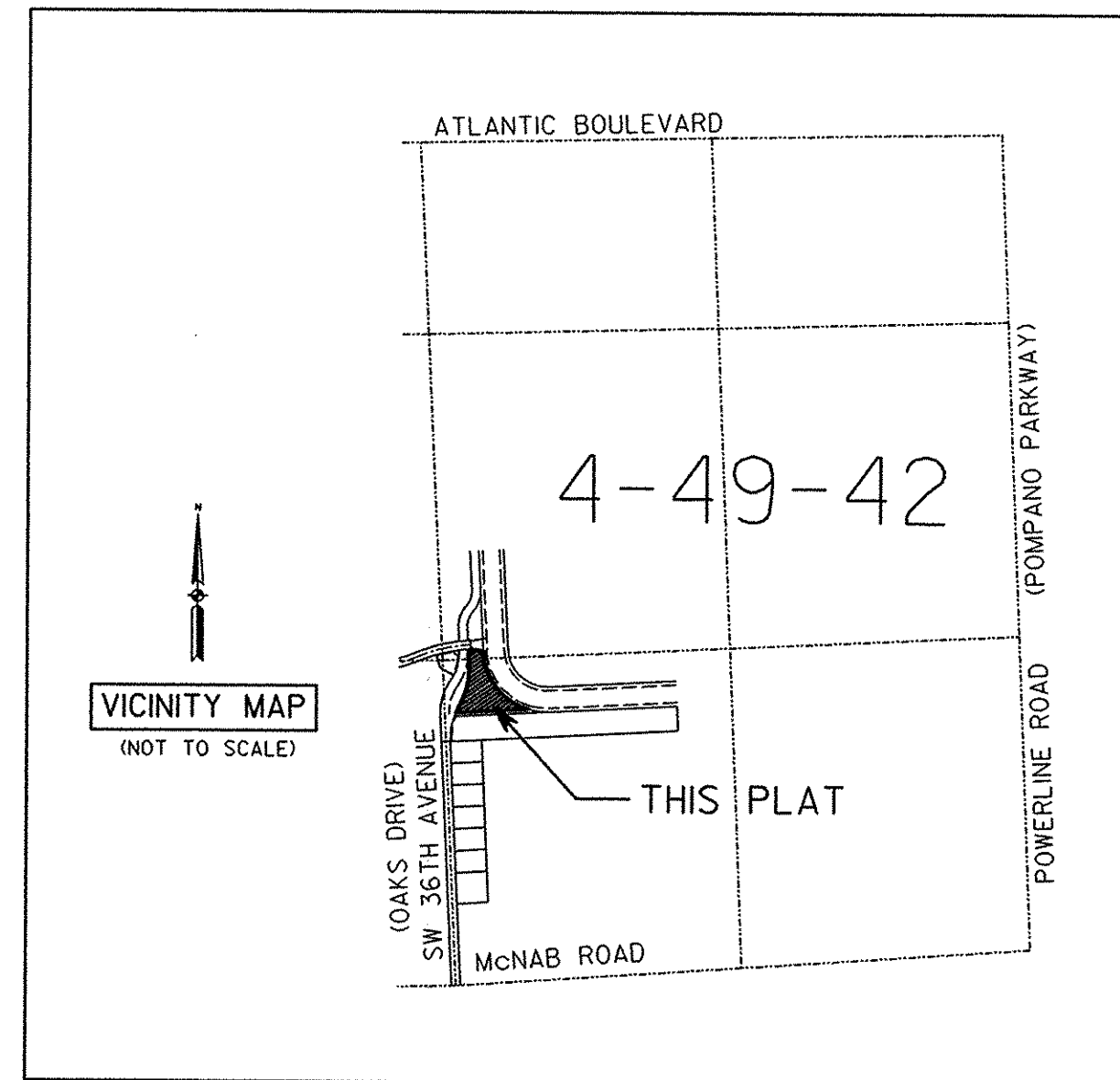


"PALM AIRE RECREATION CENTER"

A PORTION OF THE WEST ONE-HALF (W 1/2)
OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CFN # 102336230,
Page 1 of 2
Recorded 10/15/2002 at 04:17 PM



