ABBREVIATIONS

L	-	ARCLENGTH
ASPH	-	ASPHALT
B.M.	-	BENCHMARK
C	-	CALCULATED
CB	-	CATCH BASIN
C.B.S.	-	CONCRETE BLOCK AND STUCCO
C.L.F.	-	CHAIN LINK FENCE
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
(D)	-	DEED
D.E.	-	DRAINAGE EASEMENT
I.R.	-	IRON ROD
I.R.C.	-	IRON ROD AND CAP
INV.	-	INVERT
L.A.E.	-	LIMITED ACCESS EASEMENT
L.M.E.	-	LAKE MAINTENANCE EASEMENT
L.M.A.E.	-	LAKE MAINTENANCE ACCESS EASEMENT
L.B.	-	LICENSED BUSINESS
L.S.	-	LICENSED SURVEYOR
L.W.D.D.	-	LAKE WORTH DRAINAGE DISTRICT
MON.	-	MONUMENT
N&D	-	NAIL AND DISK
O.R.B.	-	OFFICIAL RECORDS BOOK
P.B.	-	PLAT BOOK
B.C.R.	-	BROWARD COUNTY RECORDS
PG.	-	PAGE
P.S.M.	-	PROFESSIONAL SURVEYOR & MAPPER
R.P.B.	-	ROAD PLAT BOOK
SAN. MH	-	SANITARY MANHOLE
U.E.	-	UTILITY EASEMENT
WM	-	WATER METER
WPP	-	WOOD POWER POLE
FO	-	FIBEROPTIC
℄	-	CENTERLINE

0 30' 60'

GRAPHIC SCALE
1"=30'

LOCATION MAP
NOT TO SCALE

TITLE INFORMATION

OPINION OF TITLE
PREPARED BY ANDREW I. LEWIS, ESQ.
DATE: MAY 27, 2022

NO.	BOOK/PAGE	DESCRIPTION	APPLIES?	PLOTTED?
1,2,3,A	PB 114/50	PLAT - THOROUGHFARES	YES	YES
4,D	ORB 3266/20	SEWER SERVICE AGREEMENT	YES	NO
4,D	ORB 3360/17	MODIFICATION TO AGREEMENT	YES	NO
5,6,D	ORB 3360/26	AGREEMENT	YES	NO
7,D	ORB 20353/167	WATER WELL FIELD EASEMENT	YES	NO
8.	ORB 15431/92	DECLARATION OF RESTRICTIONS	YES	NO
9,E	ORB 23116/473	MAINTENANCE & ESMT AGREEMENT	YES	YES
9,B	ORB 38397/1157	MODIFICATION OF EASEMENT	YES	NO
10,G	ORB 3516/484	ACCESS EASEMENT	YES	YES
11,H	ORB 10426/846	STREET LIGHT EASEMENT	YES	YES
12,I	ORB 14565/216	EASEMENT AGREEMENT	YES	NO
12,I	ORB 15430/869	AMENDMENT	YES	NO
B.	ORB 38397/1151	LEASE AGREEMENT	YES	NO
C.	ORB 1356/590	WARRANTY DEED	YES	NO
D.	ORB 4159/356	RESOLUTION	YES	NO
D.	ORB 3458/37	WATER AGREEMENT	YES	NO
F.	ORB 15431/89	DECLARATION OF COVENANTS	YES	NO
F.	ORB 15431/92	DECLARATION OF RESTRICTIONS	YES	NO
J.	ORB 28837/1194	RESOLUTION	YES	NO
K.	ORB 44154/1995	WARRANTY DEED	NO	YES
K.	ORB 45095/200	WARRANTY DEED	NO	YES
M.	INST 117475504	NOTICE OF COMMENCEMENT	YES	NO

