

# LOCATION MAP

SCALE: 1" = 100LEGEND. DENOTES WOOD POWER POLE DENOTES DELTA OF CURVE DENOTES CONCRETE LIGHT POLE T DENOTES TANGENT DENOTES ANCHOR DENOTES SIGNAL LIGHT BOX DENOTES WATER METER DENOTES TRAFFIC SIGNAL BOX DENOTES FIRE HYDRANT DENOTES EXISTING ELEVATION DENOTES TELEPHONE MANHOLE TAKEN: NOVEMBER 10th 2008 *⊙ѕвтмн* EL DENOTES ELECTRIC BOX -x x x x DENOTES CHAIN LINK FENCE DENOTES BOLLARD DENOTES CONCRETE POLE DENOTES WATER VALVE DENOTES CONCRETE POWER POLE DENOTES OVERHEAD WIRE –*ОНW*—— DENOTES METAL LIGHT POLE DENOTES CENTER LINE DENOTES EXISTING CONCRETE DENOTES PLANTER DENOTES PLAT BOOK DENOTES EXISTING ASPHALT DENOTES PAGE DENOTES RADIUS DENOTES ARC LENGTH

# <u>NOTES:</u>

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF EAST ALONG THE CENTERLINE OF FLETHCHER STREET.
- 2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 4) ORDERED BY: LEVY PROPERTIES, LLC
- 5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 6) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE X AREA OUTSIDE OF 500 YEARS FLOOD PER F.I.R.M. COMMUNITY PANEL NO.125113 0312 F. OF FEMA MAP DATED 8-18-92.
- 7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
- 9) SHOWN HEREON ARE PLOTTABLE EASEMENTS, RIGHTS OF WAYS, AND OTHERS MATTERS AS LISTED IN THOSE CERTAIN OWNERSHIP AND ENCUMBRANCE REPORTS FILE NUMBERS. 1062-2623014, 1062-2622896, 1062-2622887, 1062-2622784, 1062-2622802, 1062-2622794, 1062-2622921, 1062-2622903, 1062-2622878, AND 1062-2622911 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 5, 2011.
- 10) PROPERTY AS SHOWN HEREON CONTAINS 2.84 ACRES± (INCLUDING ALLEY)  $2.82\pm$  (EXCLUDING ALLEY).
- 11) ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988) CONVERSION: N.G.V.D. (1929)-1.59 = N.A.V.D. (1988)
- *12) BENCHMARKS:*

a) MAGNUM NAIL, 10' WEST OF BLOCK CORNER, AT N.E. CORNER OF WASHINGTON STREET AND STATE ROAD #441. ELEVATION=10.18 N.G.V.D. (8.59 N.A.V.D.)

b) SQUARE CUT AT BACK OF WALK, POINT OF INTERSECTION OF DEWEY STREET AND STATE ROAD #441, ELEVATION=10.67 N.G.V.D. (9.08 N.A.V.D.)

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a)(b1)(c), 8, 11(a), AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 11, 2011.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin/E/Associates, Inc.

MARK STEVEN JOHSON

PROFESSIONAL LAND SURVEYOR #4775 STATE OF FLORIDA



THE SOUTH 20 FEET OF 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY PLATTED AS LOTS 1-3, AND 18-20 OF BLOCK 40 OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 20.

PORTION OF TRACT 40 OF 3RD AMENDMENT PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19. PAGE 3. FORMERLY DESCRIBED AS LOTS 5 AND 6, BLOCK 40, PLAT BOOK 9, PAGE 20, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20.

## PARCEL 3

PORTION OF TRACT 40 OF 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 7 AND 8, BLOCK 40, PLAT BOOK 9, PAGE 20, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20.

