

South side of PD parcel

UTILITY EASEMENT



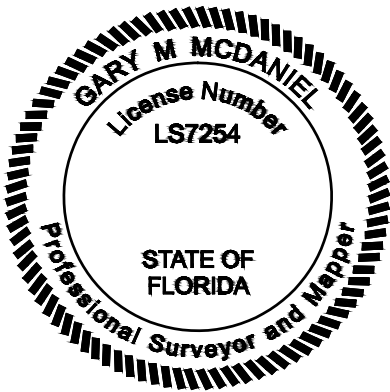
LEGEND AND ABBREVIATIONS (NOT SHOWN TO SCALE)

AVE — AVENUE	R/W — RIGHT-OF-WAY	No. — NUMBER
BLVD — BOULEVARD	S.F. — SQUARE FEET	P.O.B. — POINT OF BEGINNING
CT — COURT	L — ARC LENGTH	P.O.C. — POINT OF COMMENCEMENT
LN — LANE	R — RADIUS	O.R.B. — OFFICIAL RECORD BOOK
PL — PLACE	D — DELTA	P.B. — PLAT BOOK
RD — ROAD	CB — CHORD BEARING	PG. — PAGE
ST — STREET	CL — CHORD LENGTH	SEC — SECTION
⊥ — CENTER LINE	⊕ — SECTION CORNER	TWP — TOWNSHIP
⌞ — PROPERTY LINE	⌞ — QUARTER CORNER	RGE — RANGE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH AND DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

GARY M. McDANIEL
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS7254
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

THIS IS NOT A SURVEY.

LANGAN Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FBPE Registry No. 00006601/LB8172/LB8198	Project CITY OF HOLLYWOOD PD REDEVELOPMENT AREA HOLLYWOOD BROWARD COUNTY FLORIDA	Drawing Title SKETCH & DESCRIPTION	Project No. 330065803	Drawing No. VB101 Sheet 1 of 10
			Date 5/1/2025	
			Drawn By GM	
			Checked By GM	

UTILITY EASEMENT

SURVEYOR'S NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH IS INTENDED TO BE DISPLAYED AT THE SCALE NOTED ON EACH SHEET, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
3. USE OF THIS SKETCH AND DESCRIPTION FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISER'S WEBSITE. USERS OF THIS SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL, IN THIS REGARD.
5. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SKETCH AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6. THIS SKETCH AND DESCRIPTION IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.
7. THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK AND BASED UPON THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°20'35" WEST AND ALL BEARINGS ARE RELATIVE TO SAID LINE.
8. THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

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	CITY OF HOLLYWOOD	SURVEYOR'S NOTES	330065803	VB101
	PD REDEVELOPMENT			
	Area			
HOLLYWOOD BROWARD COUNTY FLORIDA		Drawn By GM	Sheet 2 of 10	
		Checked By GM		

UTILITY EASEMENT

LEGAL DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 17, NORTH $00^{\circ}20'35''$ WEST A DISTANCE OF 266.20 FEET TO A POINT ON THE NORTH LINE OF THE VACATED PORTION OF SOUTH PARK ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23054, PAGE 575, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF SAID VACATED RIGHT OF WAY, NORTH $89^{\circ}56'17''$ WEST A DISTANCE OF 33.04 FEET TO A POINT ON A LINE THAT IS OFFSET PERPENDICULAR TO THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, BY 120.00 FEET, SAID POINT ALSO BEING A POINT OF CURVATURE;

THENCE DEPARTING THE NORTH LINE OF SAID VACATED RIGHT OF WAY, ALONG A LINE THAT IS PARALLEL TO AND OFFSET 120.00 FEET FROM THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, THE FOLLOWING SIX (6) COURSES:

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 776.00 FEET, THROUGH A CENTRAL ANGLE OF $27^{\circ}06'22''$ FOR AN ARC LENGTH OF 367.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $11^{\circ}55'30''$ EAST FOR A DISTANCE OF 363.70 FEET TO A POINT;

THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 256.89 FEET TO A POINT;

THENCE NORTH $00^{\circ}56'26''$ WEST A DISTANCE OF 500.01 FEET TO A POINT;

THENCE NORTH $01^{\circ}03'37''$ EAST A DISTANCE OF 64.57 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 153.93 FEET TO THE SOUTHWEST CORNER OF A PARCEL IDENTIFIED AS PARCEL ID 514217050020 BY THE BROWARD COUNTY PROPERTY APPRAISER, SAID PARCEL ALSO KNOWN AS THE CITY OF HOLLYWOOD POLICE HEADQUARTERS;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, CONTINUING NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 85.13 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING THE WESTERLY LINE OF SAID PARCEL, SOUTH $34^{\circ}56'15''$ EAST A DISTANCE OF 25.00 FEET TO A POINT;

THENCE NORTH $90^{\circ}00'00''$ EAST A DISTANCE OF 34.78 FEET TO A POINT;

THENCE SOUTH $72^{\circ}06'39''$ EAST A DISTANCE OF 114.36 FEET TO A POINT;

THENCE NORTH $88^{\circ}35'11''$ EAST A DISTANCE OF 295.59 FEET TO A POINT OF CURVATURE;

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			Date 5/1/2025	
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UTILITY EASEMENT

LEGAL DESCRIPTION (CONTINUED)

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9.00 FEET THROUGH A CENTRAL ANGLE OF 90°07'18" FOR AN ARC LENGTH OF 14.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°31'32" EAST A DISTANCE OF 12.75 FEET TO A POINT;

THENCE NORTH 01°32'07" WEST A DISTANCE OF 42.75 FEET TO A POINT;

THENCE SOUTH 88°28'57" WEST A DISTANCE OF 25.00 FEET TO A POINT;

THENCE SOUTH 01°32'30" EAST A DISTANCE OF 20.00 FEET TO A POINT;

THENCE NORTH 88°28'57" EAST A DISTANCE OF 10.00 FEET TO A POINT;

THENCE SOUTH 38°01'01" EAST A DISTANCE OF 8.41 FEET TO A POINT;

THENCE SOUTH 01°32'07" EAST A DISTANCE OF 15.00 FEET TO A POINT;

THENCE SOUTH 88°35'11" WEST A DISTANCE OF 292.89 FEET TO A POINT;

THENCE NORTH 72°06'39" WEST A DISTANCE OF 114.24 FEET TO A POINT;

THENCE NORTH 90°00'00" WEST A DISTANCE OF 31.14 FEET TO A POINT;

THENCE NORTH 34°56'15" WEST A DISTANCE OF 33.56 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, SOUTH 01°02'34" WEST A DISTANCE OF 17.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ENCOMPASSING AN AREA OF 5,492 SQUARE FEET OR 0.126 ACRES, MORE OR LESS.

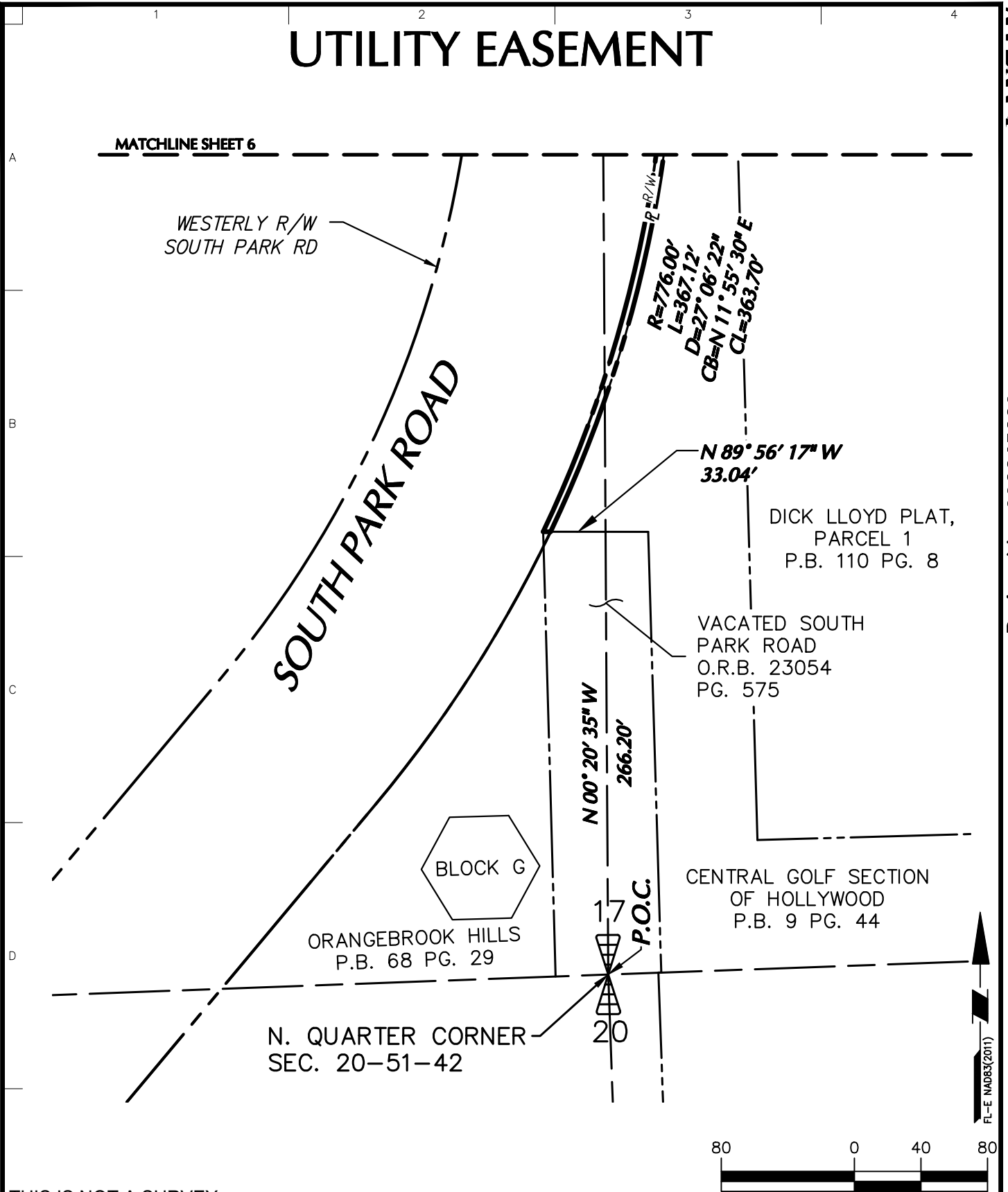
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UTILITY EASEMENT

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Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**

**HOLLYWOOD
BROWARD COUNTY FLORIDA**

Drawing Title

SKETCH

Project No.

330065803

Date

5/1/2025

Drawn By

GM

Checked By

GM

Drawing No.

