

This instrument prepared by:
Denise Manos, Esq.
2600 Hollywood Boulevard,
Room 407
Hollywood, FL 33020

QUITCLAIM DEED

This Quitclaim Deed, executed this _____ day of _____, 2016, by the CITY OF HOLLYWOOD, FLORIDA ("first party"), a Florida municipality, whose post-office address is 2600 Hollywood Blvd., Hollywood, FL 33020, to West Lake Village Homeowner's Association, Inc., ("second party"), whose post-office address is 1200 Lemonwood Street, Hollywood, FL 33019.

Witnesseth: That first party, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim and dedicate unto second party forever, all the right, title, interest, claim and demand which first party has in and to the following described land, including any claims of easements, situate, lying and being in the County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of first party, either in law or equity.

In Witness Whereof, the first party has caused these presents to be executed the day and year first above written.

Witnesses:

CITY OF HOLLYWOOD, FLORIDA

By: _____

(Print Name)

Peter Bober, Mayor

(Print Name)

ATTEST:

_____, MMC
CITY CLERK

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____ as Mayor of the CITY OF HOLLYWOOD, FLORIDA.

Notary Public – State of Florida
Print Name: _____
Commission No. _____

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

My commission expires:

Approved as to form and legality
for the use and reliance of the
CITY OF HOLLYWOOD, FLORIDA only.

Jeffrey P. Sheffel, City Attorney

Exhibit B

EXHIBIT "A"

LAND DESCRIPTION

SKETCH AND Exhibit DESCRIPTION

DESCRIPTION:

A PORTION OF PARCEL "A", OF WEST LAKE VILLAGE PLAT, AS RECORDED IN PLAT BOOK 146, AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 01°21'12" EAST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 882.52 FEET;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°21'12" EAST, A DISTANCE OF 152.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 188.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°01'05", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 01°22'17" WEST, A DISTANCE OF 152.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°58'55", AND AN ARC DISTANCE OF 31.41 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 88°38'48" WEST, A DISTANCE OF 188.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 43,665 SQUARE FEET (1.0024 ACRES) MORE OR LESS.

SHEET 2 OF 2



PAUL E. BREWER & ASSOCIATES, INC.
 12321 N. W. 35th Street
 Coral Springs, FL 33065
 E-MAIL: BREWERIN@BELLSOUTH.NET
 PH. : (954) 753-5210

SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	<i>[Signature]</i>					
JOB NO:	15-118-L1					

SKETCH AND DESCRIPTION

CURVE TABLE

C-1
D=98°44'03"
R=22.00'
L=37.91'

C-2
D=29°59'16"
R=41.00'
L=21.46'

