

SKETCH AND LEGAL DESCRIPTION

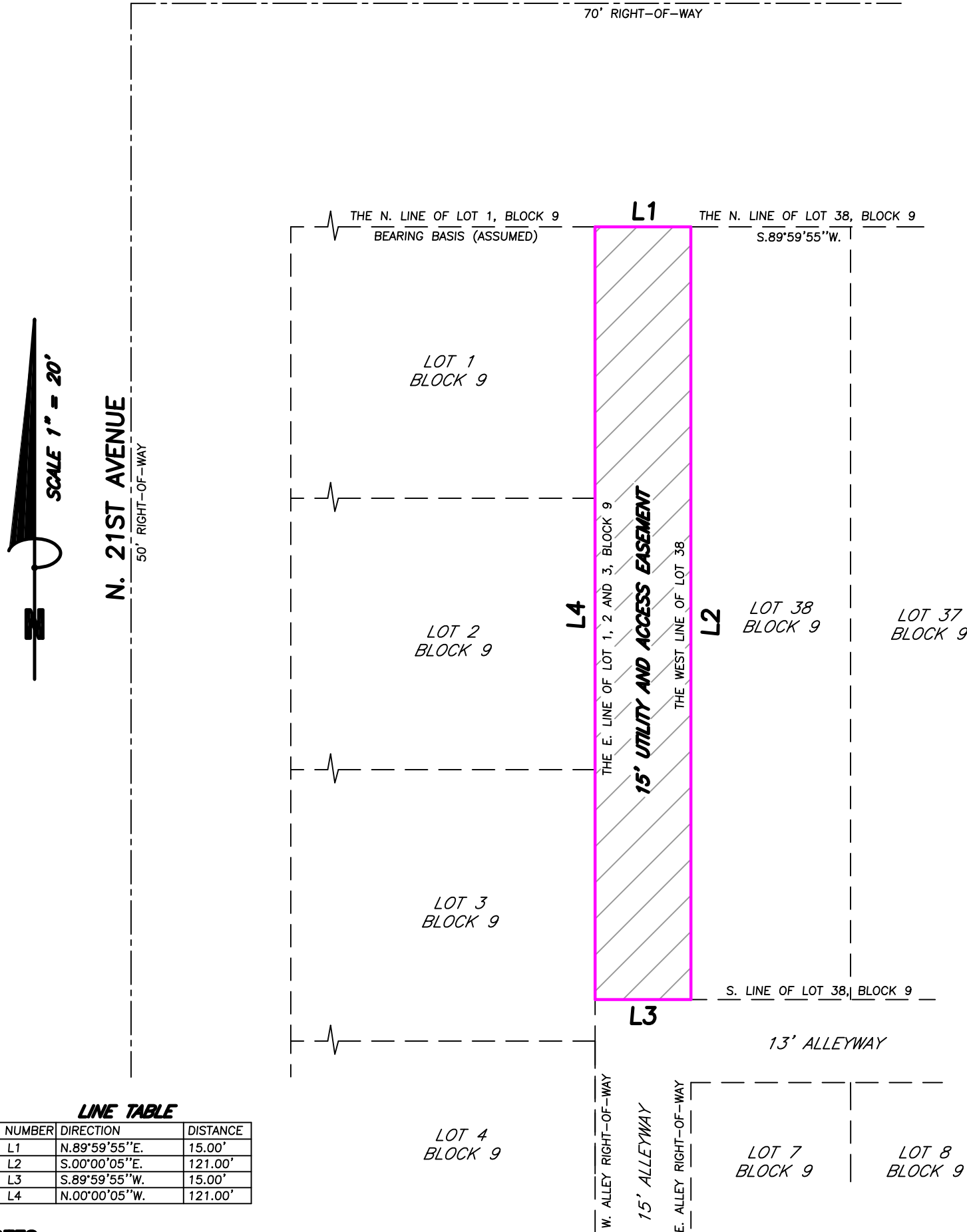
SHEET 1 OF 1

LEGAL DESCRIPTION  
THAT PORTION OF ALLEYWAY BOUND ON THE NORTH BY THE NORTH EXTENSION OF LOT 38, BLOCK 9 AND ON THE SOUTH BY THE WEST EXTENSION OF LOT 38, BLOCK 9 LYING BETWEEN LOT 38 AND LOTS 1, 2 AND 3, BLOCK 9, OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT# 40158SL2

