

Exhibit A

LEGEND

℞	=	BASELINE	(P)	=	PLAT
B.C.E.D.	=	BROWARD COUNTY ENGINEERING DEPARTMENT	P.B.	=	PLAT BOOK
EXIST.	=	EXISTING	PG.	=	PAGE
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	=	POINT OF BEGINNING
F.P.	=	FINANCIAL PROJECT	P.O.C.	=	POINT OF COMMENCEMENT
ID	=	IDENTIFICATION	PSM	=	PROFESSIONAL SURVEYOR & MAPPER
INC.	=	INCORPORATED	RGE.	=	RANGE
LB	=	LICENSED BUSINESS	R/W	=	RIGHT OF WAY
LT	=	LEFT	SEC.	=	SECTION
N/A	=	NOT APPLICABLE	S.R.	=	STATE ROAD
MAINT.	=	MAINTENANCE	STA.	=	STATION NUMBER
N.A.V.L.	=	NON-ACCESS VEHICULAR LINE	TWP.	=	TOWNSHIP
No.	=	NUMBER	U.E.	=	UTILITY EASEMENT
O.R.B.	=	OFFICIAL RECORDS BOOK			

SUBDIVISION VACATED OR ORIGINAL LOT LINE	-----	⛶	SECTION CORNER FOUND
RIGHT OF WAY LINE	_____	⌵	1/4 SECTION CORNER NOT FOUND
MAINTENANCE LINE	=====		
SECTION LINE	____		
EASEMENT LINE	-----		
SUBDIVISION LINE	=====		
NON-VEHICULAR ACCESS	////////		

REFERENCES

- F.D.O.T. PROJECT NETWORK CONTROL (PNC) SHEETS FOR WASHINGTON STREET, F.P. ID 431770-1-52-02 FROM S 62ND AVE TO S PARK ROAD & SW/N/NW 72 AVE FROM PEMBROKE ROAD TO JOHNSTON STREET, DATED JANUARY 02, 2019.
- PLATS AS SHOWN

GENERAL NOTES

- THE SPECIFIC PURPOSE OF THIS SURVEY (MAINTENANCE MAP) WAS TO DEPICT THE MAINTAINED RIGHT OF WAY LINES FOR THE LOCATION SPECIFIED HEREON BASED ON THE FIELD SURVEYED DATA.
- BASELINE OF SURVEY AND RIGHT OF WAY LINES LOCATION AS SHOWN HEREON ARE BASED ON THE F.D.O.T. PROJECT NETWORK CONTROL (PNC) SHEETS FOR WASHINGTON STREET, F.P. ID 431770-1-52-02 FROM S 62ND AVE TO S PARK ROAD & SW/N/NW 72 AVE FROM PEMBROKE ROAD TO JOHNSTON STREET, DATED JANUARY 02, 2019.
- BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT (N.A.D. 83/90). A REFERENCE BEARING OF NORTH 89°49'17" EAST HAS BEEN ESTABLISHED ALONG THE SOUTH LINE OF SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST.
- STATIONS AND OFFSETS ARE RELATIVE TO THE SURVEY BASELINE OF FOR WASHINGTON STREET.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN SCALING DATA.
- BEARINGS AND DISTANCES ARE CALCULATED UNLESS NOTED.
- PROJECT UNITS ARE U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PERFORMED FOR THE SPECIFIC PURPOSE OF ESTABLISHING A SURVEY LINE AND LOCATING THE LIMITS OF MAINTAINED RIGHT OF WAY AS IDENTIFIED BY THE MAINTENANCE ENGINEER FOR THE TRANSPORTATION FACILITY SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON FEBRUARY 12, 2020. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ERIC E. WILHJELM  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPERS NO. 5872

