

# LEGAL DESCRIPTION FOR A PROPOSED ASSESSMENT

**THIS IS NOT A FIELD SURVEY**  
BROWARD COUNTY, FLORIDA  
SEC. 6, TWP. 51S, RANGE 42E

ALL OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, AND 26, EMERALD HILLS, AS RECORDED IN PLAT BOOK 68, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH LOTS 15 THROUGH 28, BLOCK 13, EMERALD HILLS, AS RECORDED IN PLAT BOOK 68, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO TOGETHER WITH LOTS 7 THROUGH 30, BLOCK 21, EMERALD HILLS, AS RECORDED IN PLAT BOOK 68, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO TOGETHER WITH LOTS 9 THROUGH 16, BLOCK 25, EMERALD HILLS, AS RECORDED IN PLAT BOOK 68, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO TOGETHER WITH (O.R.B. 31508, PAGE 1325): A PORTION OF BLOCK 29-A, EMERALD HILLS, AS RECORDED IN PLAT BOOK 68, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE REAR COMMON CORNER OF LOTS 8 AND 9, BLOCK 5, EMERALD HILLS, RUN SOUTH 45 DEGREES 59'18" EAST ALONG THE WESTERLY LINE OF SAID LOT 9 A DISTANCE OF 68.93 FEET TO THE POINT OF CURVATURE; THENCE, ON A 240 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18 DEGREES 21'08" AN ARC DISTANCE OF 76.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 25 DEGREES 39'34" WEST ON AN EXTENSION OF THE EAST LINE OF SAID LOT 9, AND RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 14 FEET TO A POINT ON A NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 26 DEGREES 35'40" WEST FROM SAID POINT; THENCE, WESTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT (SAID CURVE BEING PARALLEL WITH AN 0.20 FEET NORTHERLY OF AN EXISTING CHAIN LINK FENCE), HAVING A RADIUS OF 164.50 FEET, MORE OR LESS, THROUGH A CENTRAL ANGLE OF 37 DEGREES 54'44", AN ARC DISTANCE OF 108.85 FEET TO THE WEST LINE OF SAID BLOCK 29-A; THENCE NORTH 0'15'56" WEST, ALONG SAID WEST LINE 90.04 FEET TO THE POINT OF BEGINNING

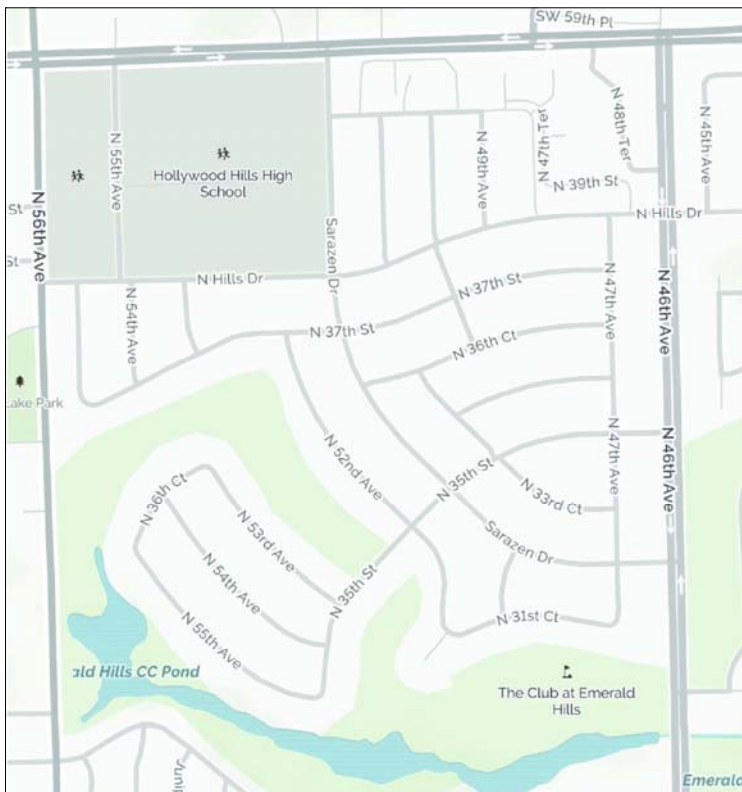
ALSO TOGETHER WITH (O.R.B. 16544, PAGE 0313): A PORTION OF BLOCK 29-A, EMERALD HILLS, AS RECORDED IN PLAT BOOK 68, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHERNMOST CORNER OF LOT 31, BLOCK 5 OF SAID PLAT; THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 29-A; (1) N45°00'00"W, (PLAT BEARING) 110.00 FEET TO THE SOUTHERNMOST CORNER OF LOT 30 OF SAID BLOCK 5, ALSO BEING THE POINT OF BEGINNING; (2) CONTINUE N45°00'00"E ALONG A LINE 8.60 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SAID NORTHEASTERLY LINE OF SAID BLOCK 29-A, FOR A DISTANCE OF 100.00 FEET; THENCE N45°00'00"E, 8.60 FEET TO THE POINT OF BEGINNING

ALSO TOGETHER WITH LOTS 1 THROUGH 14, BLOCK 13, HOLLYWOOD HILLS NORTH SECTION ONE, AS RECORDED IN PLAT BOOK 66, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO TOGETHER WITH LOTS 1 THROUGH 6, BLOCK 21, HOLLYWOOD HILLS NORTH SECTION ONE, AS RECORDED IN PLAT BOOK 66, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALSO TOGETHER WITH LOTS 1 THROUGH 8, BLOCK 25, HOLLYWOOD HILLS NORTH SECTION ONE, AS RECORDED IN PLAT BOOK 66, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

**SURVEYOR'S NOTES:**

1. REPRODUCTIONS OF THIS DOCUMENT ARE **NOT VALID** WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS, HEREON, ARE BASED ON THE PLATS USED IN THIS DESCRIPTION
3. THIS DOES NOT AND IS **NOT** INTENDED TO REPRESENT A FIELD SURVEY PREPARED UNDER THE DIRECTION OF THE UNDERSIGNED.
4. THE PURPOSE OF THESE DOCUMENTS IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED ASSESSMENT
5. ADDITIONS, OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 6) THE TEXT EXHIBITS AND THE GRAPHIC EXHIBITS INCLUDED HEREIN TOGETHER FORM THE CONTENTS OF THIS DOCUMENT, NEITHER EXHIBIT IS COMPLETE WITHOUT THE OTHER.
- 7) THE PLAT IMAGES USED AS THE BASE FOR THE GRAPHIC EXHIBITS CAN BE OBTAINED THROUGH THE BROWARD COUNTY RECORDS DIVISION AND ANY SYMBOLS AND ABBREVIATIONS SHOWN CAN BE OBTAINED BY USE OF SAID PLATS,

LOCATION MAP  
NOT TO SCALE



11/30/16

HENRY A. JOHNSTON P.L.S.#6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689  
7081 TAFT ST. #160  
HOLLYWOOD, FL 33024  
PHONE: 954-296-9516  
WEB: WWW.JJSURVEYING.COM