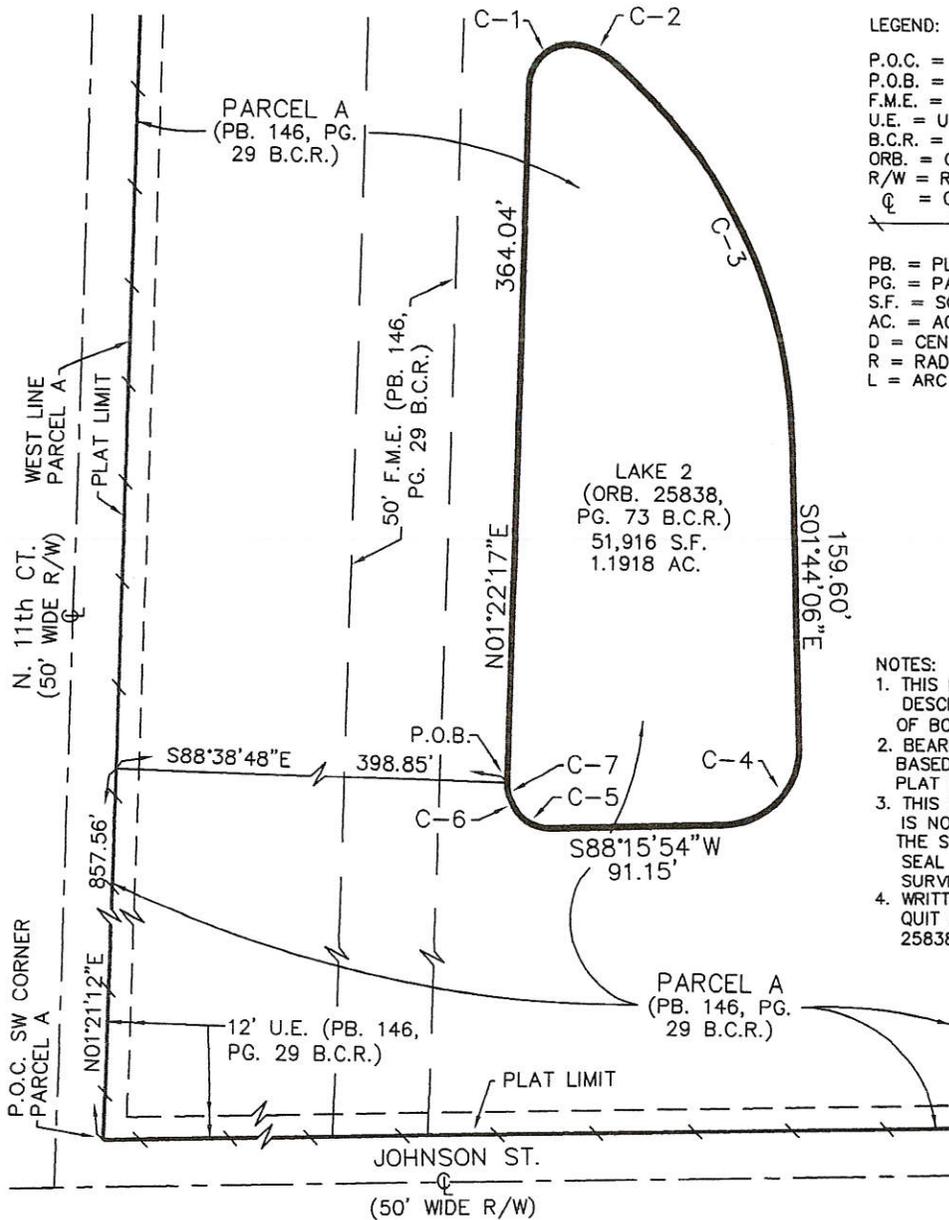
C-3
D=48°10'19"
R=266.00'
L=223.64'

C-4
D=90°00'00"
R=41.00'
L=64.40'

C-5
D=65°57'11"
R=20.00'
L=23.02'

C-6
D=02°22'41"
R=72.00'
L=2.99'

C-7
D=29°31'53"
R=20.00'
L=10.31'



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
F.M.E. = FORCE MAIN EASEMENT
U.E. = UTILITY EASEMENT
B.C.R. = BROWARD COUNTY RECORDS
ORB. = OFFICIAL RECORD BOOK
R/W = RIGHT OF WAY
CL = CENTERLINE

= NON-VEHICULAR ACCESS LINE

PB. = PLATBOOK
PG. = PAGE
S.F. = SQUARE FEET
AC. = ACRES
D = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH

NOTES:

1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON WEST LAKE VILLAGE PLAT (PB. 146, PG. 29 B.C.R.)
3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
4. WRITTEN DESCRIPTION AS PER QUIT CLAIM DEED (ORB. 25838, PG. 73 B.C.R.)

SHEET 1 OF 2

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 1/4/16

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD



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SCALE:	1" = 100'	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:						
JOB NO:	15-118-L2					

SKETCH AND ~~EXHIBIT~~ DESCRIPTION

DESCRIPTION:

A PORTION OF PARCEL "A", OF WEST LAKE VILLAGE PLAT, AS RECORDED IN PLAT BOOK 146, AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 01°21'12" EAST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 857.56 FEET;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 398.85 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°22'17" EAST, A DISTANCE OF 364.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 98°44'03", AND AN ARC DISTANCE OF 37.91 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 29°59'16", AND AN ARC DISTANCE OF 21.46 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 266.00 FEET, A CENTRAL ANGLE OF 48°10'19", AND AN ARC DISTANCE OF 223.64 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 01°44'06" EAST, A DISTANCE OF 159.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 41.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 64.40 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°15'54" WEST, A DISTANCE OF 91.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 65°57'11", AND AN ARC DISTANCE OF 23.02 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 02°22'41", AND AN ARC DISTANCE OF 2.99 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29°31'53", AND AN ARC DISTANCE OF 10.31 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 51,916 SQUARE FEET (1.1918 ACRES) MORE OR LESS.

