

Return recorded document to:
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, FL 33301

Prepared by:
Maite Azcoitia, Deputy County Attorney
Broward County Attorney's Office
115 S. Andrews Avenue, Rm 423
Fort Lauderdale, FL 33301

**INTERLOCAL AGREEMENT FOR THE
MONITORING OF DEVELOPMENT ACTIVITY AND
ENFORCEMENT OF PERMITTED LAND USES
IN ACTIVITY CENTER**

This is an Interlocal Agreement, made and entered into by and between: **BROWARD COUNTY**, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

CITY OF POMPANO BEACH, a Florida municipal corporation, created and existing under the laws of the state of Florida, hereinafter referred to as "CITY."

A. This Agreement is entered into pursuant to Section 163.01, Florida Statutes, also known as the "Florida Interlocal Cooperation Act of 1969."

B. CITY has the Pompano Beach East Activity Center ("Activity Center") within its jurisdiction (a.k.a. East Transit Oriented Corridor (ETOC) on City Future Land Use Map).

C. The density and intensity of land uses permitted within the Activity Center is specified within the Broward County Land Use Plan.

D. Pursuant to the requirements of the Policy 2.4.20 of the Broward County Land Use Plan, CITY and COUNTY are required to execute an interlocal agreement providing that the monitoring of development activity and the enforcement of permitted land use densities and intensities within the Pompano Beach Activity Center shall be the responsibility of CITY.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, COUNTY and CITY agree as follows:

ARTICLE 1
PURPOSE AND INTENT

It is the purpose and intent of this Interlocal Agreement for COUNTY and CITY, pursuant to Section 163.01, Florida Statutes, to cooperate and provide for a means by which each governmental entity may exercise its respective powers, privileges, and authorities that they share in common and that each might exercise separately in order to further a common goal.

ARTICLE 2
MONITORING OF DEVELOPMENT ACTIVITY

- 2.1 CITY agrees to monitor development activity and to enforce permitted land use densities and intensities within the Activity Center consistent with the effective land use plan as certified by the Broward County Planning Council.
- 2.2 CITY agrees to submit semi-annual reports to the Broward County Planning Council setting forth its monitoring and enforcement activities within the Activity Center to enable COUNTY to ensure that the density and intensity of land uses within the Activity Center are being complied with by CITY.

ARTICLE 3
INDEMNIFICATION

CITY is a state agency as defined in Chapter 768.28, Florida Statutes, and COUNTY is a political subdivision of the state of Florida. Each agrees to be fully responsible for the acts and omissions of its agents or employees to the extent permitted by law. Nothing herein shall constitute a waiver of Section 768.28, Florida Statutes, by any of the parties or shall be construed as impacting or modifying the protections set forth therein, except to the extent otherwise required under applicable Florida law. In addition, nothing herein shall be construed as consent to be sued by third parties in any matter arising out of this Agreement or any other contract.

ARTICLE 4
MISCELLANEOUS

- 4.1 **Joint Preparation:** The preparation of this Interlocal Agreement has been a joint effort of the parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.
- 4.2 **Entire Agreement and Modification:** This Interlocal Agreement incorporates, supersedes, and includes all prior negotiations, correspondence, conversations, agreements, or understanding applicable to the matter contained herein. It is further agreed that no change, alteration, or modification in the terms and conditions

contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

- 4.3 **Records:** In accordance with the Public Records Law, CITY agrees to permit COUNTY to examine all records and grants COUNTY the right to audit any books, documents, and papers that were generated during the course of administration of the Activity Center. CITY shall maintain the records, books, documents, and papers associated with this Interlocal Agreement in accordance with the Public Records Law.
- 4.4 **Recordation/Filing:** This Agreement shall be recorded in the public records of Broward County, in accordance with the Florida Interlocal Cooperation Act of 1969.
- 4.5 **Default:** In the event of any default or breach of any of the terms of this Interlocal Agreement, it is specifically acknowledged and agreed that either party shall, in addition to all other remedies which may be available in law or equity, have the right to enforce this Interlocal Agreement by specific performance, injunctive relief, prohibition or mandamus to compel the other party to abide by the terms of this Interlocal Agreement.
- 4.6 **Notices:** Whenever either party desires to give notice unto the other, such notice must be in writing, sent by certified United States mail, return receipt requested, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice:

FOR COUNTY:

Administrator
Broward County Planning Council
115 S. Andrews Avenue, Rm. 307
Fort Lauderdale, Florida 33301-4801

FOR CITY:

City Manager
City of Pompano Beach
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

