

Exhibit B

Return recorded copy to:

Dunay, Miskel & Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

This Instrument Prepared by:

Christina Bilenki, Esq.
Dunay, Miskel & Backman, LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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ACCESS EASEMENT AGREEMENT

This Access Easement Agreement ("Easement") made this ____ day of _____ 2016, by and between TSATAS ACQUISITIONS, LLC ("Grantor") and CITY OF POMPANO BEACH, a municipal corporation, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 (hereinafter referred to as "City"). As used herein, the term Grantor shall include any and all heirs, successors, or assigns of the Grantor and all subsequent owners of the "Property" and the term Grantee shall include any successors or assigns of Grantee.

WHEREAS, Grantor is the fee simple owner of certain real property more particularly described on Exhibit "A", attached hereto and by this reference incorporated herein (hereinafter referred to as "Property"); and

WHEREAS, Grantor has submitted applications to the City for development of +/-5,690 square feet of commercial use and +/-10,575 square feet of restaurant use on the Property ("Project"); and

WHEREAS, Tstatas Acquisitions has submitted applications to the City to allow for the development of two (2) restaurants totaling +/- 10,575 square feet and a +/- 5,690 square foot commercial space on the Property ("Project"); and

WHEREAS, as part of the Project, Tsatas Acquisitions has submitted an application for the abandonment of a portion of Riverside Drive (P&Z # 13-18000002) ("Abandonment Application") as further described in Exhibit "B" attached hereto and incorporated herein ("Abandonment Area"); and

WHEREAS, Grantor has agreed to grant and convey to the public a permanent non-exclusive access easement over, on, upon and across the easement area more particularly described on Exhibit "C", attached hereto and by this reference incorporated herein (hereinafter referred to as "Easement Area") for the specific and limited purposes set forth herein; and

WHEREAS, Grantor hereby agrees to grant and convey to the public a permanent non-exclusive sidewalk easement over, on, upon and across the sidewalk area more particularly described on Exhibit

"D", attached hereto and by this reference incorporated herein (herein referred to as "Sidewalk Area") for the specific and limited purpose set forth herein; and

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby agrees as follows:

The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.
2. Ingress Easement. Grantor hereby grants to the public a permanent non-exclusive access easement over, on, upon and across the Property for the purpose of one-way vehicular ingress to and from real property and related appurtenances in the vicinity of the Easement Area.
3. Sidewalk Easement. Grantor hereby grants to the public a permanent non-exclusive access easement over, on, upon and across the sidewalks to be located on the Property for the purpose of pedestrian ingress and egress to and from real property and related appurtenances in the vicinity of the Property.
4. Duration. This Easement shall remain in full force and effect in perpetuity.
5. Maintenance and Repair. Grantor, at Grantor's expense, shall keep the portion of the Easement Area and Sidewalk Area in good condition and repair at all times.
6. Modification. This Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records of Broward County, Florida.
7. Running With the Land. The Easement and rights granted herein shall be appurtenant to the Easement Property and shall run with the land.
8. Miscellaneous. If any provision of this Easement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby, and each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law. This Easement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Palm Beach County, Florida. The section headings in this Easement are for convenience only, shall in no way define or limit the scope or content of this Easement, and shall not be considered in any construction or interpretation of this Easement or any part hereof. Any reference to a term in the singular

shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Easement shall be construed to make the parties hereto partners or joint ventures or render either of said parties liable for the debts or obligations of the other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Witnesses:

TSATAS ACQUISITIONS LLC,
a Florida limited liability company

Printed Name: _____

By: _____

Printed Name: _____

Title: _____

Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____, as _____ of TSATAS ACQUISITIONS LLC, a Delaware limited liability company, and that he acknowledged to me, that he executed the foregoing instrument on behalf of the limited liability company, freely and voluntarily under authority duly vested in him by said limited liability company. He is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2015.

Notary Public

My Commission Expires:

EXHIBIT "A"

LOTS 1 AND 2, BLOCK 5, LESS THE NORTH 15' THEREOF, TOGETHER WITH LOT 3, BLOCK 5, "POMPANO BEACH PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH PARCEL 2, DESCRIBED AS FOLLOWS:

LOTS 1,2,3,4 AND 5, BLOCK 1, "POMPANO BEACH PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS THE NORTH 20 FEET THEREOF; THE EAST 5' THEREOF; AND THE WEST 5' THEREOF. FOR ROAD RIGHT-OF-WAY.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

EXHIBIT “B”

DESCRIPTION

LEGAL DESCRIPTION PROPOSED RIGHT-OF-WAY ABANDONMENT

A PORTION OF THE EXISTING RIGHT-OF-WAY OF RIVERSIDE DRIVE, POMPANO BEACH PARK, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 5, POMPANO BEACH PARK, ACCORDING THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 05°55'30" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE, A DISTANCE OF 236.72 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST ATLANTIC BOULEVARD, AS NOW LAID OUT AND IN USE; THENCE NORTH 85°24'45" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST ATLANTIC BOULEVARD, A DISTANCE OF 25.43 FEET; THENCE SOUTH 05°55'30" WEST, A DISTANCE OF 5.09 FEET; THENCE NORTH 85°24'45" EAST, A DISTANCE OF 30.51 TO A POINT 5.00 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE; THENCE SOUTH 05°55'30" WEST, ALONG A LINE 5.00 FEET, EAST OF, AND PARALLEL WITH, SAID EAST RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, DISTANCE OF 241.85 FEET; THENCE NORTH 84°04'30" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE, SAID POINT BEING FURTHER DESCRIBED AS BEING THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 5 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

CONTAINING: 13,147.96' SQUARE FEET, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

8/2/13

SURVEYOR'S NOTES:

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE ASSUMED BEARING OF SOUTH RIVERSIDE DRIVE
2. THIS SKETCH IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.

PAUL A. DAVIS
P.S.M. #4531
STATE OF FLORIDA.



PAUL A. DAVIS, INC.

