

LOCATION MAP  
(NOT TO SCALE)

DESCRIPTION

BEING A PORTION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF TRACT A, PALM AIRE NORTH COURSE ESTATES 3<sup>RD</sup> SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S35°09'40"E, A DISTANCE OF 639.51 FEET; THENCE S10°50'27"W, A DISTANCE OF 34.17 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH COURSE DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 6319, PAGE 229 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE N79°21'20"W, A DISTANCE OF 86.86 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 21°59'56"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 80.63 FEET TO A POINT OF TANGENCY; THENCE N57°21'21"W, A DISTANCE OF 286.94 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 147.37 FEET AND A CENTRAL ANGLE OF 78°18'07"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 201.40 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 45°00'06"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE S89°20'26"W, A DISTANCE OF 479.76 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM NO. 50, AS RECORDED IN OFFICIAL RECORDS BOOK 5642, PAGE 239 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE, N00°39'34"W, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM NO. 50; THENCE ALONG THE NORTH LINE OF SAID PALM AIRE COUNTRY CLUB APARTMENTS CONDOMINIUM NO. 50, S89°20'26"W, A DISTANCE OF 156.21 FEET; THENCE ALONG SAID NORTH LINE AND NORTHWESTERLY PROLONGATION THEREOF, N69°43'39"W, A DISTANCE OF 245.97 FEET; THENCE S73°14'34"W, A DISTANCE OF 143.01 FEET; THENCE S16°45'26"E, A DISTANCE OF 30.93 FEET; THENCE S73°05'57"W, A DISTANCE OF 322.82 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S15°13'57"E, A RADIAL DISTANCE OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 138°56'37", A DISTANCE OF 48.50 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S25°49'17"W, A RADIAL DISTANCE OF 300.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 125°44'47", A DISTANCE OF 658.41 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S28°25'57"E, A RADIAL DISTANCE OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 81°54'55", A DISTANCE OF 28.59 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S69°39'11"W, A RADIAL DISTANCE OF 30.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°33'33", A DISTANCE OF 40.09 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 98°36'56"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 20.46 FEET TO A POINT OF NON-TANGENCY; THENCE S02°24'13"E, A DISTANCE OF 0.11 FEET; THENCE S87°35'53"W, A DISTANCE OF 120.21 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CANAL-14, AS SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL-14 RIGHT-OF-WAY MAP NO. C-14-30, SHEETS 9 AND 10 OF 19, LAST REVISED 10-23-92 AND AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 343 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N02°24'13"W, A DISTANCE OF 1,085.81 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL-14, AS RECORDED IN OFFICIAL RECORDS BOOK 1448, PAGE 347 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N88°54'11"E, A DISTANCE OF 1,764.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 898,948 SQUARE FEET OR 20.6370 ACRES, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS PALM AIRE PROPERTY, AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, LICENSEES, AND NOT THE PUBLIC AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND PRIVATE ROAD PURPOSES.

THE FOREGOING DEDICATION IS SUBJECT TO A PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS PURPOSES OVER PARCEL A TO THE CITY OF POMPAÑO BEACH FOR EMERGENCY VEHICLES AND SERVICE AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES AND CABLE TELEVISION SERVICES.

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT- LAND DEVELOPMENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202---.

PULTE HOME COMPANY, LLC  
A MICHIGAN LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

BY: PATRICK GONZALEZ, P.E.  
VICE PRESIDENT- LAND DEVELOPMENT

WITNESS: \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

ACKNOWLEDGEMENT:

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_ PHYSICAL PRESENCE OR \_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202---, BY PATRICK GONZALEZ, P.E. AS VICE PRESIDENT- LAND DEVELOPMENT OF PULTE HOME COMPANY, A MICHIGAN LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS \_\_\_ PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202---.



\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

# PALM AIRE TOWNHOMES

A PORTION OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 4,  
TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH,  
BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

OF  
**CAULFIELD & WHEELER, INC.**

SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100

BOCA RATON, FLORIDA 33434 — (561)392-1991

CITY OF POMPAÑO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPAÑO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 202---.

BY: \_\_\_\_\_  
FRED STACER, CHAIRPERSON

DATE: \_\_\_\_\_

CITY COMMISSION:

STATE) SS OF FLORIDA  
COUNTY) OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPAÑO BEACH, FLORIDA, IN AND BY RESOLUTION \_\_\_\_\_, ADOPTED BY SAID CITY COMMISSION THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 202---.

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.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202---.

BY: \_\_\_\_\_  
KERVIN ALFRED  
CITY CLERK

BY: \_\_\_\_\_  
REX HARDIN  
CITY MAYOR

CITY ENGINEER:

THIS PLAT HAS BEEN APPROVED FOR RECORD THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 202---.

BY: \_\_\_\_\_  
JOHN SFIROPOULOS, PE  
CITY ENGINEER

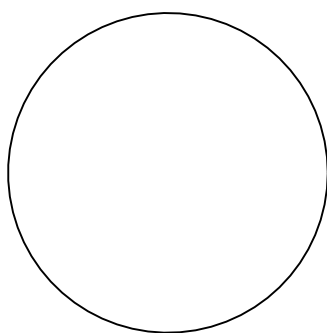
SURVEYOR AND MAPPER'S CERTIFICATION:

THIS IS TO 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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202---.

DATE: \_\_\_\_\_

DAVID P. LINDLEY,  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FL. 33434

SURVEYOR



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 RIGHTS-OF-WAY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202---.

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 \_\_\_\_\_, 202---.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES, AND IS APPROVED AND ACCEPTED FOR RECORDATION.

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

DATE  
ROBERTO CHAVE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS 7280

BROWARD COUNTY RESILIENT ENVIRONMENTAL DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_  
DIRECTOR OR DESIGNEE

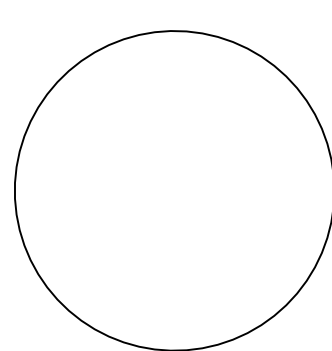
DATE

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

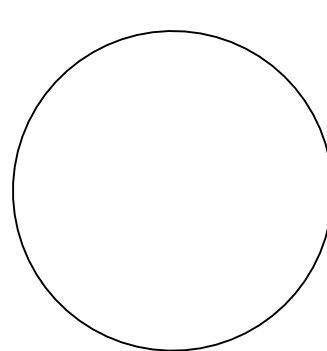
THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202--- A.D.

BY: \_\_\_\_\_  
MAYOR — COUNTY COMMISSION

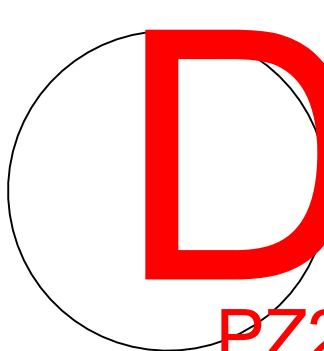
CITY OF  
POMPAÑO BEACH



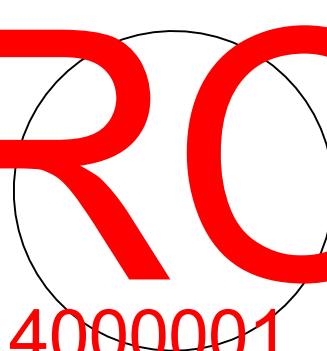
CITY  
ENGINEER



COUNTY  
SURVEYOR



COUNTY  
ENGINEER



**DRC**  
PZ24-14090001  
06/18/2024