KEITH AND ASSOCIATERS, INC.  
301 EAST ATLANTIC BOULEVARD  
POMPAÑO BEACH FLORIDA, 33060

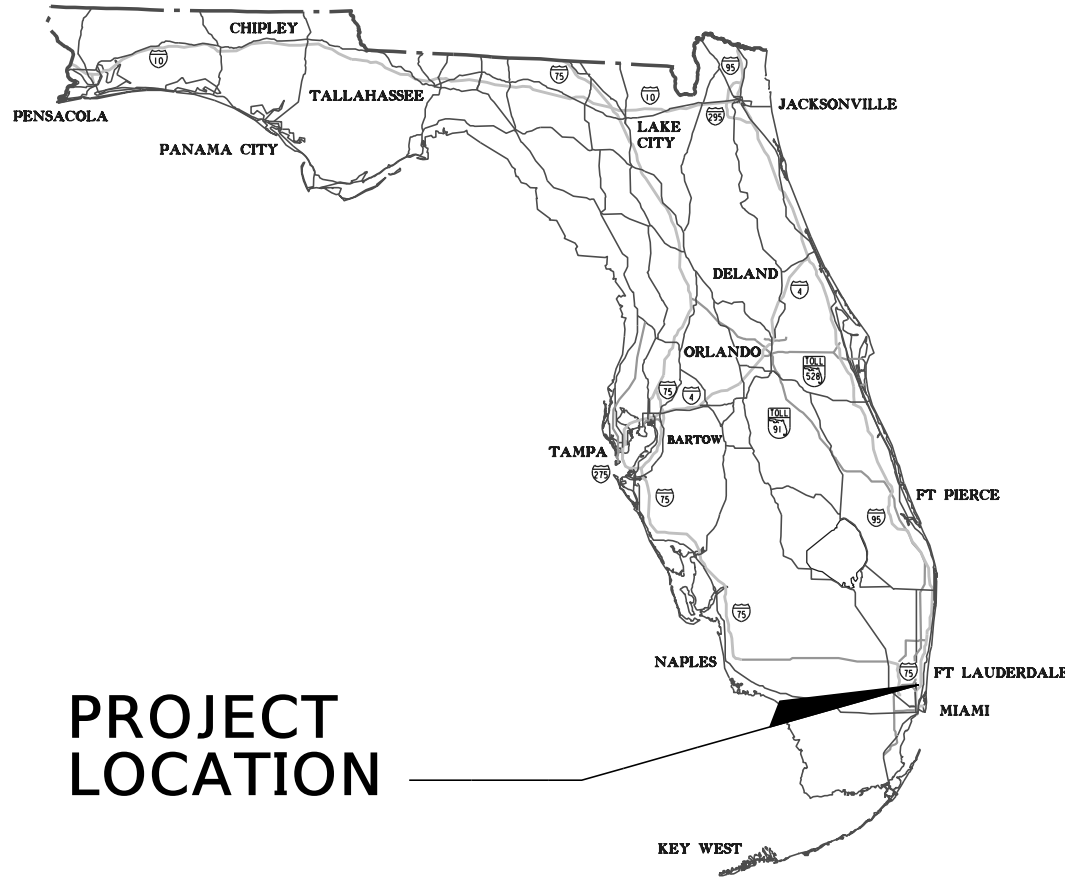
DATE:

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

CITY OF HOLLYWOOD

WASHINGTON STREET  
MAINTENANCE MAP

BROWARD COUNTY  
PROJECT LENGTH: 300 FEET



PROJECT  
LOCATION

INDEX	
SHEET NO.	SHEET DESCRIPTION
1	COVER
2	DETAIL SHEET

CERTIFICATION OF ROAD RIGHT-OF-WAY STATUTORY DEDICATION

PERSUANT TO SECTION 95.361 FLORIDA STATUTES

WHEREAS THERE HAS EXISTED FOR MORE THAN SEVEN (7) YEARS AS PUBLIC ROAD RIGHT-OF-WAY ON THE PROPERTY DESCRIBED HEREON, AND WHEREAS THE REFERENCED RIGHT-OF-WAY SEGMENT IS PART OF THE CITY STREET SYSTEM AND HAS BEEN OPERATED AND MAINTAINED AS SUCH, NOW THEREFORE THIS MAP IS BEING RECORDED PURSUANT TO SECTION 95.361 (3) FLORIDA STATUTES TO INDICATE THAT PURSUANT TO SUCH STATUTE THE RIGHT-OF-WAY SEGMENT IS DEEMED DEDICATED TO THE PUBLIC AND THAT SUCH DEDICATION VESTS ALL RIGHT, TITLE, EASEMENTS, AND APPURTENANCES IN AND TO SUCH ROAD IN THE CITY OF HOLLYWOOD, FLORIDA; THE FOREGOING STATEMENTS AND MAP, OF WHICH THIS CERTIFICATION IS PART, IS HEREBY DULY CERTIFIED BY THE CITY OF HOLLYWOOD, ACTING THROUGH ITS MAYOR, CITY CLERK, AND THE CITY ENGINEER IN EXECUTING THIS CERTIFICATION. HEREBY CERTIFY THAT THE FOREGOING STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF THEIR RESPECTIVE PERSONAL KNOWLEDGE.

CITY OF HOLLYWOOD CERTIFICATION

WE, UNDERSIGNED, DO HEREBY CERTIFY THAT THE TITLE OF THAT PORTION OF WASHINGTON STREET, AS DESCRIBED ABOVE AND DELINEATED HEREON HAS VESTED IN THE CITY OF HOLLYWOOD, FLORIDA IN ACCORDANCE WITH FLORIDA STATUTE 95.361 (2).

