



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: (RIGHT-OF-WAY VACATION)

A PORTION OF FLETCHER STREET RIGHT-OF-WAY LYING BETWEEN SW 61ST AVENUE AND STATE ROAD 7 (U.S. HIGHWAY 441), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE NORTH 02°08'08" EAST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 FOR 312.87 FEET; THENCE SOUTH 87°51'52" EAST 78.31 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 7 (U.S. HIGHWAY 441) SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 03°13'21" EAST 50.08 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FLETCHER STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO COURSES AND DISTANCES; 1) NORTH 89°56'53" WEST 548.72 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; 2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°33'55", FOR AN ARC LENGTH OF 40.39 FEET TO A POINT OF CUSP ON THE EAST RIGHT-OF-WAY LINE OF SAID SW 61ST AVENUE; THENCE NORTH 02°30'48" WEST ALONG THE NORTHERLY EXTENSION OF SAID EAST RIGHT-OF-WAY LINE 100.10 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FLETCHER STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO COURSES AND DISTANCES; 1) SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°26'05", FOR AN ARC LENGTH OF 38.15 FEET TO A POINT OF TANGENCY; 2) SOUTH 89°56'53" EAST 550.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 28,996 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA EAST ZONE, WITH THE EAST RIGHT-OF-WAY LINE OF SW 61ST AVENUE BEING N02°30'48"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: TRIPP SCOTT, P.A.	
SCALE: N/A	DRAWN: L.H.
ORDER NO.: 67719	
DATE: 10/19/2020	
FLETCHER STREET VACATION	
BROWARD COUNTY, FLORIDA	
FOR: HOLLYWOOD KIA	

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA



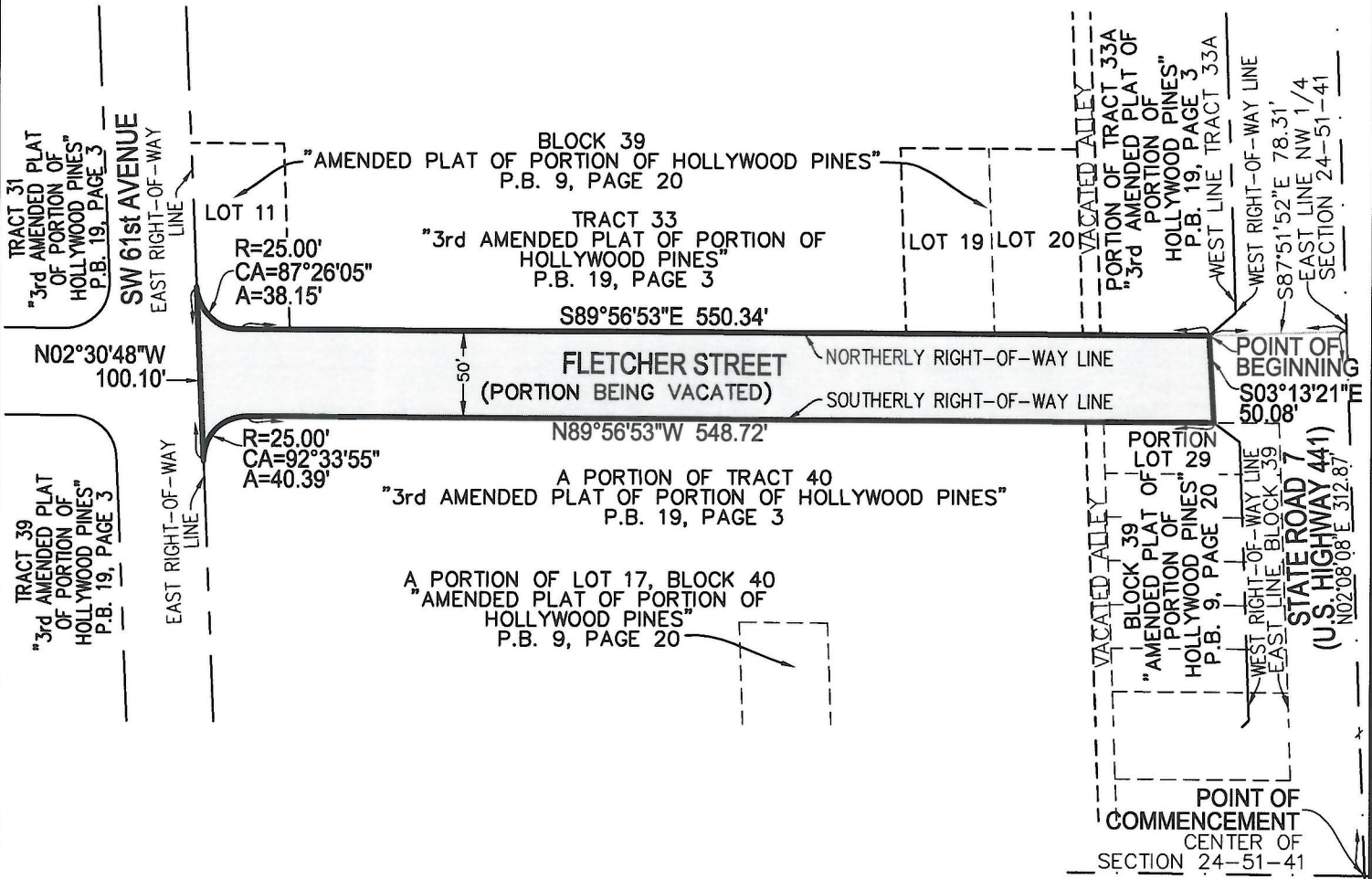
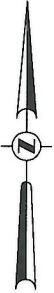
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SCALE: 1"=100'

DRAWN: L.H.

ORDER NO.: 67719

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FLETCHER STREET VACATION

BROWARD COUNTY, FLORIDA

FOR: HOLLYWOOD KIA

SHEET 2 OF 2

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LEGEND:

-  CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK