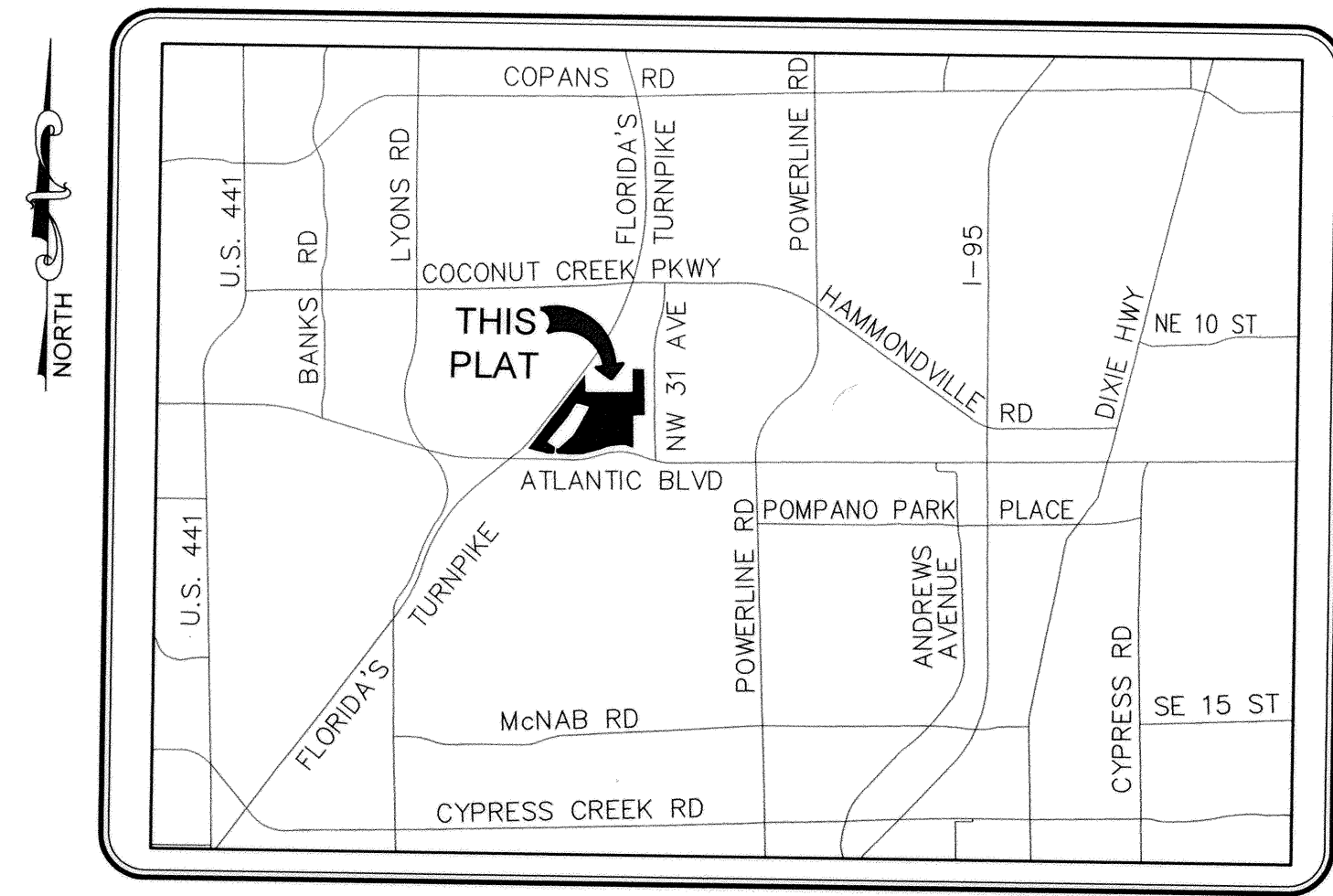


RESIDENCES AT PALM AIRE

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
LYING IN THE CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA.

