

FLORIDA INDOOR RACQUET CLUB

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

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
PHONE: 954-572-1777

FEBRUARY 2024

LEGAL DESCRIPTION:

A PORTION OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 88°46'53" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32 FOR 183.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 483.58 FEET; THENCE NORTH 01°22'13" WEST 45.05 FEET; THENCE SOUTH 88°53'46" WEST 666.73 FEET; THENCE SOUTH 01°21'04" EAST 46.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 32; THENCE SOUTH 88°46'53" WEST ALONG SAID SOUTH LINE 401.70 FEET TO THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 02°44'10" WEST 62.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD (STATE ROAD NO. 814); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) DESCRIBED COURSES AND DISTANCES: (1) NORTH 88°53'39" EAST 50.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2351.83 FEET, A CENTRAL ANGLE OF 09°34'34", FOR AN ARC DISTANCE OF 393.07 FEET TO A POINT OF NON-TANGENCY; (3) NORTH 81°42'20" EAST 224.69 FEET; (4) NORTH 73°53'20" EAST 182.75 FEET; (5) NORTH 76°38'00" EAST 218.02 FEET; (6) NORTH 77°42'43" EAST 264.87 FEET; (7) NORTH 88°04'51" EAST 239.35 FEET; THENCE SOUTH 01°12'55" EAST 268.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 5.001 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FLORIDA INDOOR TENNIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "FLORIDA INDOOR RACQUET CLUB".

- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR TUNNEL ACCESS AND RELATED PURPOSES.

IN WITNESS WHEREOF: FLORIDA INDOOR TENNIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS NEAL FEINBERG, ITS AUTHORIZED REPRESENTATIVE, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 28th DAY OF February, 2025.

WITNESS: Claudette D. Williams

PRINT NAME: Claudette D. Williams

WITNESS: Tina D. Connan

PRINT NAME: Tina D. Connan

FLORIDA INDOOR TENNIS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Neal Feinberg  
NEAL FEINBERG  
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF BROWARD } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 28th DAY OF February, 2025, BY NEAL FEINBERG, AS AUTHORIZED REPRESENTATIVE OF FLORIDA INDOOR TENNIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

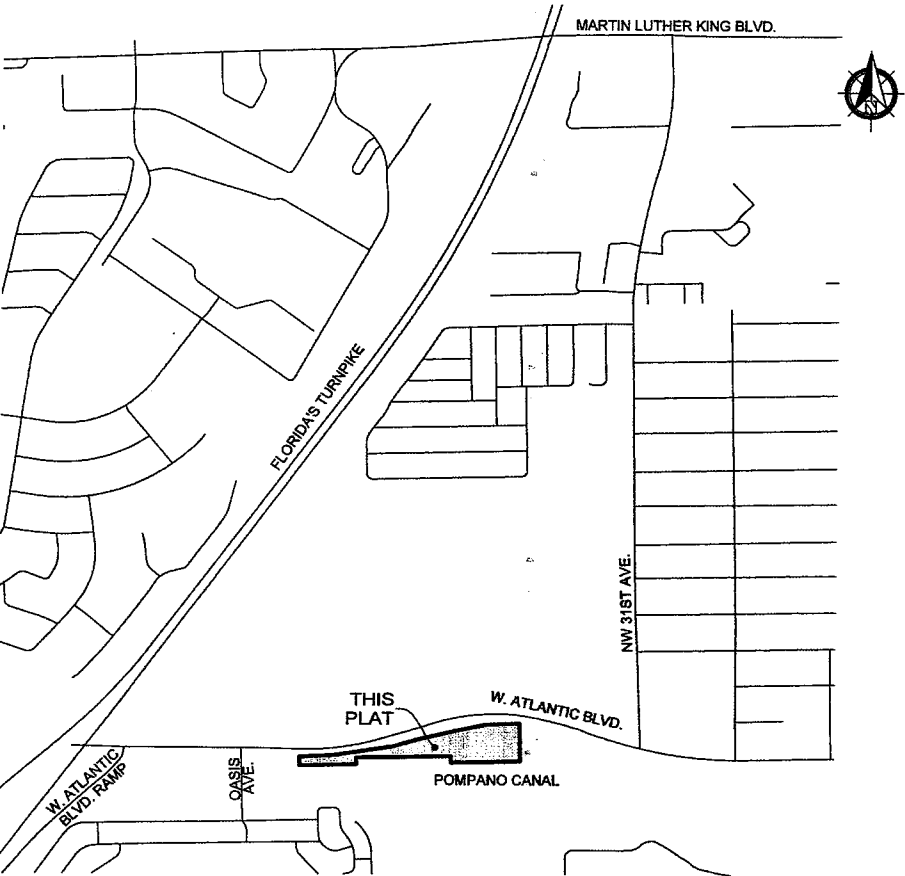
WITNESS: MY HAND AND OFFICIAL SEAL THIS 28th DAY OF February, 2025

MY COMMISSION EXPIRES: 07/24/2027

COMMISSION NUMBER: 14413349

Claudette D. Williams  
NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: Claudette Williams



LOCATION MAP  
NOT TO SCALE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: [Signature] 3/04/25  
JOHN F. PULICE  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
CERTIFICATE OF AUTHORIZATION NO. LB3870

POMPANO BEACH CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, BY RESOLUTION NO. \_\_\_\_\_, ADOPTED BY THE SAID CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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.

ATTEST: \_\_\_\_\_  
KERVIN ALFRED  
CITY CLERK

APPROVED: \_\_\_\_\_  
REX HARDIN  
MAYOR

POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
FRED STAGER  
CHAIRPERSON

POMPANO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
JOHN SPROPOULOS, P.E.  
CITY ENGINEER

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_  
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_  
ROBERTO CHAVEZ  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS7280

BY: \_\_\_\_\_  
RICHARD TORNESE  
DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263

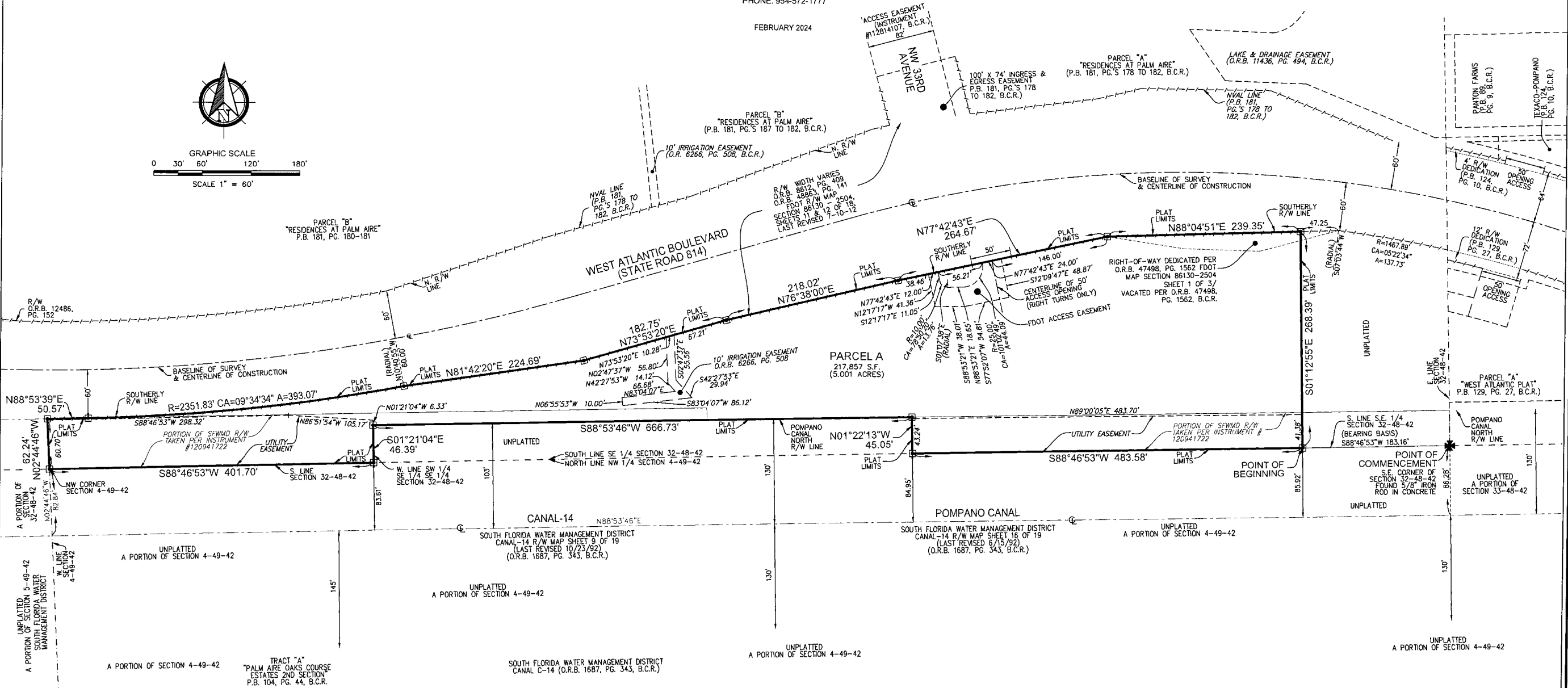
CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

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FEBRUARY 2024



SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 6 TENNIS COURTS.
- 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 ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- BEARINGS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32-48-42 BEING SOUTH 88°46'53" WEST.
- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.
- 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 THIS COUNTY.

- 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.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE SHALL BE INSTALLED UNDERGROUND.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.1, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

LEGEND AND ABBREVIATIONS:

- PERMANENT REFERENCE MONUMENT, PRM, (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB3870" UNLESS OTHERWISE NOTED)
- CENTERLINE
- NVAL (NON-VEHICULAR ACCESS LINE)
- ARC LENGTH
- BROWARD COUNTY RECORDS
- CENTRAL ANGLE
- CERTIFIED CORNER RECORD
- FLORIDA DEPARTMENT OF TRANSPORTATION
- IDENTIFICATION
- LICENSED BUSINESS
- OFFICIAL RECORDS BOOK
- PLAT BOOK
- PAGE/PAGES
- RADIUS
- RIGHT-OF-WAY
- SQUARE FEET
- UTILITY EASEMENT