VB101

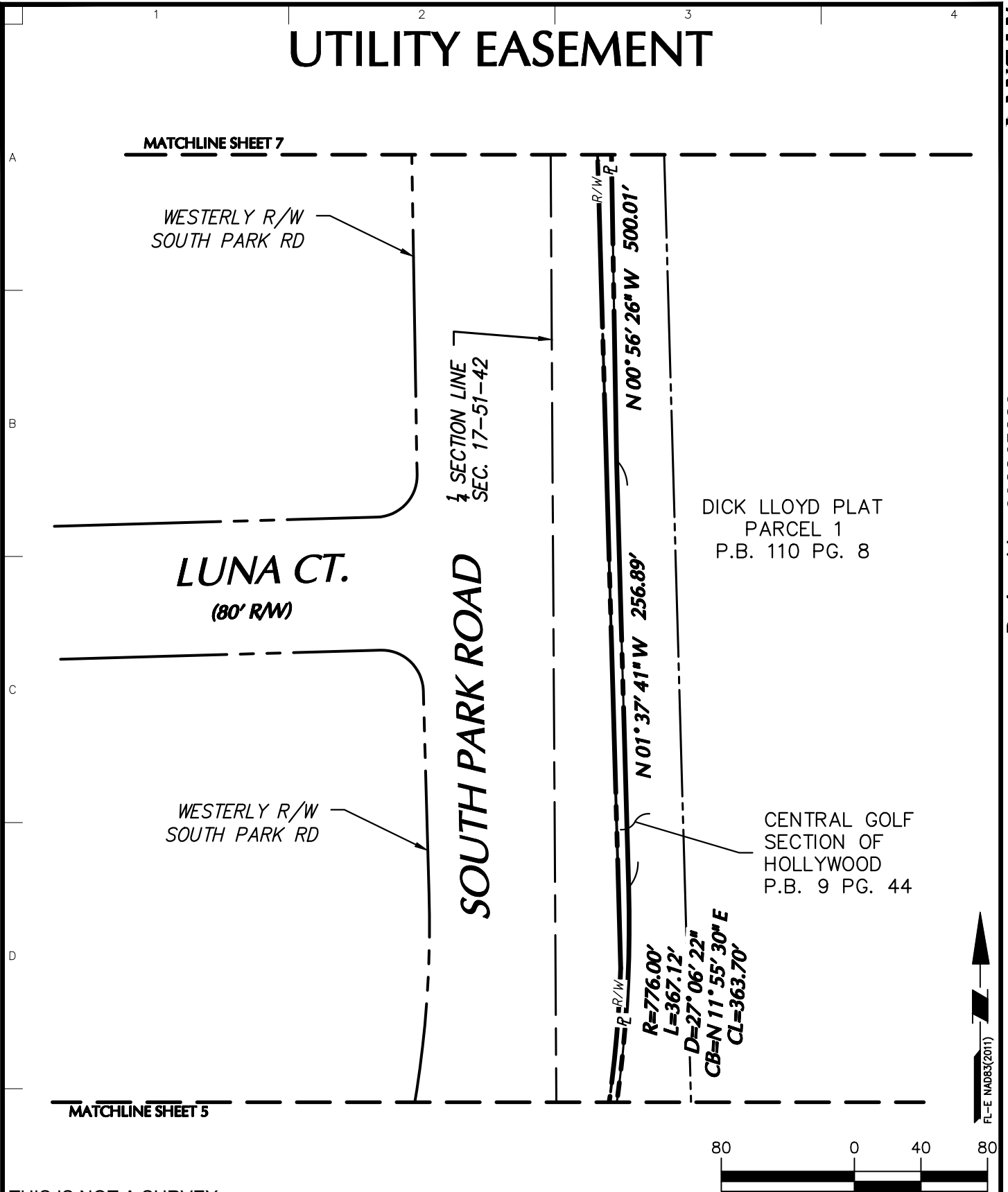
Sheet 5 of 10

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UTILITY EASEMENT

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Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**
HOLLYWOOD
BROWARD COUNTY FLORIDA

Drawing Title
SKETCH

Project No.
330065803
Date
5/1/2025
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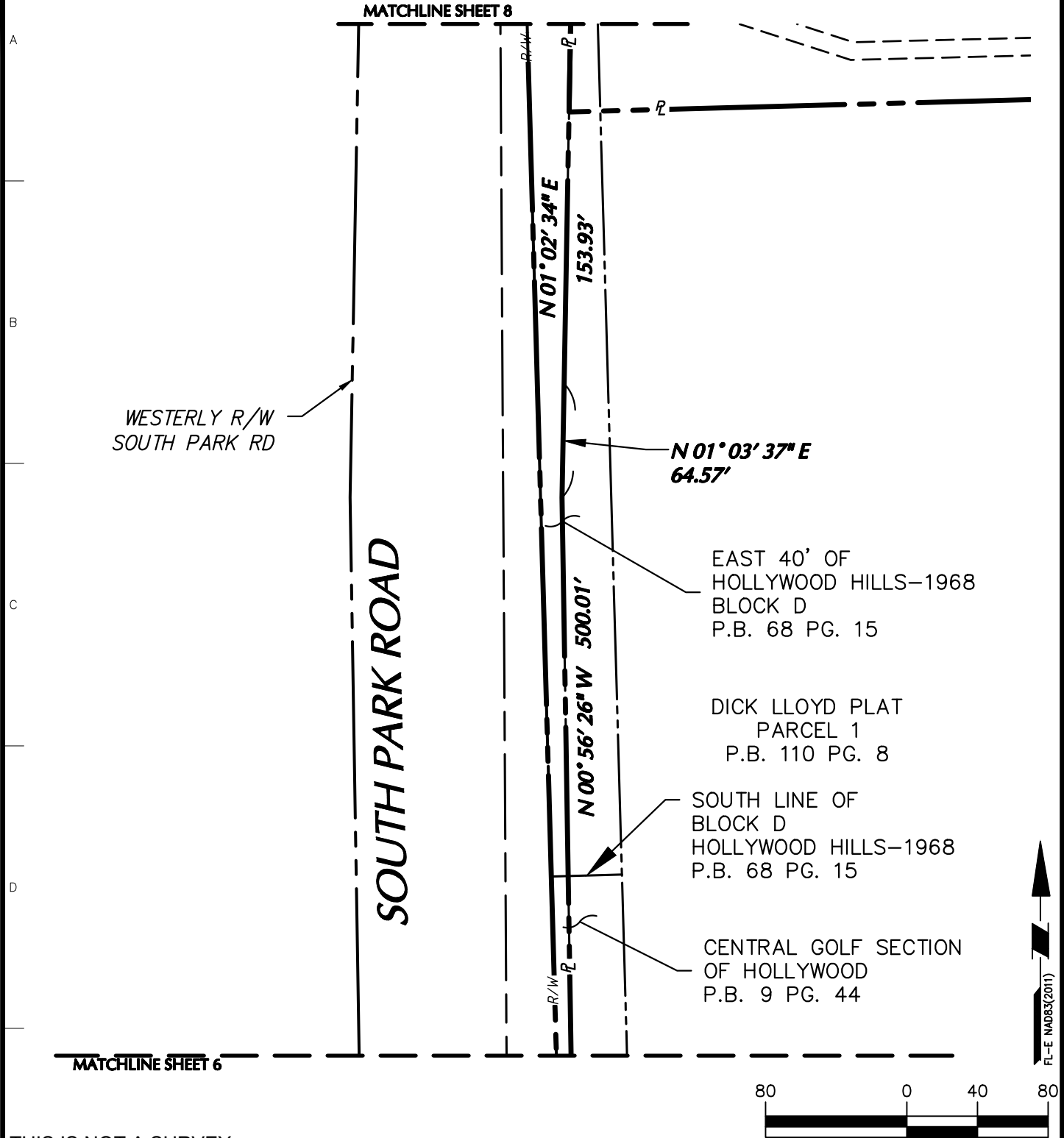
Drawing No.
VB101
Sheet **6** of **10**

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Project No. 330065803



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UTILITY EASEMENT

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Project No. 330065803

SOUTH PARK ROAD

1/4 SECTION LINE SEC. 17-51-42

S 01° 02' 34" W
17.02'
P.O.B.