- 4.7 **Choice of Law; Waiver of Jury Trial:** Any controversies or legal problems arising out of this transaction and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the state courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida. To encourage prompt and equitable

resolution of any litigation that may arise hereunder, each party hereby waives any rights it may have to a trial by jury of any such litigation. **BY ENTERING INTO THIS AGREEMENT, THE COUNTY, THE CITY, AND WE FINANCIAL HEREBY EXPRESSLY WAIVE ANY RIGHTS EACH PARTY MAY HAVE TO A JURY OF ANY CIVIL LITIGATION RELATED TO, OR ARISING OUT OF, THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A REQUEST FOR A JURY TRIAL IN A LAWSUIT ARISING OUT OF THIS AGREEMENT AFTER WRITTEN NOTICE BY THE OTHER PARTY OF VIOLATION OF THIS SECTION, THE PARTY MAKING THE REQUEST FOR JURY TRIAL SHALL BE LIABLE FOR THE REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY IN CONTESTING THE REQUEST FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**

- 4.8 Conflict: In the event that this Interlocal Agreement conflicts with any other agreement pertaining to the monitoring of development activity and the enforcement of the density or intensity of permitted land uses within the Activity Center, CITY and COUNTY agree that the terms and conditions contained in this Interlocal Agreement shall prevail.
- 4.9 Counterpart Originals: The parties agree that this Agreement may be executed in counterparts and, collectively, the counterparts shall be considered an original agreement and shall be deemed legally sufficient and binding upon the parties.

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IN WITNESS WHEREOF, the parties have made and executed this Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the 25 day of April, 2017, and CITY OF POMPANO BEACH, signing by and through its _____ Mayor _____, duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its Board of County Commissioners

County Administrator and
Ex-Officio Clerk of
the Board of County
Commissioners of Broward
County, Florida

By _____
Mayor

____ day of _____, 20____.

Approved as to form by
Office of the Broward County Attorney
Andrew J. Meyers, County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By  4/17/18
Maite Azcoitia (Date)
Deputy County Attorney

INTERLOCAL AGREEMENT FOR MONITORING OF DEVELOPMENT ACTIVITY AND ENFORCEMENT OF PERMITTED LAND USES IN EAST ACTIVITY CENTER

CITY

ATTEST:

CITY OF POMPANO BEACH

Ascelita Hammond
City Clerk

By [Signature]
Mayor-Commissioner

3rd day of April, 2018.

By [Signature]
City Manager

3rd day of April, 2018.

APPROVED AS TO FORM:

By [Signature]
City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 3rd day of April, 2018 by **LAMAR FISHER** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

[Signature]

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

Jennette Forrester Williams
(Name of Acknowledger Typed, Printed or Stamped)