SHEET 2 OF 2



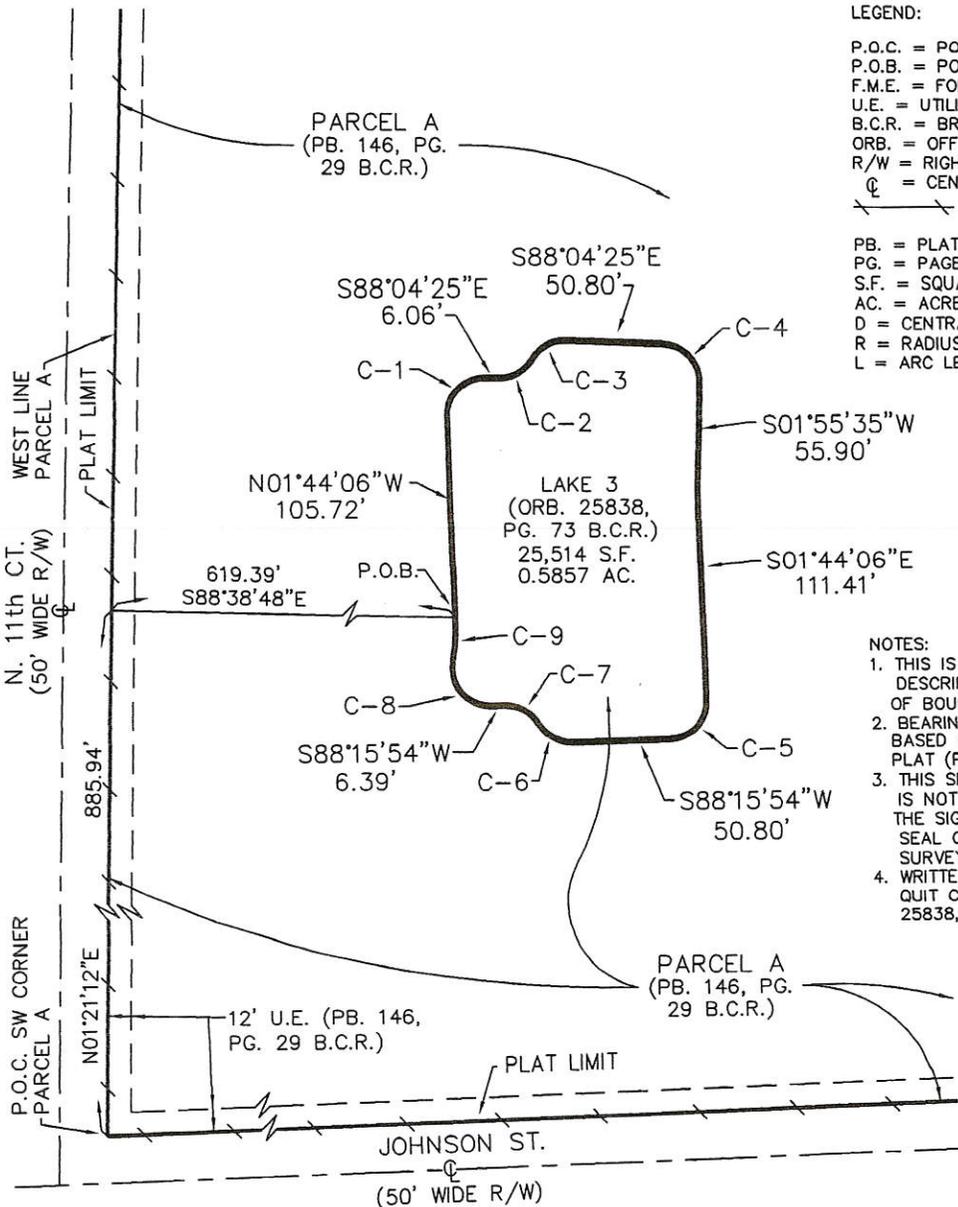
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 PH: (954) 753-5210

SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	<i>[Signature]</i>					
JOB NO:	15-118-L2					

SKETCH AND DESCRIPTION

CURVE TABLE

- C-1
D=93°39'41"
R=20.00'
L=32.69'
- C-2
D=61°38'26"
R=20.00'
L=21.52'
- C-3
D=61°38'26"
R=20.00'
L=21.52'
- C-4
D=90°00'00"
R=20.00'
L=31.42'
- C-5
D=90°00'00"
R=20.00'
L=31.42'
- C-6
D=61°38'26"
R=20.00'
L=21.52'
- C-7
D=61°38'26"
R=20.00'
L=21.52'
- C-8
D=101°56'10"
R=20.00'
L=35.58'
- C-9
D=11°56'10"
R=109.00'
L=22.71'



LEGEND:

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- P.O.B. = POINT OF BEGINNING
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- PG. = PAGE
- S.F. = SQUARE FEET
- AC. = ACRES
- D = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH

NOTES:

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3. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
4. WRITTEN DESCRIPTION AS PER QUIT CLAIM DEED (ORB. 25838, PG. 73 B.C.R.)