PLAT BOOK 181 PAGE 178
SHEET 1 OF 5



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTH ONE-HALF (S. 1/2) OF SECTION 32, AND IN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE NORTH 01°22'47" WEST ALONG THE EAST LINE OF SAID SECTION 32, SAME BEING THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 365.78 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF WEST ATLANTIC BOULEVARD, A 120.00 FOOT RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 410055, SECTION 86130-2504, SHEET 12 OF 18, SAME BEING THE SOUTHWEST CORNER OF TEXACO-POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 124, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,587.89 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 11°21'03" EAST), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°27'04", AN ARC DISTANCE OF 67.93 FEET; THENCE NORTH 89°26'43" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 164.17 FEET; THENCE NORTH 89°26'43" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 160.24 FEET; THENCE SOUTH 76°08'26" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 54.19 FEET; THENCE SOUTH 82°47'08" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 240.26 FEET; THENCE SOUTH 76°36'32" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 238.14 FEET; THENCE SOUTH 73°55'08" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 182.76 FEET; THENCE SOUTH 71°12'48" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 211.47 FEET TO A POINT ON A ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2,231.83 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 10°39'02" EAST); THENCE WESTERLY CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°32'32", AN ARC DISTANCE OF 449.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°06'30" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 0.13 FEET; THENCE NORTH 85°20'44" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 180.40 FEET; THENCE NORTH 89°06'30" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 150.00 FEET; THENCE NORTH 43°17'14" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 43.03 FEET TO A POINT ON THE EAST LINE OF TRACT A, PALM AIRE NORTH COURSE ESTATES 4TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°32'02" EAST ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 130.53 FEET; THENCE SOUTH 62°23'43" EAST ALONG A SOUTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 36.49 FEET; THENCE NORTH 47°31'48" EAST ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 590.60 FEET; THENCE NORTH 30°51'09" EAST CONTINUING ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 405.20 FEET; THENCE NORTH 27°20'21" EAST CONTINUING ALONG SAID EAST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 549.07 FEET TO THE NORTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION; THENCE NORTH 77°03'57" WEST ALONG SAID NORTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 411.09 FEET TO THE WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION; THENCE SOUTH 29°11'22" WEST ALONG SAID WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 436.70 FEET; THENCE SOUTH 37°13'57" WEST CONTINUING ALONG SAID WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 273.27 FEET; THENCE SOUTH 38°34'48" WEST CONTINUING ALONG SAID WEST LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 711.82 FEET; THENCE SOUTH 62°23'43" EAST ALONG A SOUTH LINE OF SAID PALM AIRE NORTH COURSE ESTATES 4TH SECTION, 266.57 FEET; THENCE SOUTH 02°32'02" WEST, 173.88 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID WEST ATLANTIC BOULEVARD; THENCE SOUTH 46°42'42" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 41.81 FEET; THENCE NORTH 89°06'30" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 187.78 FEET; THENCE NORTH 77°47'54" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 305.94 FEET; THENCE NORTH 84°51'04" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, 270.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FLORIDA TURNPIKE A 300.00 FOOT RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP NUMBER 410055, SECTION 86130-2504, SHEET 1 OF 18; THENCE NORTH 37°00'18" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 2,632.45 FEET TO A POINT ON THE WEST LINE OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE SOUTH 01°22'47" WEST ALONG SAID WEST LINE, 464.92 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE NORTH 88°45'32" EAST, 1,332.35 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE NORTH 01°22'47" WEST, 637.52 FEET TO THE NORTHEAST CORNER OF THE NORTH ONE-HALF (N. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 32; THENCE NORTH 88°41'12" EAST, 334.48 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF (W. 1/2) OF THE WEST ONE-HALF (W. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33; THENCE SOUTH 88°49'35" WEST ALONG A NORTH LINE OF SAID PARCEL G, GIBSON'S PLAT, 333.56 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 33; THENCE SOUTH 01°22'47" EAST ALONG THE WEST LINE OF TRACTS 47, 48 AND 49 OF COLLIER CITY LOTS (UNRECORDED) AND ALONG THE WEST LINE OF TRACTS 1-3, PANTON FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALONG THE WEST LINE OF SAID TEXACO-POMPANO PLAT, 909.26 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 3,697,414 SQUARE FEET, 84.8809 ACRES, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA } SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT PALM AIRE ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS THE 'RESIDENCES AT PALM AIRE', AND DO HEREBY DEDICATE AS FOLLOWS:

THE INGRESS & EGRESS EASEMENT AND BUS SHELTER EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

DEDICATION:

STATE OF FLORIDA } SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS THE 'RESIDENCES AT PALM AIRE', AND DO HEREBY DEDICATE AS FOLLOWS:

THE INGRESS & EGRESS EASEMENT AND BUS SHELTER EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

INSTR # 113073072,

Page 1 of 5

Recorded 06/25/2015 at 03:58 PM

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND EXECUTE THIS INSTRUMENT THIS 23 DAY OF October, A.D., 2014.

WITNESS

PRINTED NAME: Keith Trost

WITNESS

PRINTED NAME: Kim Banke

PALM AIRE ASSOCIATES LIMITED PARTNERSHIP,
A DELAWARE LIMITED PARTNERSHIP

BY: Jeffrey P. Orleans

JEFFREY P. ORLEANS,
PRESIDENT, RESORT AT PALM AIRE, INC.,
A FLORIDA CORPORATION,
SOLE GENERAL PARTNER OF PALM AIRE ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND THAT THE EXECUTION OF SAID INSTRUMENT IS HIS FREE ACT AND DEED.

ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF PHILADELPHIA

BEFORE ME PERSONALLY APPEARED JEFFREY P. ORLEANS, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RESORT AT PALM AIRE, INC., A FLORIDA CORPORATION, SOLE GENERAL PARTNER OF PALM AIRE ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND THAT THE EXECUTION OF SAID INSTRUMENT IS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF October, A.D., 2014.

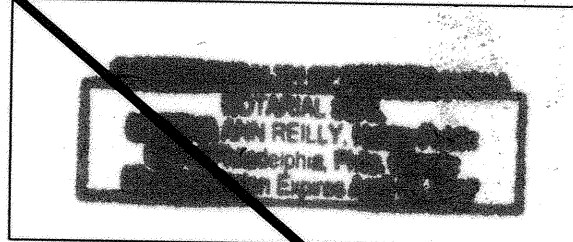
BY: Martha Ann Reilly

PRINTED NAME: Martha Ann Reilly

COMMISSION NO. 204348

MY COMMISSION EXPIRES 4/18/2017

NOTARY STAMP



CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. 2015-83 THIS 10th DAY OF November, A.D., 2014.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THE MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: Mary L. Chambers
CITY CLERK: MARY L. CHAMBERS

BY: Lamar Fisher
CITY MAYOR: LAMAR FISHER

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD

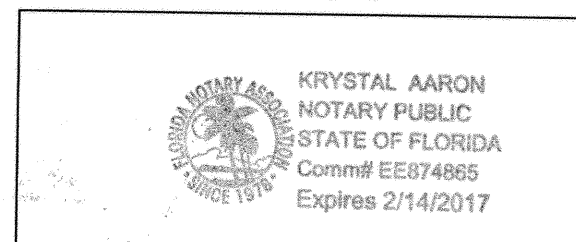
BEFORE ME PERSONALLY APPEARED DENNIS BEACH, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY MANAGER OF THE CITY OF POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CITY MANAGER OF SAID MUNICIPAL CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID MUNICIPAL CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF November, A.D., 2014.

BY: Krystal Aaron
NOTARY PUBLIC - STATE OF FLORIDA

PRINTED NAME: Krystal Aaron

NOTARY STAMP



PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS ACCEPTED AND APPROVED THIS PLAT THIS 23 DAY OF July, A.D., 2014.

BY: Jim Beeson
PLANNING AND ZONING BOARD
CHAIR: JIM BEESON

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF November, A.D., 2014.

BY: Alessandra Delfico
CITY ENGINEER
ALESSANDRA DELFICO

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFIC WAYS

THIS 26th DAY OF JUNE, A.D., 2014.

BY: Richard Tornese
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD

THIS 25 DAY OF June, A.D., 2015.

BY: Robert P. Legg, Jr.
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

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

BY: Robert P. Legg, Jr. 6/24/15
ROBERT P. LEGG, JR. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS4030

BY: Richard Tornese 6/24/15
RICHARD TORNESE DATE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NUMBER: 40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD

THIS 23 DAY OF JUNE, A.D., 2015.

BY: Neil Bay
DIRECTOR/DESIGNEE

BROWARD COUNTY FINANCE & 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 13th DAY OF January, A.D., 2015.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: Susan DeFuria
DEPUTY
MAYOR - COUNTY COMMISSION

BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:

(THIS INSTRUMENT WAS FILED FOR RECORD THIS 25 DAY OF June, A.D., 2014, AND RECORDED IN PLAT BOOK 181, AT PAGES 178, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: Wade McCall
DEPUTY

SURVEYOR'S CERTIFICATION:

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 ALL THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.072, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE.

THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 THIS _____ DAY OF _____, 20____.

THE BENCHMARKS (BMS) SHOWN HEREON 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.

BY: David E. Rohal
DAVID E. ROHAL
PROFESSIONAL SURVEYOR & MAPPER NO. LS 4315
STATE OF FLORIDA

CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 ELLER DRIVE, SUITE 600
FORT LAUDERDALE, FLORIDA 33316
CERTIFICATE OF AUTHORIZATION NUMBER LB 6791

This Instrument Prepared By:

David E. Rohal, P.S.M.

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners

1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807

Certificate of Authorization No. LB 6791
October, 2014

RESIDENCES AT PALM AIRE
PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
LYING IN THE CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA.

PLAT BOOK 181 PAGE 129
SHEET 2 OF 5

INSTR #113073072
Page 2 of 5

DEDICATION:

STATE OF FLORIDA } SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT WEST ATLANTIC BOULEVARD APARTMENTS INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF PARCEL A OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS THE "RESIDENCES AT PALM AIRE", AND DOES HEREBY DEDICATE AS FOLLOWS:

THE INGRESS & EGRESS EASEMENT AND BUS SHELTER EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED THIS 30 DAY OF MARCH, A.D., 2015

WITNESS: [Signature]
PRINTED NAME: Jason Hawn
WITNESS: [Signature]

WEST ATLANTIC BOULEVARD APARTMENTS INVESTORS LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: ZOM PALM AIRE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: [Signature]
KYLE CLAYTON, VICE PRESIDENT

PRINTED NAME: Shannon Lee

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED KYLE CLAYTON, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ZOM PALM AIRE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE MANAGER OF WEST ATLANTIC BOULEVARD APARTMENTS INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE EXECUTION OF SAID INSTRUMENT IS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF MARCH, A.D., 2015.

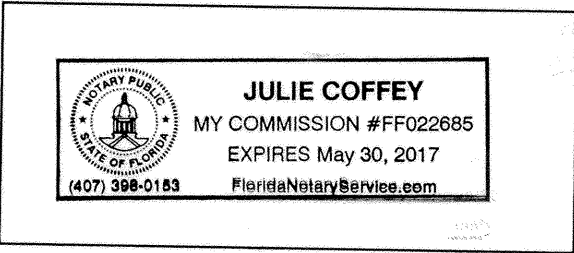
BY: [Signature]
NOTARY PUBLIC - STATE OF FLORIDA

PRINTED NAME: Julie Coffey

COMMISSION NO.: FF022685

MY COMMISSION EXPIRES: MAY 30, 2017

NOTARY STAMP



DEDICATION:

STATE OF FLORIDA } SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT ZF DEVELOPMENT II, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF A PORTION OF PARCEL B OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS THE "RESIDENCES AT PALM AIRE", AND DOES HEREBY DEDICATE AS FOLLOWS:

THE INGRESS & EGRESS EASEMENT AND BUS SHELTER EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED THIS 30 DAY OF MARCH, A.D., 2015

WITNESS: [Signature]
PRINTED NAME: Jason Hawn
WITNESS: [Signature]

ZF DEVELOPMENT II, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
KYLE CLAYTON, VICE PRESIDENT

PRINTED NAME: Shannon Lee

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED KYLE CLAYTON, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ZF DEVELOPMENT II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE EXECUTION OF SAID INSTRUMENT IS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF MARCH, A.D., 2015.

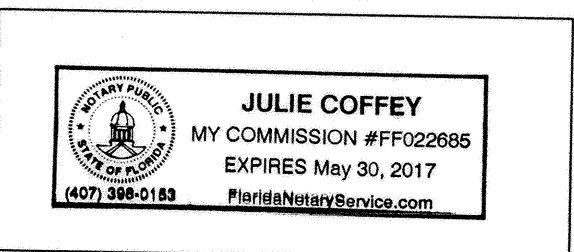
BY: [Signature]
NOTARY PUBLIC - STATE OF FLORIDA

PRINTED NAME: Julie Coffey

COMMISSION NO.: FF022685

MY COMMISSION EXPIRES: MAY 30, 2017

NOTARY STAMP



DEDICATION:

STATE OF FLORIDA } SS
COUNTY OF MIAMI-DADE

KNOW ALL MEN BY THESE PRESENTS: THAT FCI DEVELOPMENT TEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF A PORTION OF PARCEL B OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS THE "RESIDENCES AT PALM AIRE", AND DOES HEREBY DEDICATE AS FOLLOWS:

THE INGRESS & EGRESS EASEMENT AND BUS SHELTER EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED THIS 1st DAY OF April, A.D., 2015

WITNESS: [Signature]
PRINTED NAME: ERNESTO GORDO
WITNESS: [Signature]

FCI DEVELOPMENT TEN, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: FCI RESIDENTIAL CORPORATION,
A FLORIDA CORPORATION,
ITS MANAGER

BY: [Signature]
PRINTED NAME: Juan C. Porro
V.P.

PRINTED NAME: Manuel Mato

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED Juan Porro, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FCI RESIDENTIAL CORPORATION, A FLORIDA CORPORATION, THE MANAGER OF FCI DEVELOPMENT TEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THE EXECUTION OF SAID INSTRUMENT IS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF April, A.D., 2015.

