

This instrument was prepared by
and after recording return to:

Jessica Lifshitz, Esq.
McDonald Hopkins LLC
505 South Flagler Drive
Suite 300
West Palm Beach, Florida 33401

(Information above this line for recording data)

**FIRST AMENDMENT TO THE 31ST AVENUE ACCESS
EASEMENT AGREEMENT**

This First Amendment to the 31st Avenue Easement Agreement (this “**First Amendment**”) is made as of this ____ day of _____, 2016, by and between **FCI DEVELOPMENT TEN, LLC**, a Florida limited liability company (“**FCI**”), with a mailing address of One North Clematis Street, West Palm Beach, Florida 33401; **HOME DYNAMICS VANTAGE, LLC**, a Florida limited liability company (“**Additional Property Owner**”) (as successor to ZF DEVELOPMENT II, LLC, a Florida limited liability company), with a mailing address of 4755 Technology Way, Suite 210, Boca Raton, FL 33431; and joined by the **CITY OF POMPANO BEACH**, a Political Subdivision of the State of Florida (“**City**”).

RECITALS:

A. Additional Property Owner is the owner of that certain real property located in Broward County, Florida, described on **Exhibit “A”**, attached hereto and incorporated herein (the “**Additional Property**”);

B. FCI is the owner of certain property described on **Exhibit “B”**, attached hereto and incorporated herein (“**FCI Property**”);

C. FCI, Additional Property Owner and West Atlantic Boulevard Investors, LLC (“**WAB**”) are party to that certain 31st Avenue Easement Agreement dated as of February 13, 2015, and recorded on February 17, 2015 as Instrument No. 112814108 of the Public Records of Broward County, Florida (the “**Access Easement**”). Capitalized terms used, but not otherwise defined herein, shall have the meanings set forth in the Access Easement;

D. Pursuant to the terms of the Access Easement, Additional Property Owner granted to FCI a perpetual non-exclusive easement for one-way access over a certain portion of the Additional Property as more particularly described on Exhibit E to the Access Easement (referred to therein as the “**Additional Easement Area**”), to provide to FCI and its tenants and residents, and the Required Parties, vehicular egress from the FCI Property to the WAB Easement Area for egress to the New Road which leads to NW 31st Avenue;

E. FCI and Additional Property Owner have mutually determined to relocate and/or reconfigure the Additional Easement Area pursuant to the description and depiction attached hereto as **Exhibit "C"** (the "**Relocated Additional Easement Area**"); and

F. The Relocated Additional Easement Area: (i) aligns with the WAB Easement Area at the common boundary between the WAB Easement Area and the Additional Property; and (ii) aligns with the FCI Property at the Approved Access Point and will provide vehicular access from the FCI Property to the WAB Easement Area for egress to the New Road which leads to NW 31st Avenue.

NOW THEREFORE, in consideration of the above premises and of the covenants herein contained, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by reference.

2. **Relocated Easement Area.** FCI and Additional Property Owner acknowledge and agree that the Additional Easement Area is hereby relocated and reconfigured to the Relocated Additional Easement Area. As such, Exhibit "E" attached to the Access Easement Agreement is hereby deleted and replaced with **Exhibit "C"** attached hereto.

3. **City Joinder.** In connection with the City's approvals of FCI's site plan for improvements on the FCI Property, the City has requested, and FCI and Additional Property Owner have agreed, that the Relocated Additional Property Easement Area shall not be further modified, relocated or terminated without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. The City is joining in this First Amendment for the purposes of acknowledging the terms of this Section 3.

4. **Not a Public Dedication.** Nothing contained in this First Amendment shall be deemed to be a dedication of any portion of the Relocated Additional Easement Area to the general public for any public use or purpose whatsoever, it being the intention and understanding of the parties that this First Amendment be strictly limited to and for the purposes expressed in this First Amendment.

5. **Severability.** Invalidation of any of the provisions contained in this First Amendment, or of the application thereof to any party, by judgment or court order shall in no way affect any of the other provisions of this First Amendment or the application thereof to any other party or circumstance, and this First Amendment shall remain in effect.

6. **Counterparts.** This First Amendment may be signed in counterparts, each of which shall be deemed an original, and all such counterparts shall constitute one and the same instrument.

7. **Binding Effect; Conflict.** Except for the matters set forth in this First Amendment, all of the terms, provisions and conditions of the Access Easement shall remain in

full force and effect. In the event of a conflict between the terms of the Access Easement and the terms of this First Amendment, the terms of this First Amendment shall control.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, FCI, Additional Party Owner, and the City have executed this First Amendment to the 31st Avenue Easement Agreement as of the day and year first written above.