SHEET 1 OF 3

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 1/4/16

Paul E. Brewer
 PAUL E. BREWER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3240

NOTE:

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SCALE: 1" = 100'	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG: N/A					
DRAWN BY: W.D.K.					
CKD. BY: <i>W.D.K.</i>					
JOB NO: 15-118-L3					

SKETCH AND DESCRIPTION

Exhibit B

DESCRIPTION:

A PORTION OF PARCEL "A", OF WEST LAKE VILLAGE PLAT, AS RECORDED IN PLAT BOOK 146, AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 01°21'12" EAST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 885.94 FEET;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 619.39 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°44'06" WEST, A DISTANCE OF 105.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 93°39'41", AND AN ARC DISTANCE OF 32.69 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°04'25" EAST. A DISTANCE OF 6.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 61°38'26", AND AN ARC DISTANCE OF 21.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 61°38'26", AND AN ARC DISTANCE OF 21.52 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°04'25" EAST, A DISTANCE OF 50.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 01°55'35" WEST, A DISTANCE OF 55.90 FEET;
 THENCE SOUTH 01°44'06" EAST, A DISTANCE OF 111.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°15'54" WEST, A DISTANCE OF 50.80 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 61°38'26", AND AN ARC DISTANCE OF 21.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 61°38'26", AND AN ARC DISTANCE OF 21.52 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 88°15'54" WEST, A DISTANCE OF 6.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

SHEET 2 OF 3



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 E-MAIL: BREWERIN@BELLSOUTH.NET
 PH.: (954) 753-5210

SCALE:	REVISIONS	DATE	BY	CKD	FB/PG
N/A					
FB/PG:					
N/A					
DRAWN BY: W.D.K.					
CKD. BY: <i>[Signature]</i>					
15-118-L3					
JOB NO:					

SKETCH AND DESCRIPTION

THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 101°56'10", AND AN ARC DISTANCE OF 35.58 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE WESTERLY;

THENCE NORTHERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 109.00 FEET, A CENTRAL ANGLE OF 11°56'10", AND AN ARC DISTANCE OF 22.71 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 25,514 SQUARE FEET (0.5857 ACRES) MORE OR LESS.

SHEET 3 OF 3



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& ASSOCIATES, INC.**
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FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	<i>[Signature]</i>					
JOB NO:	15-118-L3					

SKETCH AND DESCRIPTION

CURVE TABLE

C-1
D=52°20'32"
R=35.00'
L=31.97'

C-2
D=44°26'42"
R=20.00'
L=15.51'

C-3
D=04°18'09"
R=332.00'
L=24.93'