### TOGETHER WITH

PORTION OF TRACT 40 OF 3RD AMENDED PLAT OF PORTION OF PLAT BOOK 9, PAGE 20, OF AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE BOOK 9, PAGE 20;

THE EAST 150 FEET OF TRACT 40, LESS THE WEST 6 FEET AND LESS THAT PORTION OF TRACT 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, MORE FULLY DESCRIBED AS: THAT PARCEL OF LAND BEGINNING AT THE SOUTHWEST CORNER OF TRACT 40, 3RD. AMENDED PLAT OF HOLLYWOOD PINES; THENCE RUN EAST 100.00 FEET; THENCE NORTH 110.40 FEET; THENCE WEST 100.00 FEET; THENCE SOUTH 110.40 FEET TO THE POINT OF BEGINNING; FORMERLY DESCRIBED AS LOTS 11 AND 12, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT

# LESS THEREFROM:

THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20;

PARCEL 4:

THOSE LANDS CONVEYED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY EMIDIO M. ANTONELLI AND BARBARA M. ANTONELLI, HIS WIFE, RECORDED SEPTEMBER 23, 1974, IN OFFICIAL RECORDS BOOK 5940, PAGE 181, MORE PARTICULARLY DESCRIBED AS:

THE SOUTH 20 FEET OF THAT PART OF TRACT40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 11 AND 12, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, AND ALL THAT EXTERNAL AREA LYING SOUTHWESTERLY OF AN ARC FORMED BY A 20.00 FOOT RADIUS WHICH IS TANGENT TO A LINE 20.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 11.

THAT PORTION OF TRACT 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, MORE FULLY DESCRIBED AS: THAT PARCEL OF LAND BEGINNING AT A POINT 100.00 FEET EAST OF THE SOUTHWEST CORNER OF TRACT 40; THENCE RUNNING A DISTANCE OF 100.00 FEET EAST; THENCE A DISTANCE OF 110.80 HOLLYWOOD PINES. ACCORDING TO THE PLAT THEREOF, RECORDED IN FEET NORTH; THENCE WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH, A DISTANCE OF 110.60 PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOT 4, BLOCK 40, FEET TO THE POINT OF BEGINNING; FORMERLY DESCRIBED AS LOTS 13 AND 14, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT

### LESS THEREFROM.

Remarks

10/11/11 ORDER# 199309 UP-DATE SURVEY J.G.I 03/02/12 ORD.#199693 UP-DATE SURVEY AND ALTA/ACSM J.G.I

Date

1 INCH = 30 FT

NOTE: Authentic copies of this drawing will bear the raised

seal of the attesting Professional Land Surveyor or

THOSE LANDS CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE ROAD DEPARTMENT OF FLORIDA, GIVEN BY DALE MORTGAGE & INVESTMENT CORP., A FLORIDA CORPORATION, RECORDED MARCH 12, 1973, IN OFFICIAL RECORDS BOOK 5196, PAGE 96, MORE PARTICULARLY DESCRIBED AS:

THE SOUTH 20.00 FEET OF TRACT 40, 3RD. AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 19. PAGE 3. FORMERLY DESCRIBED AS THE SOUTH 20.00 FEET OF LOTS 13 AND 14, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES. ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 9. PAGE 20.

THAT PORTION OF TRACT 40, 3RD. AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 15 AND 16, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20;

THOSE LANDS CONVEYED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. GIVEN BY VERNON L. SCOTT AND WILMA SCOTT, HIS WIFE, RECORDED JANUARY 8, 1975, IN OFFICIAL RECORDS BOOK 6069, PAGE 255, MORE PARTICULARLY AS:

ALL THAT PORTION OF TRACT 40, 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 15 AND 16, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 9, PAGE 20, AND LOT 17, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID LOT 15, SAID POINT BEING 20.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE RUN EASTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF LOTS 15, 16 AND 17, A DISTANCE OF 128.97 FEET TO A POINT OF CURVATURE FOR A CIRCULAR CURVE TO THE RIGHT. HAVING A RADIUS OF 3,869.71 FEET; AND A CENTRAL ANGLE OF 02° 24' 58"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 163.18 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 95° 08' 53"; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF LAST AFORESAID CURVE, A DISTANCE OF 166.06 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, SAID POINT OF INTERSECTION BEING 151.27 FEET NORTH OF AND 50.00 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST.

 $F \ L \ E \ T \ C \ H \ E \ R$ 

LOT 17, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20.

THOSE LANDS CONVEYED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, GIVEN BY VERNON L. SCOTT AND WILMA SCOTT. HIS WIFE, RECORDED JANUARY 8, 1975, IN OFFICIAL RECORDS BOOK 6069, PAGE 255, MORE PARTICULARLY AS:

ALL THAT PORTION OF TRACT 40. 3RD AMENDED PLAT OF PORTION OF HOLLYWOOD PINES. ACCORDING TO THE PLAT THEROF. RECORDED IN PLAT BOOK 19, PAGE 3, FORMERLY DESCRIBED AS LOTS 15 AND 16, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, AND LOT 17, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID LOT 15, SAID POINT BEING 20.00 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE RUN EASTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF LOTS 15, 16 AND 17, A DISTANCE 128.97 FEET TO A POINT OF CURVATURE FOR A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 3,869.71 FEET; AND A CENTRAL ANGLE OF 02° 24' 58". THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 163.18 FEET TO A POINT OF REVERSE CURVATURE. HAVING A RADIUS OF 100.00 FEET, AND A CENTRAL ANGLE OF 95° 08' 53"; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF LAST AFORESAID CURVE, A DISTANCE OF 166.06 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 SAID POINT OF INTERSECTION BEING 151.27 FEET NORTH OF AND 50.00 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 4. TOWNSHIP 51 SOUTH. RANGE 41 EAST.

S T R E E T

### PARCEL 7

LOTS 21 THROUGH 29, INCLUSIVE, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20;

### LESS THEREFROM:

THE EAST 10.00 FEET OF LOTS 21 THROUGH 29, INCLUSIVE, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9,

### AND ALSO LESS THEREFROM:

ALL THAT PORTION OF LOTS 21, 22 AND 23, BLOCK 40, AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21: THENCE RUN NORTHERLY ON AN ASSUMED BEARING OF NORTH 04° 52' 02" WEST, ALONG THE WEST BOUNDARY OF SAID LOT 21. A DISTANCE OF 20.00 FEET: THENCE RUN SOUTH 86° 59' 42" EAST. A DISTANCE OF 42.26 FEET TO THE POINT OF CURVATURE OF CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 42.25 FEET AND CENTRAL ANGLE OF 97° 52' 19" THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.17 FEET TO THE POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON A LINE 10.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF SAID BLOCK 40; THENCE RUN SOUTH 04° 52' 02" EAST, A DISTANCE 54.61 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39° 32' 32" AND A TANGENT BEARING SOUTH 48° 19' 21" WEST; THENCE ALONG THE ARC OF SAID CURVE, RUN SOUTHWESTERLY A DISTANCE OF 17.25 FEET TO THE POINT OF TANGENCY; SAID POINT TANGENCY BEING ON THE SOUTH BOUNDARY OF AFORESAID LOT 21; THENCE RUN WESTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT 21 TO THE POINT OF BEGINNING.

LAND PLANNERS

MARK STEVEN JOHNSON, SECRETARY/TREASURER

Registered Land Surveyor No. 4775 State of Florida

Registered Engineer No.

ENGINEERS

\_ State of Florida

3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL: (305)652-7010 FAX: (305)652-8284