WITNESSES:

FCI DEVELOPMENT TEN, LLC, a Florida limited liability company

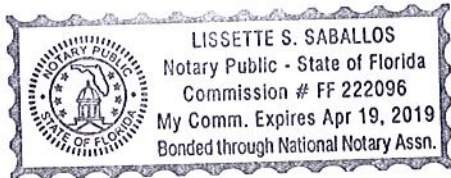
[Signature]
Print Name: Mannel Mabo
First Witness

By: [Signature]
Name: Juan C. Porro
Title: V.P.

[Signature]
Print Name: Michelle Curschellas
Second Witness

STATE OF FLORIDA)
COUNTY OF Miami-Dade)

ACKNOWLEDGED and subscribed before me this 20th day of August, 2016 by Juan C. Porro, as VP of FCI Development Ten, LLC, a Florida limited liability company, who () is personally known to me or () has produced as identification.




[Signature]
Notary Public, State of Florida
Print Name: Lisette Saballos
Commission No.: _____
My Commission Expires: _____

[SEAL]

WITNESSES:

HOME DYNAMICS VANTAGE, LLC, a
Florida limited liability company


Print Name: Denise Parks
First Witness


By: 
Name: DAVID SCHACK
Title: MANAGER


Print Name: Teresa Peterson
Second Witness

STATE OF FLORIDA)
COUNTY OF Palm Beach)

ACKNOWLEDGED and subscribed before me this 12 day of August, 2016 by David Schack, as Manager of Home Dynamics Vantage, LLC, a Florida limited liability company, who is personally known to me or () has produced _____ as identification.




Notary Public, State of Florida
Print Name: Teresa Peterson
Commission No.: FF236478
My Commission Expires: 8-25-19

Witnesses:

CITY OF POMPANO BEACH

By: _____
LAMAR FISHER, MAYOR

By: _____
DENNIS W. BEACH, CITY MANAGER

Attest:

ASCELETA HAMMOND, CITY CLERK

(SEAL)

Approved As To Form:

MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2016 by **LAMAR FISHER** as Mayor, **DENNIS W. BEACH** as City Manager and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

[END OF SIGNATURES]

EXHIBIT A
ADDITIONAL PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH ONE-HALF (S. 1/2) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 01°22'47" WEST ALONG THE EAST LINE OF SAID SECTION 32, 365.78 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF WEST ATLANTIC BOULEVARD, A 120.00 FOOT RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 410055, SECTION 86130-2504, SHEET 12 OF 18, SAME BEING THE SOUTHWEST CORNER OF TEXACO-POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,587.89 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 11°21'03" EAST; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'04", AN ARC DISTANCE OF 67.93 FEET; THENCE NORTH 67°56'40" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 164.17 FEET; THENCE NORTH 89°26'43" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 160.24 FEET; THENCE SOUTH 76°08'26" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 54.19 FEET; THENCE SOUTH 82°47'08" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 240.26 FEET; THENCE SOUTH 76°36'32" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 20.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 15°01'12" WEST, 219.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°34'27" WEST, 281.94 FEET; THENCE NORTH 65°23'17" WEST, 44.00 FEET; THENCE SOUTH 87°34'27" WEST, 532.38 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 110.12 FEET, A CENTRAL ANGLE OF 65°24'43" AND AN ARC DISTANCE OF 125.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 58°47'12" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 07°44'33", AND AN ARC DISTANCE OF 13.51 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 54°03'56", AND AN ARC DISTANCE OF 198.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 30°00'23", AND AN ARC DISTANCE OF 62.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47°31'48" WEST, 115.23 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND AN ARC DISTANCE OF 70.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 42°28'12" WEST, 35.00 FEET TO A CORNER ON THE EAST LINE OF TRACT A, PALM AIRE NORTH COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID CORNER HEREINAFTER KNOWN AS REFERENCE POINT "A"; THENCE NORTH

47°31'48" EAST ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 590.60 FEET; THENCE NORTH 30°51'09" EAST CONTINUING ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 405.20 FEET; THENCE NORTH 27°20'21" EAST CONTINUING ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 549.07 FEET TO THE NORTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION; THENCE NORTH 77°03'57" WEST ALONG SAID NORTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 411.09 FEET TO THE WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION; THENCE SOUTH 29°11'22" WEST ALONG SAID WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 436.70 FEET; THENCE SOUTH 37°13'57" WEST CONTINUING ALONG SAID WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 273.27 FEET; THENCE SOUTH 38°34'48" WEST CONTINUING ALONG SAID WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 711.82 FEET; THENCE SOUTH 62°23'43" EAST ALONG A SOUTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 266.57 FEET; THENCE SOUTH 02°32'02" WEST, 173.88 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID WEST ATLANTIC BOULEVARD; THENCE SOUTH 46°42'42" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 41.81 FEET; THENCE NORTH 89°06'30" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 187.78 FEET; THENCE NORTH 77°47'54" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 305.94 FEET; THENCE NORTH 84°51'04" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 270.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE A 300.00 FOOT RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 410055, SECTION 86130-2504, SHEET 1 OF 18; THENCE NORTH 37°00'18" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 2,632.45 FEET TO A POINT ON THE WEST LINE OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE SOUTH 01°20'33" EAST ALONG SAID WEST LINE, 464.92 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE NORTH 88°45'32" EAST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32, 403.85 FEET; THENCE SOUTH 00°00'00" WEST, 430.80 FEET; THENCE SOUTH 90°00'00" EAST, 108.87 FEET; THENCE SOUTH 00°00'00" WEST, 702.13 FEET; THENCE SOUTH 55°23'30" EAST, 132.52 FEET; THENCE SOUTH 12°02'24" WEST, 44.31 FEET; THENCE SOUTH 15°01'12" EAST, 36.87 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE AFORESAID REFERENCE POINT "A"; THENCE NORTH 62°23'43" WEST ALONG A SOUTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 36.49 FEET; THENCE SOUTH 02°32'02" WEST ALONG AN EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 69.01 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "B"; THENCE NORTH 47°32'02" EAST, 30.83 FEET; THENCE NORTH 22°03'23" EAST, 33.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE AFORESAID REFERENCE POINT "B"; THENCE SOUTH 02°32'02" WEST ALONG AN EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 6.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°32'02" WEST AND CONTINUING ALONG SAID EAST LINE OF PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 55.00

FEET; THENCE SOUTH 43°17'14" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD, 43.03 FEET; THENCE SOUTH 89°06'30" EAST, CONTINUING ALONG SAID NORTH NIGHT-OF-WAY LINE, 38.73 FEET; THENCE NORTH 35°03'08" WEST, 78.33 FEET; THENCE NORTH 42°27'58" WEST, 30.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 36.2962 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LANDS ARE NOW A PORTION OF PARCEL B, RESIDENCES AT PALM AIRE, RECORDED JUNE 25, 2015 IN PLAT BOOK 181, PAGES 178-182, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT B
FCI PROPERTY LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A portion of Parcel B, RESIDENCES AT PALM AIRE, according to the plat thereof, as recorded in Plat Book 181, Pages 178-182, inclusive, of the Public Records of Broward County, Florida, described as follows:

BEGINNING at the Southeast corner of said Parcel B;
THENCE along the South line of said Parcel B the following eight (8) courses: South 76°36'32" West a distance of 21.85 feet;
THENCE South 69°19'34" West a distance of 238.14 feet;
THENCE South 73°55'06" West a distance of 182.76 feet;
THENCE South 71°12'48" West a distance of 211.47 feet to a point on the arc of a non-tangent curve concave to the North, a radial line of said curve through said point having a bearing of South 10°39'02" East;
THENCE Westerly along the arc of said curve to the right, having a central angle of 11°32'32" and a radius of 2,231.83 feet for an arc distance of 449.60 feet to a point of tangency;
THENCE North 89°06'30" West a distance of 0.13 feet;
THENCE North 85°20'44" West a distance of 180.40 feet;
THENCE North 89°06'30" West a distance of 111.27 feet;
THENCE North 35°03'08" West a distance of 78.33 feet;
THENCE North 42°27'58" West a distance of 30.83 feet;
THENCE North 02°32'02" East a distance of 6.52 feet;
THENCE North 47°32'02" East a distance of 30.83 feet;
THENCE North 22°03'23" East a distance of 33.68 feet;
THENCE South 42°28'12" East a distance of 35.00 feet to a point of curvature of a tangent curve concave to the North;
THENCE Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a central angle of 90°00'00" and a radius of 45.00 feet for an arc distance of 70.69 feet to a point of tangency;
THENCE North 47°31'48" East a distance of 115.23 feet to a point of curvature of a tangent curve concave to the Southeast;
THENCE Northeasterly along the arc of said curve to the right, having a central angle of 30°00'23" and a radius of 120.00 feet for an arc distance of 62.85 feet to a point of reverse curvature of a tangent curve concave to the Northwest;
THENCE Northeasterly and Northerly along the arc of said curve to the left, having a central angle of 54°03'56" and a radius of 210.00 feet for an arc distance of 198.16 feet to a point of reverse curvature of a tangent curve concave to the East;
THENCE Northerly along the arc of said curve to the right, having a central angle of 07°44'33" and a radius of 100.00 feet for an arc distance of 13.51 feet to a point on the arc of a non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of North 68°00'39" West;
THENCE Northerly, Northeasterly and Easterly along the arc of said curve to the right, having a central angle of 65°24'43" and a radius of 110.12 feet for an arc distance of 125.72 feet to a point of tangency;
THENCE North 87°34'27" East a distance of 532.38 feet;
THENCE South 65°23'17" East a distance of 44.00 feet;
THENCE North 87°34'27" East a distance of 281.94 feet;
THENCE along the East line of said Parcel B, South 15°01'12" East a distance of 219.39 feet to the POINT OF BEGINNING.

Said land situate within the City of Pompano Beach, Broward County, Florida, containing 9.987 acres, more or less.

EXHIBIT C
RELOCATED EASEMENT AREA

SKETCH AND LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)
 NOT VALID WITHOUT SHEETS 1-3 of 3

LEGAL DESCRIPTION:

A PORTION OF PARCEL B, RESIDENCES AT PALM AIRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGES 178 THROUGH 182, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE ALONG THE EAST LINE OF SAID PARCEL B, NORTH 15°01'12" WEST A DISTANCE OF 219.39 FEET; THENCE ALONG THE NORTH LINE OF THE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 112814105 OF SAID PUBLIC RECORDS OF BROWARD COUNTY THE FOLLOWING FOUR (4) COURSES: SOUTH 87°34'27" WEST A DISTANCE OF 281.94 FEET; THENCE NORTH 65°23'17" WEST A DISTANCE OF 33.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 65°23'17" WEST A DISTANCE OF 10.66 FEET; THENCE SOUTH 87°34'27" WEST A DISTANCE OF 13.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 73°39'13" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 76.50 FEET, A CENTRAL ANGLE OF 47°29'05" AND AN ARC LENGTH OF 63.40 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°49'52" EAST A DISTANCE OF 45.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.50 FEET, A CENTRAL ANGLE OF 27°37'34" AND AN ARC LENGTH OF 25.80 FEET TO THE POINT OF TANGENCY; THENCE NORTH 36°12'17" EAST A DISTANCE OF 32.03 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 39°50'13" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 50°09'47" AND AN ARC LENGTH OF 102.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST A DISTANCE OF 382.11 FEET; THENCE NORTH 00°33'36" WEST A DISTANCE OF 395.30 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 260.93 FEET; THENCE NORTH 79°52'28" EAST A DISTANCE OF 44.70 FEET TO SAID EAST LINE OF PARCEL B; THENCE ALONG SAID EAST LINE OF PARCEL B, SOUTH 00°00'00" EAST A DISTANCE OF 23.36 FEET; THENCE SOUTH 79°52'28" WEST A DISTANCE OF 17.90 FEET; THENCE SOUTH 18°22'27" WEST A DISTANCE OF 10.73 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 231.99 FEET; THENCE SOUTH 00°33'36" EAST A DISTANCE OF 395.30 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 382.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 94.00 FEET, A CENTRAL ANGLE OF 63°20'26" AND AN ARC LENGTH OF 103.92 FEET; THENCE ALONG A NON-TANGENT LINE, SOUTH 36°12'17" WEST A DISTANCE OF 56.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 76.50 FEET, A CENTRAL ANGLE OF 27°37'34" AND AN ARC LENGTH OF 36.89 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63°49'52" WEST A DISTANCE OF 45.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.50 FEET, A CENTRAL ANGLE OF 44°34'07" AND AN ARC LENGTH OF 41.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

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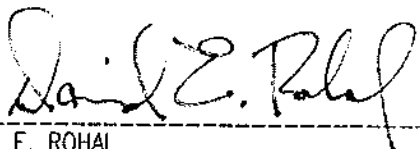
 <p> Calvin, Giordano & Associates, Inc. EXCEPTIONAL SOLUTIONS™ 560 W. Agee Boulevard • Suite 340 • West Palm Beach, FL 33409 Phone: 561.684.5161 • Fax: 561.684.6300 </p> <p>Certificate of Authorization 0791</p>	ACCESS EASEMENT RESIDENCES AT PALM AIRE CITY OF POMPANO BEACH, FLORIDA		SCALE NONE	PROJECT No 13-5823.24	SHEET 1 OF 2
	DATE 7-25-16	CAD FILE SEE LEFT MARGIN			

SKETCH AND LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)
 NOT VALID WITHOUT SHEETS 1 -3 of 3

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF CALVIN, GIORDANO AND ASSOCIATES, INC.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO AN ASSUMED MERIDIAN. THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, IS ASSUMED TO BEAR NORTH 01°22'47" WEST AS SHOWN ON THE PLAT OF RESIDENCES OF PALM AIRE, RECORDED IN PLAT BOOK 181, PAGES 178-182, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.
5. THIS SKETCH AND LEGAL DESCRIPTION HAS BEEN PREPARED FOR THE PURPOSE OF PROVIDING FOR AN ACCESS EASEMENT.

CALVIN, GIORDANO & ASSOCIATES, INC.
 FOR THE FIRM:

BY: 

 DAVID E. ROHAL
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4315
 STATE OF FLORIDA

P:\Projects\2013\155923 Palm Aire Boundary Survey\Survey\SKETCH\13-5823.24-V-SI-23-1-AccessEsmt.dwg Sep 02, 2016 - 8:10am



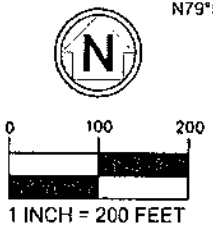
Calvin, Giordano & Associates, Inc.
 EXCEPTIONAL SOLUTIONS™
 5001 Exp Boulevard • Suite 340 • West Palm Beach, FL 33409
 Phone: 561.864.6161 • Fax: 561.864.6360
 Certificate of Authorization 8791

ACCESS EASEMENT
RESIDENCES AT PALM AIRE
 CITY OF POMPANO BEACH, FLORIDA

SCALE	PROJECT No
NONE	13-5823.24
DATE	CAD FILE
7-25-16	SEE LEFT MARGIN

SHEET
2
 OF
 3

SKETCH AND LEGAL DESCRIPTION
(THIS IS NOT A SURVEY)
 NOT VALID WITHOUT SHEETS 1-3 OF 3



TRACT A
 PALM AIRE NORTH
 COURSE ESTATES
 4TH SECTION
 (P.B. 122, PG. 21, B.C.R.)

23' ACCESS
 EASEMENT

PARCEL B
 RESIDENCES AT PALM AIRE
 (P.B. 181, PGS. 178-182, B.C.R.)

PARCEL A
 RESIDENCES AT PALM AIRE
 (P.B. 181, PGS. 178-182, B.C.R.)

PARCEL C
 RESIDENCES AT PALM AIRE
 (P.B. 181, PGS. 178-182, B.C.R.)

LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- I.N. INSTRUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R. RADIUS
- Δ CENTRAL ANGLE (DELTA)
- L. ARC LENGTH

28' ACCESS EASEMENT
 (I.N. 112814108, B.C.R.)

CURVE DATA:

- | | |
|---|--|
| ① R=76.50'
Δ=47°29'05"
L=63.40' | ④ R=94.00'
Δ=63°20'26"
L=103.92' |
| ② R=53.50'
Δ=27°37'34"
L=25.80' | ⑤ R=76.50'
Δ=27°37'34"
L=36.89' |
| ③ R=117.00'
Δ=50°09'47"
L=102.43' | ⑥ R=53.50'
Δ=44°34'07"
L=41.62' |

N 01°22'47"W (BASIS OF BEARINGS)
 EAST LINE SE 1/4 SEC. 32-48-42
 WEST LINE SW 1/4 SEC. 33-48-42

PARCEL B
 RESIDENCES AT PALM AIRE
 (P.B. 181, PGS. 178-182, B.C.R.)

NORTH LINE
 SPECIAL WARRANTY DEED
 (I.N. 112814105, B.C.R.)

ACCESS EASEMENT
 (I.N. 112814107, B.C.R.)

100' x 74'
 INGRESS & EGRESS
 EASEMENT
 (P.B. 181, PGS. 178-182, B.C.R.)

W. ATLANTIC BLVD.



Calvin, Giordano & Associates, Inc.
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ACCESS EASEMENT
RESIDENCES AT PALM AIRE
CITY OF POMPANO BEACH, FLORIDA

SCALE
 1" = 200'

DATE
 7-25-16

PROJECT No
 13-5823.24

CAD FILE
 SEE LEFT WORK

SHEET
3
 OF
 3

P:\Projects\2013\135823 Palm Aire Boundary Survey\Sketch\13-5823.24-V-SL-23-ft-AccessEasmt.dwg Sep 02, 2016 -- 8:13am