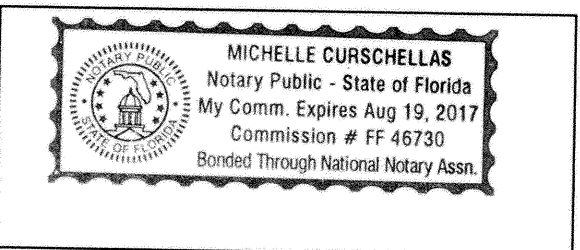
BY: [Signature]
NOTARY PUBLIC - STATE OF FLORIDA

PRINTED NAME: Michelle Curschellas

COMMISSION NO.: FF46730

MY COMMISSION EXPIRES: 8-19-2017

NOTARY STAMP



MORTGAGEE'S CONSENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND SECURITY AGREEMENT RECORDED AS INSTRUMENT NO. 112814114, AN ASSIGNMENT OF RENTS, LEASES AND PROFITS RECORDED AS INSTRUMENT NO. 112814115, AND A UCC-1 FINANCING STATEMENT RECORDED AS INSTRUMENT NO. 112814116, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (COLLECTIVELY, THE "MORTGAGE DOCUMENTS"), WHICH MORTGAGE DOCUMENTS ENCUMBER A PORTION OF THE LANDS DESCRIBED HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS SET FORTH HEREON OF THE LANDS DESCRIBED HEREON BY THE OWNERS THEREOF AND AGREES THAT THE MORTGAGE DOCUMENTS SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED THIS 1 DAY OF April, A.D., 2015

WITNESS: [Signature]
PRINTED NAME: Betty Cruz
WITNESS: [Signature]
PRINTED NAME: Cory Clement

PNC BANK, NATIONAL ASSOCIATION

BY: [Signature]
STEVEN POTTING, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED STEVEN POTTING, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PNC BANK, NATIONAL ASSOCIATION, AND THE EXECUTION OF SAID INSTRUMENT IS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF April, A.D., 2015.

BY: [Signature]
NOTARY PUBLIC - STATE OF FLORIDA

PRINTED NAME: Velvet Hosein

COMMISSION NO.: FF057130

MY COMMISSION EXPIRES: September 24, 2017

NOTARY STAMP



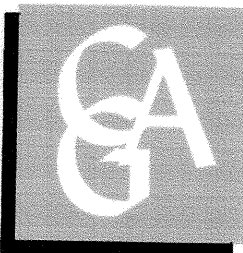
This Instrument Prepared By:

David E. Rohal, P.S.M.

Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners

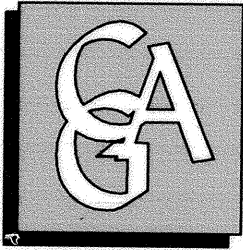
1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807

Certificate of Authorization No. LB 8791
October, 2014



\\projects\2013\135823 Palm Ave Boundary Survey\Survey\PLAT\135823-V-PL.dwg Jun 23, 2015 - 11:11am

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Exceptional Solutions
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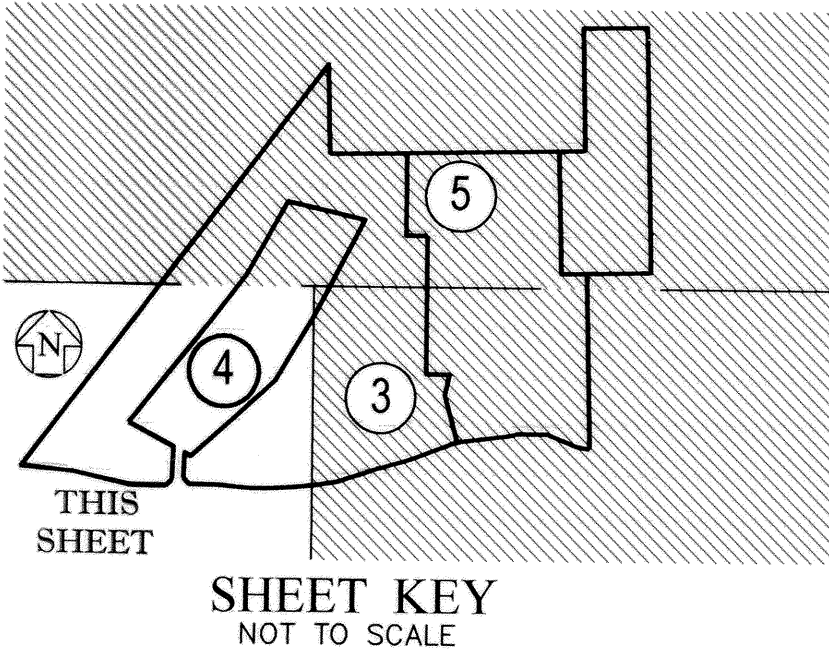
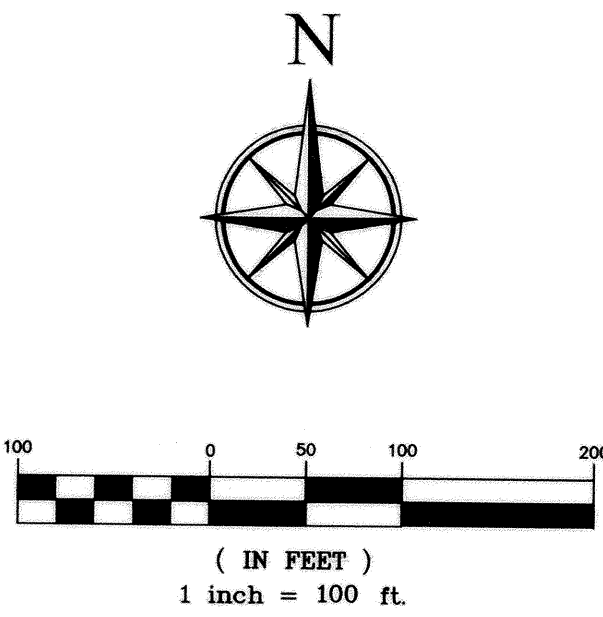


RESIDENCES AT PALM AIRE

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
LYING IN THE CITY OF POMPAÑO BEACH,
BROWARD COUNTY, FLORIDA.

PLAT BOOK 181 PAGE 181
SHEET 4 OF 5

INSTR #113073072
Page 4 of 5

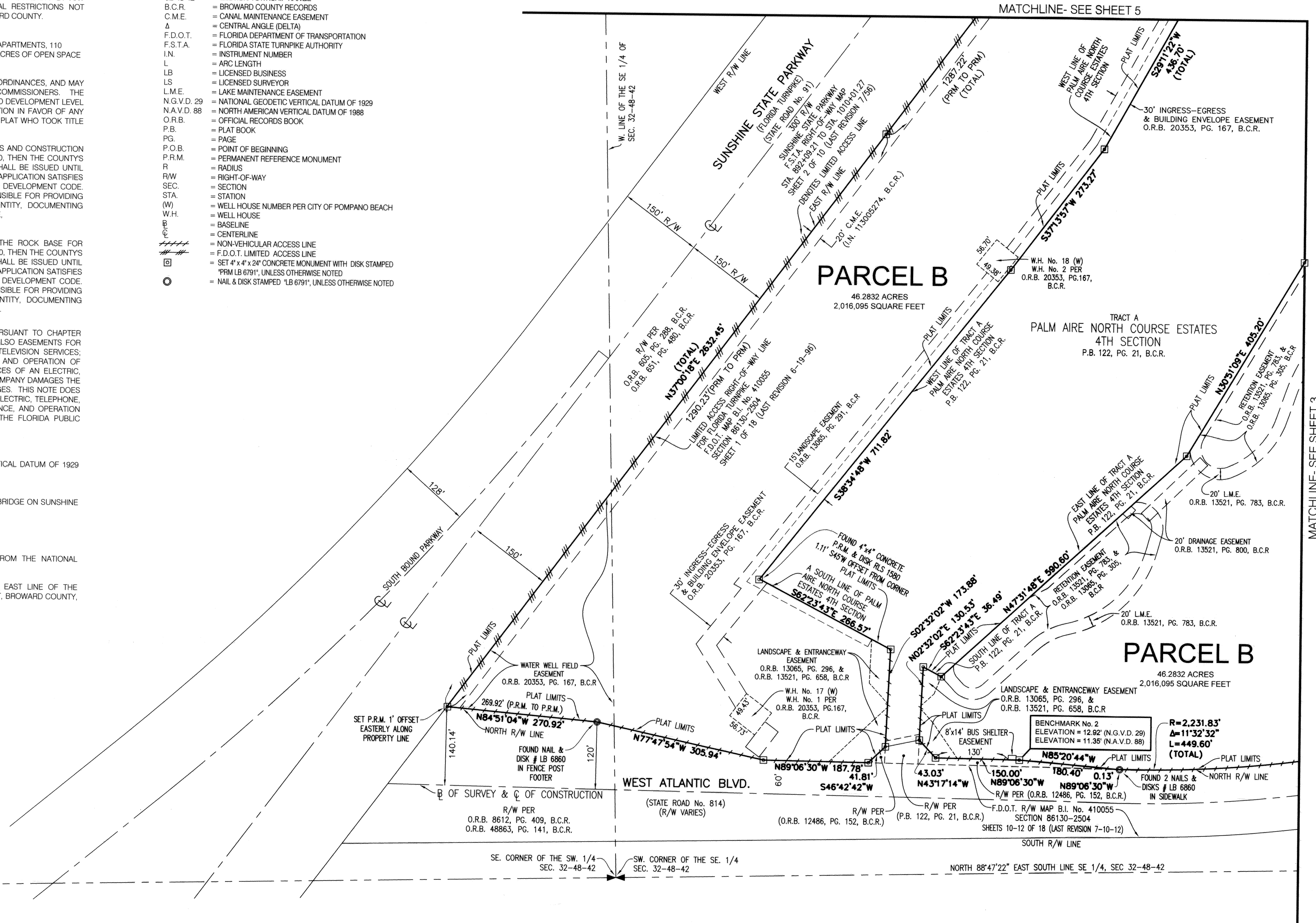


NOTES:

