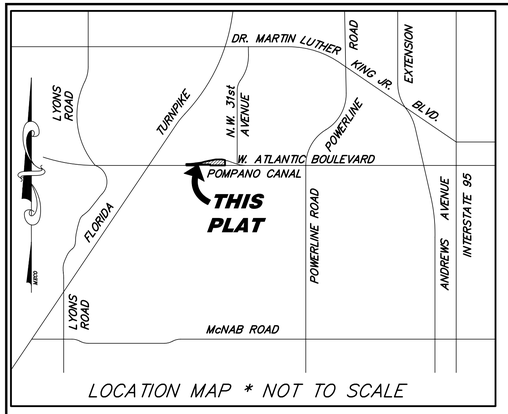
PLAT BOOK _____ PAGE _____

SHEET 2 OF 2 SHEETS



www.MBSKMAP.com

PARCEL "B", RESIDENCES AT PALM AIRE (P.B. 181, PG.'S 178 TO 182, B.C.R.)

ACCESS EASEMENT (INSTRUMENT #112814107, B.C.R.)

82.0'

N.W. 3rd AVENUE

100' X 74' INGRESS & EGRESS EASEMENT (P.B. 181, PG.'S 178 TO 182, B.C.R.)

PARCEL "A", RESIDENCES AT PALM AIRE (P.B. 181, PG.'S 178 TO 182, B.C.R.)

LAKE AND DRAINAGE EASEMENT (O.R. 11436, PG. 494, B.C.R.)

EAST LINE, SECTION 32

12' UTILITY EASEMENT (P.B. 89, PG. 9, B.C.R.)

12' UTILITY EASEMENT (P.B. 124, PG. 10, B.C.R.)

6' UTILITY EASEMENT (P.B. 124, PG. 10, B.C.R.)

TRACT 3 PANTON FARMS (P.B. 89, PG. 9, B.C.R.)

PARCEL "A", TEXACO - POMPANO (P.B. 124, PG. 10, B.C.R.)

10' IRRIGATION EASEMENT (O.R. 6266, PG. 508, B.C.R.)

WEST ATLANTIC BOULEVARD (STATE ROAD 814)

RIGHT-OF-WAY VARIES O.R. 8612, PG. 409, B.C.R., O.R. 48863, PG. 141, B.C.R. & FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86130-2504, SHEETS 11 AND 12 OF 18, LAST DATED 7-10-12

65' LANDSCAPE AREA EASEMENT (P.B. 124, PG. 10, B.C.R.)

BASELINE OF SURVEY & CENTERLINE OF CONSTRUCTION

30' ACCESS OPENING (P.B. 124, PG. 10, B.C.R.)

4' R/W (P.B. 124, PG. 10, B.C.R.)

PARCEL "B", RESIDENCES AT PALM AIRE (P.B. 181, PG.'S 178 TO 182, B.C.R.)

WEST ATLANTIC BOULEVARD (STATE ROAD 814)

RIGHT-OF-WAY (O.R. 12486, PG. 152, B.C.R.)

SET P.R.M. #285

N88°06'27"E 286.60'

Δ=05°22'36" R=1467.89' A=137.75'

SOUTH R/W LINE & PLAT LIMIT

N77°44'19"E 264.67'

N76°39'36"E 218.02'

N73°54'56"E 182.75'

N81°43'56"E 224.69'

Δ=09°34'34" R=2351.83' A=393.07'

FPL EASEMENT A=222.40'

S88°15'15"W 165.34'

N88°15'15"E 298.32'(UE)

50.57'

UTILITY EASEMENT

N87°48'39"W 105.13'(UE)

437.28'(FPL)

S85°28'40"E 123.56'

233.47'

N85°28'40"W 109.91'

356.67'

399.95'

71.71'

10' IRRIGATION EASEMENT (O.R. 6266, PG. 508, B.C.R.)

FDOT ACCESS EASEMENT

41.36' N12°55'41"W Δ=78°49'22" R=10.00' A=13.76'

38.01' S88°14'57"W

54.81' S77°13'43"W Δ=101°03'07" R=25.00' A=44.09'

CENTERLINE OF 50' ACCESS OPENING (RIGHT TURNS ONLY)

24.00' N77°04'19"E

48.87' S12°48'11"E

146'

PARCEL "A" 217,800 SQUARE FEET 5.0000± ACRES

PARCEL "B" 47,518 SQ. FT. 1.0909± ACRES

268.37' S01°11'31"E

242.77' S01°21'47"E

PARCEL "A" WEST ATLANTIC PLAT (P.B. 129, PG. 27, B.C.R.)

10' UTILITY EASEMENT (P.B. 129, PG. 27, B.C.R.)

50' ACCESS OPENING (P.B. 129, PG. 27, B.C.R.)

50'X62' UTILITY EASEMENT & 24' UTILITY EASEMENT (P.B. 18000, PG. 977, B.C.R.)

12' RIGHT-OF-WAY (P.B. 129, PG. 27, B.C.R.)

SET P.R.M. #285

FOUND 5/8" IRON ROD W/McL CAP REPLACED WITH SET P.R.M. #285

SOUTH R/W LINE & PLAT LIMIT

PLAT LIMIT

SET P.R.M. #285

S01°19'28"E 46.43'

FPL EASEMENT

666.73'

S88°55'15"W

15' UTILITY EASEMENT

ACREAGE

N01°43'38"W 7.88' TO ℄ FPL

12' FPL EASEMENT

666.74'

S88°21'42"W (FPL)

℄ CENERLINE

483.59'

UTILITY EASEMENT

183.16'

40.68'

34.68' N02°05'51"W TO ℄ FPL

ACREAGE PORTION SECTION 33-48-42

401.70' S88°48'29"W

SOUTH LINE, SECTION 32 (BASIS OF BEARINGS)

62.24' N02°42'34"W

W. LINE, SW 1/4, SE 1/4, SE 1/4, SECTION 32-48-42

45.12' N01°20'37"W

FOUND 5/8" IRON ROD W/McL CAP REPLACED WITH SET P.R.M. #285

666.74'

SOUTH LINE, SECTION 32 (BASIS OF BEARINGS)

S88°48'29"W

FOUND 1/2" IRON PIPE NO I.D. REPLACED WITH SET P.R.M. #285

POINT OF BEGINNING SE CORNER, SECTION 32-48-42

WEST LINE, SECTION 4-49-42

POMPANO CANAL

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-14 (O.R. 1687, PG. 343, B.C.R.)

ACREAGE PORTION SECTION 4-49-42

TRACT "A", PALM AIRE OAKS COURSE ESTATES 2ND SECTION (P.B. 104, PG. 44, B.C.R.)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-14 (O.R. 1687, PG. 343, B.C.R.)

ACREAGE PORTION SECTION 4-49-42

PLAT RESTRICTION:

PARCEL "A" IS RESTRICTED 55,000 SQUARE FEET RECREATIONAL FACILITY AND PARCEL "B" IS RESTRICTED TO A 100 ROOM HOTEL.

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 property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section 2.1.f. Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

"3100 W. ATLANTIC"

A PLAT OF A PORTION SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

MARCH, 2023

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

SURVEYOR'S NOTES:

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 Broward County, Florida.

Bearing shown refer to an assumed datum, and assume the centerline of S.W. 26th Street, as North 89°07'23" East, as referenced by monumentation as shown hereon.

CITY OF POMPANO BEACH PLAT RESTRICTION

All facilities for the distribution of electricity, telephone and cable television shall be installed underground.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, 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.

LEGAL DESCRIPTION:

A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of said Section 32; thence South 88°48'29" West, on the South line of said Section 32, a distance of 666.74 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°55'15" West, a distance of 666.73 feet; thence South 01°19'28" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following eight (8) courses and distances; 1) North 88°55'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 73°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 88°06'27" East, a distance of 286.60 feet to a point on a curve; 8) thence Easterly on said curve to the right, whose radius point bears South 07°04'52" West, with a radius of 1467.89 feet, a central angle of 05°22'36", an arc distance of 137.75 feet to the termination of said eight (8) courses and distances and to a point on the East line of Section 32; thence South 01°21'47" East, on said South line, a distance of 242.77 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 265,318 square feet or 6.0909 acres more or less.

LEGEND:

- ◉ P.R.M. – indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."–L.B. 285)
- N.I.C. P.R.M. – indicates nail with P.R.M. cap #285
- NO. – indicates number
- SQ. FT. – indicates square feet
- W/McL CAP – indicates McLaughlin Engineering Company Cap #285

LEGEND CONTINUED:

- L.B. – indicates Licensed Business Number
- P.B. PG. – indicates Plat Book & Page
- B.C.R. – indicates Broward County Records
- ℄ – indicates centerline of Right-of-way
- O.R., PG., – indicates Official Record Page
- R/W – indicates Right-of-Way
- ~~~~~~~~~~ – indicates Non-Vehicular Access line
- (UE) – indicates Utility Easement
- (FPL) – indicates Florida Power and Light
- FDOT – indicates Florida Department of Transportation

PREPARED BY: McLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET SUITE 400 FORT LAUDERDALE FLORIDA 33309 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 21-3-067 McL JOB NO.: V-6776

DRC
PZ23-14000005, 3-20-23
06/21/2023