LAND DESCRIPTION

A PARCEL OF LAND IN THE WEST 1/2 OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

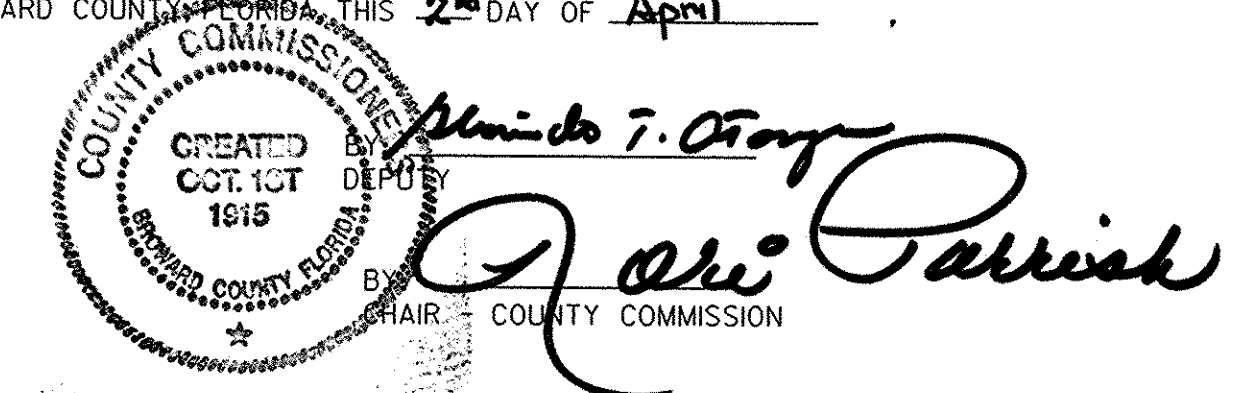
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE RUN NORTH 02°23'00" WEST (ON AN ASSUMED BEARING) 102.44 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHEASTERLY TO THE RIGHT, A RADIAL AT SAID POINT BEARING SOUTH 13°14'34" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1380.00 FEET AND A CENTRAL ANGLE OF 10°51'34", RUN NORTHEASTERLY 261.56 FEET; THENCE RUN SOUTH 02°23'00" EAST 40.00 FEET; THENCE RUN SOUTH 84°19'44" EAST 9.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°19'44" EAST 97.76 FEET ALONG A LINE (ALSO FORMING THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM AIRE DRIVE WEST) TO AN INTERSECTION WITH THE ARC OF SAID CURVE TO THE LEFT, A RADIAL AT SAID POINT BEARING NORTH 87°37'00" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT (ALSO FORMING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-14) HAVING A RADIUS OF 584.00 FEET AND A CENTRAL ANGLE OF 70°38'00", RUN SOUTHEASTERLY 719.95 FEET; THENCE RUN SOUTH 87°20'10" WEST 655.11 FEET, TO A POINT OF INTERSECTION WITH THE ARC OF A CURVE RUNNING NORTHEASTERLY TO THE RIGHT, A RADIAL AT SAID POINT BEARING SOUTH 65°26'48" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT (ALSO FORMING THE EASTERLY RIGHT-OF-WAY LINE OF OAKS DRIVE) HAVING A RADIUS OF 576.96 FEET AND A CENTRAL ANGLE OF 01°29'16", RUN NORTHEASTERLY 14.98 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 26°02'28" EAST 100.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ON AN ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 656.95 FEET AND A CENTRAL ANGLE OF 28°25'28" RUN NORTHEASTERLY 325.92 FEET, TO A POINT OF TANGENCY; THENCE RUN NORTH 02°23'00" WEST 124.23 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE TANGENT EXTENDED TO A POINT OF CURVATURE OF A CURVE RUNNING TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 98°03'16", RUN NORTHEASTERLY 51.34 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. AND CONTAINING 151,200 SQUARE FEET (OR 3.411 ACRES, MORE OR LESS)

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 2ND DAY OF April, A.D., 2002.

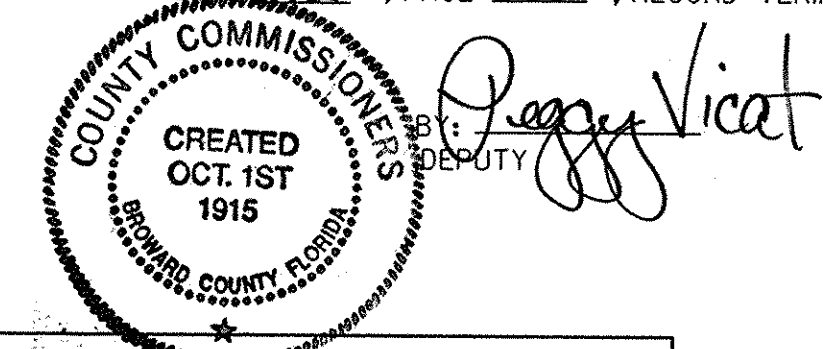
ATTEST:
ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR



BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 15TH DAY OF October, A.D., 2002 AND RECORDED IN PLAT BOOK 172, PAGE 008, RECORD VERIFIED.

ATTEST:
ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR



BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *Dan M. Damp*
DIRECTOR OR DESIGNEE

10-9-02
DATE

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *Henry P. Cook*
HENRY P. COOK
FLORIDA PROFESSIONAL ENGINEER, E., REG. NO. 12506
FLORIDA REGISTRATION NO. 12506
DIRECTOR OF ENGINEERING

BY: *Eric B. August*
ERIC B. AUGUSTO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. #LS 5695
BROWARD COUNTY SURVEYOR

DATE: 10-14-02

DATE: 10/14/02

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS 25 DAY OF October, A.D., 2002.

BY: *Patricia*
CHAIR

DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 10TH DAY OF October, A.D., 2002.

BY: *Patricia*
ADMINISTRATOR OR DESIGNEE

DATE

DEDICATION

STATE OF FLORIDA COUNTY OF BROWARD SS KNOWN ALL MEN BY THESE PRESENTS THAT THE CITY OF POMPANO BEACH

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS, "PALM AIRE RECREATION CENTER". EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES UNLESS OTHERWISE NOTED. IN WITNESS WHEREOF, CITY OF POMPANO BEACH HAS CAUSED THIS DEDICATION TO BE SIGNED IN ITS NAME THIS 30 DAY OF January, A.D., 2002.

WITNESS: *Joanne Bochan*
JOANNE BOCHAN
PRINT NAME

BY: *William F. Griffin*
MAYOR
WILLIAM F. GRIFFIN

WITNESS: *Shelley R. Bartholomew*
SHELLEY R. BARTHOLOMEW
PRINT NAME

BY: *C. William Hargett, Jr.*
CITY MANAGER
C. WILLIAM HARGETT, JR.

WITNESS: *Clare M. Kimber*
CLARE M. KIMBER
PRINT NAME

WITNESS: *Aseclata Hammond*
ASECLATA HAMMOND
PRINT NAME

CITY OF POMPANO BEACH CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND PASSED BY RESOLUTION NO. 2002-90 THIS 11TH DAY OF DECEMBER, A.D., 2001. IN WITNESS WHEREOF, THE SAID CITY COMMISSION

ATTEST: *Mary L. Chambers*
CITY CLERK
MARY L. CHAMBERS

BY: *William F. Griffin*
MAYOR
WILLIAM F. GRIFFIN

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT THIS 28TH DAY OF NOVEMBER, A.D., 2001.

BY: *A.L. Stein*
PLANNING AND ZONING BOARD CHAIR
A.L. STEIN

CITY OF POMPANO BEACH DIRECTOR OF UTILITIES

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31ST DAY OF January, A.D., 2002.

BY: *William F. Flaherty*
UTILITIES DIRECTOR
WILLIAM F. FLAHERTY, P.E.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: 1-20-02

KEITH & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #LB 6860

BY: *Jon Weber*
JON WEBER
PROFESSIONAL SURVEYOR AND MAPPER #4323
STATE OF FLORIDA
(FOR THE FIRM)

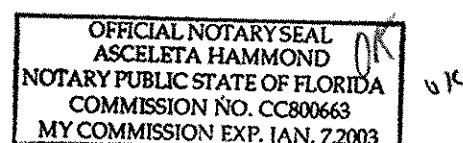
ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF BROWARD SS KNOWN ALL MEN BY THESE PRESENTS THAT WILLIAM F. GRIFFIN and C. WILLIAM HARGETT, JR.

TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND CITY MANAGER (RESPECTIVELY) OF THE CITY OF POMPANO BEACH, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY OF POMPANO BEACH, AND WHO ARE PERSONALLY KNOWN AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 30 DAY OF January, 2002, A.D. MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA



Aseclata Hammond
ASECLATA HAMMOND

DEDICATION	NOTARY DEDICATION	CITY COMMISSION BOARD	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR
		OK				

PREPARED BY:
KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
19541788-3400 FAX 19541788-3500
LB NO. 6860

"PALM AIRE RECREATION CENTER"

A PORTION OF THE WEST ONE-HALF (W 1/2)
OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CFN #102336230

Page 2 of 2

LEGEND

A or L	ARC LENGTH	PG.	PAGE
B.C.R.	BROWARD COUNTY RECORDS	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
B.M.	BENCHMARK	P.O.B.	POINT OF BEGINNING
(C)	CALCULATED	P.O.C.	POINT OF COMMENCEMENT
CL	CENTERLINE	P.R.M.	PERMANENT REFERENCE MONUMENT
CA	CENTRAL ANGLE	R	RADIUS
COR.	CORNER	R/W	RIGHT-OF-WAY
(D)	DESCRIPTION	SEC.	SECTION
(D&C)	DESCRIPTION AND CALCULATED	SFWM	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ELEV.	ELEVATION	UE	UTILITY EASEMENT
FND.	FOUND	W/	WITH
L.B.	LICENSED BUSINESS	----	NON-VEHICULAR ACCESS LINE
LS	LICENSED SURVEYOR		
ORB	OFFICIAL RECORD BOOK		
P.B.	PLAT BOOK		

PLAT NOTES

① INDICATES SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT WITH BRASS DISC NO. 6860 (UNLESS OTHERWISE NOTED).

BEARINGS SHOWN HEREON ARE BASED ON THE BROWARD COUNTY ENGINEERING DEPARTMENT ADJUSTMENT OF COUNTY SURVEY TO TRANSVERSE MERCATOR PROJECTION EAST ZONE OF FLORIDA. REFERENCE BEARING OF N02°37'25"W ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 4-49-42.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY THE BROWARD COUNTY ENGINEERING DEPARTMENT. ORIGIN BENCHMARK #2662, BROWARD COUNTY ENGINEERING DEPARTMENT BRASS DISK IN CONTROL STRUCTURE NO. 31 FOR CANAL CROSSING NORTHWEST 21 AVENUE, 500'+OR-NORTH OF MCNAB ROAD. BENCHMARK IS IN TOP OF HEADWALL ON WEST SIDE OF ROAD. ELEVATION=9.19.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 117.019, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

RESTRICTIONS

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY APRIL 2, 2007, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY APRIL 2, 2007, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