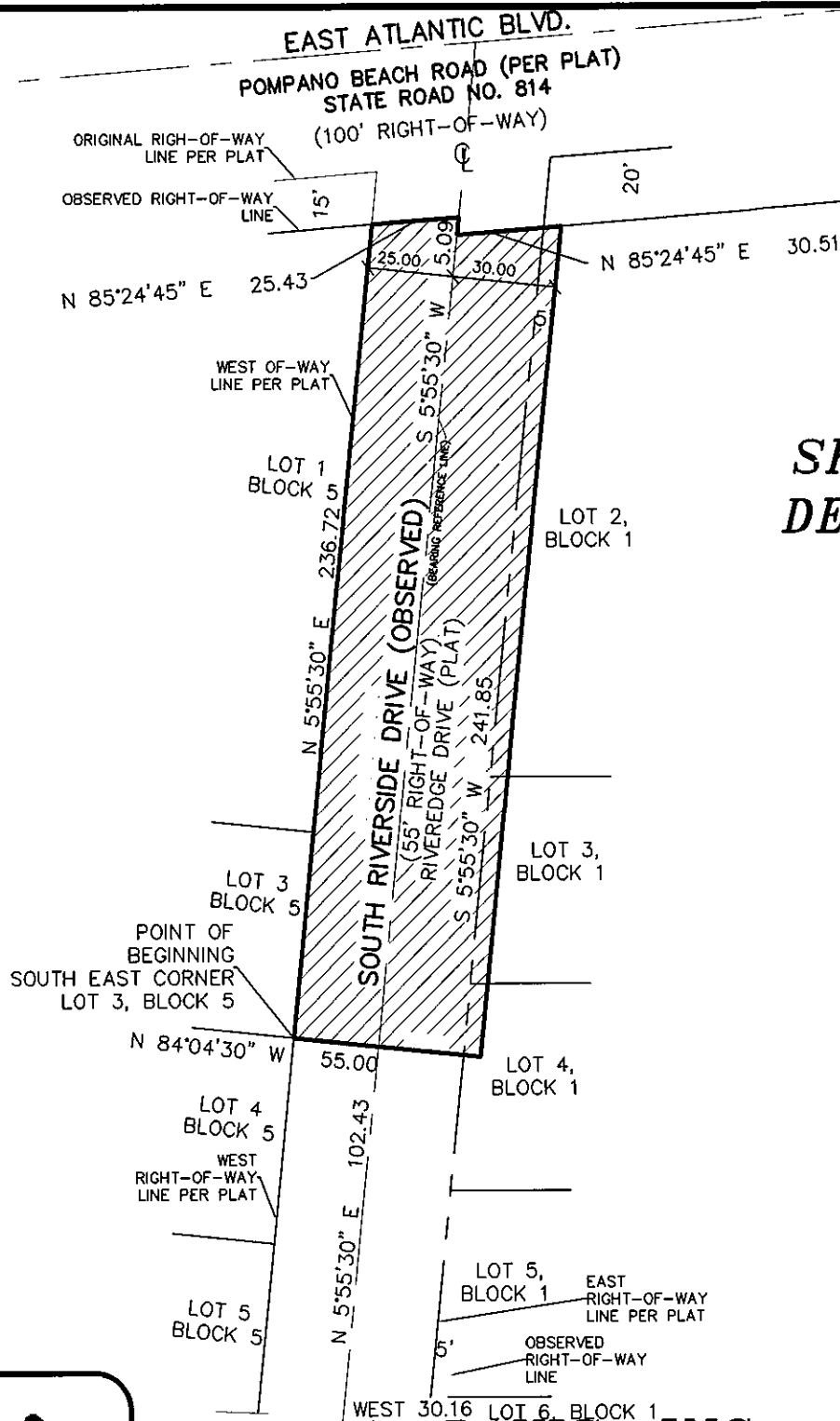
LB #0007219

Land Surveyors Land Development Consultants Planners

2091 N.E. 36TH STREET #50234 LIGHTHOUSE POINT FL. 33064
Phone: (954) 263-3102

Subdivisions & Condominiums Land & Site Planning
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

DATE	REVISIONS
SCALE:	1" = 50'
DRAWN BY:	A.M.D.
DATE:	8/2/13
JOB NO:	12-0001
F.B./PG.	N/A
FILE	
SHEET NO.	1 OF 2



ATLANTIC BLVD

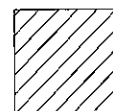
SITE

SOUTH RIVERSIDE DRIVE

A-1-A

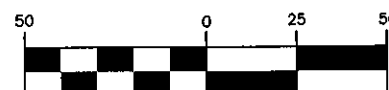
LOCATION MAP
NOT TO SCALE

SKETCH OF DESCRIPTION



**PROPOSED
RIGHT-OF-WAY
ABANDONMENT**

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.



PAUL A. DAVIS, INC.

LB #0007219

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2/23/16	UPDATE
DATE	REVISIONS
SCALE: 1" = 50'	
DRAWN BY:	A.M.D.
DATE:	8/2/13
JOB NO:	12-0001
F.B./PG.	N/A
FILE	
SHEET NO.	2 OF 2

EXHIBIT "C"