JOSH LEVY  
MAYOR

PATRICIA CERNY  
CITY CLERK

CITY OF HOLLYWOOD DEVELOPMENT SERVICES DEPARTMENT

KNOWN ALL MEN BY THESE PRESENT THAT I, AZITA BEHMARDI, HEREBY CERTIFY THAT I AM EMPLOYED BY THE CITY OF HOLLYWOOD AS CITY ENGINEER, AND THAT SAID CITY OF HOLLYWOOD, THROUGH ITS EMPLOYEES AND CONTRACTORS, HAS MAINTAINED OR REPAIRED CONTINUOUSLY AND UNINTERRUPTEDLY FOR IN EXCESS OF SEVEN (7) YEARS THE AREA INDICATED ON THIS MAINTENANCE MAP, WHICH ACCURATELY DEPICTS THE LIMITS OF THE MAINTENANCE AREA.

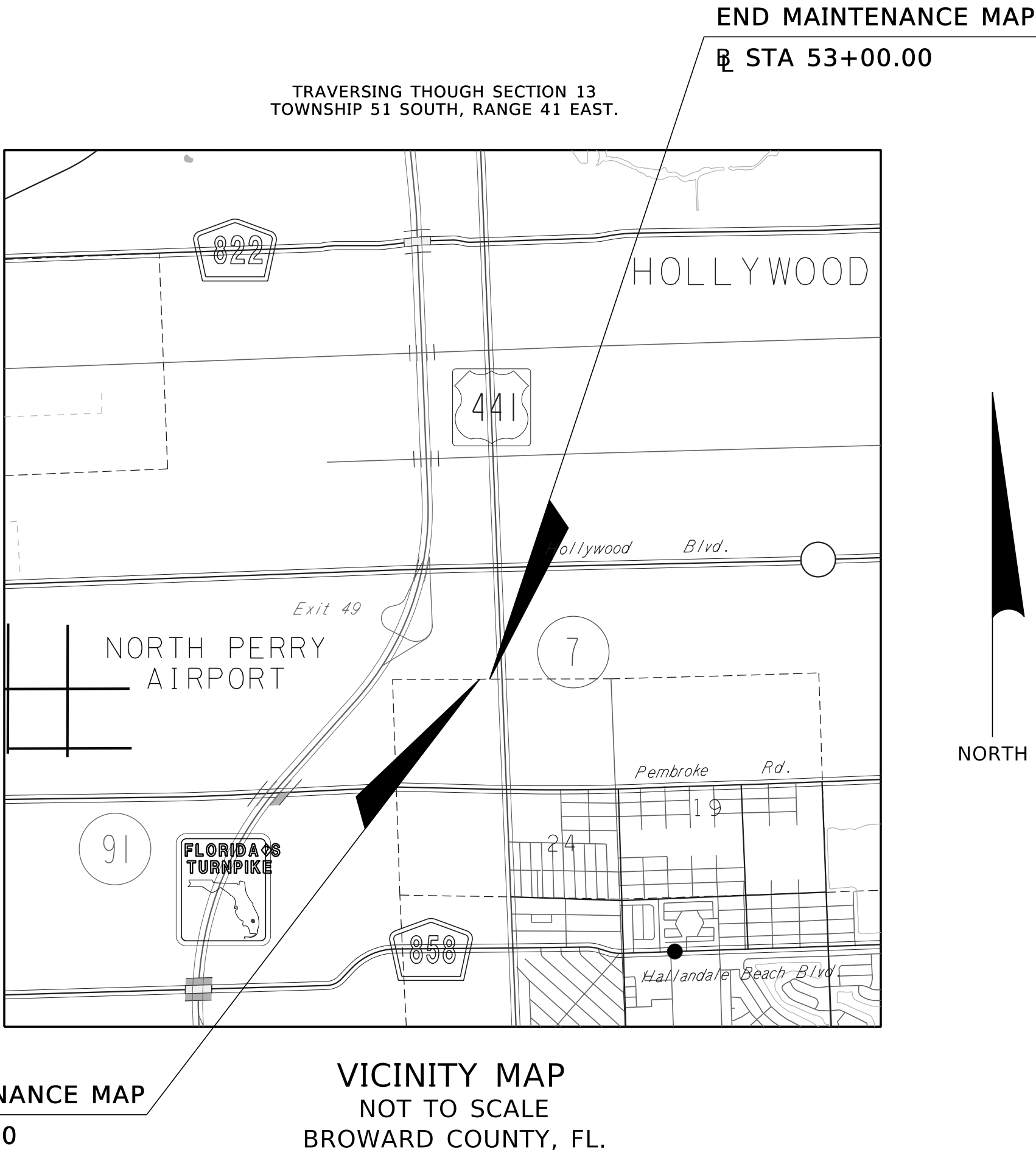
IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AZITA BEHMARDI, P.E. REG. NO. 44388  
CITY ENGINEER

BROWARD COUNTY RECORDING DEPARTMENT

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF BROWARD, STATE OF FLORIDA, IN MISCELLANEOUS PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CLERK OF THE CIRCUIT COURT  
BROWARD COUNTY, FLORIDA



BEGIN MAINTENANCE MAP  
℞ STA 50+00.00

VICINITY MAP  
NOT TO SCALE  
BROWARD COUNTY, FL.