NOTES

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. TITLE INFORMATION IS SHOWN ON THIS PAGE.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE WORLD OF PALM AIRE PLAT NO. 1 (P.B.114, PG. 50, B.C.R.) HAVING A BEARING OF SOUTH 89°34'13" EAST.
4. ADDRESS IS 2606 PALM AIRE DRIVE NORTH, POMPANO BEACH, FL 33069.
5. FLOOD INFORMATION
   - A. COMMUNITY NUMBER : 120055
   - B. PANEL NUMBER : 12011C0356H
   - C. DATE : 08/18/2014
   - D. ZONE : X (0.2%)
   - E. BASE FLOOD ELEVATION N/A
6. THIS SURVEY IS CERTIFIED TO:
   - A. PREMIUM 2600 PALM AIRE LLC, a Florida limited liability company
   - B. EISINGER LAW
   - C. COMMONWEALTH LAND TITLE INSURANCE COMPANY
   - D. FIDELITY NATIONAL TITLE INSURANCE COMPANY

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.

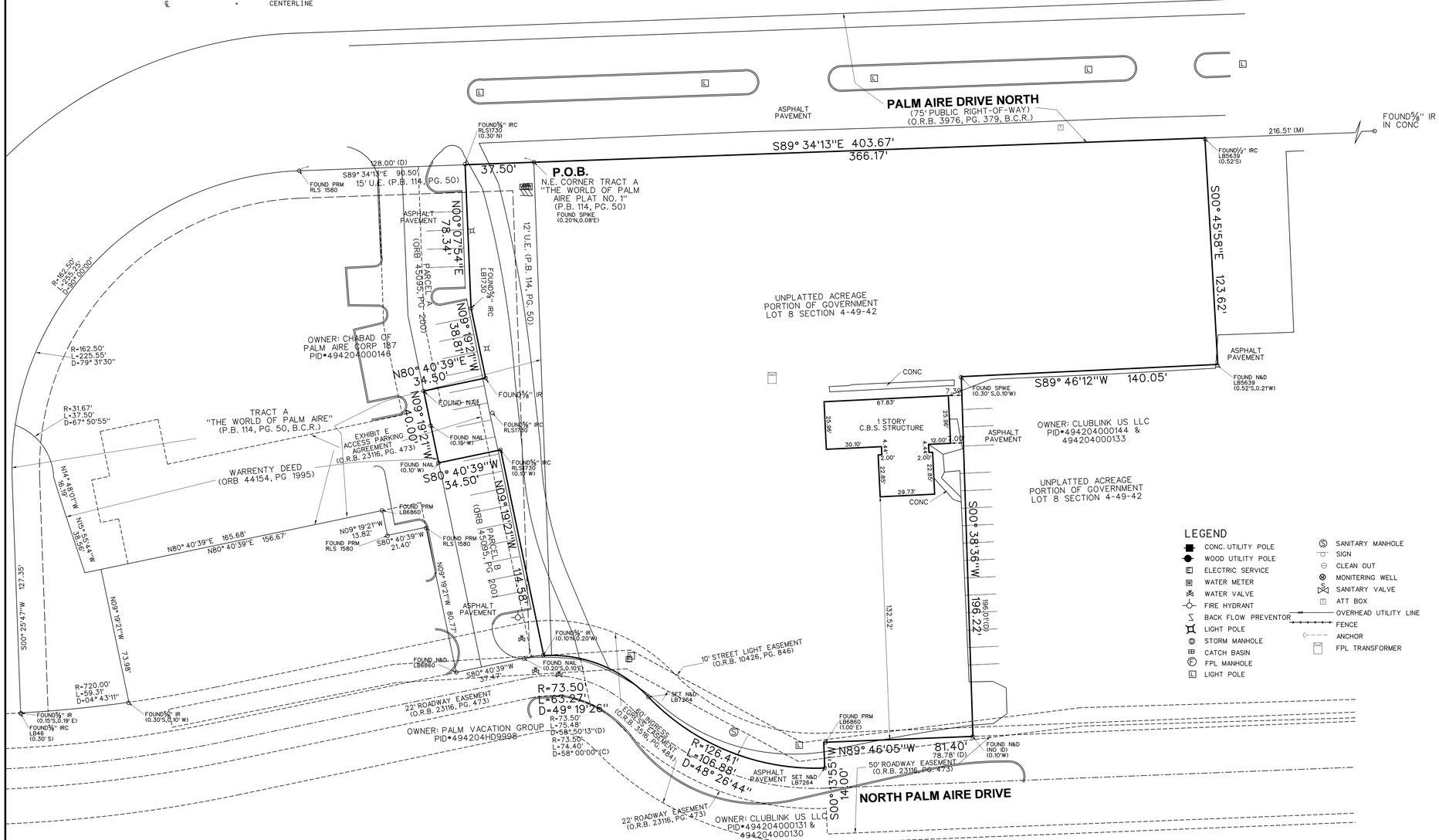
SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, FLORIDA AND CONTAIN 2.222 ACRES, MORE OR LESS.