DESCRIPTION NORTH/SOUTH DRIVE WAY EASEMENT

ALL THAT PART OF LOTS 2, 3 AND 4, BLOCK 1, AND THAT CERTAIN RIGHT-OF-WAY SHOWN AS RIVERSEDGE DRIVE PER THE PLAT OF POMPANO BEACH PARK, AS RECORDED IN PLAT BOOK 21, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA . DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 1, THENCE N 05°55'30" E ALONG THE WEST LINE OF SAID LOT 4, BLOCK 1, A DISTANCE OF 37.18 FEET; THENCE S 84°04'30" E, A DISTANCE OF 2.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT ALSO BEING A POINT OF CUSP; THENCE N 00°00'53" E, A DISTANCE OF 16.59 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT FALLS ON A BEARING OF N 89°59'29" W, AT A RADIUS DISTANCE OF 21.59 FEET, THROUGH A CENTRAL ANGLE OF 47°25'46", AN ARC DISTANCE OF 17.88 FEET TO A POINT OF CUSP; THENCE N 00°02'00" E A DISTANCE OF 27.23 FEET TO A POINT OF CUSP; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 81°18'54". AN ARC DISTANCE OF 12.47 FEET TO A POINT OF CURVATURE; THENCE NORTH, A DISTANCE OF 58.67 FEET TO A POINT OF TANGENCY ; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT FALLS ON A BEARING OF N 89°35'19" W, AT A RADIUS DISTANCE OF 8.51 FEET, THROUGH A CENTRAL ANGLE OF 79°41'40", AN ARC DISTANCE OF 11.83 FEET TO A POINT OF CUSP; THENCE N 00°02'00" E A DISTANCE OF 39.00 FEET TO A POINT OF CUSP; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT FALL ON A BEARING OF N 58°52'47" W AT A RADIUS DISTANCE OF 47.95 FEET, THROUGH A CENTRAL ANGLE OF 31°21'59", AN ARC DISTANCE OF 26.25 FEET TO A POINT OF CURVATURE; THENCE NORTH, A DISTANCE OF 36.68 FEET TO A POINT OF TANGENCY ; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE WHOSE RADIUS POINT FALL ON A BEARING OF S 83°58'15" W AT A RADIUS DISTANCE OF 34.76 FEET, THROUGH A CENTRAL ANGLE OF 14°04'25", AN ARC DISTANCE OF 8.54 FEET TO A POINT OF CUSP; THENCE N 85°24'45" E, A DISTANCE OF 3.28 FEET TO A POINT OF INTERSECTION; THENCE S 05°55'30" W, A DISTANCE OF 5.09 FEET TO A POINT OF INTERSECTION; THENCE S 00°05' 44" W A DISTANCE OF 3.76 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT FALLS ON A BEARING OF S 81°02'03 E, AT A RADIUS DISTANCE OF 17.46 FEET; THROUGH A CENTRAL ANGLE OF 6°53'00", AN ARC DISTANCE OF 2.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH, A DISTANCE OF 238.26 FEET TO A POINT OF CUSP; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT FALL ON A BEARING OF S 20°49'07" W AT A RADIUS DISTANCE OF 38.91 FEET, THROUGH A CENTRAL ANGLE OF 24°06'49", AN ARC DISTANCE OF 16.37 FEET TO THE POINT OF BEGINNING OF DESCRIPTION.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

SURVEYOR'S NOTES:

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.

PAUL A. DAVIS
P.S.M. 4531
STATE OF FLORIDA.

8/5/16



PAUL A. DAVIS, INC.

LB #0007219

Land Surveyors • Land Development • Consultants Planners

2091 N.E. 36TH STREET #50234 LIGHTPOINT FL. 33074

Phone: (954) 421-9101 & (954) 698-9101 fax: (954) 421-5201

Subdivisions & Condominiums Land & Site Planning
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plats • Condominium Plats • Construction Layout

DATE	REVISIONS
SCALE:	1" = 50'
DRAWN BY:	A.M.D.
DATE:	8/5/16
JOB NO:	
F.B./PG.	N/A
FILE	
SHEET NO.	1 OF 2

SKETCH OF DESCRIPTION NORTH/SOUTH DRIVE WAY EASEMENT

FEDERAL HWY

W. ATLANTIC BLVD.
(SR 814)

SITE

A-1-A

LOCATION MAP
NOT TO SCALE

$\Delta = 14^{\circ}05'25''$

R = 34.76

L = 8.54

RADIAL BEARING =

S $83^{\circ}58'15''$ W

NORTH 36.68

$\Delta = 31^{\circ}21'59''$

R = 47.95

L = 26.25

RADIAL BEARING =

N $58^{\circ}52'47''$ W

N $00^{\circ}02'00''$ E 39.00

$\Delta = 79^{\circ}41'40''$

R = 8.51

L = 11.83

RADIAL BEARING =

N $89^{\circ}35'19''$ W

NORTH 58.67

$\Delta = 81^{\circ}18'54''$

R = 8.51

L = 12.07

RADIAL BEARING =

N $10^{\circ}24'53''$ W

N $00^{\circ}02'00''$ E 27.23

$\Delta = 47^{\circ}25'46''$

R = 21.39

L = 17.88

RADIAL BEARING =

N $89^{\circ}59'29''$ W

N $00^{\circ}00'53''$ E 16.59

S $84^{\circ}04'30''$ E 2.17

POINT OF BEGINNING

N $5^{\circ}55'30''$ E 37.18

POINT OF COMMENCEMENT

N $85^{\circ}24'45''$ E 3.28

S $5^{\circ}55'30''$ E 5.09

S $85^{\circ}24'45''$ E 15.40

S $00^{\circ}05'44''$ W 15.40

$\Delta = 06^{\circ}53'00''$

R = 17.46

L = 2.10

RADIAL BEARING =

S $82^{\circ}01'13''$ E

SOUTH 238.26

LOT 2,
BLOCK 1

PORTION OF LOT 1,
BLOCK 1

LOT 3,
BLOCK 1

$\Delta = 24^{\circ}06'09''$

R = 38.91

L = 16.37

RADIAL BEARING =

S $20^{\circ}49'07''$ W

LOT 4,
BLOCK 1

DATE	REVISIONS
	SCALE: 1" = 50'
	DRAWN BY: A.M.D.
	DATE: 8/5/16
	JOB NO:
	F.B./PG. N/A
	FILE
	SHEET NO. 2 OF 2



PAUL A. DAVIS, INC.

LB #0007219

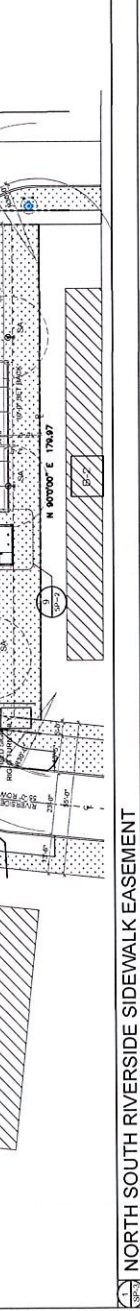
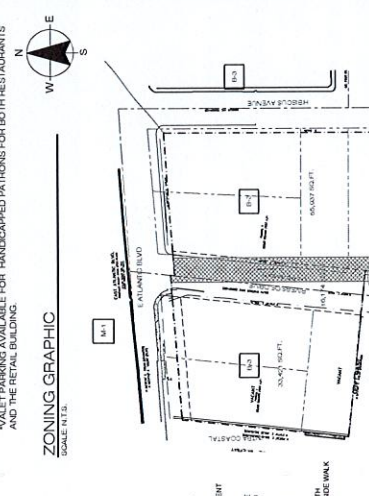
Land Surveyors • Land Development • Consultants • Planners

2091 N.E. 36TH STREET #50234 LIGHTPOINT FL. 33074

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Subdivisions & Condominiums Land & Site Planning
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EXHIBIT "D"



DESCRIPTION

NORTH/SOUTH SIDEWALK EASEMENT A. 1

ALL THAT PART OF RIVREDGE DRIVE AND LOT 2, BLOCK 1, OF THE PLAT OF POMPANO BEACH PARK, AS RECORDED IN PLAT BOOK 21, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID PLAT OF POMPANO BEACH PARK; THENCE S 02°51'57" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 20.27 FEET; THENCE S 85°24'45" W, A DISTANCE OF 72.57 FEET TO THE POINT BEGINNING OF THIS DESCRIPTION; THENCE S 05°55'30" W A DISTANCE OF 7.82 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION SAID POINT ALSO BEING A POINT OF CUSP; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT FALLS ON A BEARING OF S 02°00'45" E AT A RADIUS DISTANCE OF 7.71 FEET, THROUGH A CENTRAL ANGLE OF 87°13'51" , AN ARC DISTANCE OF 11.73 FEET TO A POINT OF CURVATURE THENCE S 00°00'00" W A DISTANCE OF 66.97 FEET TO A POINT OF CURVATURE; THENCE WEST A DISTANCE OF 2.02 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT FALLS ON A BEARING OF N 00°10'51" E, AT A RADIUS DISTANCE OF 5.07 FEET, THROUGH A CENTRAL ANGLE OF 100°28'18", AN ARC DISTANCE OF 8.88 FEET TO A POINT OF TANGENCY; THENCE NORTH A DISTANCE OF 69.30 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT FALLS ON A BEARING OF S 88°11'20" E AT A RADIUS DISTANCE OF 18.81 FEET, THROUGH A CENTRAL ANGLE OF 18°28'59", AN ARC DISTANCE 18.81 FEET TO A POINT OF CUSP; THENCE N 85°24'37" E A DISTANCE OF 14.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

8/5/16

SURVEYOR'S NOTES:

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.

PAUL A. DAVIS
P.S.M. 4531
STATE OF FLORIDA.



DAVIS & PURMORT, INC.

LB #0007219

Land Surveyors • Land Development • Consultants • Planners

843 SOUTHEAST 8th AVENUE-- DEERFIELD BEACH, FL 33441

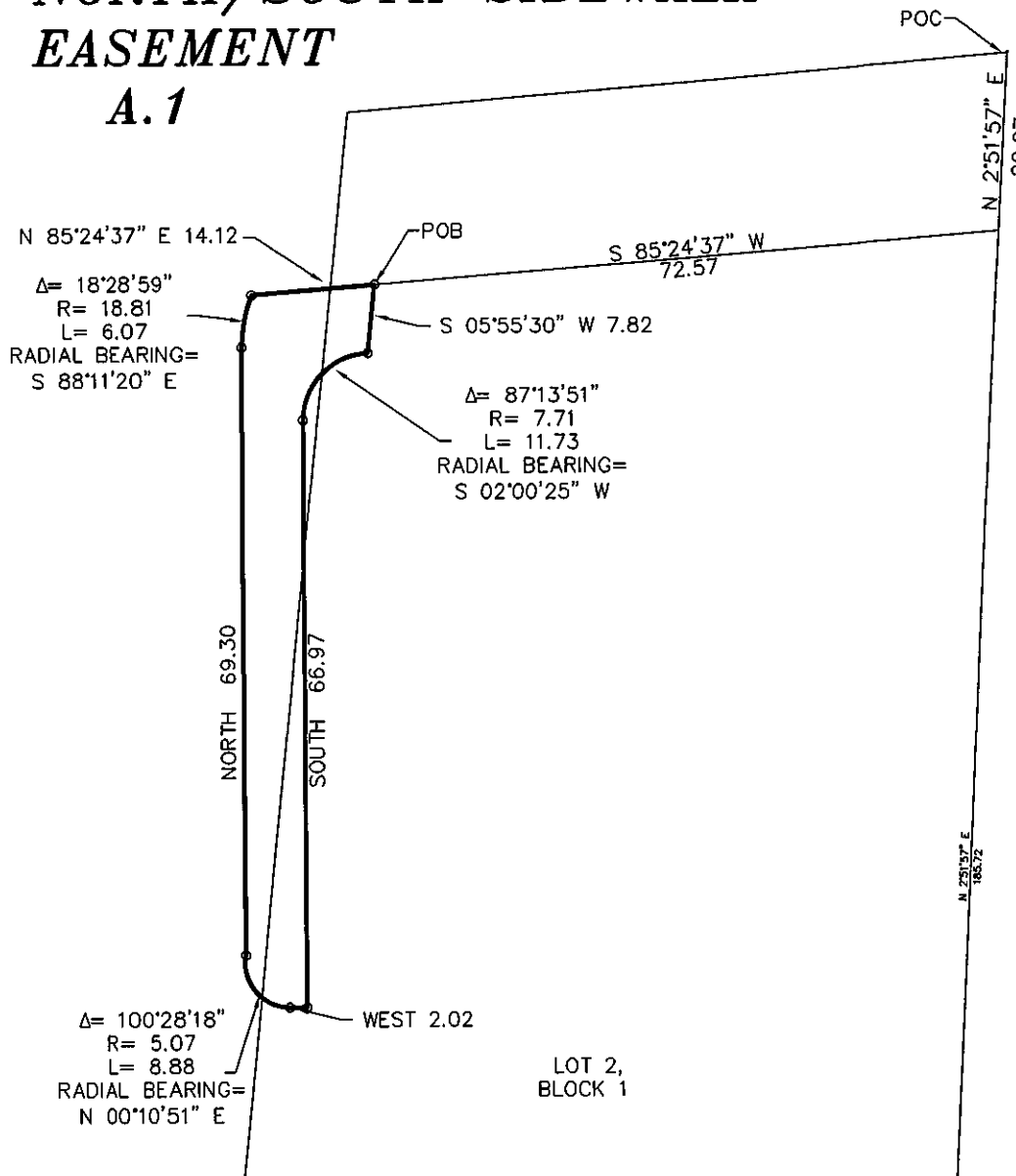
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Subdivisions & Condominiums Land & Site Planning
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DATE	REVISIONS
	SCALE: 1" = 20'
DRAWN BY:	A.M.D.
DATE:	8/5/16
JOB NO:	
F.B./PG.	N/A
FILE	
SHEET NO.	1 OF 2

SKETCH OF DESCRIPTION NORTH/SOUTH SIDEWALK EASEMENT

A.1



FEDRAL HWY	W. ATLANTIC BLVD. (SR 814)	A-1-A
	SITE	

LOCATION MAP
NOT TO SCALE



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DATE	REVISIONS
SCALE:	1" = 20'
DRAWN BY:	A.M.D.
DATE:	6/6/16
JOB NO:	
F.B./PG.	N/A
FILE	
SHEET NO.	2 OF 2

DESCRIPTION

NORTH/SOUTH SIDEWALK EASEMENT A.2

ALL THAT PART OF LOTS 1, 3 & 4, BLOCK 1, POMPANO BEACH PARK,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21,
PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY , FLORIDA.
DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF LOT 4, BLOCK 1 OF SAID PLAT
OF POMPANO BEACH PARK; THENCE S 05°55'30" W ALONG THE WEST
LINE OF SAID LOT 4, BLOCK 1, A DISTANCE OF 24.49 FEET; THENCE S
84°04'30" E, A DISTANCE OF 14.93 FEET TO THE POINT OF BEGINNING OF
THIS DESCRIPTION; THENCE N 00°05'44" E, A DISTANCE OF 134.58 FEET
TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC
OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS
POINT IS ON A BEARING OF S 89°54'16" E, AT A RADIUS DISTANCE OF 4.55
FEET, THROUGH A CENTRAL ANGLE OF 92°38'36" , AN ARC DISTANCE OF
7.35 FEET TO A POINT OF OF INTERSECTION; THENCE S 00°00'16" E, A
DISTANCE OF 141.21 FEET TO A POINT OF CUSP; THENCE NORTH
WESTERLY ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE
SOUTHWEST WHOSE RADIUS POINT IS ON A BEARING OF S 27°08'34" W,
AT A RADIUS DISTANCE OF 56.08 FEET THROUGH A CENTRAL ANGLE OF
05°50'48" AN ARC DISTANCE OF 5.72 FEET TO THE POINT OF BEGINNING
OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO
BEACH, BROWARD COUNTY, FLORIDA

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF
THE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF
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RECORD PLAT UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE
AND EMBOSSED SEAL.

PAUL A. DAVIS
P.S.M. 4531
STATE OF FLORIDA.



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DATE	REVISIONS
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JOB NO:	
F.B./PG.	N/A
FILE	
SHEET NO.	1 OF 2

SKETCH OF DESCRIPTION NORTH/SOUTH SIDEWALK EASEMENT

A.2

$\Delta = 92^{\circ}38'36''$
R = 4.55
L = 7.35
RADIAL BEARING =
S $89^{\circ}54'16''$ E

POINT OF COMMENCEMENT
NORTHWEST CORNER LOT K
BLOCK 1

N $84^{\circ}4'30''$ W
14.93

S $55^{\circ}30''$ W
24.49

N $00^{\circ}05'44''$ E 134.58

S $00^{\circ}16''$ E 141.21

LOT 3,
BLOCK 1

LOT 4,
BLOCK 1

$\Delta = 05^{\circ}50'48''$
R = 56.08
L = 5.72
RADIAL BEARING =
S $27^{\circ}08'34''$ W

POINT OF BEGINNING

FEDERAL HWY

W. ATLANTIC BLVD.
(SR 814)

SITE

A-1-A

LOCATION MAP
NOT TO SCALE



PAUL A. DAVIS, INC.

LB #0007219

Land Surveys • Land Development • Consultants Planners

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Phone: (954) 421-9101 & (954) 698-9101 fax: (954) 421-5201

Subdivisions & Condominiums Land & Site Planning
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DATE	REVISIONS
	SCALE: 1" = 30'
	DRAWN BY: A.M.D.
	DATE: 8/5/16
	JOB NO:
	F.B./PG. N/A
FILE	
SHEET NO.	2 OF 2

DESCRIPTION

NORTH/SOUTH SIDEWALK EASEMENT

A.3

ALL THAT PART OF LOT 1, BLOCK 5, AND THAT CERTAIN RIGHT OF WAY SHOWN AS RIVEREDGE DRIVE, PER THE PLAT OF POMPANO BEACH PARK AS RECORDED IN PLAT BOOK 31, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DESCRIBED OS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 5; THENCE N 5°55'30" E ALONG THE EAST LINE OF SAID LOT 1, BLOCK 5, A DISTANCE OF 61.61 FEET; THENCE N 84°04'30" W, A DISTANCE OF 9.33 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 90°00'00" W, A DISTANCE OF 7.13 FEET TO A POINT OF CUSP; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT FALLS ON A BEARING OF S 79°51'13." E AT A RADIUS DISTANCE OF 48.91 FEET, THROUGH A CENTRAL ANGLE OF 49°47'17", AN ARC DISTANCE OF 42.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT FALLS ON A BEARING OF N 28°33'55 W AT A RADIUS DISTANCE OF 41.52 FEET; THROUGH A CENTRAL ANGLE OF 61°35'20" AN ARC DISTANCE OF 44.63 FEET TO A POINT OF TANGENCY; THENCE NORTH, A DISTANCE OF 36.32 FEET TO A POINT OF CURVATURE THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT FALLS ON A BEARING OF S 83°09'38" W, AT A RADIUS DISTANCE OF 29.86 FEET, THROUGH A CENTRAL ANGLE OF 16°19'55, AN ARC DISTANCE OF 8.42 FEET TO A POINT OF CUSP; THENCE N 85°24'45" E, A DISTANCE OF 7.68 FEET TO A POINT OF CUSP; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT FALLS ON A BEARING OF S 76°26'34" W, AT A RADIUS DISTANCE OF 73.06 FEET, THROUGH A CENTRAL ANGLE OF 6°38'32" AN ARC DISTANCE OF 8.47 FEET TO A POINT OF CURVATURE; THENCE SOUTH, A DISTANCE OF 35.79 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT FALLS ON A BEARING OF S 88°46'31"W, AT A RADIUS DISTANCE OF 48.52 FEET; THROUGH A CENTRAL ANGLE OF 62°37'11" AN ARC DISTANCE OF 53.03 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CONCAVE TO THE SOUTHEAST, WHOSE RADIUS POINT FALLS ON A BEARING OF S 30°16'13 E, AT RADIUS DISTANCE OF 41.91 FEET, THROUGH A CENTRAL ANGEL OF 47°51'57" AN ARC DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

8/5/16

SURVEYOR'S NOTES:

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.

PAUL A. DAVIS
P.S.M. 4531
STATE OF FLORIDA.



PAUL A. DAVIS, INC.

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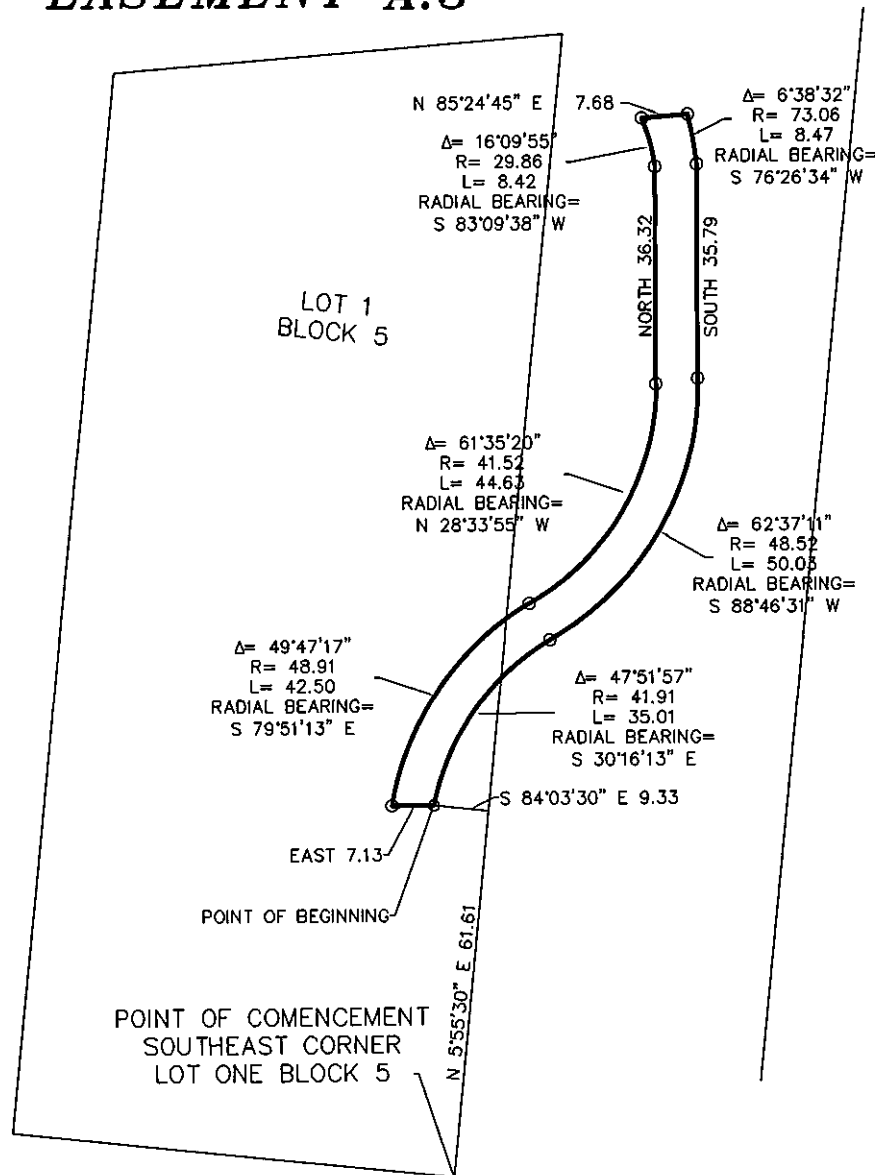
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DATE	REVISIONS
	SCALE: 1" = 30'
DRAWN BY:	A.M.D.
DATE:	8/5/16
JOB NO:	
F.B./PG.	N/A
FILE	
SHEET NO.	1 OF 2

SKETCH OF DESCRIPTION NORTH/SOUTH SIDEWALK EASEMENT A.3



FEDRAL HWY

W. ATLANTIC BLVD.
(SR 814)

SITE

A-1-A

LOCATION MAP
NOT TO SCALE



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	SCALE: 1" = 30'
	DRAWN BY: A.M.D.
	DATE: 8/5/16
	JOB NO:
	F.B./PG. N/A
	FILE
	SHEET NO. 2 OF 2

DESCRIPTION NORTH/SOUTH SIDEWALK EASEMENT A.4

ALL THAT PART OF LOTS 1 AND 3, BLOCK 5, POMPANO BEACH PARK, AS RECORDED IN PLAT BOOK 21, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 5, POMPANO BEACH PARK; THENCE S 05°55'30" W, ALONG THE EAST LINE OF SAID OF SAID LOT 1, BLOCK 5 A DISTANCE OF 1.24 FEET; THENCE N 84°04'30" W A DISTANCE OF 1.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT ALSO BEING A POINT OF REVERSE CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT FALLS ON A BEARING OF S 72°41'12" W, AT A RADIUS DISTANCE OF 5.20 FEET; THROUGH A CENTRAL ANGLE OF 66°36'08" AN ARC DISTANCE OF 6.05 FEET TO A POINT OF TANGENCY; THENCE S 52°36'17" W A DISTANCE OF 3.74 FEET TO A POINT OF CUSP; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT FALLS ON A BEARING OF N 65°31'26" E, AT A RADIUS DISTANCE OF 48.79 FEET, THROUGH A CENTRAL ANGLE OF 24°28'35", AN ARC DISTANCE OF 20.84 FEET TO A POINT OF TANGENCY; THENCE NORTH 16.71 FEET TO A POINT OF INTERSECTION; THENCE EAST 7.00 FEET; THENCE SOUTH 16.68 FEET TO A POINT OF CURVATURE ; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT FALL ON A BEARING OF EAST, AT A RADIUS DISTANCE 41.79 FEET, THROUGH A CENTRAL ANGLE OF 7°18'48", AN ARC DISTANCE 12.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



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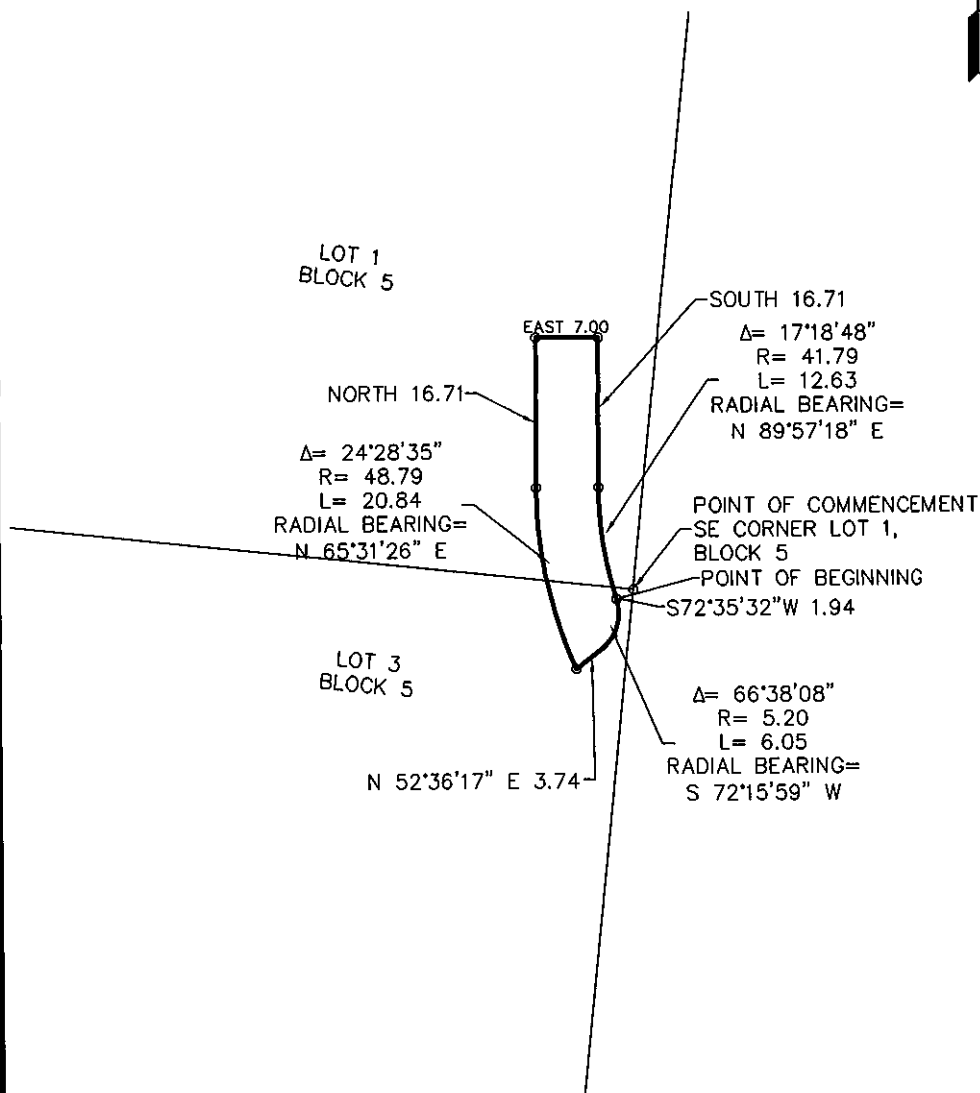
DATE	REVISIONS
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DRAWN BY:	A.M.D.
DATE:	8/5/16
JOB NO:	
F.B./PG.	N/A
FILE	
SHEET NO.	1 OF 2

