

# RIGHTS-OF-WAY DEDICATION

**EXHIBIT "B"**

## SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 25, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES AS RECORDED IN PLAT BOOK 19, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE NORTHWEST CORNER OF LOT 8, BLOCK 33, AMENDED PLAT OF HOLLYWOOD PINES AS RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°55'04" EAST, A DISTANCE OF 433.66' ALONG THE SOUTH RIGHT-OF-WAY LINE OF FLAGLER STREET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FLAGLER STREET, SOUTH 89°55'04" EAST, A DISTANCE OF 38.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7, AS IT IS NOW ESTABLISHED; THENCE SOUTH 49°46'32" EAST, A DISTANCE OF 4.89 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7, AS IT IS NOW ESTABLISHED; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°55'00" WEST, A DISTANCE OF 42.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 3.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 126 SQUARE FEET MORE OR LESS.

### SURVEYOR'S NOTES:

1. THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.
2. BASIS OF BEARINGS: GRID BEARING OF S89°55'04"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF FLAGLER STREET, AS SHOWN HEREON.
3. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
4. THIS DOCUMENT CONSISTS OF 2 SHEETS AND IS NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
5. THIS SKETCH IS NOT A BOUNDARY SURVEY.

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

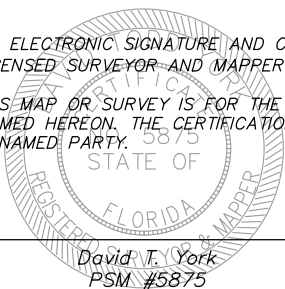
THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE FOLLOWING:

THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

OR

AN ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITY OR ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.



March 05, 2026  
Date of Signature

SEE SHEET 2 OF 2 FOR SKETCH

PROJECT NUMBER:  
24140

FILE: 24140 L&S R/W.DWG

DRAWN: TW  
CHECKED: TW

SHEET NO. 1 OF 2

## LEGAL DESCRIPTION AND SKETCH

### BROWARD COUNTY, FLORIDA



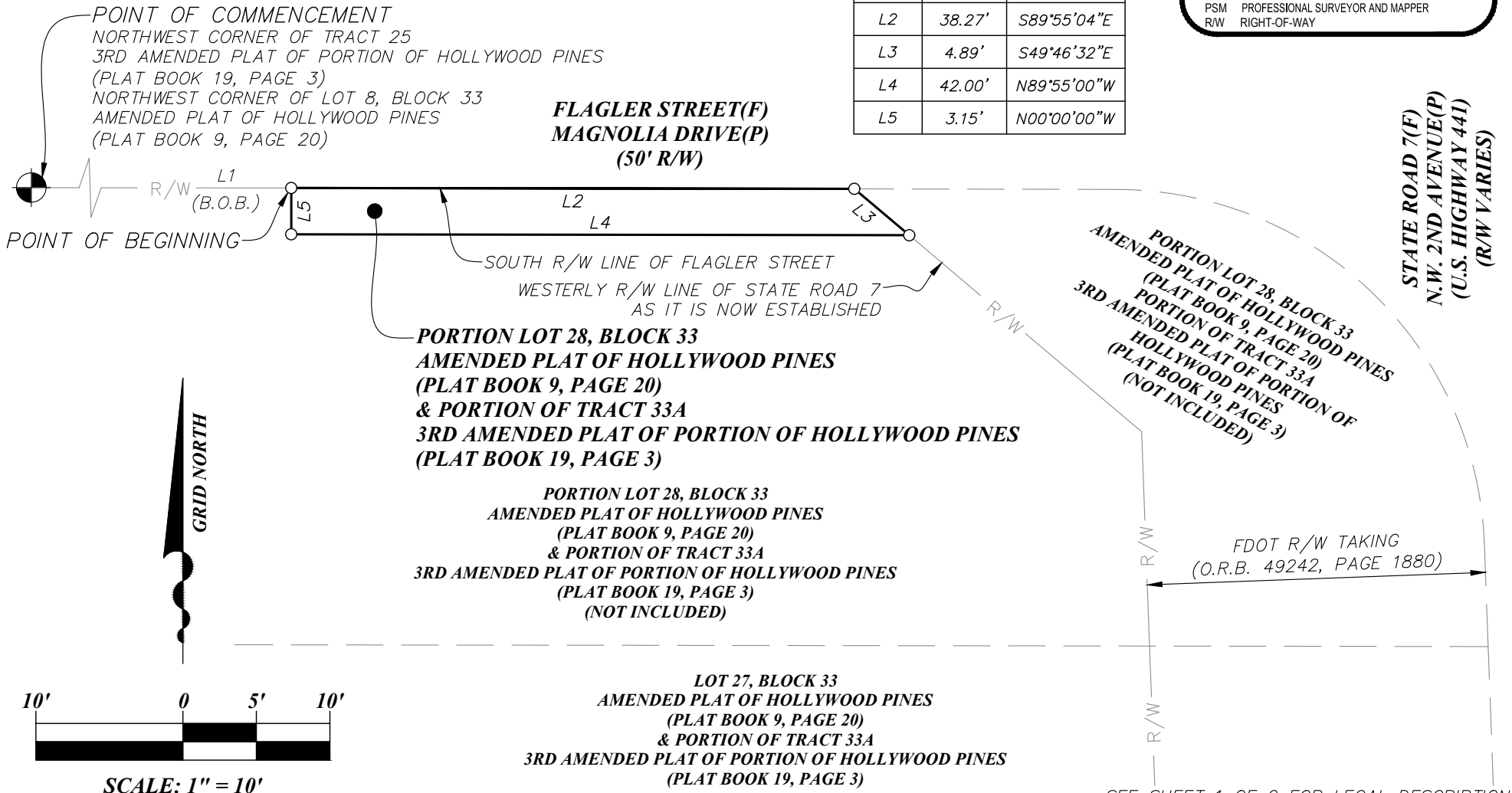
## DAVRIS, INC.

CERTIFICATE OF AUTHORIZATION # 7968

5830 Nebraska Ave.  
New Port Richey, FL 34652  
Phone: (727) 232-3800  
Website: www.davrisinc.com  
Email: tw or dty@davrisinc.com

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	433.66'	S89°55'04"E
L2	38.27'	S89°55'04"E
L3	4.89'	S49°46'32"E
L4	42.00'	N89°55'00"W
L5	3.15'	N00°00'00"W

LEGEND	
B.O.B.	BASIS OF BEARINGS
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY



PROJECT NUMBER:  
24140

FILE: 24140 L&S R/W.DWG

DRAWN: TW  
CHECKED: TW

SHEET NO. 2 OF 2

**LEGAL DESCRIPTION AND SKETCH**

**BROWARD COUNTY, FLORIDA**



**DAVRIS, INC.**

CERTIFICATE OF AUTHORIZATION # 7968

5830 Nebraska Ave.  
New Port Richey, FL 34652

Phone: (727) 232-3800

Website: www.davrisinc.com

Email: tw or dty@davrisinc.com