



STONER
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DRC

PZ25- 12000028
01/07/2026

EXHIBIT "A"
LEGAL DESCRIPTION OF:
A PORTION OF PARCEL "A", "POMOCO PLAT"
P.B. 154, PG. 7, B.C.R.
POMPANO BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "POMOCO PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE N.88°53'25"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 528.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE S.16°56'17"W., A DISTANCE OF 49.58 FEET;

THENCE S.30°26'02"W., A DISTANCE OF 51.42 FEET;

THENCE S.16°56'17"W., A DISTANCE OF 283.16 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 00°12'25" AND A RADIUS OF 11591.20 FEET FOR AN ARC DISTANCE OF 41.84 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", LAST MENTIONED 4 COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A";

THENCE S.88°56'31"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (N.W.1/4) OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A DISTANCE OF 19.13 FEET;

THENCE N.72°53'25"W., A DISTANCE OF 113.01 FEET TO A POINT ON A LINE 35.33 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF PARCEL "A";

THENCE S.88°56'31"W., ALONG SAID PARALLEL LINE A DISTANCE OF 254.26 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A" AND THE WEST LINE OF SAID SECTION 6;

THENCE N.01°53'36"W., ALONG THE SAID WEST LINE AND WEST LINE OF SAID SECTION 6, A DISTANCE OF 364.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 3.885 ACRES (169,231 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N.01°53'36"W., ALONG THE WEST LINE OF PARCEL "A", "POMOCO PLAT", RECORDED IN PLAT BOOK 154, AT PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

DATE: Aug 04, 2025 - 1:51pm EST

FILE: F:\Draw\Mill Creek Residential\25-9842 Pompano Beach Fed Hwy\01-Drawing\25-9842_Parcels A_Exhibit.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 8.4.2025

JAMES D. STONER

DRC

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

DATE OF SKETCH: 6/24/25

DRAWN BY

DRL

CHECKED BY

JDS

FIELD BOOK

N/A

SHEET 1 OF 2

10/15/2025

DRC

REVISIONS

NO.	REVISIONS	DATE	BY
1	REVISE SOUTH BOUNDARY LINE	08.04.2025	WDLR

PZ25- 12000028
03/18/2026
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SEAL

SKETCH NO.
25-9842_PARC "A" EXHIBIT



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The map depicts Parcel "A", a portion of the "POMOCO PLAT" (P.B. 154, PG. 7, B.C.R.), which is 3.885 acres (169,231 square feet). The parcel is bounded by several lines and easements:

- North Boundary:** N.88°53'25"E. 528.60' (N. LINE PARCEL "A").
- East Boundary:** S.16°56'17"W. 49.58' and S.30°26'02"W. 51.42' (E. LINE PARCEL "A").
- South Boundary:** S.88°56'31"W. 254.26' (S. LINE PARCEL "A" & S. LINE N.W.1/4, SEC. 6-49-43).
- West Boundary:** N.01°53'36"W. 364.70' (W. LINE PARCEL "A").

Key features and easements include:

- Utility & Landscape Buffers:** 10' UTILITY & LANDSCAPE BUFFER ESMT. (P) along the north and west boundaries.
- Access Easement:** ACCESS ESMT. (P) located near the southeast corner.
- Right-of-Way:** 70' CANAL RIGHT-OF-WAY (P.B. 52, PG. 35, B.C.R.) and FEDERAL HIGHWAY (U.S. No. 1) with a 60' OPENING.
- Surrounding Areas:** UN-PLATTED ACREAGE to the north and south.
- Corner Markers:** P.O.B. N.W. CORNER OF PARCEL "A" and S.W. CORNER OF N.W.1/4, SEC. 6-49-43.
- Curved Boundary:** A curved line on the east side defined by CA=00°12'25", R=11591.20', and A=41.84'.



B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
LB.	LICENSED BUSINESS
ESMT	EASEMENT
(P).	PER PLAT
SEC.	SECTION
CA.	CENTRAL ANGLE
R.	RADIUS
A.	ARC DISTANCE
P.O.B.	POINT OF BEGINNING
	NON-VEHICULAR ACCESS LINE

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

FILE: F:\Draw\Mill Creek Residential\25-9842 Pompano Beach Fed Hwy\01-Drawing\25-9842_Parcel A_Exhibit.dwg

SHEET 2 OF 2

KEICH NO.
25-9842_PARC "A" EXHIBIT

10/15/2025