SKETCH OF DESCRIPTION NORTH/SOUTH SIDEWALK EASEMENT A.4



FEDRAL HWY	W. ATLANTIC BLVD. (SR 814)	A-1-A
	SITE	

LOCATION MAP
NOT TO SCALE



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SCALE:	1" = 50'
DRAWN BY:	A.M.D.
DATE:	8/5/16
JOB NO:	
F.B./PG.	N/A
FILE	
SHEET NO.	2 OF 2

DESCRIPTION

NORTH/SOUTH SIDEWALK EASEMENT

A.5

ALL THAT PART OF THAT CERTAIN RIGHT-OF WAY SHOWN AS RIVEREDGE DRIVE , PER THE PLAT OF POMPANO BEACH PARK, AS RECORDED IN PLAT BOOK 21, PAGE 20; OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4, BLOCK 1, OF SAID PLAT OF POMPANO BEACH PARK; THENCE S 05°55'30" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RIVEREDGE DRIVE , A DISTANCE OF 20.81 FEET TO A POINT OF INTERSECTION; THENCE N 84°04'30" W, A DISTANCE OF 1.31 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE N 84°04'30" W, A DISTANCE OF 7.13 FEET, TO A POINT OF INTERSECTION; THENCE N 00°00'53" E, A DISTANCE OF 13.84 FEET; TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT LIES ON A BEARING OF N 89°59'07" W, AT A RADIUS DISTANCE OF 14.59 FEET; THROUGH A CENTRAL ANGLE OF 67°05'30", AN ARC DISTANCE OF 17.09 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT FALL ON A BEARING OF N 14°24'08" E AT A RADIUS DISTANCE OF 44.81 FEET; THROUGH A CENTRAL ANGLE OF 28°39'05", AN ARC DISTANCE OF 22.41 FEET TO A POINT OF CUSP; THENCE N 54°23'50" E A DISTANCE OF 3.48 FEET TO A POINT OF CURVATURE ; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT LIES ON A BEARING OF S 33°31'02" E AT A RADIUS DISTANCE OF 5.18 FEET, THROUGH A CENTRAL ANGLE OF 66°48'36", AN ARC DISTANCE OF 6.04 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT LIES ON A BEARING OF N 35°41'51" E, AT A RADIUS DISTANCE OF 37.81 FEET, THROUGH A CENTRAL ANGLE OF 21°57'32", AN ARC DISTANCE OF 14.49 TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT LIES ON A BEARING OF S 21°10'58" W, AT A RADIUS DISTANCE OF 21.59 FEET, THROUGH A CENTRAL ANGLE OF 68°37'49", AN ARC DISTANCE OF 25.87 FEET TO A POINT OF CURVATURE; THENCE S 00°00'53" W, A DISTANCE OF 14.39 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

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F.B./PG.	N/A
FILE	
SHEET NO.	1 OF 2

SKETCH OF DESCRIPTION NORTH/SOUTH SIDEWALK EASEMENT

A.5



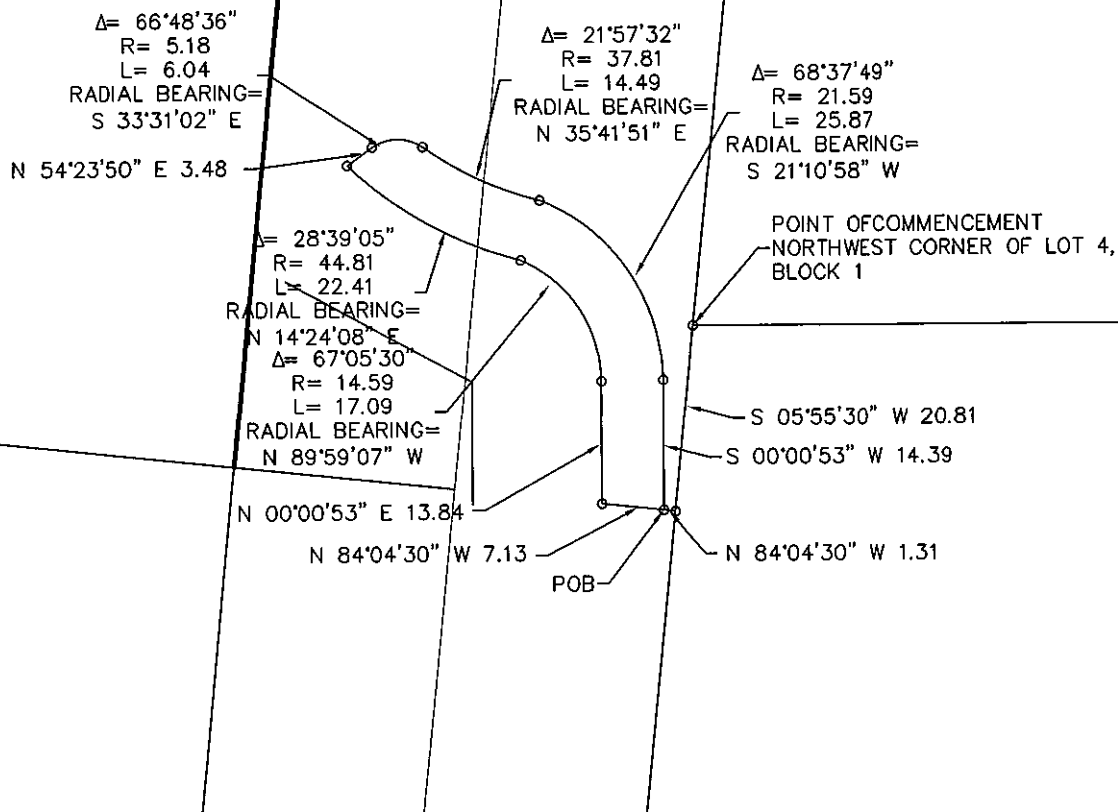
FEDRAL HWY

W. ATLANTIC BLVD.
(SR 814)

SITE

A-1-A

LOCATION MAP
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F.B./PG.	N/A
FILE	
SHEET NO.	2 OF 2