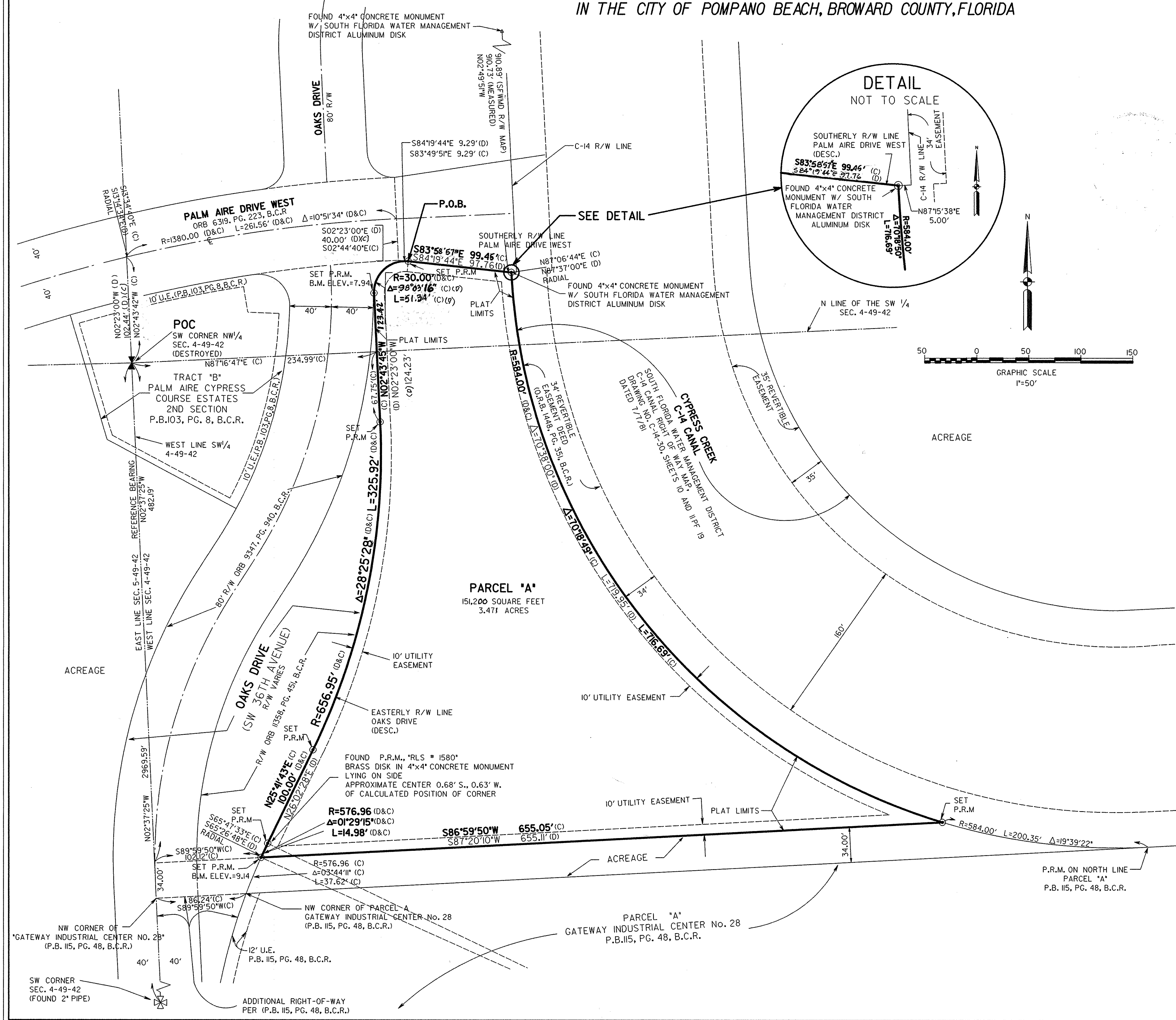
THIS PLAT WAS APPROVED FOR DEVELOPMENT UNDER THE DE MINIMIS EXCEPTION OF CHAPTER 5, ARTICLE IX, OF THE BROWARD COUNTY CODE OF ORDINANCES. SUCH APPROVAL REQUIRES THAT A BUILDING PERMIT FOR A PRINCIPAL BUILDING SHALL BE ISSUED ON OR BEFORE THE 2ND DAY OF APRIL, 2005, WHICH DATE IS THREE (3) YEARS FROM THE DATE OF APPROVAL OF THE PLAT BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. IN THE EVENT NO BUILDING PERMIT IS ISSUED BY THE ABOVE DATE, THE COUNTY'S FINDING OF ADEQUACY OF THE REGIONAL ROAD NETWORK SHALL EXPIRE AND NO BUILDING PERMIT SHALL BE ISSUED.

THIS PLAT IS RESTRICTED TO A 13,510 SQUARE FOOT PUBLIC RESIDENTIAL RECREATIONAL FACILITY. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. L. F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



PREPARED BY:

KEITH & ASSOCIATES, INC.
consulting engineers

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954)788-3400 FAX(954)788-3500
LB NO. 6860