NORTH

MAINTENANCE MAP	CITY OF HOLLYWOOD ARCHITECTURE, ENGINEERING AND MOBILITY												BY	DATE	FED. PROJ. N/A	SECTION N/A	MAPS PREPARED BY: KEITH & ASSOCIATES, INC. 301 EAST ATLANTIC BLVD. POMPAÑO BEACH, FLORIDA 33060 LB #6860	DATA SOURCE: SEE GENERAL NOTES ON SHEET 1		
													PRELIM	MJR				02/11/20	SCALE: NOT APPLICABLE	
		REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY	DATE										
													CHECKED	EEW	02/14/20	ROAD WASHINGTON STREET	BROWARD COUNTY	F.P. NO. N/A	SHEET 1 OF 2	

# Exhibit A

## CITY OF HOLLYWOOD

SW 1/4 SEC. 13-51-41

## LEGAL DESCRIPTION

A portion of AN AMENDED PLAT OF S/W 1/4 OF SECTION 13, T-51-S, R-41-E, according to the plat thereof, recorded in Plat Book 16, Page 19 of the Public Records Of Broward County, Florida lying in Section 13, Township 51 South, Range 41 East being more particular described as follows:

Commence at the Southeast corner of Parcel "C", FIRST UNION WEST according to the plat thereof, recorded in Plat Book 144, Page 25 of the Public Records Of Broward County, Florida; thence along the Southerly extension of the Easterly line of said Parcel "C", South 02° 30' 23" East, a distance of 4.92 feet to the POINT OF BEGINNING; thence North 84° 31' 46" East, a distance of 47.08 feet to a point on the Southerly extension of the Westerly line of Parcel "B" of said FIRST UNION WEST plat; thence along said Southerly extension, South 00° 10' 43" East, a distance of 39.42 feet to the Southeast corner of the Southwest One-Quarter (SW 1/4) of the aforesaid Section 13; thence along said South line South 89° 49' 17" West, a distance of 45.45 feet to a point on the aforesaid Southerly extension of the Easterly line of Parcel "C"; thence along said Southerly extension, South 02° 20' 23" West, a distance of 35.11 feet to the POINT OF BEGINNING.

Said lands lying the City of Hollywood, Broward County, Florida and containing 1,721 square feet, more or less.

AN AMENDED PLAT OF S/W 1/4 OF SECTION 13, T-51-S, R-41-E

P.B. 16, PG. 19

BEVERLY PINES

P.B. 35, PG. 38

UNRECORDED PLAT  
"LYNDON ESTATES"  
PREPARED BY M.G. BERRY 1944  
TRACT 8

P.O.C.  
51+11.71  
40.00' LT

12' U.E.(P)

SE CORNER PARCEL "C"

DRIVEWAY

51+58.79  
40.00' LT

MAINT. R/W LINE

EXIST. R/W LINE

12' U.E.(P)

5' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

ASPHALT

P.O.B.  
51+11.91  
35.08' LT

MAINTENANCE AREA = 1,721' SQUARE FEET

45.45' S 89°49'17" W

49.92' BACK OF WALK

0.58'

47.08'

N 84°31'46" E

39.42' S 0°10'43" E

40.00'

35.11'

40.03'

51

51+13.34  
0.00' RT

51+58.79  
0.00' RT

52

WASHINGTON STREET

WASHINGTON STREET

DETAIL "A"  
SCALE 1" = 20'

FIRST UNION WEST

P.B. 144, PG. 25

WASHINGTON STREET

55

N 89°49'17" E  
(REFERENCE BEARING)

S.R. 7 / U.S. 441  
D.T. R/W MAP 86100-2527

R/W MAP 8610  
NW 2nd AVE. (P)

WASHINGTON STREET  
 STA. 56+73.33  
 SOUTH 1/4 CORNER  
 SEC. 13-51-41  
 CALCULATED  
 N 607,441.534  
 E 916,537.930

BEVERLY PARK

P.B. 25, PG. 44

NW 1/4 SEC. 24-51-41

CITY OF HOLLYWOOD

[illegible]