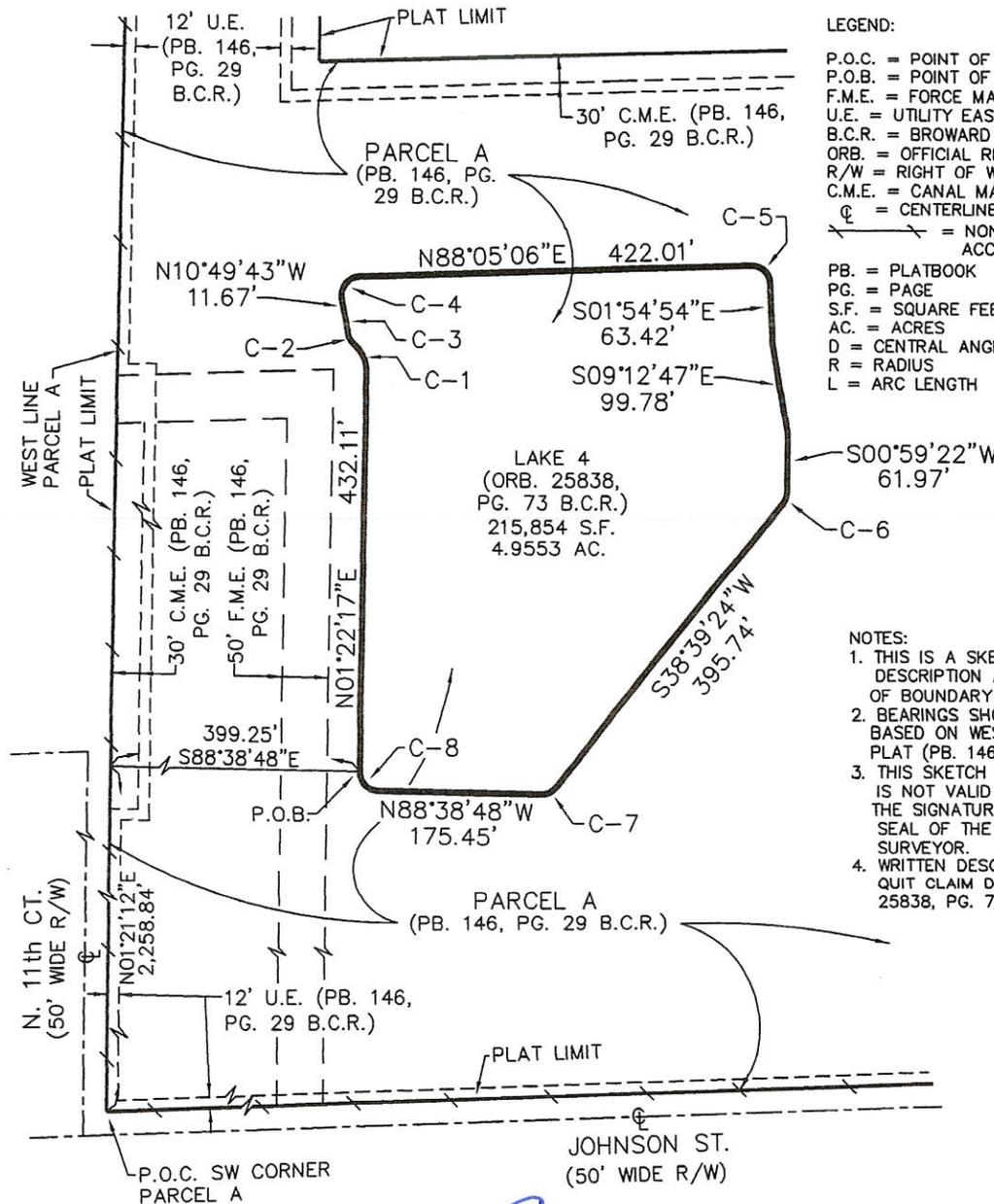
C-4
D=98°54'49"
R=20.00'
L=34.53'

C-5
D=90°00'00"
R=20.00'
L=31.42'

C-6
D=37°40'02"
R=20.00'
L=13.15'

C-7
D=52°41'48"
R=20.00'
L=18.39'

C-8
D=90°01'05"
R=20.00'
L=31.42'



LEGEND:

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- U.E. = UTILITY EASEMENT
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NOTES:

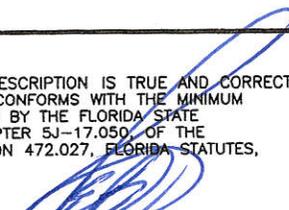
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4. WRITTEN DESCRIPTION AS PER QUIT CLAIM DEED (ORB. 25838, PG. 73 B.C.R.)

SHEET 1 OF 3

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DATED: 1/4/16


 PAUL E. BREWER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA REGISTRATION NO. 3240

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SCALE: 1" = 200'	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG: N/A					
DRAWN BY: W.D.K.					
CKD. BY: 					
JOB NO: 15-118-L4					

SKETCH AND DESCRIPTION

DESCRIPTION:

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COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A";
 THENCE NORTH 01°21'12" EAST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 2,258.84 FEET;
 THENCE SOUTH 88°38'48" EAST, A DISTANCE OF 399.25 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 01°22'17" EAST, A DISTANCE OF 432.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 52°20'32", AND AN ARC DISTANCE OF 31.97 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 44°26'42", AND AN ARC DISTANCE OF 15.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY;
 THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 332.00 FEET, A CENTRAL ANGLE OF 04°18'09", AND AN ARC DISTANCE OF 24.93 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 10°49'43" WEST, A DISTANCE OF 11.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE NORTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°54'49", AND AN ARC DISTANCE OF 34.53 FEET TO A POINT OF TANGENCY;
 THENCE NORTH 88°05'06" EAST, A DISTANCE OF 422.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;
 THENCE SOUTHEASTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 01°54'54" EAST, A DISTANCE OF 63.42 FEET;
 THENCE SOUTH 09°12'47" EAST, A DISTANCE OF 99.78 FEET;
 THENCE SOUTH 00°59'22" WEST, A DISTANCE OF 61.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 37°40'02", AND AN ARC DISTANCE OF 13.15 FEET TO A POINT OF TANGENCY;
 THENCE SOUTH 38°39'24" WEST, A DISTANCE OF 395.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 52°41'48", AND AN ARC DISTANCE OF 18.39 FEET TO A POINT OF TANGENCY;

SHEET 2 OF 3



PAUL E. BREWER & ASSOCIATES, INC.

12321 N. W. 35th Street
 Coral Springs, FL 33065

E-MAIL: BREWERIN@BELLSOUTH.NET
 PH.: (954) 753-5210

SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	<i>[Signature]</i>					
JOB NO:	15-118-L4					

SKETCH AND DESCRIPTION

Exhibit B

THENCE NORTH 88°38'48" WEST, A DISTANCE OF 175.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°01'05", AND AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

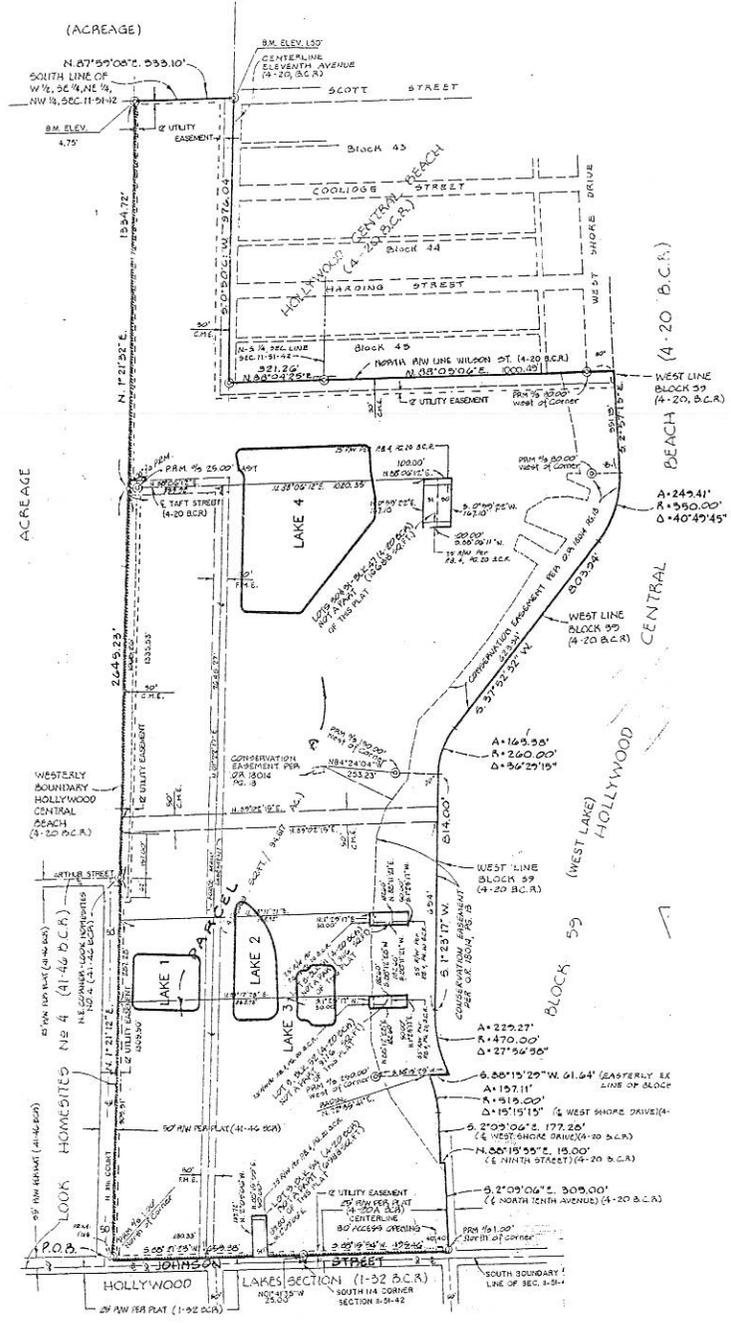
SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 215,854 SQUARE FEET (4.9553 ACRES) MORE OR LESS.

SHEET 3 OF 3



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FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	<i>[Signature]</i>					
JOB NO:	15-118-L4					



REVISIONS	DATE	BY	CHK	FB/PC

SCALE: 1" = 200'

DATE: 11/15/95

BY: [Signature]

CHK: [Signature]

FB/PC: [Signature]

FOR: WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

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