N 01° 02' 34" E

N 34° 56' 15" W
33.56'
S 34° 56' 15" E
33.56'
85.13'

N 72° 06' 39" W
114.24'

N 90° 00' 00" W

N 90° 00' 00" E

S 72° 06' 39" E
114.36'

AREA=5,492 S.F.±
0.126 ACRES ±

MATCHLINE SHEET 9

MATCHLINE SHEET 7

R/W

R

R

N 01° 02' 34" E
153.93'

FL-E NAD83(2011)



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Project
CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA
HOLLYWOOD
BROWARD COUNTY **FLORIDA**

Drawing Title
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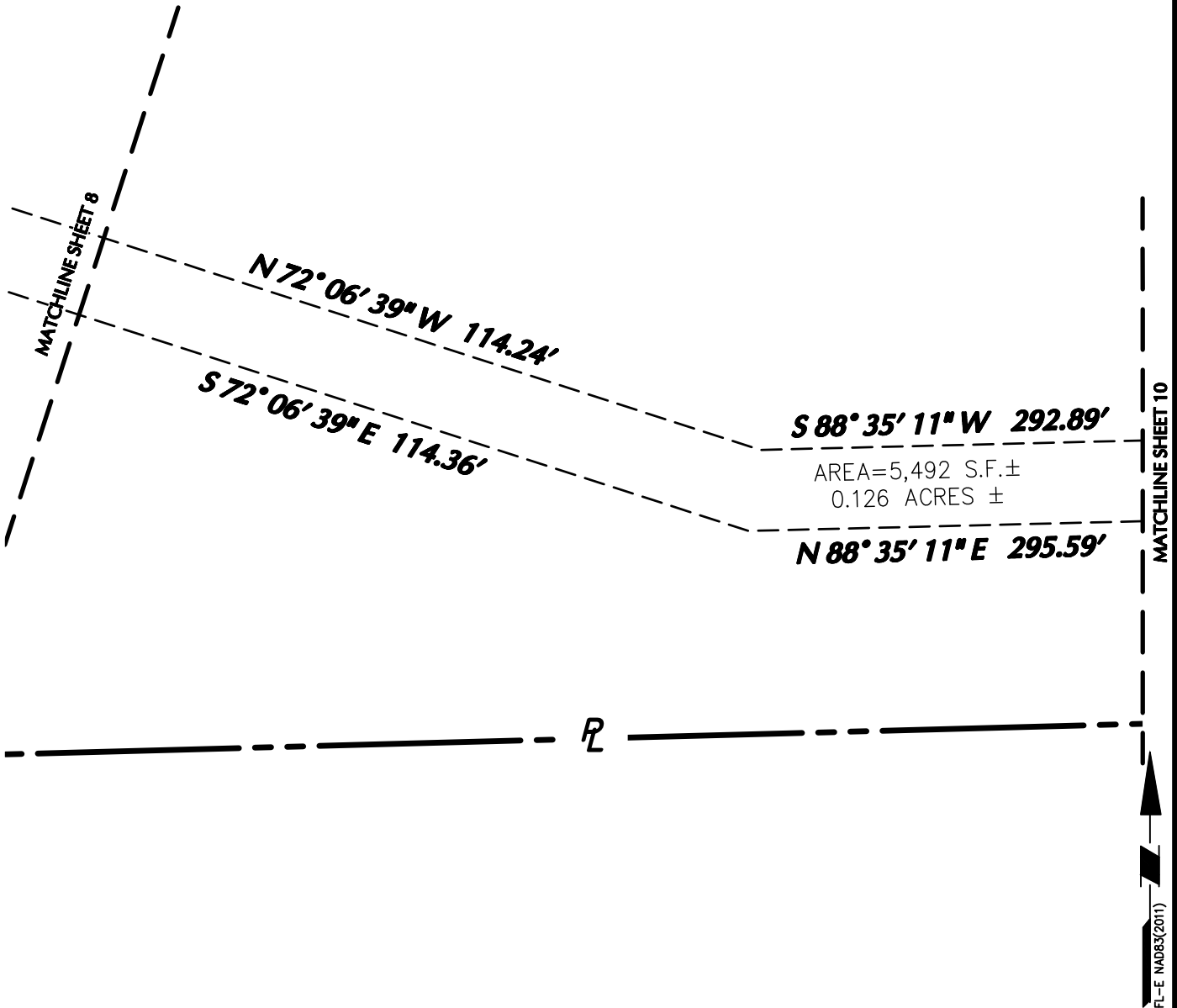
Drawing No.
VB101
Sheet **8** of **10**

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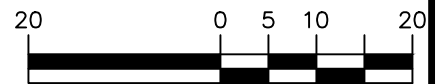
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Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**
HOLLYWOOD
BROWARD COUNTY FLORIDA

Drawing Title
SKETCH

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330065803
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Drawing No.
VB101
Sheet **9** of **10**

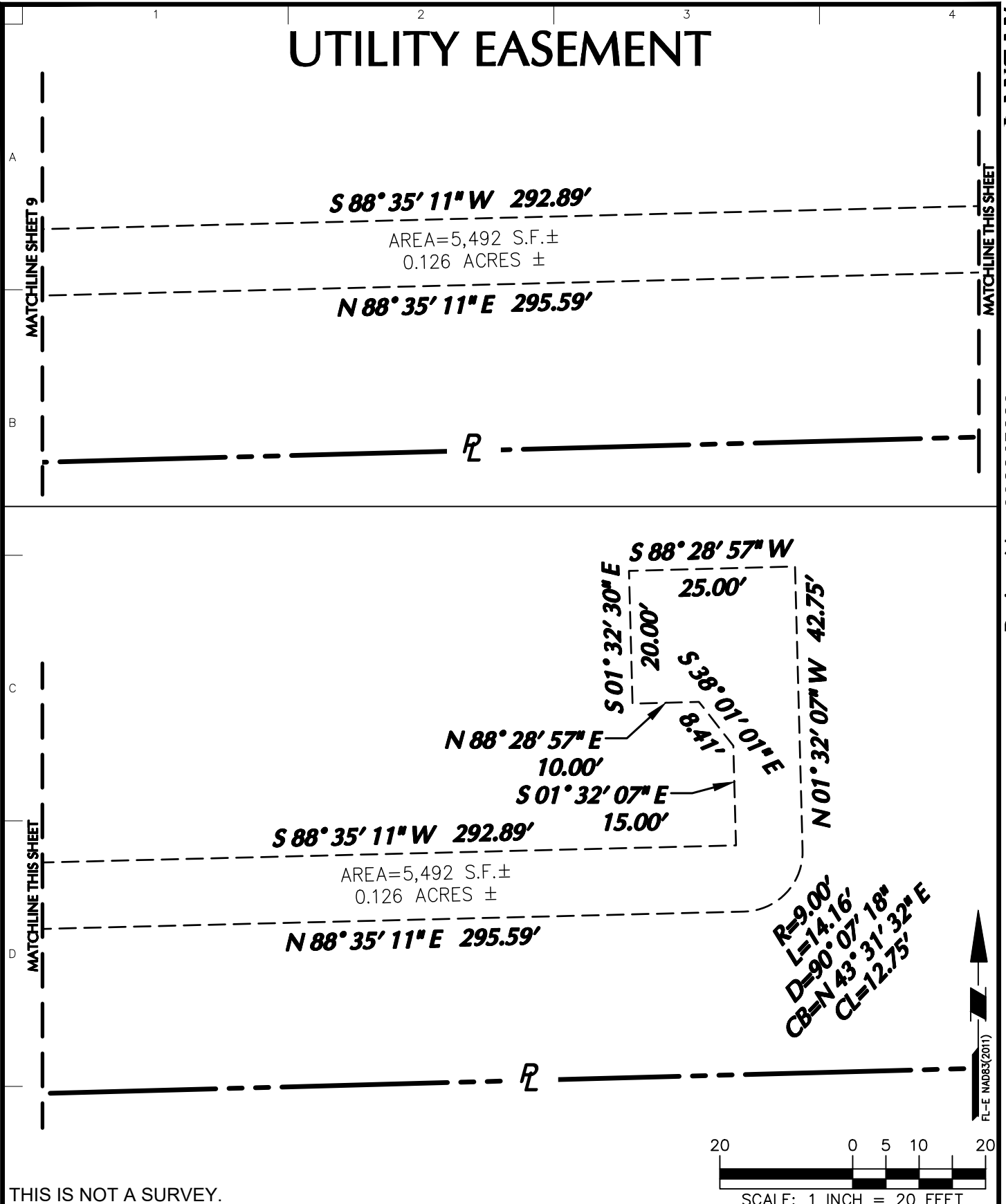
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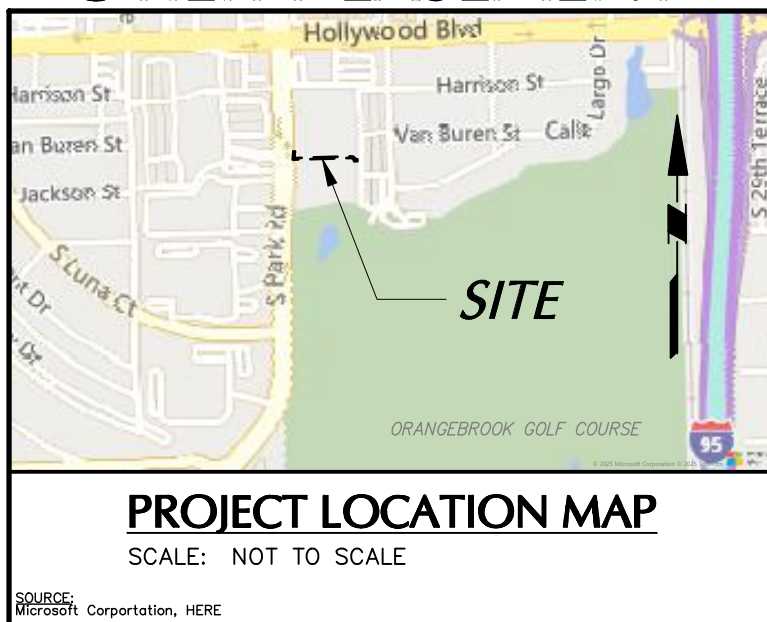


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UTILITY EASEMENT

North side of PD
parcel



LEGEND AND ABBREVIATIONS

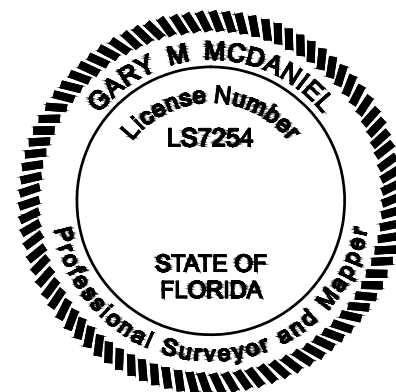
(NOT SHOWN TO SCALE)

AVE — AVENUE	R/W — RIGHT-OF-WAY	No. — NUMBER
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PL — PROPERTY LINE	QC — QUARTER CORNER	RGE — RANGE

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UTILITY EASEMENT

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	CITY OF HOLLYWOOD	SURVEYOR'S NOTES	330065803	VB101
	PD REDEVELOPMENT			
	Area			
HOLLYWOOD BROWARD COUNTY FLORIDA		Date		
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		Checked By	GM	
			Sheet 2 of 9	

UTILITY EASEMENT

LEGAL DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 17, NORTH $00^{\circ}20'35''$ WEST A DISTANCE OF 266.20 FEET TO A POINT ON THE NORTH LINE OF THE VACATED PORTION OF SOUTH PARK ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23054, PAGE 575, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF SAID VACATED RIGHT OF WAY, NORTH $89^{\circ}56'17''$ WEST A DISTANCE OF 33.04 FEET TO A POINT ON A LINE THAT IS OFFSET PERPENDICULAR TO THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, BY 120.00 FEET, SAID POINT ALSO BEING A POINT OF CURVATURE;

THENCE DEPARTING THE NORTH LINE OF SAID VACATED RIGHT OF WAY, ALONG A LINE THAT IS PARALLEL TO AND OFFSET 120.00 FEET FROM THE WESTERLY RIGHT OF WAY OF SOUTH PARK ROAD, AS IT EXISTS, THE FOLLOWING NINE (9) COURSES:

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 776.00 FEET, THROUGH A CENTRAL ANGLE OF $27^{\circ}06'22''$ FOR AN ARC LENGTH OF 367.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $11^{\circ}55'30''$ EAST FOR A DISTANCE OF 363.70 FEET TO A POINT;

THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 256.89 FEET TO A POINT;

THENCE NORTH $00^{\circ}56'26''$ WEST A DISTANCE OF 500.01 FEET TO A POINT;

THENCE NORTH $01^{\circ}03'37''$ EAST A DISTANCE OF 64.57 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 153.93 FEET TO THE SOUTHWEST CORNER OF A PARCEL IDENTIFIED AS PARCEL ID 514217050020 BY THE BROWARD COUNTY PROPERTY APPRAISER, SAID PARCEL ALSO KNOWN AS THE CITY OF HOLLYWOOD POLICE HEADQUARTERS;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, CONTINUING NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 256.51 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'41''$ EAST A DISTANCE OF 82.10 FEET TO A POINT;

THENCE NORTH $01^{\circ}02'38''$ EAST A DISTANCE OF 43.62 FEET TO A POINT;

THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 43.84 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE DEPARTING THE WESTERLY LINE OF SAID PARCEL AND ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH $88^{\circ}27'36''$ EAST A DISTANCE OF 9.83 FEET TO THE POINT OF BEGINNING;

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UTILITY EASEMENT

LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 04°29'05" WEST A DISTANCE OF 53.61 FEET TO A POINT;