MA/
2/20/18
ACPompano-as
#17-401.02



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST, A PORTION OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND A PORTION OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 'A', KOI, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 46-48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86130-2520, SHEET 7 OF 11; THENCE SOUTH 89°00'03" WEST ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY LINE, 519.99 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A", THENCE DEPARTING SAID NORTH AND SOUTH LINE, ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE COURSES; (1) SOUTH 01°18'24" EAST, 145.00 FEET; (2) SOUTH 88°58'14" WEST, 85.00 FEET; (3) SOUTH 01°18'24" EAST, 243.55 FEET TO A POINT OF INTERSECTION WITH NORTH RIGHT OF WAY LINE OF G-16 CANAL, AS SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT RIGHT OF WAY MAP BOOK, 14 PAGE 112 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE, AND ALONG THE NORTH LINE OF SAID CANAL RIGHT OF WAY THE FOLLOWING FOUR COURSES; (1) NORTH 63°38'04" WEST, 89.64 FEET; (2) NORTH 64°10'20" WEST, 147.65 FEET; (3) NORTH 00°03'57" WEST, 44.46 FEET; (4) NORTH 64°10'20" WEST, 480.94 FEET TO A POINT ON SOUTH RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD; THENCE SOUTH 89°00'03" WEST, ALONG SAID NORTH AND SOUTH LINE, 67.85 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINE, NORTH 27°30'56" EAST, 142.26 FEET TO A POINT OF INTERSECTION ON NORTH RIGHT OF WAY LINE OF SAID ATLANTIC BOULEVARD; THENCE NORTH 89°00'03" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, 1249.01 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 5TH AVENUE ALSO BEING THE WEST LINE OF S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 01°25'33" WEST, ALONG THE CENTERLINE OF SAID N.E. 5TH AVENUE AND SAID WEST LINE, 273.10 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF N.E. 1ST STREET; THENCE DEPARTING SAID N.E. 5TH AVENUE CENTERLINE AND SAID WEST LINE AND ALONG SAID N.E. 1ST STREET CENTERLINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°07'04" EAST, 1331.24 FEET; (2) NORTH 88°58'09" EAST, 664.35 FEET; (3) NORTH 88°59'03" EAST, 666.69 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE CENTERLINE OF N.E. 13TH AVENUE; THENCE DEPARTING SAID N.E. 1ST STREET CENTERLINE, NORTH 01°18'38" WEST, ALONG THE WEST LINE OF SAID S.E. ¼ AND SAID N.E. 13TH AVENUE CENTERLINE, 208.19 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 14 THROUGH 19, BLOCK 2, OCEAN WAY PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE NORTH 88°56'23" EAST, ALONG SAID WESTERLY EXTENSION, SAID SOUTH LINE, THE EASTERLY EXTENSION OF SAID SOUTH LINE AND THE SOUTH LINE OF LOTS 17-19, BLOCK 1 OF SAID OCEAN WAY PARK PLAT, 495.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17, BLOCK 1, OCEAN WAY PARK PLAT; THENCE NORTH 01°18'38" WEST, ALONG SAID EAST LINE, 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 110.00 FEET OF LOTS 14 THROUGH 16, BLOCK 1 OF SAID OCEAN WAY PARK PLAT; THENCE NORTH 88°56'23" EAST, ALONG SAID SOUTH LINE OF THE NORTH 110.00 FEET AND THE EASTERLY EXTENSION THEREOF, 170.58 FEET TO A POINT ON THE CENTERLINE OF N.E. 15TH AVENUE; THENCE NORTH 00°00'00" EAST, ALONG SAID CENTERLINE, 1.39 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 4, CRESTVIEW, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°37'47" EAST, ALONG SAID WESTERLY EXTENSION, THE SOUTH LINE OF SAID LOTS 10 THROUGH 12, BLOCK 4, THE EASTERLY EXTENSION THEREOF, THE SOUTH LINE OF LOTS 10 THROUGH 12, BLOCK 5, THE EASTERLY EXTENSION THEREOF AND THE SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 OF SAID CRESTVIEW PLAT, 664.24 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE E. 1/2 (EAST ONE-HALF) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36; THENCE, DEPARTING SAID SOUTH LINE OF LOTS 9 THROUGH 10, BLOCK 6 AND ALONG SAID WEST LINE, NORTH 01°23'34" WEST, 1454.17 FEET TO THE NORTHWEST CORNER OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, BEING A POINT ON THE NORTH RIGHT OF WAY OF N.E. 6TH STREET, THENCE DEPARTING SAID WEST LINE, NORTH 88°42'24" EAST, AND ALONG THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36 AND SAID N.E. 6TH STREET RIGHT OF WAY LINE, 1327.42 FEET TO THE NORTHEAST CORNER OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, ALSO BEING THE SOUTHERN MOST SOUTHEAST CORNER OF PARCEL 'B', POMPANO BEACH AIR PARK AND RECREATION FACILITIES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID N.E. 6TH STREET RIGHT OF WAY AND SAID SOUTH LINE, NORTH 01°26'34" WEST, ALONG THE EAST LINE OF SAID PARCEL 'B' ALSO BEING THE WEST LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SAID SECTION 36, 276.00 FEET; THENCE DEPARTING SAID PARCEL 'B' EAST LINE AND SAID WEST LINE, NORTH 88°42'15" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL 'B' AND ITS EASTERLY EXTENSION, 599.37 FEET TO A POINT ON THE CENTERLINE OF U.S. 1 (STATE ROAD 5), PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2525 (3525), SHEET 3 OF 14, LAST REVISED 12-10-98, A 130.00 FEET RIGHT OF WAY AND A POINT OF INTERSECTION ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5707.65 FEET (THROUGH WHICH A RADIAL LINE BEARS SOUTH 83°08'11" EAST TO THE RADIUS POINT); THENCE DEPARTING SAID PARCEL "B" SOUTHERLY LINE AND PROCEEDING SOUTHEASTERLY ALONG SAID U.S. 1 CENTERLINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°47'34" AND AN ARC DISTANCE OF 278.21 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 6TH STREET ALSO BEING THE SOUTH LINE OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID U.S. 1 CENTERLINE, NORTH 88°32'43" EAST, ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH LINE, 97.80 FEET TO A POINT OF INTERSECTION WITH SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE, DEPARTING SAID N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE N.E. ¼ (NORTHEAST ONE-QUARTER) OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) SOUTH LINE, NORTH 88°57'20" EAST, CONTINUING ALONG SAID CENTERLINE OF N.E. 6TH STREET AND SAID SOUTH FRACTIONAL LINE OF SECTION 31-48-43, 175.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 22ND AVENUE; THENCE DEPARTING SAID N.E. 6TH STREET CENTERLINE AND SAID SOUTH FRACTIONAL LINE, SOUTH 01°28'29" EAST, ALONG SAID N.E. 22ND AVENUE CENTERLINE, 666.61 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 4TH STREET ALSO BEING THE SOUTH LINE OF THE N.W. ¼ (NORTHWEST ONE-QUARTER) OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST; THENCE DEPARTING N.E. 22ND AVENUE CENTERLINE, NORTH 88°57'17" EAST, ALONG SAID SOUTH LINE AND N.E. 4TH STREET CENTERLINE, 318.59 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 23RD AVENUE; THENCE, DEPARTING SAID N.E. 4TH STREET CENTERLINE AND SAID SOUTH LINE, SOUTH 01°41'23" EAST, ALONG SAID N.E. 23RD AVENUE CENTERLINE, 486.61 FEET; THENCE DEPARTING SAID N.E. 23RD AVENUE CENTERLINE, NORTH 88°57'14" EAST, 828.42 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE S.E. ¼ (SOUTHEAST ONE-QUARTER) OF THE S.W. ¼ (SOUTHWEST ONE-QUARTER) OF SAID SECTION 31; THENCE SOUTH 01°14'51" EAST, ALONG SAID WEST LINE, 177.20 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF N.E. 2ND STREET, AS SHOWN ON HARBOR VILLAGE, ACCORDING TO THE

LEGAL DESCRIPTION CONTINUED ON SHEET 2:

SKETCH & DESCRIPTION

- A PORTION OF SECTION 1-49-42
- A PORTION OF SECTION 6-49-43
- A PORTION OF SECTION 31-48-43
- A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH ASSOCIATES, INC.
consulting engineers
 301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 5
 DRAWING NO. 07020.00-SKETCH & DESCRIPTION

DATE	2-25-16	DATE	8-17-16	REVISIONS
SCALE	1"=700'			REVISED BOUNDARY
FIELD BK.	N/A			
DWG. BY	DDB			
CHK. BY	MMM			

PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG SAID N.E. 2ND STREET CENTERLINE, NORTH 88°48'30" EAST, 209.99 FEET TO A POINT ON THE WEST LINE OF THE HIBISCUS WATERWAY 100-FOOT RIGHT OF WAY AS SHOWN ON SAID HARBOR VILLAGE PLAT; THENCE, DEPARTING SAID N.E. 2ND STREET CENTERLINE AND ALONG SAID WEST LINE, SOUTH 01°12'43" EAST, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID HIBISCUS WATERWAY RIGHT OF WAY; THENCE DEPARTING SAID WEST LINE, NORTH 88°58'10" EAST, ALONG SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY, 1235.53 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR THE INTRACOASTAL WATERWAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANEOUS PLAT BOOK 17, PAGES 8 THROUGH 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY AND ALONG SAID INTRACOASTAL WATERWAY WEST RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; (1) SOUTH 10°17'41" WEST, 589.13 FEET; (2) SOUTH 09°28'45" WEST, 723.09 FEET TO A POINT OF INTERSECTION WITH EASTERLY EXTENSION OF THE S.E. 2ND STREET CENTERLINE AS SHOWN ON POMPANO BEACH ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID INTRACOASTAL WATERWAY WEST RIGHT OF WAY AND ALONG SAID CENTERLINE EXTENSION, SOUTH 88°56'43" WEST, 178.00 FEET TO A POINT ON THE CENTERLINE OF S.E. 28TH AVENUE, AS SHOWN ON SAID POMPANO BEACH ESTATES PLAT; THENCE, DEPARTING SAID S.E. 2ND STREET CENTERLINE EXTENSION, NORTH 09°28'47" EAST, ALONG SAID S.E. 28TH AVENUE CENTERLINE, 267.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 1ST COURT, (S.E. 1ST TERRACE AS SHOWN ON SAID POMPANO BEACH ESTATES PLAT); THENCE, DEPARTING SAID 28TH AVENUE CENTERLINE, SOUTH 88°56'43" WEST, ALONG SAID S.E. 1ST COURT CENTERLINE, 1261.82 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF S.E. 25TH AVENUE AND THE EAST LINE OF GOVERNMENT LOT 3, SAID SECTION 6; THENCE, DEPARTING SAID S.E. 1ST COURT CENTERLINE, SOUTH 01°38'17" EAST, ALONG SAID GOVERNMENT LOT 3 EAST LINE AND SAID S.E. 25TH AVENUE CENTERLINE, 428.75 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PINEHURST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 13, PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA, AND THE EASTERLY EXTENSION THEREOF; THENCE DEPARTING SAID GOVERNMENT LOT 3 EAST LINE OF INTERSECTION WITH THE CENTERLINE OF N.E. 2ND STREET, AS SHOWN ON HARBOR VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG SAID N.E. 2ND STREET CENTERLINE, NORTH 88°48'30" EAST, 209.99 FEET TO A POINT ON THE WEST LINE OF HIBISCUS WATERWAY 100-FOOT RIGHT OF WAY AS SHOWN ON SAID HARBOR VILLAGE PLAT; THENCE, DEPARTING SAID N.E. 2ND STREET CENTERLINE AND ALONG SAID WEST LINE, SOUTH 01°12'43" EAST, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID HIBISCUS WATERWAY RIGHT OF WAY; THENCE DEPARTING SAID WEST LINE, NORTH 88°58'10" EAST, ALONG SAID SOUTH HIBISCUS WATERWAY RIGHT OF WAY, 1235.53 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR THE INTRACOASTAL WATERWAY ACCORDING TO THE PLAT THEREOF AS RECORDED IN MISCELLANEOUS PLAT BOOK 17, PAGES 8 THROUGH 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND SAID S.E. 25TH AVENUE CENTERLINE, SOUTH 88°56'41" WEST, ALONG SAID PINEHURST PLAT SOUTH LINE, 621.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 23RD AVENUE, THENCE DEPARTING SAID PINEHURST PLAT SOUTH LINE, SOUTH 01°41'23" EAST, ALONG SAID S.E. 23RD AVENUE CENTERLINE, 422.43 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 4TH STREET; THENCE DEPARTING SAID 23RD AVENUE CENTERLINE, SOUTH 88°56'19" WEST, ALONG SAID S.E. 4TH STREET CENTERLINE, 629.30 FEET TO A POINT ON THE BASELINE OF US 1 (FEDERAL HIGHWAY) AS SHOWN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86020-2524, SHEET 5 OF 9, LAST REVISED 10-04-93; THENCE, DEPARTING SAID S.E. 4TH STREET CENTERLINE, SOUTH 02°34'19" EAST, ALONG SAID BASELINE, 219.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT A AND ITS EASTERLY EXTENSION, BRANDON-FARRIS DEVELOPMENTS PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID BASELINE, SOUTH 88°56'42" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 663.53 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 19TH AVENUE; THENCE DEPARTING SAID SOUTH LINE AND EASTERLY EXTENSION, NORTH 01°47'46" WEST, ALONG THE CENTERLINE OF S.E. 19TH AVENUE, 600.24 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 3RD STREET AS SHOWN ON CYPRESS COVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID S.E. 19TH AVENUE CENTERLINE, SOUTH 88°57'44" WEST, ALONG THE CENTERLINE OF SAID S.E. 3RD STREET, 366.31 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 18TH AVENUE; THENCE DEPARTING SAID S.E. 3RD STREET CENTERLINE, NORTH 01°17'39" WEST, ALONG SAID S.E. 18TH AVENUE CENTERLINE, 265.32 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 2ND STREET; THENCE DEPARTING SAID S.E. 18TH AVENUE CENTERLINE, SOUTH 88°56'32" WEST, ALONG SAID S.E. 2ND STREET CENTERLINE, 229.91 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 17TH AVENUE, ALSO BEING THE EAST LINE OF GOVERNMENT LOT 1, SAID SECTION 1; THENCE, DEPARTING SAID S.E. 2ND STREET CENTERLINE, NORTH 01°50'47" WEST, ALONG SAID S.E. 17TH AVENUE CENTERLINE AND SAID EAST LINE, 296.52 FEET TO A POINT OF INTERSECTION WITH CENTERLINE OF S.E. 15TH STREET AS SHOWN ON CYPRESS CREEK ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE AND SAID S.E. 17TH AVENUE CENTERLINE, SOUTH 88°56'29" WEST, ALONG SAID S.E. 15TH STREET CENTERLINE, 1347.73 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 13TH AVENUE; THENCE DEPARTING SAID CENTERLINE OF S.E. 15TH STREET, SOUTH 02°00'58" EAST, ALONG SAID CENTERLINE OF S.E. 13TH AVENUE, 299.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE AND ITS EASTERLY EXTENSION OF LOTS 6 AND 17, OF BLOCK 4 AND LOTS 14 AND 25, BLOCK 2 AS SHOWN ON OCEAN DRIVE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE OF S.E. 13TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 890.36 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 10TH AVENUE AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°09'22" EAST, ALONG SAID CENTERLINE OF S.E. 10TH AVENUE, 65.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE AND THE EASTERLY EXTENSION OF LOTS 7 AND 35, BLOCK 7, OF SAID PLAT; THENCE DEPARTING SAID CENTERLINE OF S.E. 10TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, 297.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 9TH AVENUE AS SHOWN ON SAID PLAT; THENCE DEPARTING SAID SOUTH LINE, NORTH 02°09'22" WEST ALONG SAID CENTERLINE OF S.E. 9TH AVENUE, 200.00 FEET TO POINT OF INTERSECTION WITH SOUTH LINE AND ITS EASTERLY EXTENSION OF LOT 3, BLOCK 8, OF SAID PLAT; THENCE DEPARTING SAID CENTERLINE OF S.E. 9TH AVENUE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE 159.30 FEET TO A POINT OF INTERSECTION WITH EAST LINE OF GOVERNMENT LOT 3, SECTION 1, TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE DEPARTING SAID SOUTH LINE, SOUTH 02°11'04" EAST, ALONG SAID EAST LINE, 30.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF PARCEL 'A' AND ITS EASTERLY EXTENSION, ATLANTIC EAST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 118 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE 519.75 FEET TO A POINT OF INTERSECTION WITH WEST LINE OF SAID PARCEL 'A'; THENCE DEPARTING SAID SOUTH LINE, NORTH 01°24'25" WEST, ALONG SAID WEST LINE, 130.00 FEET TO A POINT OF INTERSECTION WITH WESTERLY EXTENSION OF THE SOUTH LINE OF PARCEL 'B', EASTLAND VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 76 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE DEPARTING SAID WEST LINE, NORTH 88°57'18" EAST, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, 395.11 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF S.E. 6TH AVENUE; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°49'24" WEST, ALONG SAID CENTERLINE 99.92 FEET TO A POINT OF INTERSECTION EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL 'A', UNIQUE PLAZA PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 152, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE DEPARTING SAID CENTERLINE, SOUTH 88°57'18" WEST, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, 193.70 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'A'; THENCE ALONG THE WEST LINE OF SAID PARCEL 'A' THE FOLLOWING THREE COURSE; (1) NORTH 00°46'03" WEST, 75.00; (2) NORTH 88°57'18" EAST, 115.00 FEET; (3) NORTH 00°49'24" WEST, 144.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

