

97-559418

PALM-AIRE PLAT

A RESUBDIVISION OF A PORTION OF GOVERNMENT LOTS 1 AND 8 SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY: 1040 N.E. 45TH STREET FORT LAUDERDALE, FLORIDA 33334 NOVEMBER, 1995

SCALE: 1" = 100'

NOTES

1. \odot INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. $---$ INDICATES NON-VEHICULAR ACCESS LINE.
3. BENCHMARK ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929).
4. BENCHMARKS REFER TO BROWARD COUNTY ENGINEERING DIVISION NO. 2871. BM #4-"X" CUT INSIDE "SQUARE" CUT. MARK IS AT WESTERN TIP OF CONCRETE ISLAND AT SOUTHWEST CORNER OF INTERSECTION OF GATEWAY DR. & POWERLINE RD.
5. BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO AS ASSUMED VALUE OF NORTH 0° 13' 55" EAST FOR THE EAST LINE OF GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST.
6. O.R.B. INDICATES OFFICIAL RECORDS BOOK.
7. B.C.R. INDICATES BROWARD COUNTY RECORDS.
8. S.B.T. INDICATES SOUTHERN BELL TELEPHONE.
9. R/W INDICATES RIGHT OF WAY.
10. U.E. INDICATES UTILITY EASEMENT.
11. D.E. INDICATES DRAINAGE EASEMENT.
12. S.F. INDICATES SQUARE FEET.
13. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
14. THIS PLAT IS RESTRICTED TO 380 HIGH RISE UNITS AND A 536 CAR PARKING STRUCTURE, PLUS EXISTING DEVELOPMENT CONSISTING OF A 37,000 SQUARE FOOT SPA FACILITY; A 5,844 SQUARE FOOT RESTAURANT; 5,644 SQUARE FEET OF BANQUET FACILITY; AND 4,695 SQUARE FEET OF OFFICE. ALL NON-RESIDENTIAL USES WITHIN THIS PLAT ARE ANCILLARY TO THE RESIDENTIAL USES. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F. DEVELOPMENT REVIEW REQUIREMENTS, OF BROWARD COUNTY LAND USE PLAN REGARDING HAZARDS TO AIR NAVIGATION.
15. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JULY 1, 2002, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

NOTES

16. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY JULY 1, 2002, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PALM VACATION GROUP, A FLORIDA JOINT VENTURE, WHOSE JOINT VENTURE PARTNERS ARE VACATION BREAK RESORTS AT PALM-AIRE, INC., A FLORIDA CORPORATION, AND PALM RESORTS GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED THESE LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS PALM-AIRE PLAT. THE ADDITIONAL RIGHT OF WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES TOGETHER WITH THE USE OF EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES. IN WITNESS WHEREOF SAID PALM VACATION GROUP, A FLORIDA JOINT VENTURE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS JOINT VENTURE PARTNERS AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO THIS 16 DAY OF Jan., 1996.

WITNESS: Michael Adams BY: Ralph Muller, PRESIDENT
 PRINT NAME: Michael Adams
 WITNESS: Rebecca Foster BY: Rebecca Foster, PRESIDENT
 PRINT NAME: Rebecca Foster
 WITNESS: William D. Beckert BY: William D. Beckert, PRESIDENT
 PRINT NAME: William D. Beckert

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF BROWARD } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF Jan., 1996. BY RALPH MULLER, KNOWN TO ME TO BE PRESIDENT OF VACATION BREAK RESORTS AT PALM-AIRE, INC., A FLORIDA CORPORATION JOINT VENTURE PARTNER, AND REBECCA FOSTER, KNOWN TO ME TO BE PRESIDENT OF PALM RESORTS GROUP, INC., A FLORIDA CORPORATION JOINT VENTURE PARTNER. THEY PRODUCED DRIVERS LIC. AS IDENTIFICATION AND BOTH TOOK AN OATH.

MY COMMISSION EXPIRES: June 29, 1998
 NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61A17-5, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 16 DAY OF Jan., 1996. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: 11/16/96
 CHARLIE C. WINNINGHAM, III
 P.L.S. NO. 1580
 STATE OF FLORIDA

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
 BY: Henry P. Cook DATE: 10-20-97
 ENILIO V. LLUFRO, COUNTY SURVEYOR
 FL. P.L.S. REG. NO. 4429 HENRY P. COOK, DIRECTOR OF ENGINEERING
 FL. P.E. REG. NO. 12506

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 RIGHT OF WAY FOR TRAFFICWAYS THIS 14 DAY OF October, 1996.

BY: Charles P. Minningham CHAIRPERSON
 THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 17th DAY OF October, 1997.

