



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
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CERTIFICATE OF AUTHORIZATION LB#3870



PROPOSED PARCEL C
"PARK ROAD REDEVELOPMENT"

LEGAL DESCRIPTION:

BLOCK 10 AND A PORTION OF BLOCK 9 AND THE RIGHTS-OF-WAY ADJACENT THERETO, "**HOLLYWOOD GOLF HEIGHTS**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°01'27" WEST ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 50.00 FEET TO A POINT ON A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 20 AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 02°01'27" WEST ON SAID WEST LINE 975.73 FEET; THENCE NORTH 87°58'33" EAST 415.62 FEET; THENCE SOUTH 02°20'35" EAST 91.33 FEET; THENCE NORTH 87°58'33" EAST 12.54 FEET; THENCE SOUTH 02°01'27" EAST 256.57 FEET; THENCE SOUTH 87°58'33" WEST 11.81 FEET; THENCE SOUTH 02°01'27" EAST 271.67 FEET; THENCE SOUTH 87°58'33" WEST 81.22 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°02'13" WEST ALONG SAID WEST LINE 269.70 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 87°36'04" WEST ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 167.34 FEET TO THE NORTHEAST CORNER OF THE WEST 1/4 OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 02°01'52" EAST ALONG THE EAST LINE OF SAID WEST 1/4 FOR 623.38 FEET TO A POINT ON SAID PARALLEL LINE; THENCE SOUTH 87°30'19" WEST ALONG SAID PARALLEL LINE 168.31 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 275,986 SQUARE FEET (6.3358 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE. GRID BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 20-51-42 BEING S87°30'19"W.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: BRD DEVELOPMENT, LLC

SCALE: N/A

DRAWN: DCW

ORDER NO.: 71871C

DATE: 9/22/23

PROPOSED PARCEL C

HOLLYWOOD, BROWARD COUNTY, FL

FOR: PARK ROAD REDEVELOPMENT

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



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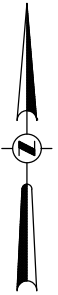
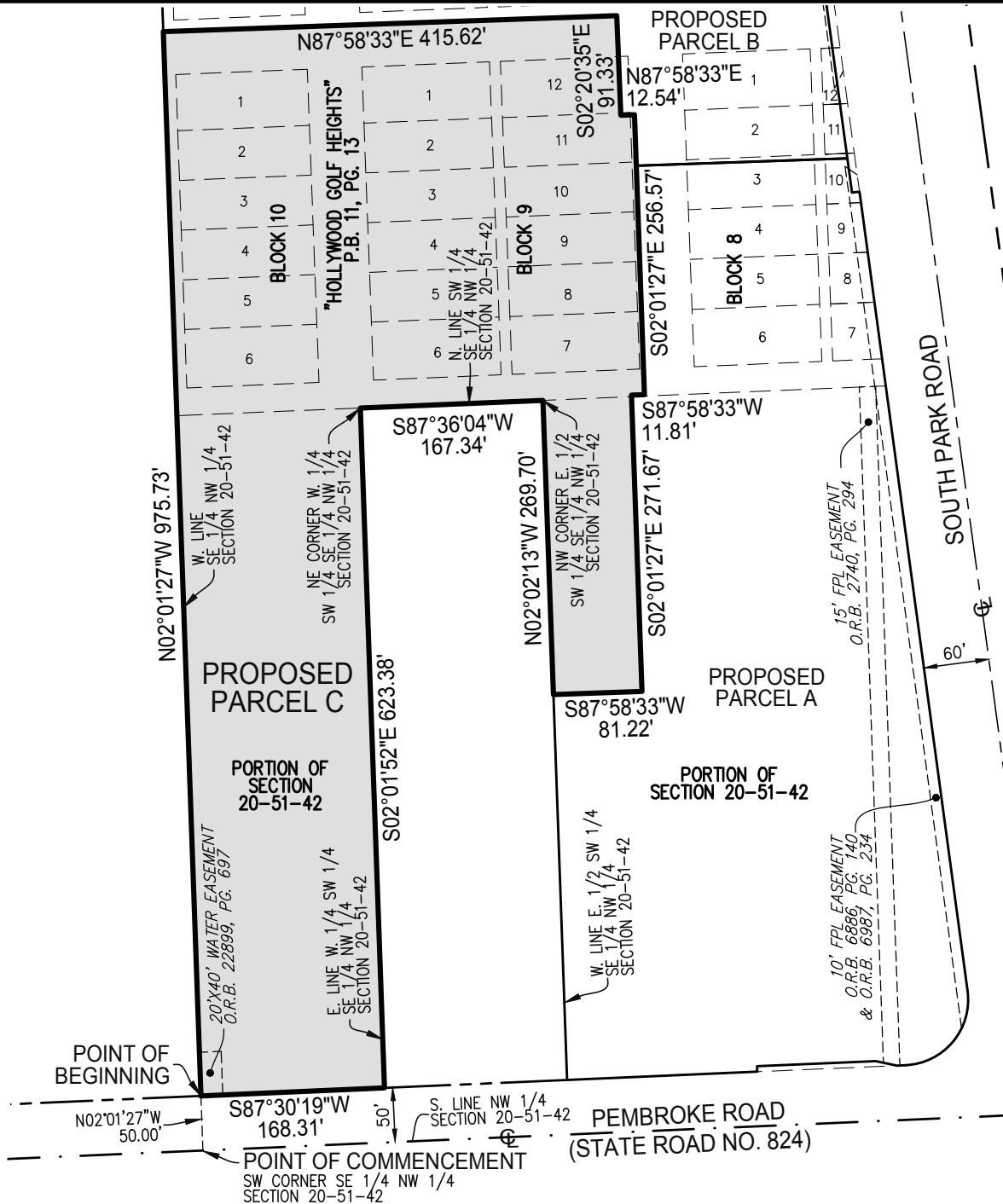
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SCALE: 1"=150'

DRAWN: DCW

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SHEET 2 OF 2

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LEGEND & ABBREVIATIONS:

- CENTERLINE
- FPL FLORIDA POWER & LIGHT COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE