

**FOR REFERENCE ONLY:
DRAFT RESOLUTION, WITH ATTACHMENTS –
WILL BE PLACED ON THE NEXT CITY COMMISSION AGENDA,
IF THE ABANDONMENT IS APPROVED ON FIRST READING.**

RESOLUTION NO. 2019-_____

**CITY OF POMPANO BEACH
Broward County, Florida**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
POMPANO BEACH, FLORIDA, ACCEPTING A PERPETUAL
FIRE ACCESS EASEMENT AND NONEXCLUSIVE UTILITY
EASEMENT; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Aloha 1, LLC is the owner of a parcel of real property and has agreed to a perpetual Fire Access Easement and nonexclusive Utility Easement to the City; and

WHEREAS, the City Commission has determined that the best interests of the public will be served by accepting and acquiring the rights being conveyed by the grants of easement; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City of Pompano Beach accepts the grants of easement from ALOHA 1, LLC for the property being described in the Fire Access Easement and Utility Easement, copies of which are attached and made a part of this Resolution as if set forth in full.

SECTION 2. That it is the determination of the City Commission of the City of Pompano Beach, Florida, that the acceptance and acquisition of the described property rights are for a public purpose.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2019.

REX HARDIN, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

Prepared by and return to:
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

UTILITY EASEMENT

THIS UTILITY EASEMENT (this "Easement") is made and executed this _____ day of _____, 2019, by ALOHA I, LLC, a Delaware limited liability company (the "Grantor"), having an address of 345 Ocean Drive #1102, Miami Beach, FL 33139, to the CITY OF POMPANO BEACH, a Florida municipal corporation, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH:

WHEREAS, Grantor is lawfully seized in fee simple and is in possession of certain property situated in Broward County, Florida, (hereinafter referred to as "Property"); and

WHEREAS, Grantor desires to grant a non-exclusive utility easement in, on, over, under, through, and across the Property more particularly described in Exhibit "A" attached and made a part of this Easement (the "Easement Area").

NOW, THEREFORE, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor states as follows:

1. Grantor does grant unto the Grantee, a perpetual non-exclusive utility easement to install, operate, repair and maintain in perpetuity such facilities and accessories as may be necessary to provide utility services in, on, over, under, through, and across the Easement Area,

with the full and free right of ingress and egress over the Easement Area and portions of Grantor's adjoining property for the purpose of exercising the rights granted.

2. Grantee shall have the right and privilege from time to time to construct, reconstruct, improve, maintain, repair, replace, relocate, inspect, add to, enlarge, change pressure, as well as the size of, and to remove such utility facilities, accessories or any of them, all for public utilities purposes, together with the right to permit any other person, firm or corporation to any of the facilities or accessories along with the right of ingress and egress to the Easement Area and over portions of Grantor's adjoining property.

3. Grantee shall have the right to keep the Easement Area cleared of obstructions and Grantee shall have the right to trim, cut or remove from the Easement Area, at any time, trees, limbs, undergrowth, structures or other obstructions, which in the opinion of Grantee, might interfere or fall upon the facilities.

4. Grantor shall not erect or place any building, structure, obstruction, landscaping or tree on or inside the Easement Area, without Grantee's prior written permission so as to not compromise the integrity of the CITY's public utility infrastructure.

5. The Easement granted shall be binding upon the Grantor and its successors and assigns. This Easement shall not be released or amended in any manner without the written consent of Grantee, except as otherwise provided herein.

6. All provisions of this Easement, including the benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the parties hereto.

7. Grantor warrants and covenants (a) that Grantor is the owner of the fee simple title to the property in which the above described Easement Area is located, (b) that Grantor has full

right and lawful authority to grant and convey this Easement to Grantee, and (c) that Grantee shall have quiet and peaceful possession, use and enjoyment of this Easement.

IN WITNESS WHEREOF, the Grantor has caused this Easement to be executed in its name and by its duly authorized officers or representatives as of the day and year first above written.

“GRANTOR”:

Witnesses: ALOHA 1, LLC
A Delaware limited liability company

Print Name: _____ By: _____

Print Name: _____

Print Name: _____ Title: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, as _____ of ALOHA 1, LLC, a Delaware limited liability company, on behalf of the company. S/He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY SEAL:

NOTARY PUBLIC

Commission Number

The foregoing Easement and all of its agreements, terms, conditions and representations are hereby accepted at Pompano Beach, Florida, this _____ day of _____, 2019.

"CITY":

Witnesses:

CITY OF POMPANO BEACH

By: _____
REX HARDIN, MAYOR

By: _____
GREGORY P. HARRISON, CITY MANAGER

Attest:

(SEAL)

ASCELETA HAMMOND, CITY CLERK

Approved As To Form:

MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instruments were acknowledged before me this _____ day of _____, 2019, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND**, City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

JES:jim
6/11/19
L:agr/devsrvcs/2019-900

Exhibit A
Utility Easement Area

FOR REFERENCE ONLY

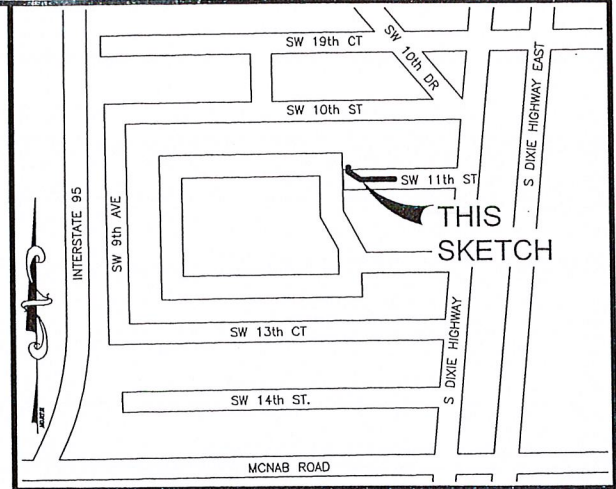
LEGAL DESCRIPTION:

A 15.00 FOOT UTILITY EASEMENT LYING UNDER, OVER AND ACROSS A PORTION OF MAGNOLIA DRIVE (NOW KNOWN AS SW 11TH STREET) AND A PORTION OF PALM TERRACE BOTH AS SHOWN ON THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, AS SHOWN ON SAID PLAT; THENCE NORTH 00°21'14" EAST, 35.99 FEET TO THE POINT OF BEGINNING OF SAID 15.00 FEET WIDE EASEMENT LYING 7.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 89°16'42" WEST, 208.25 FEET; THENCE NORTH 56°47'01" WEST, 88.25 FEET; THENCE NORTH 00°24'31" EAST, 30.03 FEET THE POINT OF TERMINUS OF SAID CENTERLINE.

EASEMENT SIDE LINES TO BE LENGTHENED OR SHORTENED TO MAINTAIN A CONTINUOUS 15.00 FOOT WIDE EASEMENT.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAIN 4,898 SQUARE FEET, MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°38'46" WEST ALONG THE NORTH LINE OF THE BLOCK 1, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 10, ON PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 10, 2019 MEETS THE STANDARD OF PRACTICE (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION
15' UTILITY EASEMENT

A PORTION OF MAGNOLIA DRIVE
(SW 11TH STREET) & PALM TERRACE
AMENDED PLAT OF FAIRVIEW
P.B. 10, PG. 25, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10298.00 SKETCH & DESCRIPTION D4.dwg

DATE 6/10/19

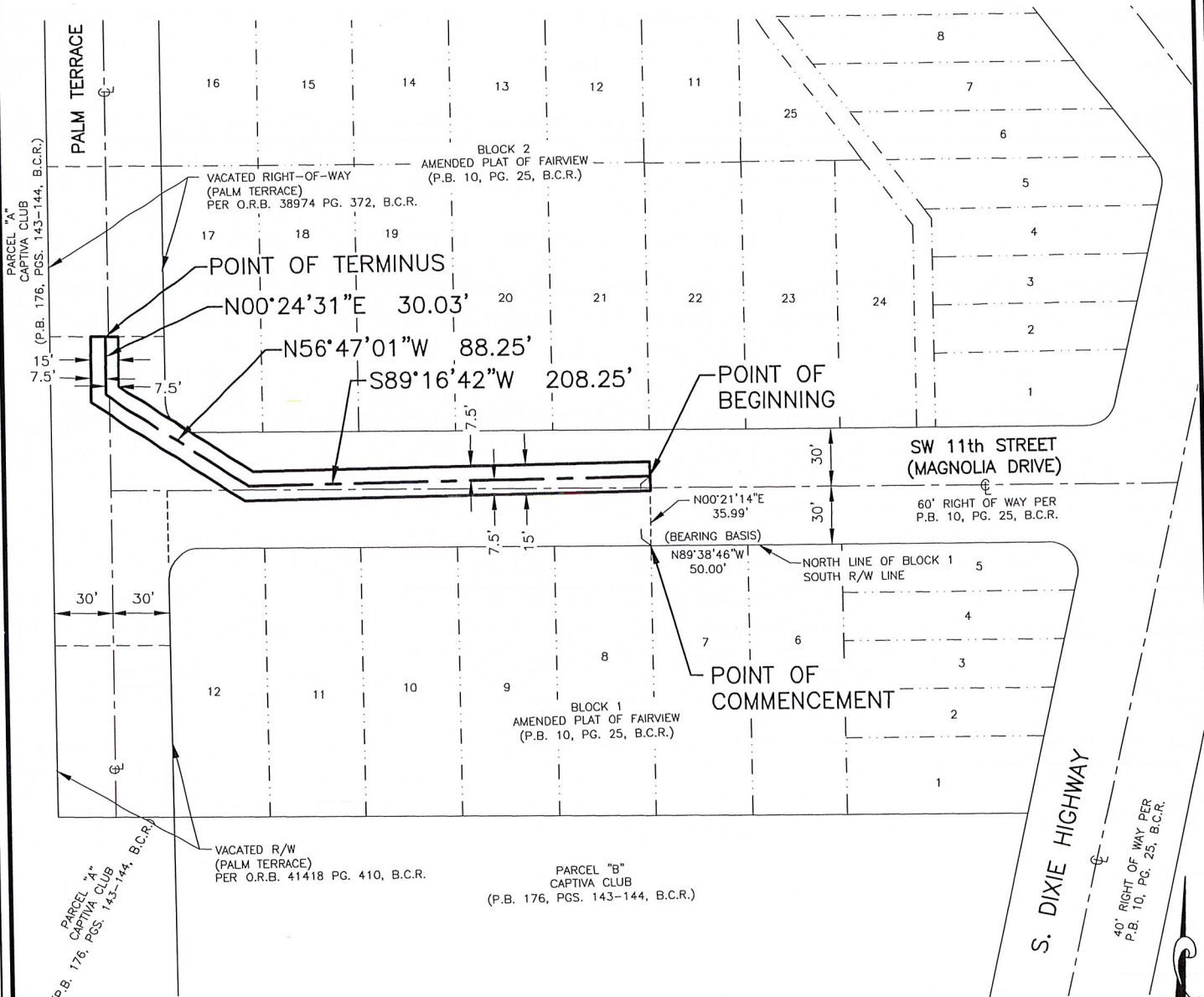
SCALE 1"=80'

FIELD BK. 895

DWNG. BY DDB

CHK. BY LP

DATE	REVISIONS



B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
N/A	NOT AVAILABLE
C	CENTERLINE

A PORTION OF MAGNOLIA DRIVE
(SW 11TH STREET) & PALM TERRACE
AMENDED PLAT OF FAIRVIEW
P.B. 10, PG. 25, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10298.00 SKETCH & DESCRIPTION D4.dwg

DATE 6/10/19

SCALE 1"=80'

FIELD BK. 895

DWNG. BY DDB

CHK. BY _____ LP _____

DATE	REVISIONS
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Prepared by and return to:
Anitra D. Lanczi
Anitra Lanczi, P.A.
1512 E. Broward Blvd., Suite 101
Fort Lauderdale, FL 33301
954-278-6723

FIRE ACCESS EASEMENT

THIS FIRE ACCESS EASEMENT (the "Easement") is made and executed this _____ day of _____ 20____ by ALOHA 1, LLC, a Delaware limited liability company having a principal address at 345 Ocean Drive #1102, Miami Beach, FL 33139 ("GRANTOR") to the City of Pompano Beach, a Florida municipal corporation.

WHEREAS, GRANTOR is the fee simple owner of the following described property:

Lots 1 through 5, 17 through 24 and a portion of Lot 6, Block 2, FAIRVIEW AMENDED PLAT, according to the plat thereof, as recorded in Plat Book 10, Page 25 of the public records of Broward County, Florida, together with a portion of the vacated alley as described in Official Records Book 5621, Page 419 of the public records of Broward County, Florida; (as shown on Exhibit "A")

hereinafter referred to as the "LAND", and

WHEREAS, Captiva Cove Associates, Ltd., a Florida limited partnership having a principal place of business at 2100 Hollywood Blvd., Hollywood, FL 33020 ("CAPTIVA") is the fee simple owner of the following described property:

Parcel A of "Captiva Club" according to the plat thereof, as recorded in Plat Book 176, at page 144, of the public records of Broward County (as shown on Exhibit "B");

hereinafter referred to as the "WEST PARCEL", and

WHEREAS, a portion of S.W. 11th Street, west of Dixie Highway in the City of Pompano Beach as further described in Exhibit "C" (the "Vacated ROW"), is proposed to be vacated and abandoned by the City and, once approved, title to such land will revert to the adjacent landowners, in accordance with state law; and

WHEREAS, GRANTOR desires to grant this Fire Access Easement to the City of Pompano

Beach (the "CITY") for use as specifically described below;

NOW, THEREFORE, the Parties agree as follows:

1. The foregoing recitals are true and correct and are incorporated as part of this Easement.
2. GRANTOR grants and conveys to the CITY, an easement over, across and through the portion of the Vacated ROW described in Exhibit "D," attached and incorporated in this Easement (the "FIRE EASEMENT AREA"), solely limited to the purpose of, vehicular and pedestrian access to and from the abutting public roadway now known as SW 11th Street, so as to allow fire apparatus to provide emergency services to the LAND and to the WEST PARCEL.
3. GRANTOR, its employees, licensees, tenants, agents, invitees and contractors, to the extent commercially reasonable, shall not construct any improvements on or about the LAND, or take any other action or use the FIRE EASEMENT AREA in any other fashion that would interfere with the permitted use of the FIRE EASEMENT AREA, except for limited periods of time for repair, restoration, or reconstruction, and where the City Fire Rescue Department has received no less than seven days prior written notice of such repair, restoration or reconstruction.
4. The easement created by this Easement shall be considered perpetual, shall run with the land, and shall be binding upon the GRANTOR and its successors in interest and assigns, and may not be released or amended in any manner without the written consent of the CITY, except as otherwise provided in this Easement.
5. GRANTOR shall assume the cost of maintaining the FIRE EASEMENT AREA.
6. Nothing contained in this Easement shall constitute a public dedication for any public use other than the use set forth in Section 2.
7. This Easement shall be governed by, construed under, interpreted and enforced under, the laws of the State of Florida.
8. GRANTOR warrants and covenants (a) that it is the fee simple owner of the property in which the above described Easement Area is located, (b) that it has full right and lawful authority to grant and convey this Easement to the CITY, and (c) that the CITY shall have quiet and peaceful possession, use and enjoyment of this Easement.

[Signature pages follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Fire Access Easement on the day and year first above written.

Witnesses:

ALOHA 1, LLC
A Delaware limited liability company

Print Name: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, as _____ of ALOHA 1, LLC, a Delaware limited liability company, on behalf of the company. S/He is personally known to me or who has produced _____ (type of identification) as identification.

NOTARY SEAL:

NOTARY PUBLIC

Commission Number

The foregoing Easement and all of its agreements, terms, conditions and representations are hereby accepted at Pompano Beach, Florida, this _____ day of _____, 2019.

"CITY":

Witnesses:

CITY OF POMPANO BEACH

By: _____
REX HARDIN, MAYOR

By: _____
GREGORY P. HARRISON, CITY MANAGER

Attest:

ASCELETA HAMMOND, CITY CLERK

(SEAL)

Approved As To Form:

MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instruments were acknowledged before me this _____ day of _____, 2019, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND**, City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

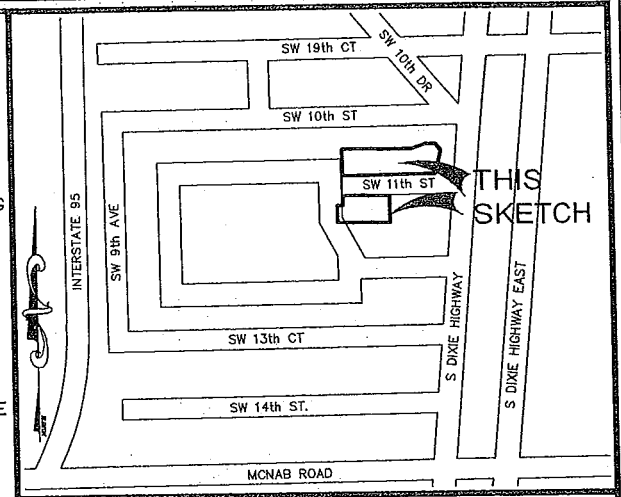
Commission Number

EXHIBIT "A"
To Fire Access Easement
[GRANTOR PARCEL]

LEGAL DESCRIPTION:

ALL OF LOTS 1, 2, 3, 4, 5, 17, 18, 19, 20, 21, 22, 23, 24, AND A PORTION OF LOT 6, BLOCK 2, AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF VACATED ALLEY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5621, PAGE 419 OF SAID PUBLIC RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 17, BLOCK 2; THENCE S89°44'52"E ALONG THE NORTH LINE OF SAID LOTS 17 THRU 24, A DISTANCE OF 364.87 FEET (364.40 FEET PER PLAT) TO THE MOST WESTERLY NORTHEAST CORNER OF SAID LOT 24; THENCE N70°45'15"E A DISTANCE OF 75.22 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE S89°48'10"E ALONG SAID NORTH LINE A DISTANCE OF 59.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE S36°39'30"E ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 35.86 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°46'53" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 13.03 FEET TO A POINT OF TANGENCY; THENCE S13°07'47"W ALONG SAID EAST LINE A DISTANCE OF 114.74 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF N013°40' AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 20.22 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID BLOCK 2; THENCE N89°38'46"W ALONG SAID SOUTH LINE A DISTANCE OF 464.17 FEET TO A POINT OF CURVATURE OF TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°39'51" AND A RADIUS OF 15.00 FEET FOR AN ARC DISTANCE OF 23.47 FEET TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF SAID LOT 17; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 17 A DISTANCE OF 123.62 FEET TO THE POINT OF BEGINNING;



LOCATION MAP:
NOT TO SCALE

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA CONTAINING 1.68 ACRES MORE OR LESS.

TOGETHER WITH:

LOTS 8, 9, 10, 11 AND 12, BLOCK 1, OF AMENDED PLAT OF FAIRVIEW, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

THAT PART OF VACATED ROAD AS REFERENCED IN ORDINANCE FILED FEBRUARY 7, 2006 IN OFFICIAL RECORDS BOOK 41418 PAGE 410 BEING DESCRIBED AS FOLLOWS:

THAT PORTION OF PALM TERRACE RIGHT OF WAY, LYING ADJACENT TO LOT 12, BLOCK 1, AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING BOUNDED BY AS FOLLOWS: ON THE NORTH BY A LINE PARALLEL WITH AND 50 FEET SOUTHERLY OF THE WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 12, BLOCK 1, ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF BLOCK 1, ON THE EAST BY THE WEST LINE OF THE AFOREMENTIONED LOT 12, BLOCK 1, AND ON WEST BY A LINE 30 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED LOT 12, BLOCK 1.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°38'46" WEST ALONG THE NORTH LINE OF THE BLOCK 1, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 10, ON PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MARCH 12, 2019 MEETS THE STANDARD OF PRACTICE (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION
ALOHA 1 LLC PROPERTY

A PORTION OF PALM TERRACE (SW 8TH AVENUE) AND PORTION OF BLOCK 2 AMENDED PLAT OF FAIRVIEW
P.B. 10, PG. 25, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10298.00 SKETCH & DESCRIPTION A.dwg