TOGETHER WITH THE USE OF EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
 BY: David ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

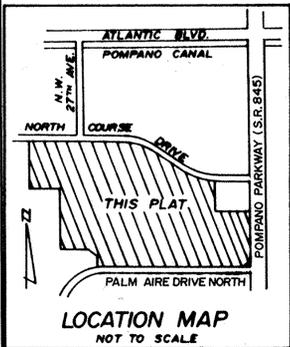
THIS INSTRUMENT WAS FILED FOR RECORD THIS 23 DAY OF October, 1997 AND RECORDED IN PLAT BOOK 163 AT PAGE 42. RECORD VERIFIED.
 ATTEST: PHILIP C. ALLEN, COUNTY ADMINISTRATOR
 BY: Philip C. Allen DEPUTY

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 1st DAY OF July, 1997.
 ATTEST: PHILIP C. ALLEN, ACTING COUNTY ADMINISTRATOR
 BY: Mary Anne Daly DEPUTY
 BY: Philip C. Allen CHAIR COUNTY COMMISSION

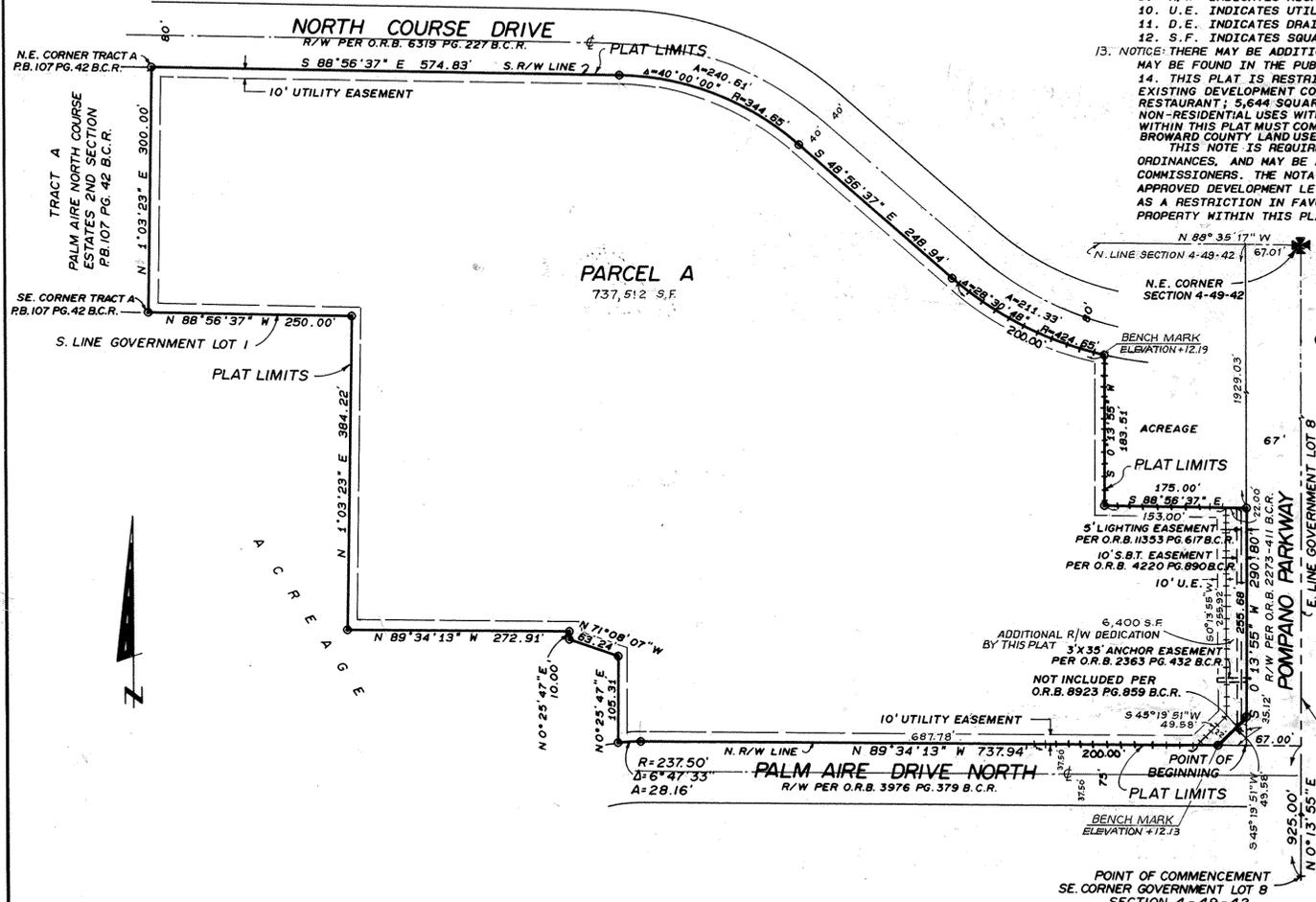
BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
 BY: William D. Beckert DIRECTOR
 DATE: 10-20-97