15' UTILITY AND ACCESS EASEMENT

TYLER STREET

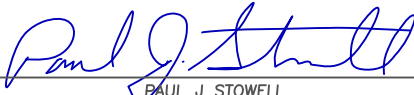


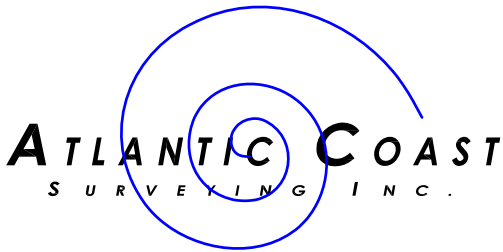
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N.89°59'55"E.	15.00'
L2	S.00°00'05"E.	121.00'
L3	S.89°59'55"W.	15.00'
L4	N.00°00'05"W.	121.00'

NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. THE LEGAL DESCRIPTION AND SKETCH DOES NOT CONSTITUTE A LAND SURVEY ATLANTIC COAST SURVEYING, INC.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

  
PAUL J. STOWELL  
PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241  
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314  
p.954.587.2100 f.954.587.5418  
© 2009 ATLANTIC COAST SURVEYING INC.



SKETCH AND LEGAL DESCRIPTION

SHEET 1 OF 1

LEGAL DESCRIPTION

A PORTION LOT 38, BLOCK 9, OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 38, THENCE S.00°00'05"E., ALONG THE WEST LINE OF SAID LOT 38 FOR A DISTANCE OF 96.00 FEET TO A POINT OF CURVATURE ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AN ANGLE OF 90°00'00" FOR A ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S.89°59'55"W., ALONG THE SOUTH LINE OF SAID LOT 38 FOR A DISTANCE OF 25.00 FEET; THENCE N.00°00'05"W., ALONG THE WEST LINE OF SAID LOT 38 FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

PROJECT# 40158SL3

ACCESS EASEMENT

TYLER STREET

70' RIGHT-OF-WAY



N. 21ST AVENUE

50' RIGHT-OF-WAY

POINT OF COMMENCEMENT

BEARING BASIS (ASSUMED)

THE N. LINE OF LOT 38, BLOCK 9

S.89°59'55"W. 25.00'

LOT 1  
BLOCK 9

LOT 2  
BLOCK 9

LOT 3  
BLOCK 9

LOT 4  
BLOCK 9

15' ALLEYWAY

THE WEST LINE OF LOT 38

S.00°00'05"E. 96.00'

LOT 38  
BLOCK 9

S.00°00'05"E. 121.00'

LOT 37  
BLOCK 9

POINT OF BEGINNING  
POINT OF CURVATURE

POINT OF TANGENCY

S. LINE OF LOT 38, BLOCK 9

13' ALLEYWAY

CURVE TABLE

NUMBER	DELTA	RADIUS '	ARC '
C1	90°00'00"	25.00	39.27

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S.89°59'55"W.	25.00'
L2	N.00°00'05"W.	25.00'

NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. THE LEGAL DESCRIPTION AND SKETCH DOES NOT CONSTITUTE A LAND SURVEY ATLANTIC COAST SURVEYING, INC.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