1. 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 NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
 2. THIS PLAT IS RESTRICTED TO 404 GARDEN APARTMENTS ON PARCEL A; 210 GARDEN APARTMENTS, 110 TOWNHOMES, AND 150 SINGLE FAMILY DETACHED UNITS ON PARCEL B; AND 11.756 ACRES OF OPEN SPACE (WITH NO RECREATIONAL FACILITIES OR USES PERMITTED) ON PARCEL C.
 3. 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.
 4. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JANUARY 13, 2020, 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. 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, AND/OR
 5. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY JANUARY 13, 2020, 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. 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.
 6. 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 SERVICES COMMISSION.
 7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).
- BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NUMBER 2740.
DESCRIPTION: S.B.C. STAMPED BM#150 AT CENTER OF NORTH CONCRETE WALL OF BRIDGE ON SUNSHINE WAY, BETWEEN SUNSHINE DRIVE AND LAKE DRIVE.
- ELEVATION: 17.544 FEET (N.G.V.D. 29)
ELEVATION: 15.98 FEET (N.A.V.D. 88)
- ELEVATION CONVERSIONS FROM N.G.V.D. 29 TO N.A.V.D. 88 WERE OBTAINED FROM THE NATIONAL GEODETIC SURVEY'S VERTCON PROGRAM.
- BEARINGS SHOWN HEREON ARE REFERENCED TO AN ASSUMED MERIDIAN. THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, IS ASSUMED TO BEAR NORTH 01°22'47" WEST.

LEGEND:

- 32-48-42 = SECTION-TOWNSHIP-RANGE
- B.C.R. = BROWARD COUNTY RECORDS
- C.M.E. = CANAL MAINTENANCE EASEMENT
- Δ = CENTRAL ANGLE (DELTA)
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.S.T.A. = FLORIDA STATE TURNPIKE AUTHORITY
- I.N. = INSTRUMENT NUMBER
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- L.M.E. = LAKE MAINTENANCE EASEMENT
- N.G.V.D. 29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- N.A.V.D. 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- STA. = STATION
- (W) = WELL HOUSE NUMBER PER CITY OF POMPAÑO BEACH
- W.H. = WELL HOUSE
- B = BASELINE
- C = CENTERLINE
- = NON-VEHICULAR ACCESS LINE
- F.D.O.T. LIMITED ACCESS LINE
- = SET 4" x 4" x 24" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 6791", UNLESS OTHERWISE NOTED
- = NAIL & DISK STAMPED "LB 6791", UNLESS OTHERWISE NOTED



RESIDENCES AT PALM AIRE

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
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INSTR #113073072
Page 5 of 5