MORTGAGEE APPROVAL
 THIS PLAT IS HEREBY APPROVED BY THE OWNER AND HOLDER OF A MORTGAGE ON THE LANDS DESCRIBED HEREON AND THE OWNER DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION AS SHOWN ON THIS PLAT.
 WITNESS: Rebecca Foster BY: Ralph Muller, PRESIDENT
 WITNESS: Michael Adams BY: Rebecca Foster, PRESIDENT
 WITNESS: William D. Beckert BY: William D. Beckert, PRESIDENT
 WITNESS: Gerald Greenbrook BY: Marc J. Landau, VICE PRESIDENT
 A FLORIDA CORPORATION JOINT VENTURE PARTNER
 PALM RESORT GROUP, INC., A FLORIDA CORPORATION JOINT VENTURE PARTNER
 C. C. WINNINGHAM CORP.
 SCALE: 1" = 100'

ACKNOWLEDGEMENT
 STATE OF FLORIDA }
 COUNTY OF BROWARD } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF November, 1996 BY RALPH MULLER, KNOWN TO ME TO BE PRESIDENT OF VACATION BREAK RESORTS AT PALM-AIRE, INC., A FLORIDA CORPORATION JOINT VENTURE PARTNER, AND MARC J. LANDAU, KNOWN TO ME TO BE VICE PRESIDENT OF PALM RESORT GROUP, INC., A FLORIDA CORPORATION JOINT VENTURE PARTNER. THEY PRODUCED DRIVERS LIC. AS IDENTIFICATION AND BOTH TOOK AN OATH. MY COMMISSION EXPIRES: June 29, 1998
 OFFICIAL NOTARY SEAL
 BETTY GOODWIN
 NOTARY PUBLIC, STATE OF FLORIDA



DESCRIPTION

A PARCEL OF LAND IN GOVERNMENT LOTS 1 AND 8 OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE RUN NORTH 0° 13' 55" EAST (ON AN ASSUMED BEARING) 925.00 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOT 8; THENCE RUN NORTH 89° 34' 13" WEST 67.00 FEET ALONG A LINE ALSO FORMING THE NORTHERLY RIGHT OF WAY LINE OF PALM AIRE DRIVE NORTH, AS DESCRIBED IN THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 3976 AT PAGE 379 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 34' 13" WEST 744.90 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 237.50 FEET AND A CENTRAL ANGLE OF 6° 47' 33", RUN WESTERLY 28.16 FEET; THENCE RUN NORTH 0° 25' 47" EAST 105.31 FEET; THENCE RUN NORTH 89° 34' 13" WEST 63.24 FEET; THENCE RUN NORTH 0° 25' 47" EAST 10.00 FEET; THENCE RUN NORTH 89° 34' 13" WEST 272.91 FEET; THENCE RUN NORTH 1° 03' 23" EAST 300.00 FEET, TO AN INTERSECTION WITH THE SOUTH LINE OF AFORESAID GOVERNMENT LOT 1; THENCE RUN NORTH 89° 34' 13" WEST 250.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF TRACT A, ACCORDING TO THE PLAT OF PALM AIRE NORTH COURSE ESTATES 2ND SECTION, AS RECORDED IN PLAT BOOK 107 AT PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 88° 56' 37" EAST 574.83 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NORTH COURSE DRIVE, AS DESCRIBED IN THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 6319 AT PAGE 227 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 344.85 FEET AND A CENTRAL ANGLE OF 40° 00' 00", RUN SOUTHEASTERLY 240.61 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 48° 56' 37" EAST 248.94 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, BEING THE TANGENT EXTENDED, TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 424.65 FEET AND A CENTRAL ANGLE OF 28° 30' 48", RUN SOUTHEASTERLY 211.33 FEET; THENCE RUN SOUTH 0° 13' 55" WEST 183.51 FEET; THENCE RUN SOUTH 88° 56' 37" EAST 175.00 FEET, TO AN INTERSECTION WITH A LINE 67.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO SAID EAST LINE OF GOVERNMENT LOT 8; THENCE RUN SOUTH 0° 13' 55" WEST 290.80 FEET ALONG SAID PARALLEL LINE, ALSO FORMING THE WEST RIGHT OF WAY LINE OF POMPANO PARKWAY, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 8923 AT PAGE 859 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 17.078 ACRES, MORE OR LESS.

OFFICIAL NOTARY SEAL
 BETTY GOODWIN
 NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES: June 29, 1998

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY ORDINANCE NO. 96-240 THIS 24th DAY OF September, 1996.
 BY: Mary L. Mills CITY CLERK

CITY 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 25th DAY OF October, 1996.
 BY: William D. Beckert CHAIR

DIRECTOR OF PUBLIC WORKS

THIS PLAT ENTITLED PALM-AIRE PLAT, IS APPROVED FOR RECORD THIS 29th DAY OF October, 1996.
 BY: William D. Beckert DIRECTOR

10/24/97 10-16 AM 025 27174 Re 917