DATE 3/12/19

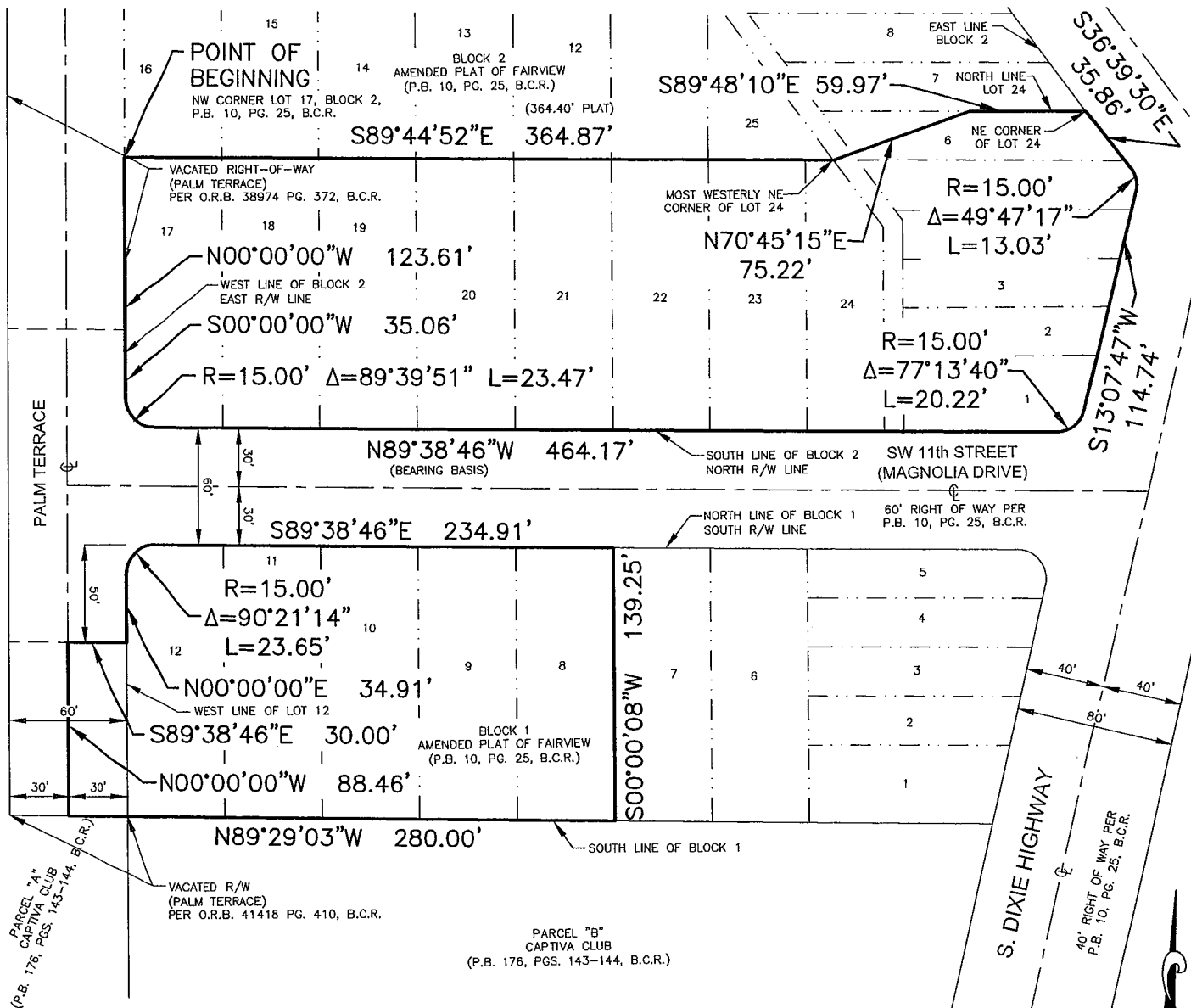
SCALE 1"=80'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE	REVISIONS



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
N/A	NOT AVAILABLE
℄	CENTERLINE

SCALE:
1"=80'

SKETCH & DESCRIPTION

ALOHA 1 LLC PROPERTY

A PORTION OF PALM TERRACE (SW 8TH
AVENUE) AND PORTION OF BLOCK 2
AMENDED PLAT OF FAIRVIEW
P.B. 10, PG. 25, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10298.00 SKETCH & DESCRIPTION A.dwg

DATE 3/12/19

SCALE 1"=80'

FIELD BK. N/A

DWNG. BY DDE

CHK. BY _____ LF _____

DATE	REVISIONS

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EXHIBIT "B"
To Fire Access Easement
[WEST PARCEL]

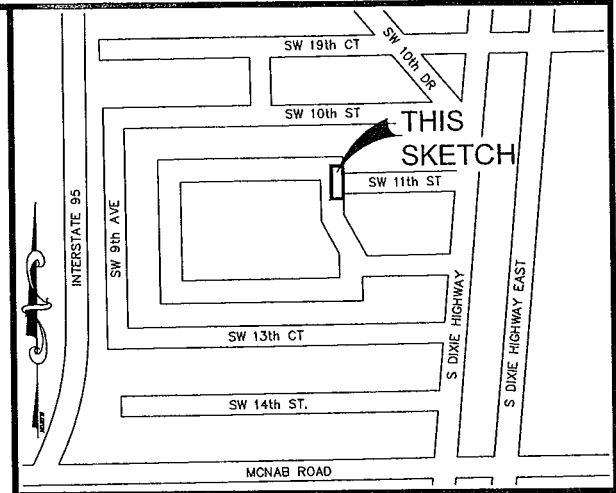
LEGAL DESCRIPTION:

A PORTION OF PALM TERRACE (NOW KNOWN AS SW 8TH AVENUE) AS SHOWN ON THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 12, BLOCK 1, OF SAID PLAT, ALSO BEING THE SOUTHERN MOST NORTHEAST CORNER OF PARCEL "A", CAPTIVA CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGES 143 THRU 144, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°29'03" EAST, ALONG THE NORTHERN LINE OF SAID PARCEL "A", 30.00 FEET; THENCE NORTH 00°00'00" EAST, ALONG THE PERVIOUS CENTERLINE OF PALM TERRACE, 88.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 00°00'00" EAST, 159.97 FEET TO A POINT ON THE SOUTH VACATED RIGHT OF WAY LINE OF PALM TERRACE AS DESCRIBED IN OFFICIAL RECORDS BOOK 38974, PAGE 372, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, NORTH 89°35'29" WEST, 30.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PALM TERRACE ALSO BEING A POINT ON THE EAST LINE OF SAID PARCEL "A", THENCE SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, 160.00 FEET TO A POINT ON THE NORTH LINE OF VACATED RIGHT OF WAY OF PALM TERRACE AS DESCRIBED IN OFFICIAL RECORDS BOOK 41418, PAGE 410, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°38'46" EAST, ALONG SAID NORTH LINE, 30.00 FEET TO THE POINT OF BEGINNING.

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

CONTAINING 4,800 SQUARE FEET MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°38'46" WEST ALONG THE NORTH LINE OF THE BLOCK 1, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 10, ON PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MARCH 12, 2019 MEETS THE STANDARD OF PRACTICE (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION
CAPTIVA PROPERTY

A PORTION OF PALM TERRACE
(SW 8TH AVENUE)
AMENDED PLAT OF FAIRVIEW
P.B.10, PG. 25, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6843
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10298.00 SKETCH & DESCRIPTION C.dwg

DATE 3/12/19

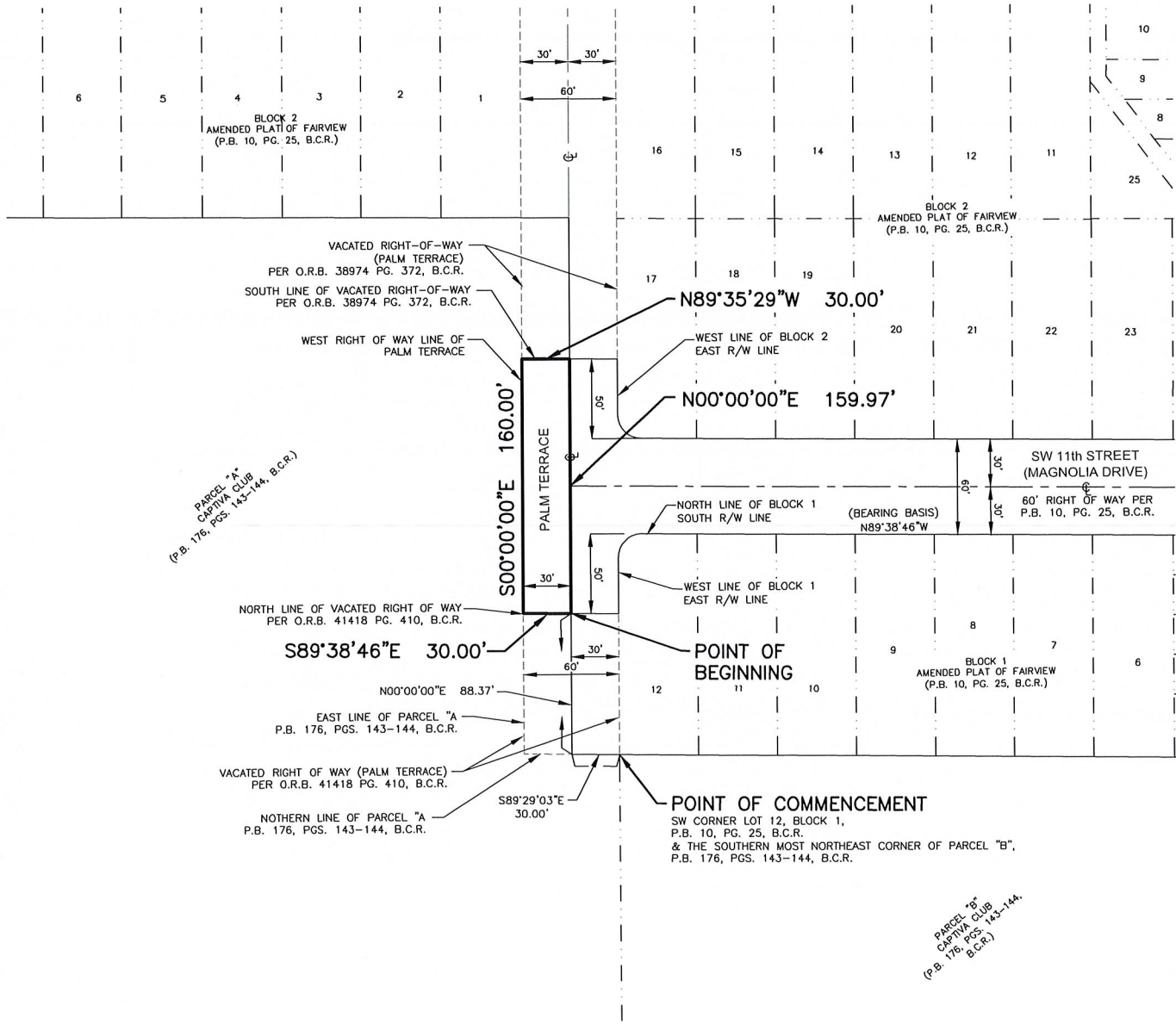
SCALE 1"=80'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY LP

DATE REVISIONS

**LEGEND:**

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
N/A	NOT AVAILABLE
CL	CENTERLINE

SCALE:
1"=80'

SKETCH & DESCRIPTION

CAPTIVA PROPERTY

A PORTION OF PALM TERRACE
(SW 8TH AVENUE)
AMENDED PLAT OF FAIRVIEW
P.B.10, PG. 25, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA



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SHEET 2 OF 2

DRAWING NO. 10298.00 SKETCH & DESCRIPTION C.dwg

DATE 3/12/19

SCALE 1"=80'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE REVISIONS

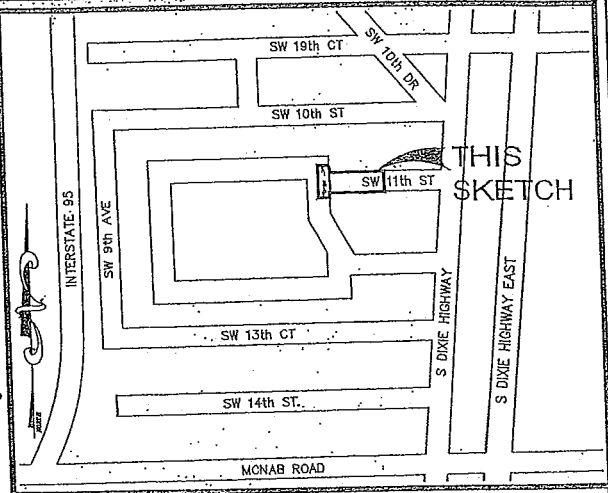
EXHIBIT "C"
To Fire Access Easement
[VACATED ROW]

Fire Access Easement Area & Abandoned Area

FOR REFERENCE ONLY**LEGAL DESCRIPTION:**

A PORTION OF PALM TERRACE (NOW KNOWN AS SW 8TH AVENUE) AND A PORTION OF MAGNOLIA DRIVE (NOW KNOWN AS SW 11TH STREET) AS SHOWN ON THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF LOT 8 BLOCK 1 AS SHOWN ON SAID AMENDED PLAT OF FAIRVIEW; THENCE N89°38'46"W ALONG THE NORTH LINE OF SAID BLOCK 1 BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA DRIVE FOR 234.91 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT (SAID CURVE CONCAVE TO THE SOUTHEAST) HAVING A RADIUS OF 15 FEET AND A CENTRAL ANGLE OF 90°21'14" FOR AN ARC DISTANCE OF 23.65 FEET TO A POINT OF TANGENCY; THENCE S00°00'00"W ALONG THE WEST LINE OF SAID BLOCK 1 BEING THE EAST RIGHT-OF-WAY LINE OF SAID PALM TERRACE FOR 34.91 FEET; THENCE N89°38'46"W ALONG A LINE 50.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 1 EXTENDED WEST FOR 60.00 FEET TO A POINT ON THE WEST LINE OF SAID PALM TERRACE, ALSO BEING THE EAST LINE OF PARCEL "A", CAPTIVA CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 143 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N00°00'00"E ALONG THE SAID WEST LINE FOR 160.00 FEET; THENCE S89°35'29"E FOR 60.00 FEET TO A POINT ON THE WEST LINE OF BLOCK 2 AS SHOWN ON SAID AMENDED PLAT OF FAIRVIEW BEING THE EAST RIGHT-OF-WAY LINE OF SAID PALM TERRACE; THENCE S00°00'00"W ALONG THE PREVIOUSLY DESCRIBED LINE FOR 35.06 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT (SAID CURVE CONCAVE TO THE NORTHEAST) HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°39'51" FOR AN ARC DISTANCE OF 23.47 FEET TO A POINT OF TANGENCY; THENCE S89°38'46"E ALONG THE SOUTH LINE OF SAID BLOCK 2 BEING THE NORTH RIGHT-OF-WAY LINE OF SAID MAGNOLIA DRIVE FOR 235.33 FEET TO THE SOUTHEAST CORNER OF LOT 21, BLOCK 2; THENCE SOUTH 00°13'40" WEST, 60.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP:
NOT TO SCALE

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

CONTAINING 24,704 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°38'46" WEST ALONG THE NORTH LINE OF THE BLOCK 1, AMENDED PLAT OF FAIRVIEW, AS RECORDED IN PLAT BOOK 10, ON PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MARCH 12, 2019 MEETS THE STANDARD OF PRACTICE (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION FOR VACATION OF ROAD

A PORTION OF PALM TERRACE (SW 8TH AVENUE) AND A PORTION OF MAGNOLIA DRIVE (SW 11TH STREET)
AMENDED PLAT OF FAIRVIEW
P.B. 10, PG. 25, B.C.R.

POMPAÑO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA 33060-8643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10298.00 SKETCH & DESCRIPTION D1.dwg

DATE 3/12/19

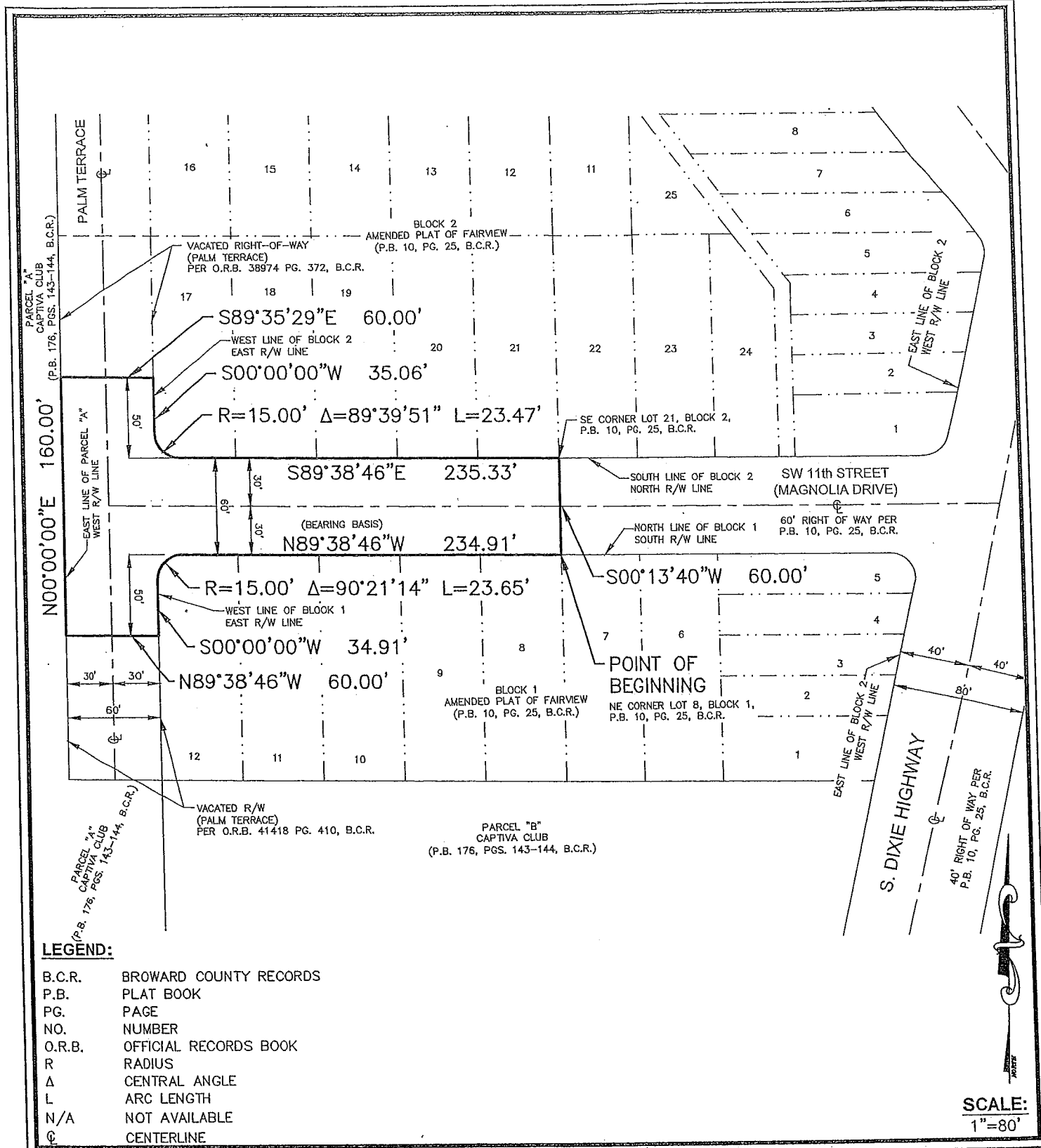
SCALE 1"=80'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE	REVISIONS
4/29/19	REVISED, BOUNDARY



SKETCH & DESCRIPTION

FOR VACATION OF ROAD

A PORTION OF PALM TERRACE (SW 8TH AVENUE) AND A PORTION OF MAGNOLIA DRIVE (SW 11TH STREET)
AMENDED PLAT OF FAIRVIEW
P.B. 10, PG. 25, B.C.R.

POMPANO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10298.00 SKETCH & DESCRIPTION D1.dwg

DATE 3/12/19

SCALE 1"=80'

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE REVISIONS

4/29/19 REVISED BOUNDARY

EXHIBIT "D"
To Fire Access Easement
[FIRE EASEMENT AREA]

Exhibit D
Fire Access Easement Area

FOR REFERENCE ONLY

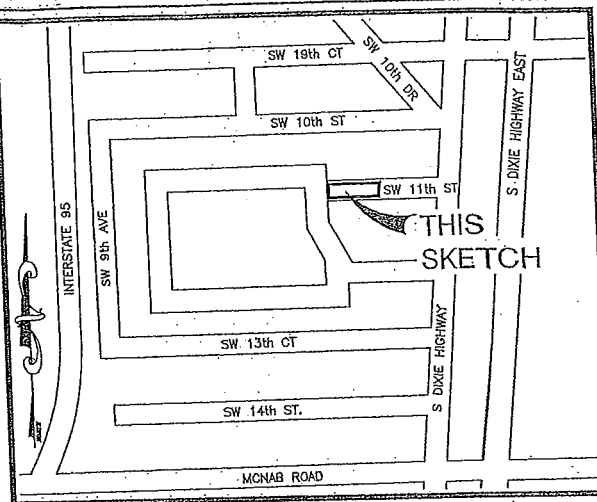
LEGAL DESCRIPTION:

A 25.00 FOOT CROSS ACCESS EASEMENT LYING UNDER, OVER AND ACROSS A PORTION OF MAGNOLIA DRIVE (NOW KNOWN AS SW 11TH STREET) AS SHOWN ON THE AMENDED PLAT OF FAIRVIEW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 1, AS SHOWN ON SAID PLAT; THENCE NORTH 00°21'14" EAST, 30.00 FEET TO THE POINT OF BEGINNING OF SAID 25.00 FEET WIDE EASEMENT LYING 12.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 89°38'46" WEST, 280.12 FEET TO A POINT OF INTERSECTION WITH NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 1 AND THE POINT OF TERMINUS OF SAID CENTERLINE.

EASEMENT SIDE LINES TO BE LENGTHENED OR SHORTENED TO MAINTAIN A CONTINUOUS 25.00 FOOT WIDE EASEMENT.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAIN 7,003 SQUARE FEET, MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
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7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

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KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION
FIRE/EMERGENCY
ACCESS EASEMENT

A PORTION OF MAGNOLIA DRIVE
(SW 11TH STREET)
AMENDED PLAT OF FAIRVIEW
P.B. 10, PG. 25, B.C.R.
POMPANO BEACH BROWARD COUNTY FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
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SHEET 1 OF 2

DRAWING 1729.00 SKETCH & DESCRIPTION D3.dwg

DATE 3/12/19

SCALE 1"=80'

FIELD BK N/A

DWNG. BY DDB

CHK. BY LP

DATE REVISIONS

5/28/19 ADDED AREA

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
N/A	NOT AVAILABLE
℄	CENTERLINE

POMPANO BEACH BROWARD COUNTY FLORIDA



CHK. BY _____ LP

[illegible]