THENCE NORTH 88°25'52" EAST A DISTANCE OF 385.42 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET THROUGH A CENTRAL ANGLE OF 41°45'04" FOR AN ARC LENGTH OF 3.64 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 70°27'44" EAST A DISTANCE OF 3.56 FEET TO A POINT;

THENCE SOUTH 47°51'20" EAST A DISTANCE OF 13.48 FEET TO A POINT;

THENCE SOUTH 01°31'10" EAST A DISTANCE OF 11.51 FEET TO A POINT;

THENCE NORTH 88°26'16" EAST A DISTANCE OF 22.01 FEET TO A POINT;

THENCE NORTH 01°40'17" WEST A DISTANCE OF 12.57 FEET TO A POINT;

THENCE SOUTH 88°26'07" WEST A DISTANCE OF 8.61 FEET TO A POINT;

THENCE NORTH 47°51'20" WEST A DISTANCE OF 22.51 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 42°34'50" FOR AN ARC LENGTH OF 11.15 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 70°08'43" WEST A DISTANCE OF 10.89 FEET TO A POINT;

THENCE SOUTH 88°25'52" WEST A DISTANCE OF 374.32 FEET TO A POINT;

THENCE NORTH 04°29'05" EAST A DISTANCE OF 43.55 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL, SOUTH 88°27'36" WEST A DISTANCE OF 10.06 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ENCOMPASSING AN AREA OF 4,808 SQUARE FEET OR 0.110 ACRES, MORE OR LESS.

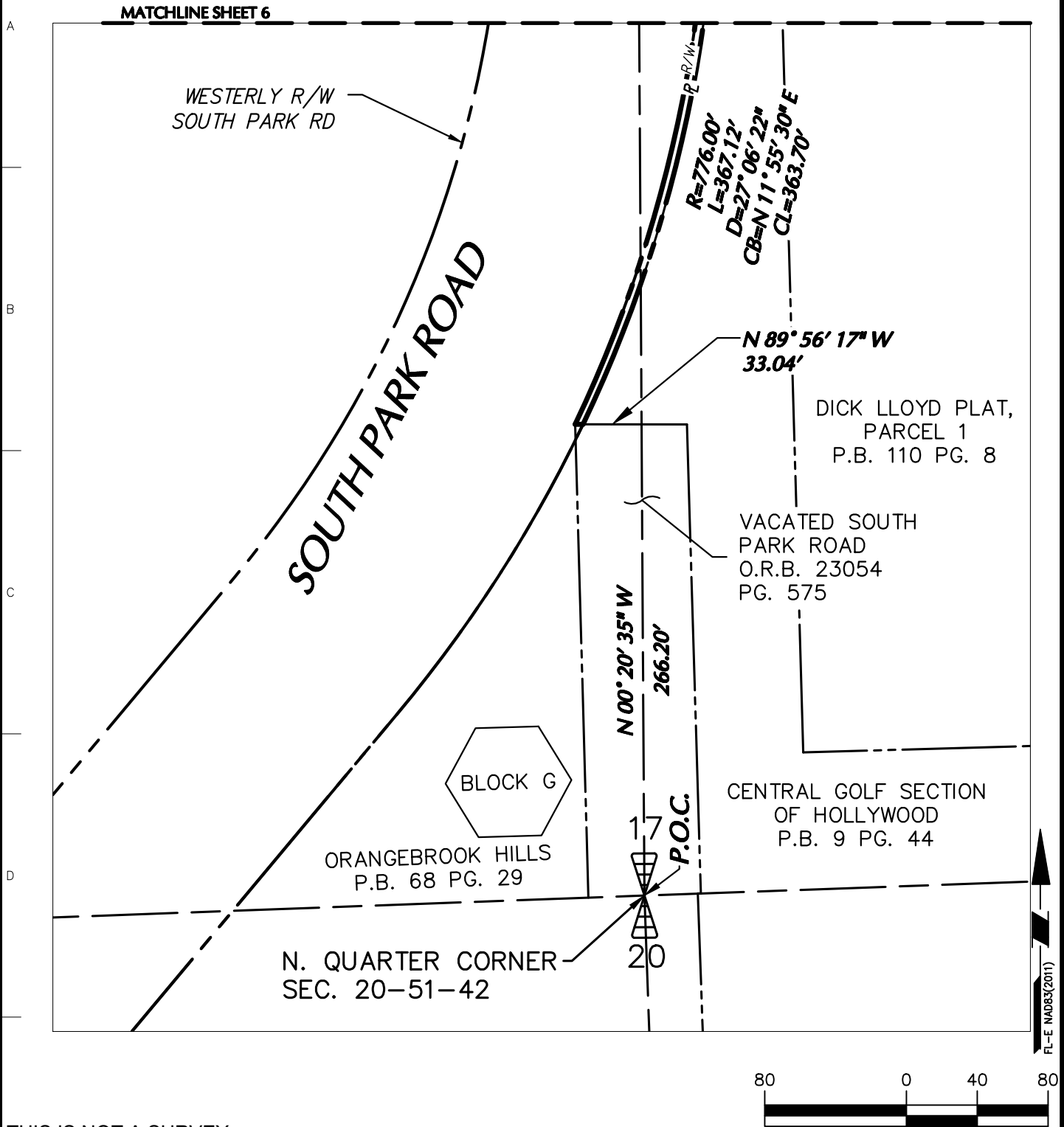
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			Date 5/1/2025	
			Drawn By GM	
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UTILITY EASEMENT

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Project No. 330065803



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Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**

**HOLLYWOOD
BROWARD COUNTY FLORIDA**

Drawing Title

SKETCH

Project No.

330065803

Date

5/1/2025

Drawn By

GM

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GM

Drawing No.

VB101

Sheet 5 of 9

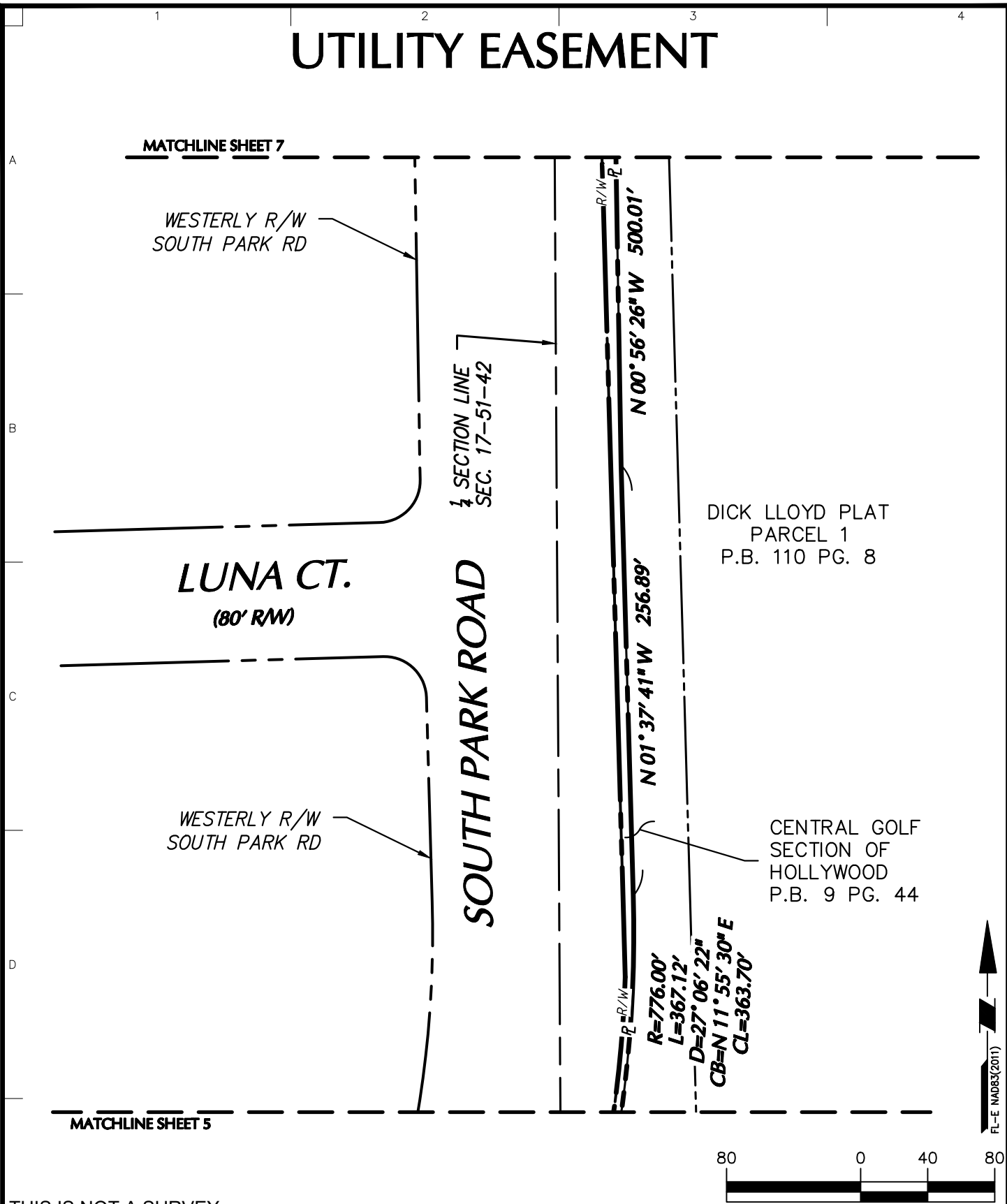
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UTILITY EASEMENT

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			Date 5/1/2025	
			Drawn By GM	
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UTILITY EASEMENT

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Project No. 330065803

MATCHLINE SHEET 8

WESTERLY R/W
SOUTH PARK RD

SOUTH PARK ROAD

N 01° 02' 34" E
256.51'

N 01° 02' 34" E
153.93'

N 01° 03' 37" E
64.57'

EAST 40' OF
HOLLYWOOD HILLS-1968
BLOCK D
P.B. 68 PG. 15

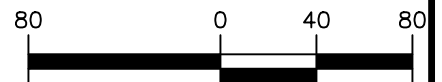
DICK LLOYD PLAT
PARCEL 1
P.B. 110 PG. 8

SOUTH LINE OF
BLOCK D
HOLLYWOOD HILLS-1968
P.B. 68 PG. 15

CENTRAL GOLF SECTION
OF HOLLYWOOD
P.B. 9 PG. 44

N 00° 56' 26" W 500.01'

MATCHLINE SHEET 6



SCALE: 1 INCH = 80 FEET

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Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**

**HOLLYWOOD
BROWARD COUNTY FLORIDA**

Drawing Title

SKETCH

Project No.

330065803

Date

5/1/2025

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Drawing No.

VB101

Sheet 7 of 9

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UTILITY EASEMENT

DICK LLOYD PLAT
PARCEL 1
P.B. 110 PG. 8

WESTERLY R/W
SOUTH PARK RD

$N 88^{\circ} 27' 36'' E$
9.83'

$N 01^{\circ} 37' 41'' W$
43.84'

1/4 SECTION LINE
SEC. 17-51-42

MATCHLINE SHEET 9

P.O.B.

$N 01^{\circ} 02' 38'' E$
43.62'

$N 01^{\circ} 02' 41'' E$
82.10'

EAST 40' OF
HOLLYWOOD HILLS-1968
BLOCK D
P.B. 68 PG. 15

SOUTH PARK ROAD

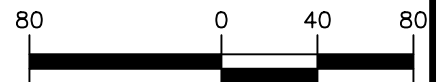
$N 01^{\circ} 02' 34'' E$
256.51'

MATCHLINE SHEET 7

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FL-E NAD83(2011)



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Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**

**HOLLYWOOD
BROWARD COUNTY FLORIDA**

Drawing Title

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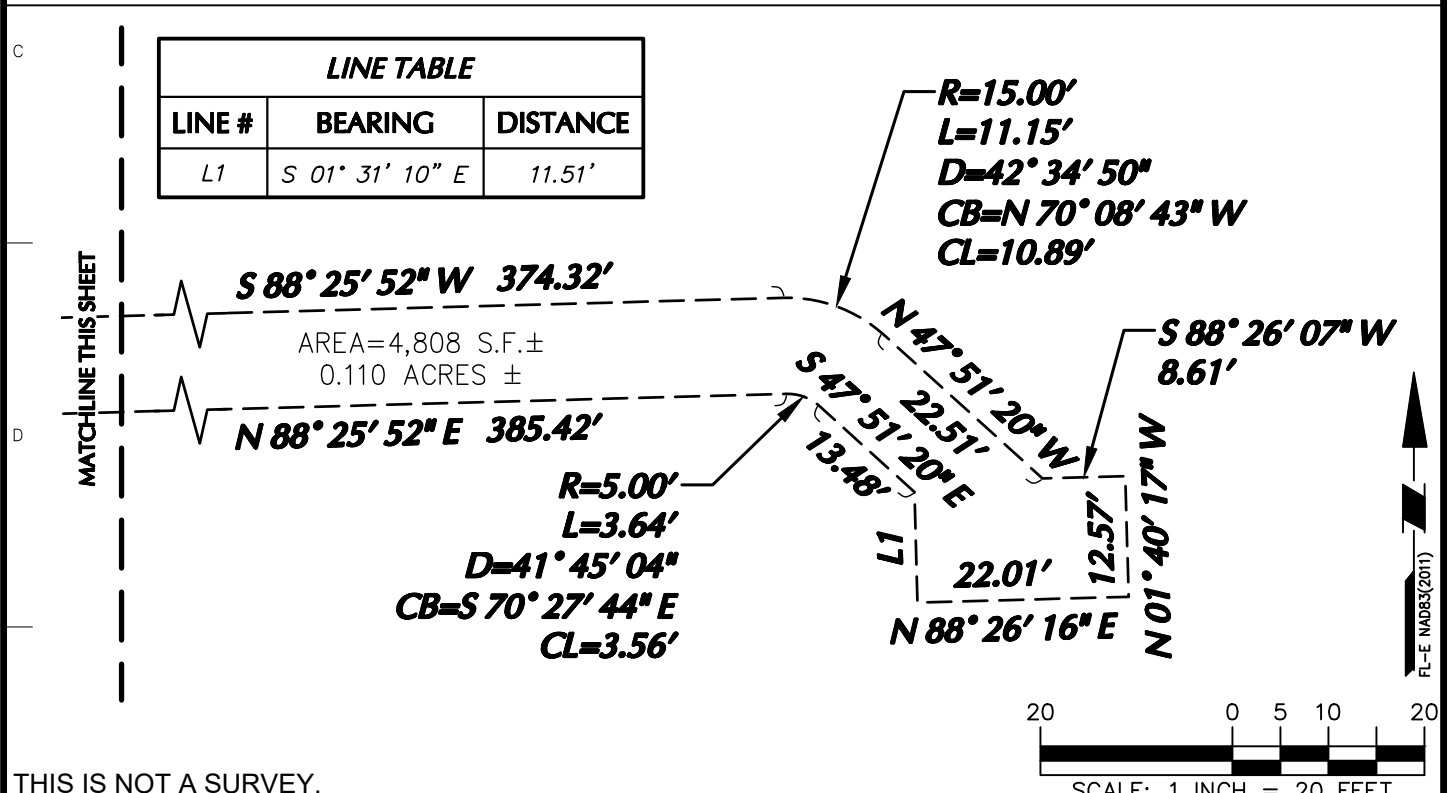
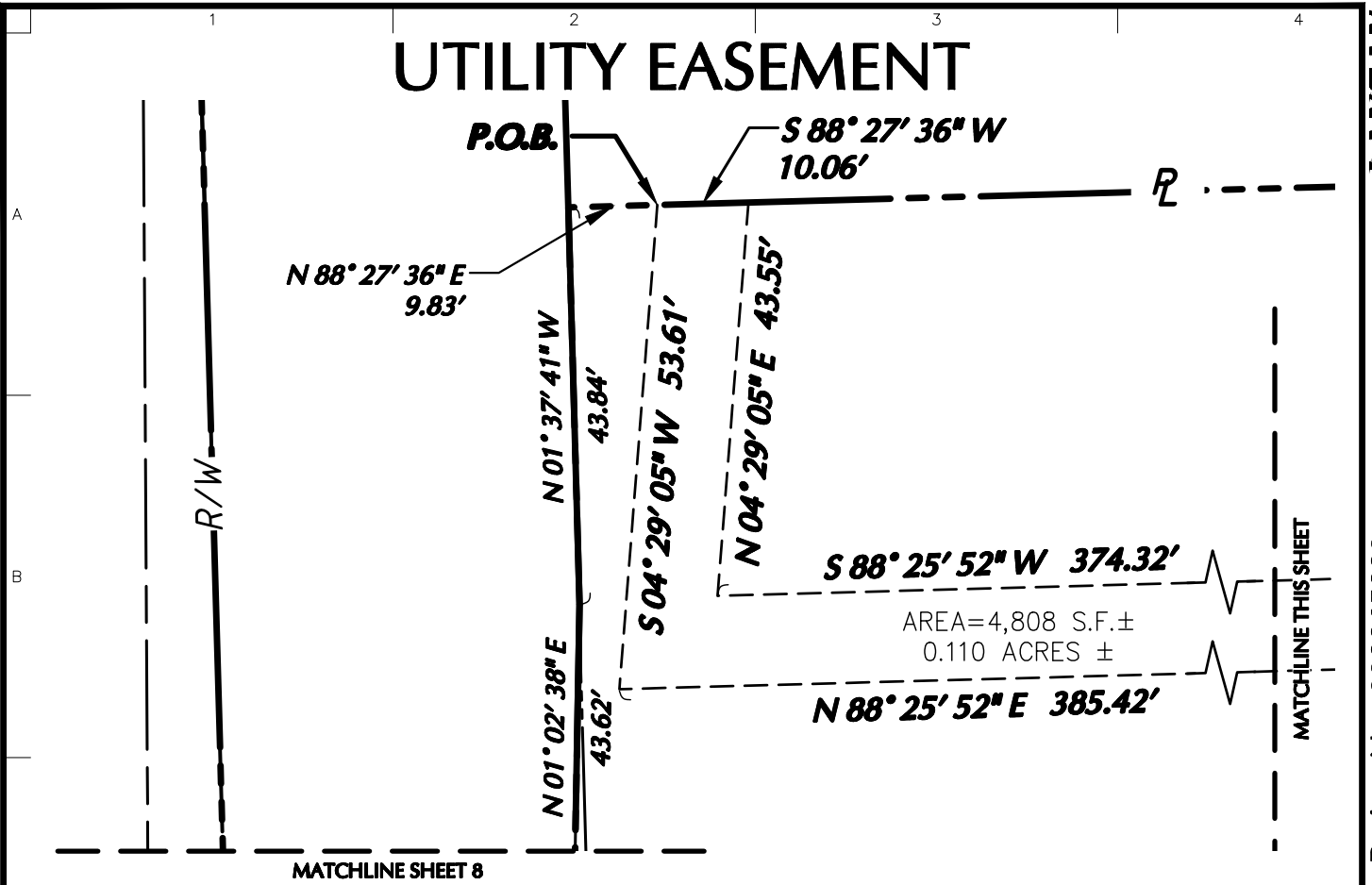
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	CITY OF HOLLYWOOD	SKETCH	330065803	VB101
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		Drawn By	
BROWARD COUNTY	FLORIDA		Checked By	
			GM	Sheet 9 of 9

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