Drawn By: L.E.G. Date: 11-20-08

Order No. 196086 FB. BC 550 Pg.05

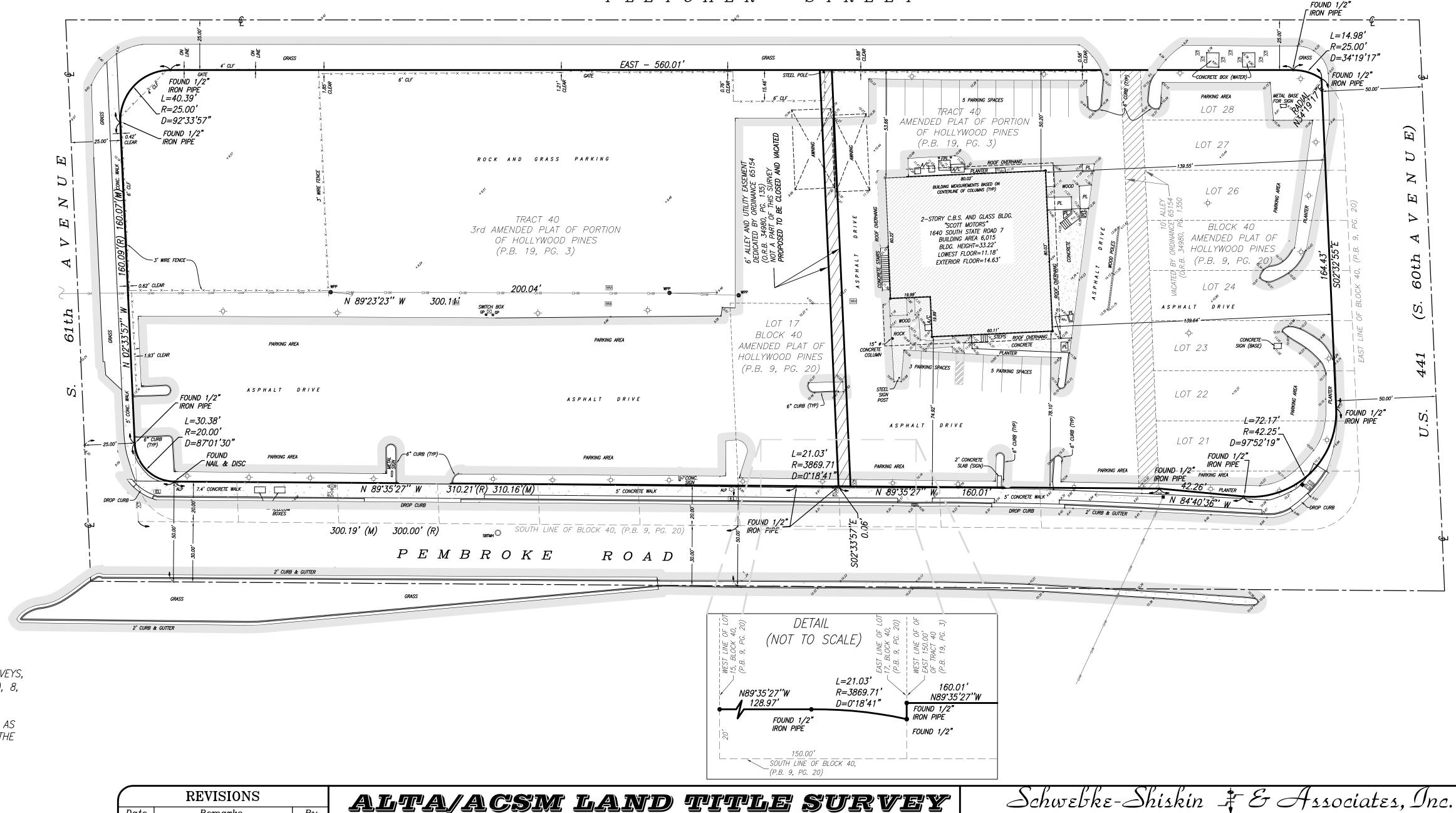
LAND SURVEYORS LB #87

Scale: 1" = 30'

Sketches &

File No. B-1262A (N.A.V.D.) Sheet No. 1 of 2 Sheets

COMMENCING AT THE NORTHWEST CORNER OF TRACT FORTY (40) OF THE THIRD AMENDED PLAT OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 19, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE RUN EAST ALONG THE NORTH LINE OF TRACT FORTY (40) A DISTANCE OF ONE HUNDRED (100) FEET; THENCE SOUTH A DISTANCE OF ONE HUNDRED TEN AND FORTY-ONE/HUNDREDTHS (100.41) FEET; THENCE WEST ONE HUNDRED (100) FEET; THENCE NORTH A DISTANCE OF ONE HUNDRED TEN AND FORTY-ONE/HUNDREDTHS (110.41) FEET TO THE POINT OF BEGINNING. THE ABOVE CONVEYED PARCEL IS THE SAME AS LOTS NINE (9) AND TEN (10) OF BLOCK FORTY (40) OF HOLLYWOOD PINES, ACCORDING TO THE PLAT THÈREOF. RECORDED IN PLAT BOOK 9, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



PORTIONS OF TRACT 40, "3rd AMENDED PLAT OF PORTION OF HOLLYWOOD PINES",

> ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 19 AT PAGE 3.

OF THE PUBLIC RECORDS OF BROWARD COUNTY. FLORIDA.

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

**SECTION 24-51-41**