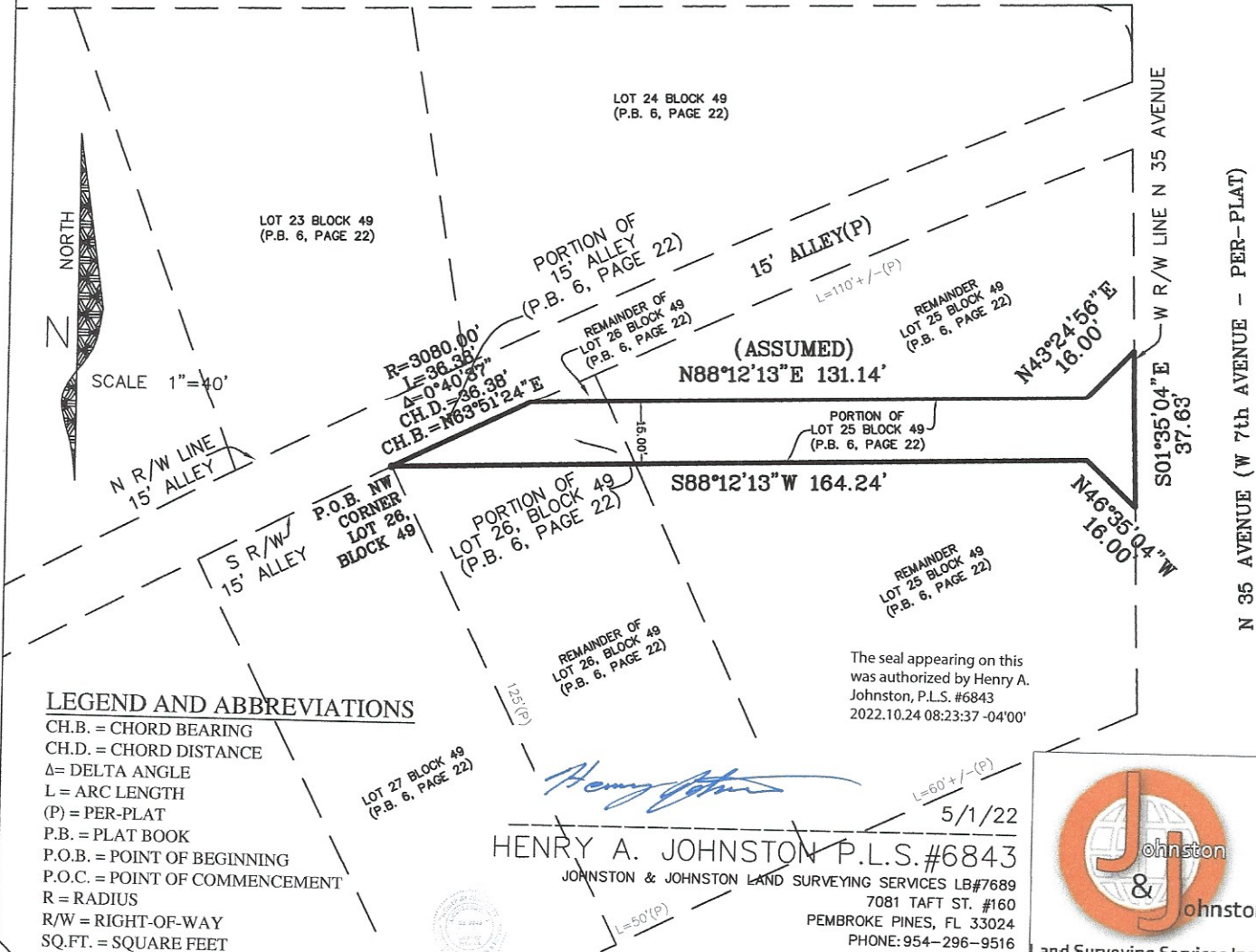
(THIS IS NOT A FIELD SURVEY)

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN LOTS 25 AND 26 BLOCK 49 AS SHOWN ON THE PLAT OF "HOLLYWOOD HILLS" RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, SAID PARCEL BEING IN SECTION 17, TOWNSHIP 51S, RANGE 42E, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 26, BLOCK 49, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY AS SHOWN ON SAID PLAT OF "HOLLYWOOD HILLS", SAID NORTHWEST CORNER ALSO BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3080.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°40'37" ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY FOR A DISTANCE OF 36.38 FEET; THENCE NORTH 88°12'13" EAST ON AN ASSUMED BEARING FOR A DISTANCE OF 131.14 FEET THROUGH SAID LOT 26, AND TO A POINT IN SAID LOT 25; THENCE NORTH 43°24'56" EAST FOR A DISTANCE OF 16.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N 35 AVENUE; THENCE SOUTH 01°35'04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 37.63 FEET; THENCE NORTH 46°35'04" WEST FOR A DISTANCE OF 164.24 FEET THROUGH SAID LOTS 25 AND 26 TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 15 FOOT ALLEY AND THE POINT OF BEGINNING BEING 2,513+/- SQUARE FEET

JOHNSON STREET



SCALE 1"=40'

- LEGEND AND ABBREVIATIONS**
- CH.B. = CHORD BEARING
  - CH.D. = CHORD DISTANCE
  - Δ = DELTA ANGLE
  - L = ARC LENGTH
  - (P) = PER-PLAT
  - P.B. = PLAT BOOK
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - SQ.FT. = SQUARE FEET

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