

DESCRIPTION:

THE NORTH 200 FEET OF THE SOUTH 275 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING WEST OF THE WEST RIGHT-OF-WAY OF FEDERAL HIGHWAY AND THE WEST 200 FEET OF THE SOUTH 75 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE SOUTH 25 FEET OF THE STREET RIGHT-OF-WAY, AND LESS THE WEST 144.35 FEET OF THE NORTH 122.75 FEET OF THE SOUTH 147.75 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4, LYING, SITUATE AND BEING IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

AND

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36; THENCE NORTHERLY ALONG THE WEST LINE THEREOF, A DISTANCE OF 147.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE SAID WEST LINE A DISTANCE OF 127.25 FEET; THENCE EASTERLY AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 36, MAKING AN INCLUDED ANGLE OF 89°52', A DISTANCE OF 144.35 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE SAID WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, MAKING AN INCLUDED ANGLE OF 90°08', A DISTANCE OF 40 FEET; THENCE SOUTHWESTERLY MAKING AN INCLUDED ANGLE OF 155°28', A DISTANCE OF 15.53 FEET; THENCE SOUTHEASTERLY, MAKING AN INCLUDED ANGLE OF 223°58', A DISTANCE OF 19.20 FEET; THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, MAKING AN INCLUDED ANGLE OF 160°34', A DISTANCE OF 55.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL TO AND 147.75 FEET NORTH OF THE SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, MAKING AN INCLUDED ANGLE OF 89°52', A DISTANCE OF 144.35 FEET TO THE POINT OF BEGINNING,

ALSO

THE WEST 144.35 FEET OF THE NORTH 122.75 FEET OF THE SOUTH 147.75 FEET, OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

ALSO

THAT PORTION OF THE SOUTH 275 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTH 275 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SOUTHEAST 1/4 A DISTANCE OF 200 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING EAST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 100 FEET; THENCE NORTH AND PARALLEL WITH THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SOUTHEAST 1/4 A DISTANCE OF 75 FEET; THENCE WEST AND PARALLEL WITH THE SOUTH BOUNDARY A DISTANCE OF 100 FEET; THENCE SOUTH 75 FEET TO THE POINT OF BEGINNING; LESS THE SOUTH 25 FEET THEREOF.

TOGETHER WITH:

SOUTH 75 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF FEDERAL HIGHWAY, LESS THE WEST 300 FEET AND LESS THE SOUTH 25 FEET THEREOF, ALL IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, TOGETHER WITH THE IMPROVEMENTS LOCATED THEREON, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTH 275 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID SOUTH 275 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 300 FEET FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 214.28 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (US #1); THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT 75 FEET NORTH OF, MEASURED AT A RIGHT ANGLE TO SAID SOUTH BOUNDARY; THENCE WEST AND PARALLEL WITH SAID SOUTH BOUNDARY A DISTANCE OF 219.25 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING; LESS THE SOUTH 25 FEET.

LESS THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FAIRFIELD AT POMPANO BEACH

A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION: (CONTINUED)

COMMENCE AT A FOUND ONE-INCH IRON PIPE MARKING THE WEST 1/4 CORNER OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE SOUTH 88 DEGREES 37' 39" WEST ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 36, A DISTANCE OF 3.286 METERS (10.78 FT.) TO A POINT ON THE BASELINE OF SURVEY FOR SR 5 (US 1), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86020-2525, THENCE SOUTH 06 DEGREES 51' 01" WEST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 104.444 METERS (342.66 FT.); THENCE NORTH 83 DEGREES 08' 59" WEST AT RIGHT ANGLE TO THE PREVIOUS DESCRIBED COURSE, A DISTANCE OF 21.335 METERS (70.00 FEET) TO A POINT ON THE NON-VEHICULAR ACCESS LINE PER PLAT, POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, RECORDED IN PLAT BOOK 149, PAGE 20, THENCE SOUTH 04 DEGREES 27' 46" EAST ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 18.651 METERS (61.19 FEET) TO A POINT ON THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID STATE ROAD 5 (US 1), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86020-2525, AND A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 05 DEGREES 46' 52" WEST; THENCE SOUTHERLY ALONG SAID WESTERLY EXISTING RIGHT-OF-WAY LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 1,759,507 METERS (5,772.65 FEET), THROUGH A CENTRAL ANGLE 02 DEGREES 00' 46", AN ARC DISTANCE OF 61.810 METERS (202.79 FEET) TO THE END OF SAID CURVE AND A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 04 DEGREES 37' 48" WEST; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1,759,507 METERS (5,772.65 FEET), THROUGH A CENTRAL ANGLE OF 00 DEGREES 17' 22", AN ARC DISTANCE OF 8.888 METERS (29.16 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 04 DEGREES 22' 50" WEST; THENCE SOUTHERLY ALONG SAID WESTERLY EXISTING RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 1,759,507 METERS (5,772.65 FEET), THROUGH A CENTRAL ANGLE OF 00 DEGREES 12' 34", AN ARC DISTANCE OF 6.430 METERS (21.10 FEET) TO THE END OF SAID CURVE, SAID POINT BEING ON THE NORTHERLY EXISTING RIGHT-OF-WAY LINE FOR NORTHEAST 6TH STREET; THENCE SOUTH 88 DEGREES 44' 11" WEST ALONG SAID NORTHERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 23.000 METERS (75.46 FEET); THENCE NORTH 83 DEGREES 25' 34" EAST A DISTANCE OF 10.805 METERS (35.45 FEET); THENCE NORTH 88 DEGREES 44' 11" EAST, A DISTANCE OF 6.904 METERS (22.65 FEET) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF NORTH 46 DEGREES 36' 39" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 6,000 METERS (19.69 FEET), THROUGH A CENTRAL ANGLE OF 84 DEGREES 15' 04", AN ARC DISTANCE OF 8.823 METERS (28.95 FEET) TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 130,494 SQUARE FEET OR 2.996 ACRES MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED COUNTY OF BROWARD } JOSEPH A KARAM, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE REGISTERED AGENT OF KARAM FAMILY, LLC, A LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH REGISTERED AGENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 201__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME:

DEDICATION:

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF BROWARD } THE KARAM FAMILY, LLC, A LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS FAIRFIELD OF POMPANO BEACH, DO HEREBY DEDICATE THE FOLLOWING:

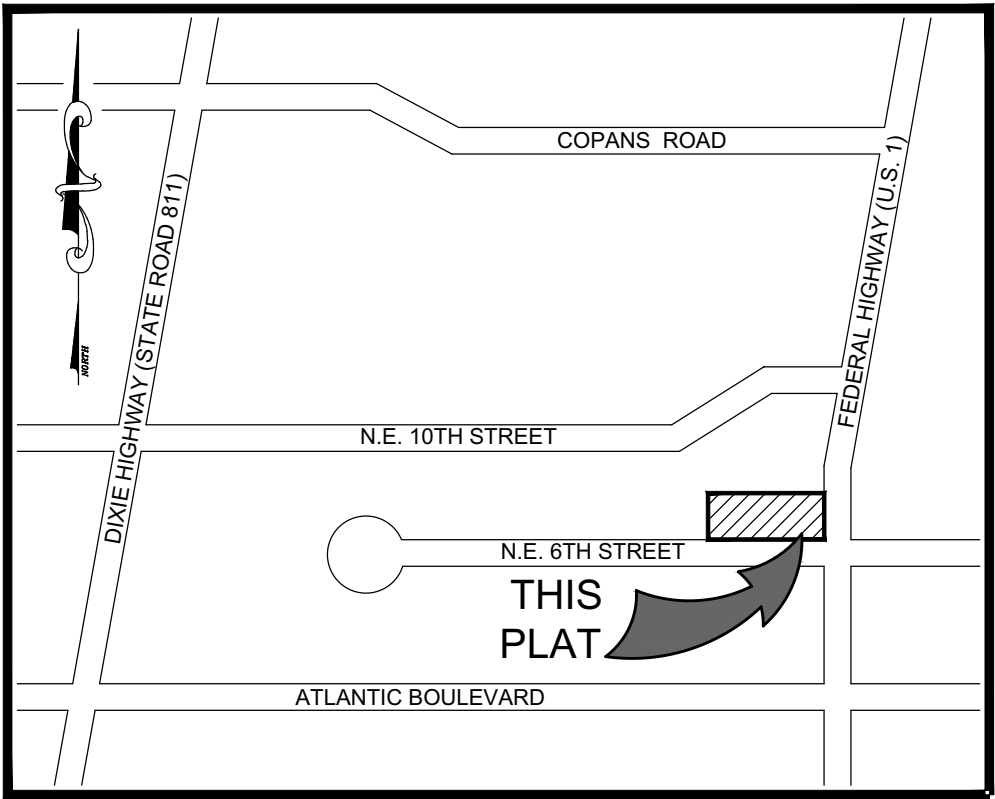
PARCEL "B" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 201__.

WITNESS: _____ KARAM FAMILY, LLC, A LIMITED LIABILITY COMPANY
PRINT NAME:

WITNESS: _____ BY: _____
PRINT NAME JOSEPH A KARAM

ATTEST: _____ BY: _____
CITY CLERK CITY MAYOR
ASCELETA HAMMOND LAMAR FISHER



LOCATION SKETCH

NOT TO SCALE

CITY REQUIRED AREA TABULATION:

GROSS AREA	163,532	3.754
NET AREA	130,494	2.996

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. _____ THIS _____ DAY OF _____, A.D., 201__.

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 THIS 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: _____ BY: _____
CITY CLERK CITY MAYOR
ASCELETA HAMMOND LAMAR FISHER

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 _____ DAY OF _____ A.D., 201__.

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D., 201__.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS _____ DAY OF _____, A.D., 201__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 201__.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 201__.

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ BY: _____
RICHARD TORNESE ROBERT P. LEGG, JR.
DIRECTOR FLORIDA PROFESSIONAL SURVEYOR
FLORIDA PROFESSIONAL ENGINEER, AND MAPPER
REGISTRATION NO. 40263 REGISTRATION NO. LS 4030

DATE: _____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

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 THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____, 2018.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4105
STATE OF FLORIDA

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY: KEITH & ASSOCIATES, INC. consulting engineers P.O. BOX 140000 POMEREO BEACH, FLORIDA 33060-1400 (954) 340-1400 FAX (954) 781-1500 EMAIL: K@KEITH-AND-ASSOCIATES.COM REG. NO. 6860
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6/27/2018