

RIGHT OF WAY EASEMENT



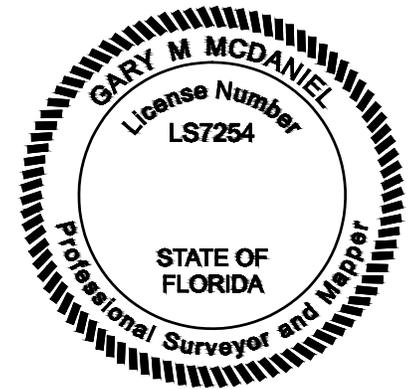
LEGEND AND ABBREVIATIONS (NOT SHOWN TO SCALE)

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
ℙ — 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.

<p>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</p>	Project	Drawing Title	Project No.	Drawing No.
	CITY OF HOLLYWOOD PD REDEVELOPMENT AREA	SKETCH & DESCRIPTION	330065803	VB101
	HOLLYWOOD BROWARD COUNTY FLORIDA		Date 5/1/2025	
			Drawn By GM	Sheet 1 of 9

RIGHT OF WAY 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	FLORIDA	Date	5/1/2025	
BROWARD COUNTY	FLORIDA	Drawn By	GM	
		Checked By	GM	
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RIGHT OF WAY EASEMENT

LEGAL DESCRIPTION

A 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;

B 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 AND THE POINT OF BEGINNING;

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 EIGHT (8) 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;

C 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 410.44 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;

D THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 624.50 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF BLOCK D, AS SHOWN ON THE PLAT OF HOLLYWOOD HILLS-1968, AS RECORDED IN PLAT BOOK 68, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT OF CURVATURE;

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	CITY OF HOLLYWOOD	DESCRIPTION	330065803	VB101
	PD REDEVELOPMENT AREA		Date	
	HOLLYWOOD		5/1/2025	
BROWARD COUNTY FLORIDA	Drawn By			
			GM	
			Checked By	
			GM	Sheet 3 of 9

RIGHT OF WAY EASEMENT

LEGAL DESCRIPTION (CONTINUED)

THENCE ALONG THE WESTERLY LINE OF SAID BLOCK D AND ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET THROUGH A CENTRAL ANGLE OF 27°11'03" FOR AN ARC LENGTH OF 170.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 12°05'05" WEST A DISTANCE OF 169.21 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 40.00 FEET OF SAID BLOCK D;

THENCE ALONG THE WESTERLY LINE OF THE EAST 40.00 FEET OF SAID BLOCK D, SOUTH 01°37'35" EAST A DISTANCE OF 1,274.56 FEET TO A POINT;

THENCE CONTINUING SOUTH 01°37'35" EAST A DISTANCE OF 590.85 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 776.00 FEET THROUGH A CENTRAL ANGLE OF 23°31'12" FOR AN ARC LENGTH OF 318.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 13°40'57" WEST A DISTANCE OF 316.32 FEET TO A POINT ON THE NORTH LINE OF SAID VACATED RIGHT OF WAY;

THENCE SOUTH 89°56'17" EAST A DISTANCE OF 4.44 FEET TO THE POINT OF BEGINNING;

SAID PARCEL ENCOMPASSING AN AREA OF 44,107 SQUARE FEET OR 1.013 ACRES, MORE OR LESS.

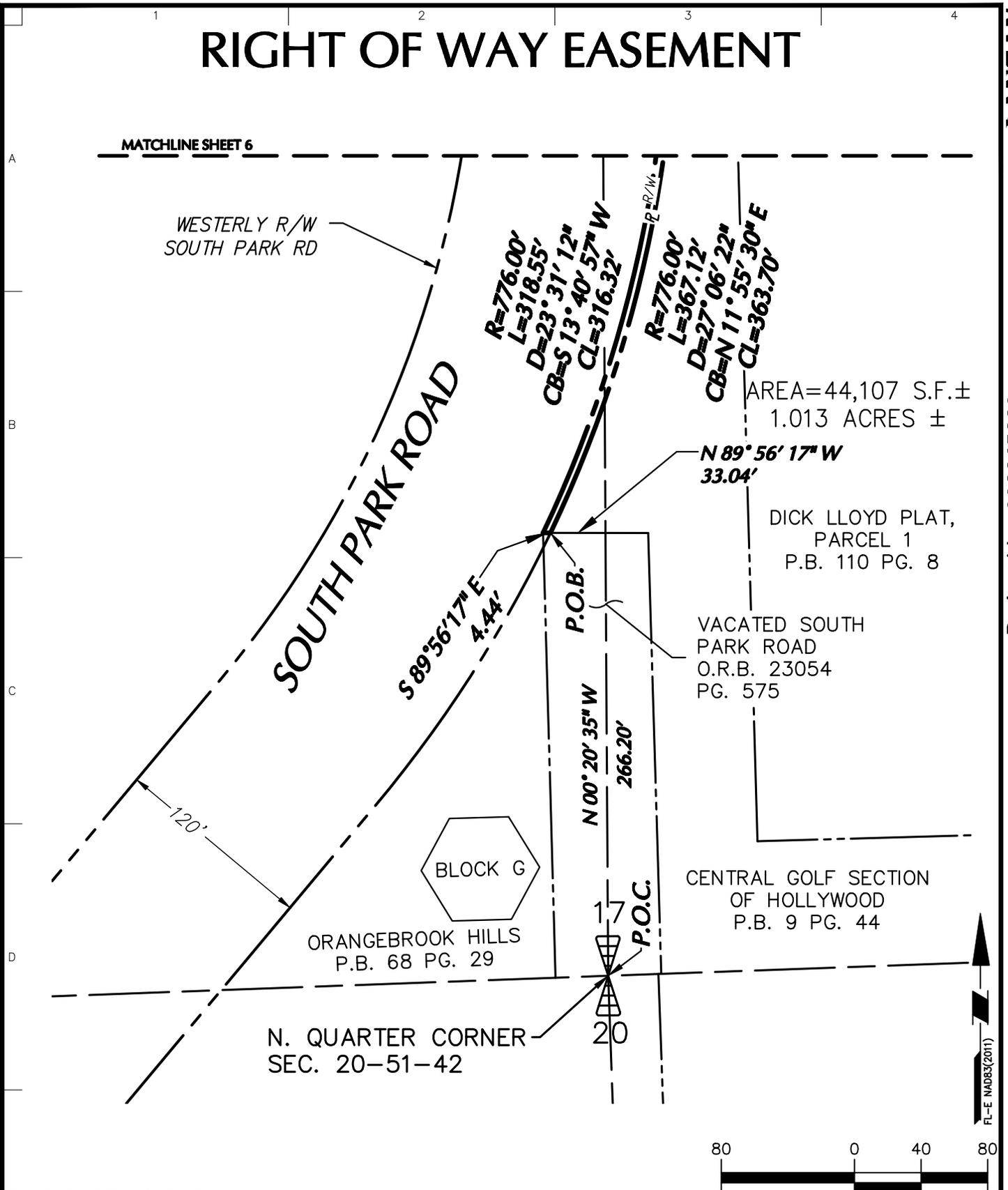
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RIGHT OF WAY EASEMENT

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Project No. 330065803



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	<p>HOLLYWOOD BROWARD COUNTY FLORIDA</p>	<p>Date 5/1/2025</p>	<p>Drawn By GM</p>	

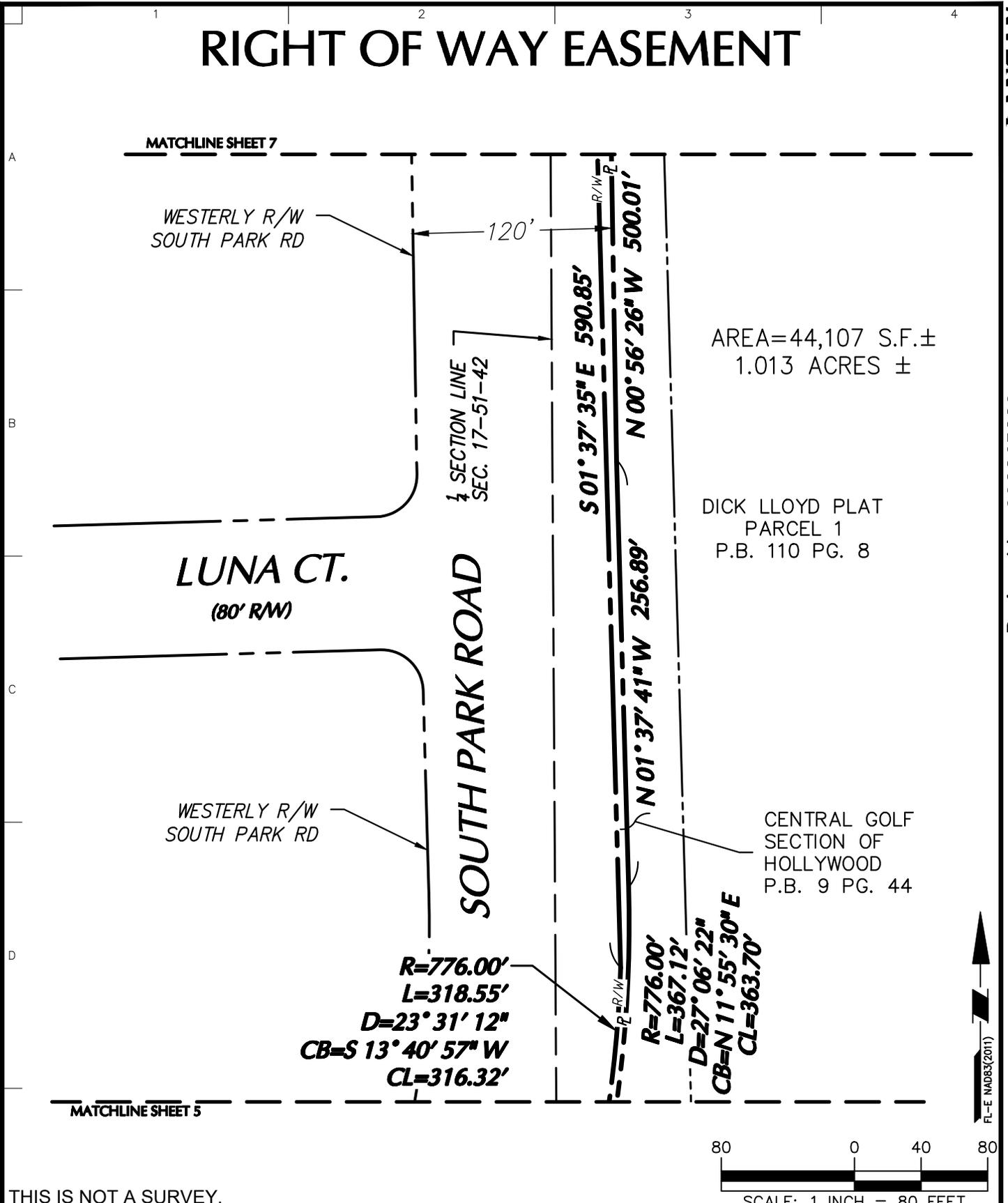
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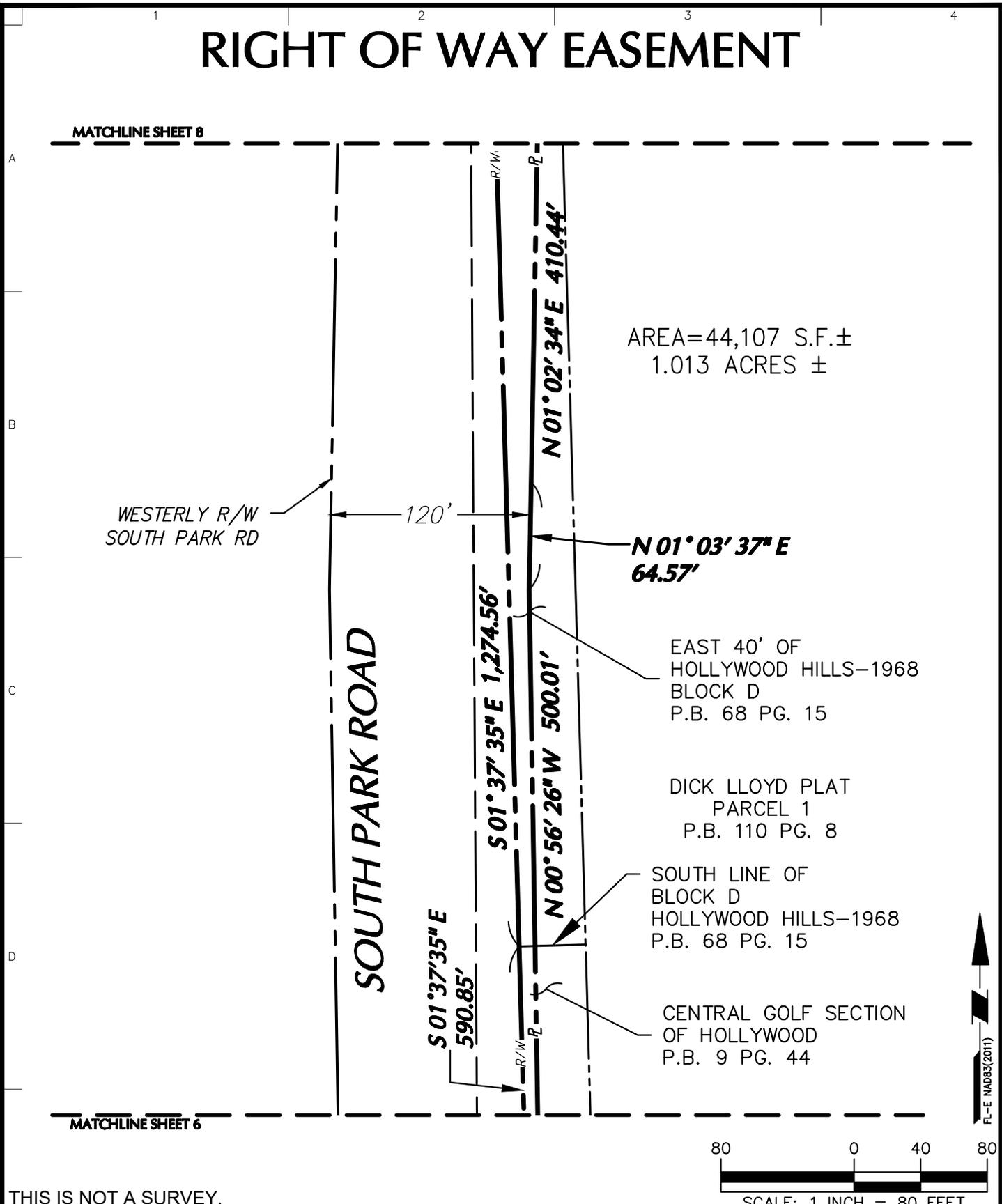
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	CITY OF HOLLYWOOD	SKETCH	330065803	
	PD REDEVELOPMENT AREA		5/1/2025	
	HOLLYWOOD		GM	
BROWARD COUNTY	FLORIDA		Checked By	
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	<p>HOLLYWOOD BROWARD COUNTY FLORIDA</p>	<p>Date 5/1/2025</p>	<p>Drawn By GM</p>	<p>Checked By GM</p>

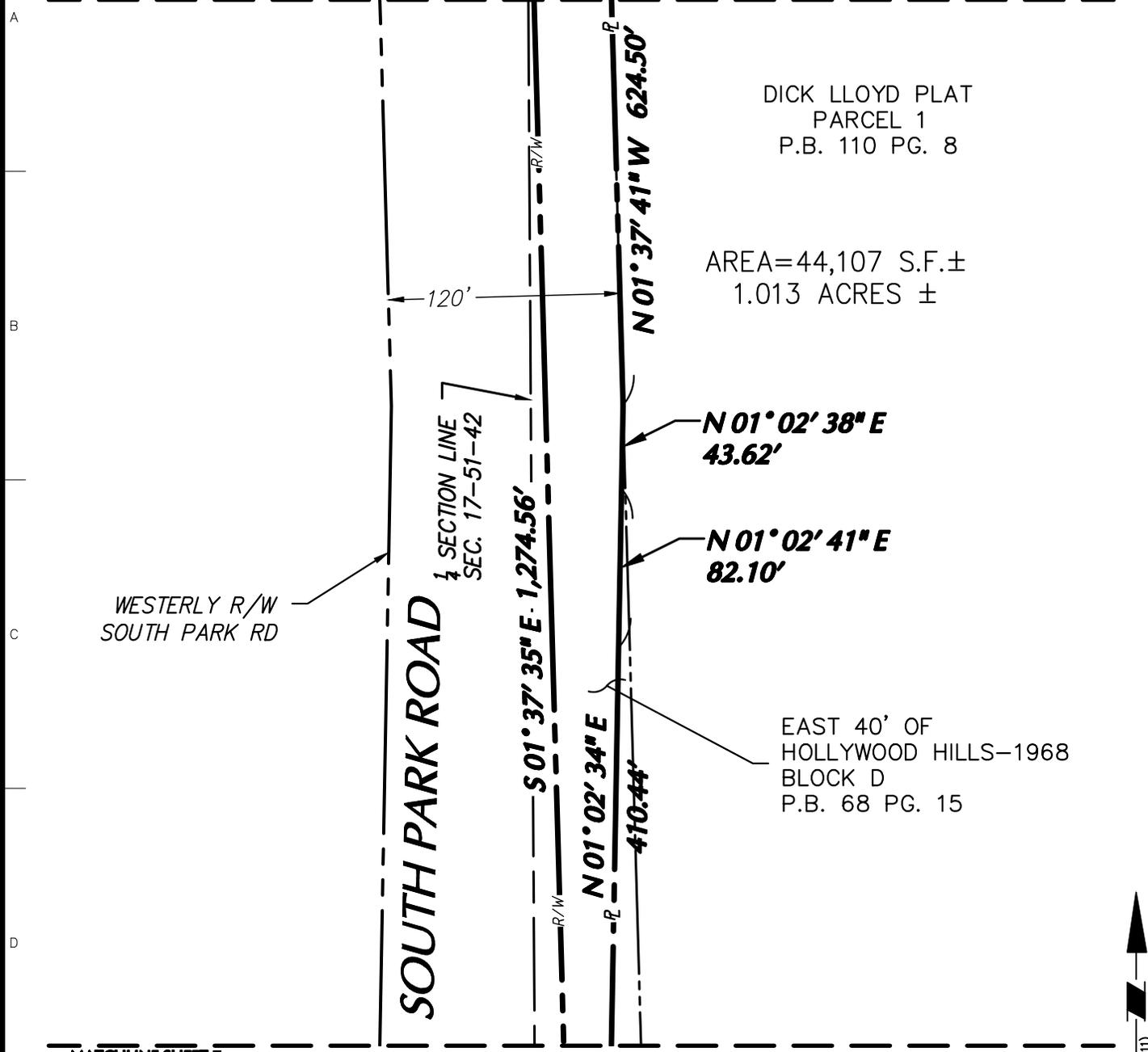
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Project No. 330065803

MATCHLINE SHEET 9



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

AREA=44,107 S.F.±
1.013 ACRES ±

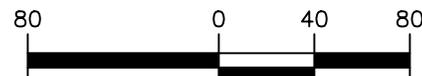
EAST 40' OF
HOLLYWOOD HILLS-1968
BLOCK D
P.B. 68 PG. 15

WESTERLY R/W
SOUTH PARK RD

SOUTH PARK ROAD

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

MATCHLINE SHEET 7



SCALE: 1 INCH = 80 FEET

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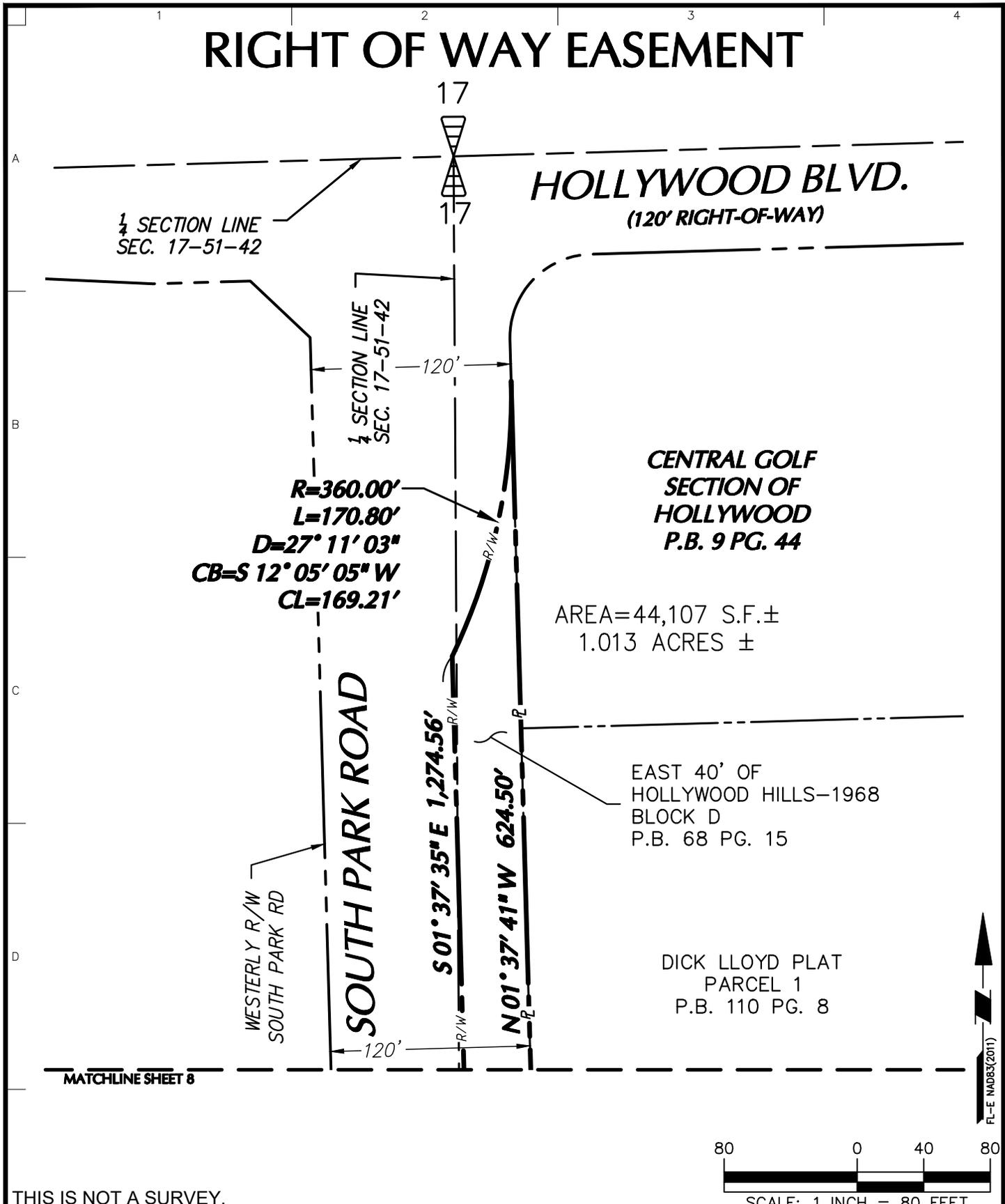
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	PD REDEVELOPMENT AREA		Date 5/1/2025	
	HOLLYWOOD		Drawn By GM	
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Project
**CITY OF HOLLYWOOD
PD REDEVELOPMENT
AREA**
HOLLYWOOD
BROWARD COUNTY FLORIDA

Drawing Title
SKETCH

Project No. 330065803	VB101
Date 5/1/2025	
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