SAID LANDS ALSO DESCRIBED AS FOLLOWS:

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, 123.62 FEET; THENCE SOUTH 89° 46' 12" WEST, 140.05 FEET; THENCE SOUTH 00° 38' 36" WEST, 196.01 FEET TO THE NORTH LINE OF AN EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, NORTH 89° 46' 05" WEST, 78.78 FEET; THENCE SOUTH 00° 13' 55" WEST, 14.00 FEET TO THE NORTH LINE OF AN ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 126.41 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 00° 13' 55" WEST); THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 26' 44", AN ARC DISTANCE OF 106.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 73.50 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 50' 13", AN ARC DISTANCE OF 75.48 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH LINE, SAME BEING THE SOUTH LINE OF SAID TRACT A, SOUTH 80° 40' 39" WEST, 37.47 FEET; THENCE NORTH 09° 19' 21" WEST, A DISTANCE OF 80.77 FEET; THENCE SOUTH 80° 40' 39" WEST, A DISTANCE OF 21.40 FEET; THENCE NORTH 09° 19' 21" WEST, A DISTANCE OF 13.82 FEET; THENCE SOUTH 80° 40' 39" WEST, ALONG A SOUTHERLY LINE OF SAID TRACT A AND ITS WESTERLY PROLONGATION, A DISTANCE OF 165.68 FEET; THENCE NORTH 15° 55' 44" WEST, ALONG THE EASTERLY LINE OF AN EXISTING GOLF CART PATHWAY, 38.56 FEET; THENCE NORTH 14° 48' 01" WEST, 16.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 31.67 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 89° 58' 39" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID EXISTING GOLF CART PATHWAY THROUGH A CENTRAL ANGLE OF 67° 50' 55", AN ARC DISTANCE OF 37.50 FEET TO THE EASTERLY LINE OF AFORESAID PALM AIRE NORTH DRIVE, SAME BEING THE NORTHERLY LINE OF AFORESAID TRACT A, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 162.50 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 79° 05' 59" WEST); THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SAME BEING THE EASTERLY AND SOUTHERLY LINE OF SAID PALM AIRE DRIVE, NORTH, SAME BEING THE NORTHERLY LINE OF SAID TRACT A, THROUGH A CENTRAL ANGLE OF 79° 31' 30", AN ARC DISTANCE OF 225.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89° 34' 13" EAST, ALONG SAID NORTHERLY LINE OF SAID TRACT A, SAME BEING THE SOUTH LINE OF SAID PALM AIRE DRIVE NORTH, A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTIONS OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44154, PAGE 1995 AND LESS PARCELS "A" AND "B" DESCRIBED IN OFFICIAL RECORDS BOOK 45095, PAGE 200.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

_____
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : MARCH 31, 2022

PERIMETER
SURVEYING & MAPPING
947 Clint Moore Road
Boca Raton, Florida, 33487
Certificate of Authorization No. LB7264
Tel: (561) 241-9988
Fax: (561) 241-5182

2606 PALM AIRE DRIVE NORTH

BOUNDARY SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1					
2					
3					
4					
5					
6					

Jeff S Hodapp
Digitally signed by Jeff S Hodapp
Date: 2022.06.[illegible] 13:[illegible]:55 -[illegible]'00'

JOB NO. 22119
SCALE 1" = [illegible]
DRAWN JSH
CHECKED AJR
SHEET 1 OF 1

DRC
PZ22-14000010
9/7/2022