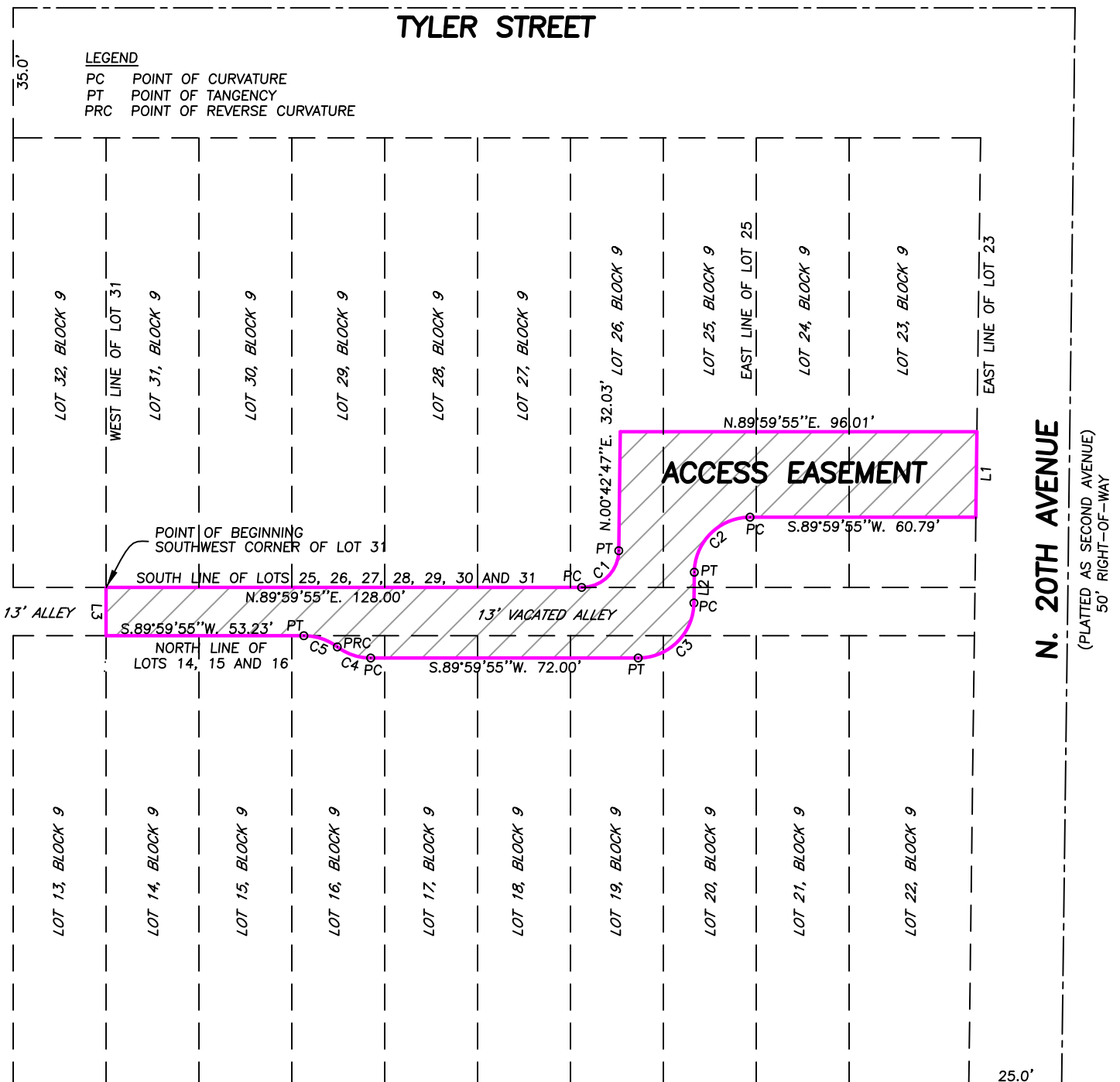
PAUL J. STOWELL  
PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241  
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314  
p.954.587.2100 f.954.587.5418  
© 2009 ATLANTIC COAST SURVEYING INC.



SHEET 1 OF 1

**PROJECT# 40158SL6**

70' RIGHT-OF-WAY



NUMBER	DIRECTION	DISTANCE
LINE 1	S.00°42'47"W.	23.00'
LINE 2	S.00°42'47"W.	8.27'
LINE 3	N.00°00'05"W.	13.00'

NUMBER	DELTA	RADIUS '	ARC '
C1	89°17'08"	10.00	15.58
C2	89°17'08"	15.00	23.37
C3	89°17'08"	15.00	23.37
C4	36°51'39"	15.00	9.65
C5	36°51'39"	15.00	9.65

Paul J. Stull

PAUL J STOWELL  
PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241  
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314  
p.954.587.2100 f.954.587.5418  
ATLANTIC COAST SURVEYING INC.

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. THE LEGAL DESCRIPTION AND SKETCH DOES NOT CONSTITUTE A LAND SURVEY ATLANTIC COAST SURVEYING, INC.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR