



2606 PALM AIRE

A REPLAT OF A PORTION OF TRACT A, "THE WORLD OF PALM AIRE PLAT NO. 1" (P.B. 114, PG. 50, B.C.R.)
AND A PORTION OF GOVERNMENT LOT 8, SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.
AUGUST, 2022



LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST TOGETHER WITH A PORTION OF TRACT A, THE WORLD OF PALM AIRE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, ON PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 89°34'13" EAST, ALONG THE SOUTHERLY LINE OF PALM AIRE DRIVE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 3976, ON PAGE 379 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 366.17 FEET; THENCE SOUTH 00°45'58" EAST, A DISTANCE OF 123.62 FEET; THENCE SOUTH 89°46'12" WEST, A DISTANCE OF 140.05 FEET; THENCE SOUTH 00°38'36" WEST, A DISTANCE OF 196.22 FEET TO THE NORTH LINE OF AN EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, NORTH 89°46'05" WEST, A DISTANCE OF 81.40 FEET; THENCE SOUTH 00°13'55" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF AN ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 126.41 FEET AND A CENTRAL ANGLE OF 48°26'44", A DISTANCE OF 106.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 73.50 FEET AND A CENTRAL ANGLE OF 49°19'26", A DISTANCE OF 63.27 FEET; THENCE NORTH 09°19'21" WEST, ALONG A NON-RADIAL LINE, A DISTANCE OF 114.58 FEET; THENCE SOUTH 80°40'39" WEST, A DISTANCE OF 34.50 FEET (THE LAST TWO DESCRIBED LINES BEING COINCIDENT WITH THE EASTERLY AND NORTHERLY BOUNDARIES OF PARCEL B OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 45095 AT PAGE 200 OF SAID PUBLIC RECORDS); THENCE NORTH 09°19'21" WEST ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44154 AT PAGE 1995 OF SAID PUBLIC RECORDS, A DISTANCE OF 40.00 FEET; THENCE NORTH 80°40'39" EAST, A DISTANCE OF 34.50 FEET; THENCE NORTH 09°19'21" WEST, A DISTANCE OF 38.81 FEET; THENCE NORTH 00°07'54" EAST, A DISTANCE OF 78.34 FEET (THE LAST THREE DESCRIBED LINES BEING COINCIDENT WITH THE EASTERLY AND NORTHERLY BOUNDARIES OF PARCEL A OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 45095 AT PAGE 200 OF SAID PUBLIC RECORDS); THENCE SOUTH 89°34'13" EAST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 37.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, FLORIDA AND CONTAIN 2.222 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, PREMIUM 2600 PALM AIRE LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "2606 PALM AIRE".

(PRINT NAME) PREMIUM 2600 PALM AIRE LLC
WITNESS A FLORIDA LIMITED LIABILITY COMPANY

BY:

(PRINT NAME)
WITNESS

BY:

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF
_____, 2022, BY _____, AS _____ FOR
PREMIUM 2600 PALM AIRE LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED _____, AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____, NOTARY PUBLIC

CITY OF POMPANO BEACH APPROVALS

CITY COMMISSION:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. _____, THIS _____ DAY OF _____, 2022.

ALL APPLICATION, CONCURRENCY, IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____
CITY CLERK
ASCELETA HAMMOND

BY: _____
CITY MAYOR
REX HARDIN

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 _____ DAY OF _____, 2022.

BY: _____
PLANNING AND ZONING BOARD,
CHAIR FRED STACKER

ENGINEERING

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ____ DAY OF _____, 2022.

BY: _____
CITY ENGINEER
JOHN SFITROPOULOS

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 2022.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AS IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2022.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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 _____ DAY OF _____, 2022.

BY: _____
MAYOR - COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES, AND IS HEREBY APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263
DATE: _____

BY: _____
ROBERT B. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. LS4030
DATE: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: _____
DIRECTOR/DESIGNEE _____ DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON, THAT THE SURVEY AND THIS PLAT WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON _____.

DATE: _____
JEFF S. HODAPP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS-5111
PERIMETER SURVEYING & MAPPING, INC.
CERTIFICATE OF AUTHORIZATION NUMBER L.B.7264

CITY ENGINEER CITY CLERK COUNTY ENGINEER COUNTY SURVEYOR SURVEYOR

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DRC

PZ22-14000010
9/7/2022