PLAT BOOK 181 PAGE 182
SHEET 5 OF 5

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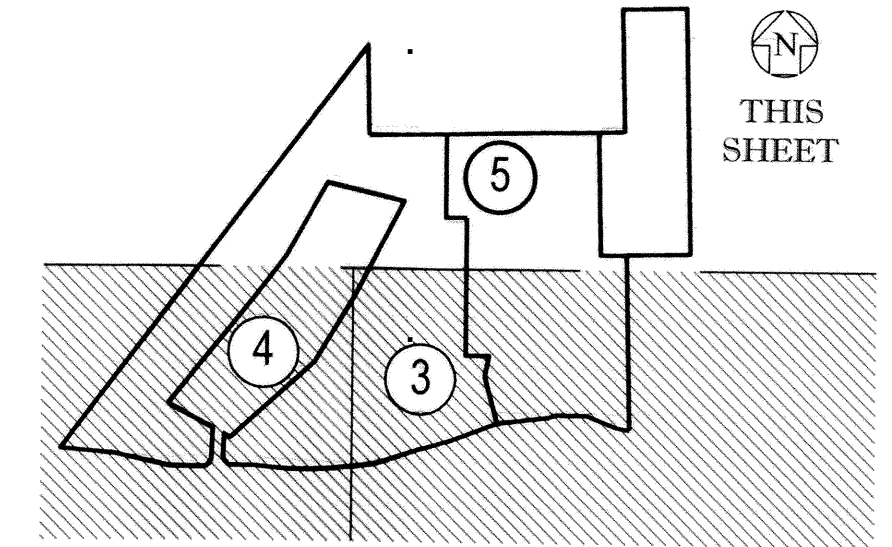
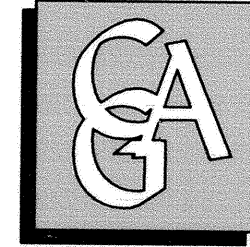
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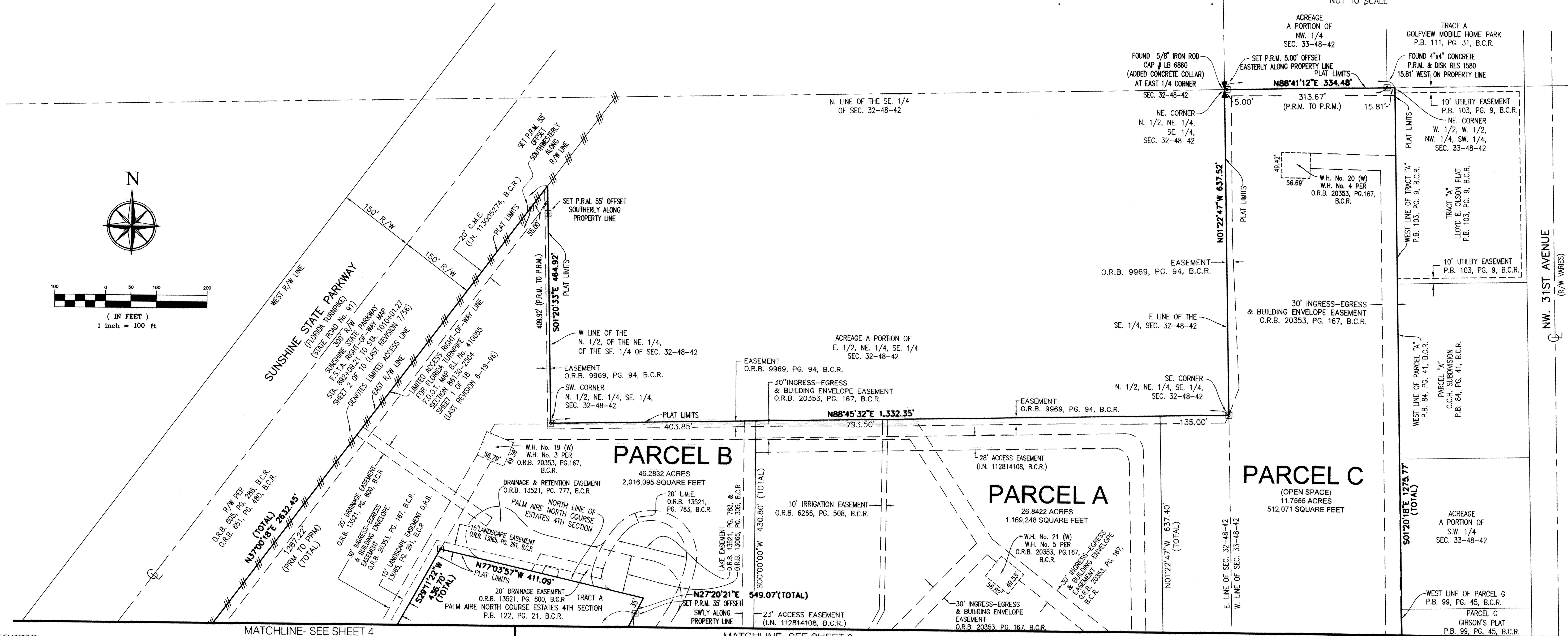
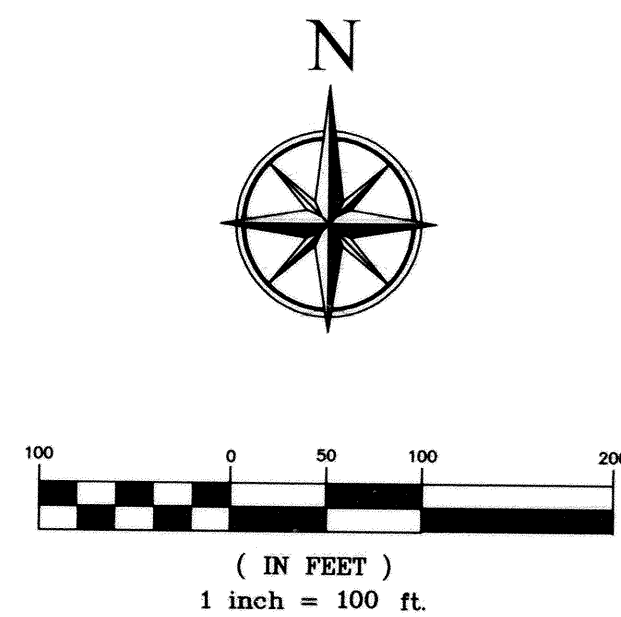
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October, 2014



SHEET KEY
NOT TO SCALE



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MATCHLINE- SEE SHEET 4

MATCHLINE- SEE SHEET 3

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