SKETCH & DESCRIPTION

A PORTION OF SECTION 1-49-42
 A PORTION OF SECTION 6-49-43
 A PORTION OF SECTION 31-48-43
 A PORTION OF SECTION 36-48-42

POMPANO BEACH, BROWARD COUNTY, FLORIDA

KEITH
 ASSOCIATES, INC.
 consulting engineers
 301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 5

DRAWING NO. 070208-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

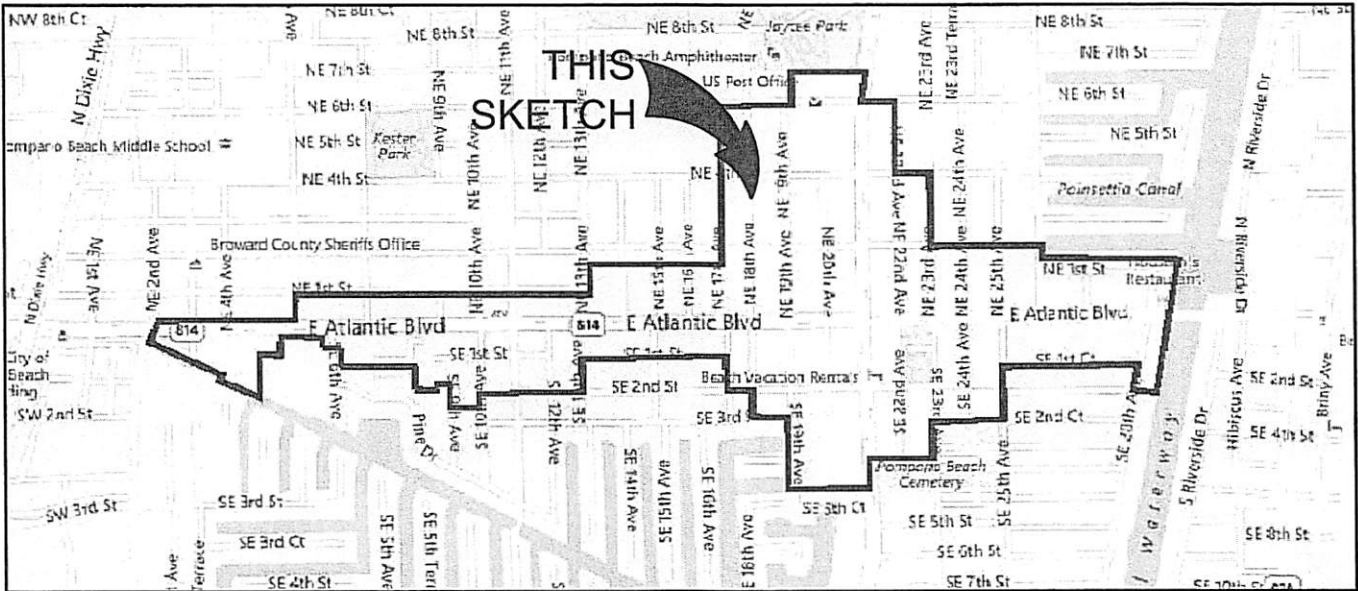
SCALE 1"=700'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

DATE	REVISIONS
8-17-16	REVISED BOUNDARY



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 THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°57'18" WEST ALONG THE SOUTH LINE OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
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"=700' OR SMALLER.

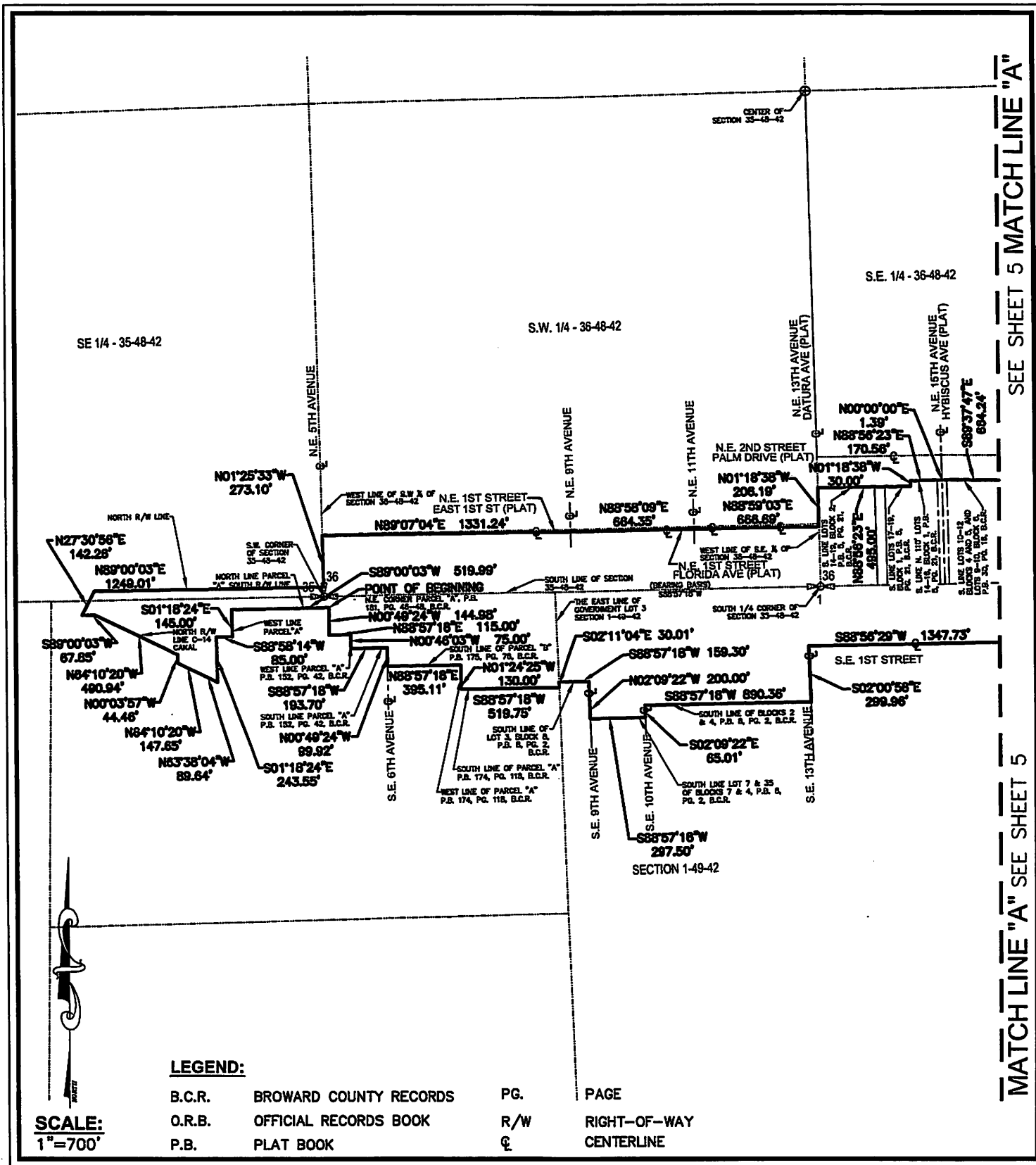
CERTIFICATION:

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 FEBRUARY 25, 2016 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

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

<p>SKETCH & DESCRIPTION</p> <p>A PORTION OF SECTION 1-49-42 A PORTION OF SECTION 6-49-43 A PORTION OF SECTION 31-48-43 A PORTION OF SECTION 36-48-42</p> <p>POMPANO BEACH, BROWARD COUNTY, FLORIDA</p>	 <p>KEITH & ASSOCIATES, INC. consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860</p> <p>SHEET 3 OF 5 DRAWING NO. 07020-08-SKETCH & DESCRIPTION.DWG</p>	<p>DATE 2-25-16</p> <p>SCALE 1"=700'</p> <p>FIELD BK. N/A</p> <p>DWNG. BY DDB</p> <p>CHK. BY MMM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DATE</th> <th style="text-align: left;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td>8-17-16</td> <td>REVISED BOUNDARY</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS	8-17-16	REVISED BOUNDARY						
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SEE SHEET 5 MATCH LINE "A"

MATCH LINE "A" SEE SHEET 5

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK R/W RIGHT-OF-WAY
- P.B. PLAT BOOK & CENTERLINE

SCALE:
1"=700'

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SHEET 4 OF 5

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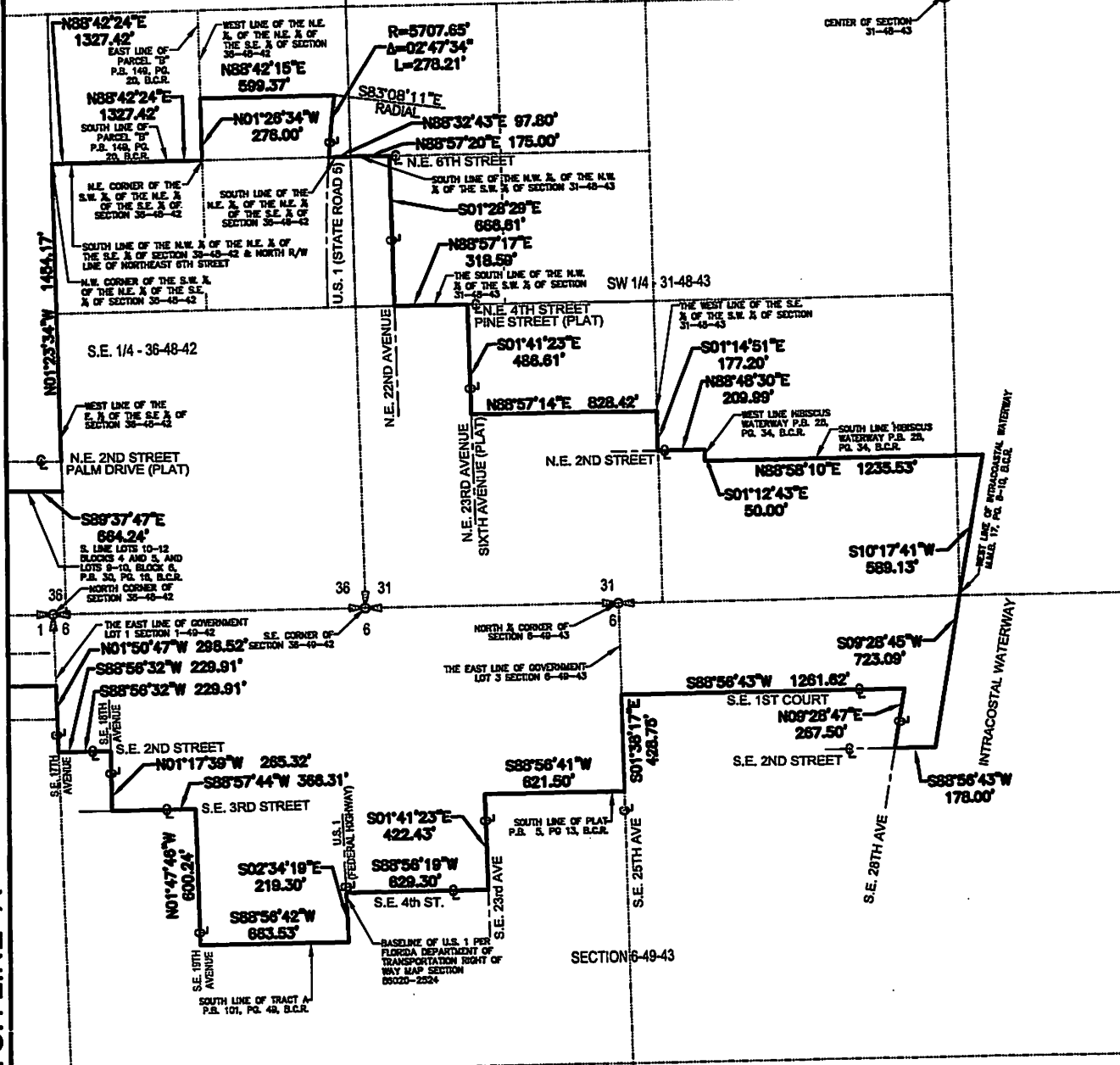
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SEE SHEET 4 MATCH LINE "A"

MATCH LINE "A" SEE SHEET 4

N.E. 1/4 - 36-48-42

NW 1/4 - 31-48-43



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SHEET 5 OF 5

DRAWING NO. 070202-SKETCH & DESCRIPTION.DWG

DATE 2-25-16

SCALE 1"=700'

FIELD BK. N/A

DWG. BY DDB

CHK. BY MMM

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