



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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CERTIFICATE OF AUTHORIZATION LB#3870



PROPOSED PARCEL A
"PARK ROAD REDEVELOPMENT"

LEGAL DESCRIPTION:

A PORTION OF BLOCK 8 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 87°30'19" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 20 FOR 335.73 FEET; THENCE NORTH 02°02'13" WEST ALONG 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 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°02'13" WEST ALONG SAID LINE 353.40 FEET; THENCE NORTH 87°58'33" EAST 81.22 FEET; THENCE NORTH 02°01'27" WEST 271.67 FEET; THENCE NORTH 87°58'33" EAST 11.81 FEET; THENCE NORTH 02°01'27" WEST 209.81 FEET; THENCE NORTH 87°58'33" EAST 193.39 FEET; THENCE SOUTH 07°41'39" EAST 31.69 FEET; THENCE NORTH 82°29'45" EAST 7.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD; THENCE SOUTH 07°41'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 739.15 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 95°11'58", FOR AN ARC DISTANCE OF 99.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°30'19" WEST ALONG SAID PARALLEL LINE 7.74 FEET; THENCE NORTH 78°01'24" WEST 20.00 FEET; THENCE SOUTH 87°30'19" WEST 108.80 FEET; THENCE SOUTH 02°29'41" EAST 5.00 FEET; THENCE SOUTH 87°30'19" WEST ALONG SAID PARALLEL LINE 174.36 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 235,661 SQUARE FEET (5.4100 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.: 71871A

DATE: 9/22/23

PROPOSED PARCEL A

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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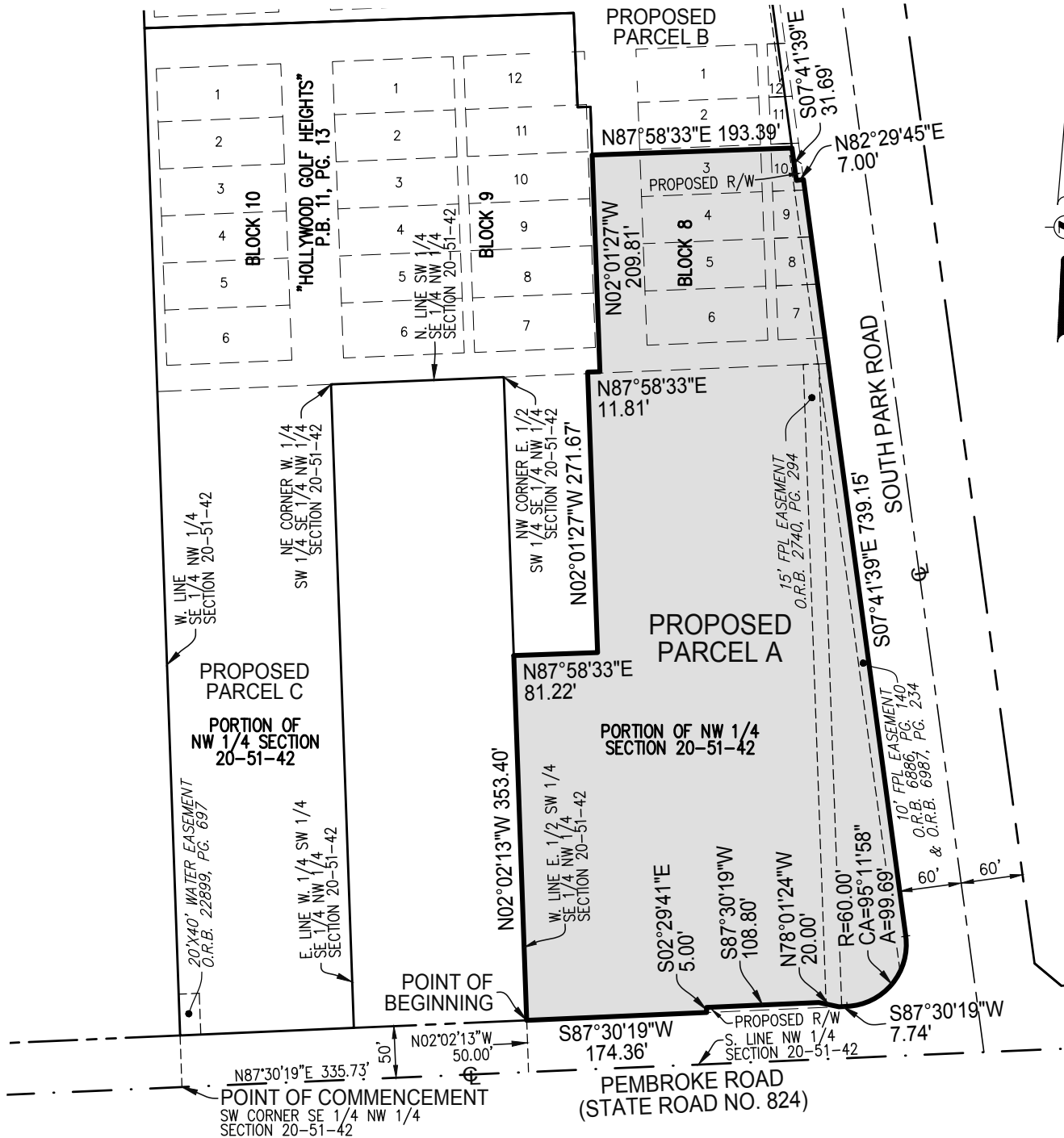
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SCALE: 1"=150'

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SHEET 2 OF 2

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LEGEND & ABBREVIATIONS:

Ⓢ	CENTERLINE	PG.	PAGE
A	ARC LENGTH	R	RADIUS
CA	CENTRAL ANGLE	R/W	RIGHT-OF-WAY
FPL	FLORIDA POWER & LIGHT COMPANY		
O.R.B.	OFFICIAL RECORDS BOOK		
P.B.	PLAT BOOK		