

CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA; PROVIDING FOR A LAND USE PLAN AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN, APPENDIX B, TO PERMIT A CHANGE OF LAND USE FROM 148.7729 ACRES OF COMMERCIAL RECREATION TO 74.1259 ACRES OF R(10) RESIDENTIAL, 7.618 ACRES OF COMMERCIAL AND 67.029 ACRES OF PARK; PROVIDING FOR AN ASSIGNMENT OF AVAILABLE RESIDENTIAL DENSITY WITHIN THE 636.18-ACRE IRREGULAR DENSITY DASHED-LINE AREA "A" WHICH WILL MAINTAIN AN AVERAGE DENSITY OF 7.0 DWELLING UNITS PER ACRE; PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF MARGATE COMPREHENSIVE PLAN ELEMENT I. FUTURE LAND USE ELEMENT; RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BROWARD COUNTY LAND USE PLAN; PROVIDING FOR TRANSMITTAL TO THE BROWARD COUNTY PLANNING COUNCIL TO OBTAIN RECERTIFICATION OF ELEMENT I. FUTURE LAND USE OF THE MARGATE COMPREHENSIVE PLAN FOR PROPERTY LOCATED AT 3011 N ROCK ISLAND ROAD; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rosemurgy Acquisitions, LLC ("Applicant") on behalf of J&D Golf Properties ("Property Owner") seeks to redevelop the golf course located at 3011 N Rock Island Road in the City of Margate, Florida ("City"), which consists of 148.7729 gross acres/143.5 net acres in area, more particularly described in the legal description, which is attached hereto as Exhibit "A," and incorporated herein by reference the ("Property"); and

WHEREAS, the Applicant seeks to develop the property to include no more than 540 townhouses, and 30,000 square feet

1 of commercial on the Property; and

2
3 WHEREAS, the subject property is located within the
4 636.18-acre Dashed Line Area "A" which has an average density
5 of 7 dwelling units per acre. This average density allows a
6 maximum of 4,453 dwelling units to be built. There are
7 currently 3,383 dwelling units built within this dashed line
8 area, which leave 1,070 dwelling units available for
9 assignment within this dashed line area; and

10
11 WHEREAS, Applicant has filed a Land Use Plan Amendment
12 ("LUPA") to assign 540 of the available 1,070 dwelling units
13 within Dashed Line Area A by changing the land use of 74.1259
14 acres of Commercial Recreation to R(10) Residential. This
15 LUPA also seeks to change the land use of 7.618 acres of
16 Commercial Recreation to Commercial, and 67.029 acres of
17 Commercial Recreation to Park; and

18
19 WHEREAS, Applicant has filed concurrent applications for
20 Rezoning of the subject property, and for a Development
21 Agreement with the City, to include restrictive covenants
22 that will be recorded in the public records of Broward County,
23 Florida, which would dedicate 67.029 gross acres of the
24 Property for use as a public park that will be maintained by
25 the Applicant, and successors or assigns, as part of this
26 LUPA; and

27
28 WHEREAS, the Application includes a request to amend
29 Policy 1.2.6 of the City of Margate Comprehensive Plan; and

30
31 WHEREAS, on August 21, 2025 the City of Margate
32 authorized concurrent transmittal to Broward County; and

33
34 WHEREAS, on August 26, 2025, the Margate Development
35 Review Committee reviewed the Application, and recommended
36 the Applicant resubmit to resolve staff comments; and

37
38 WHEREAS, the Margate Planning and Zoning Board, which
39 serves as the Local Planning Agency, held a public hearing on
40 October 7, 2025 regarding the LUPA, and recommended approval
41 of the amendment; and

42
43 WHEREAS, the City of Margate transmitted this land use
44 plan amendment to the Department of Commerce on November TBD,

2025; and

WHEREAS, after a State Expedited Review, the Department of Commerce issued a letter on TBD indicating TBD.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: The City of Margate, Comprehensive Plan, Element I. "Future Land Use Element," is hereby amended to change the Future Land Use Map designation for the Property from 148.7729 acres of "Commercial Recreation" to 74.1259 acres of "Residential R(10)", 7.618 acres of "Commercial", and 67.029 acres of "Park" as shown in Exhibit "B," which is attached hereto, and incorporated herein by reference. The average density of the 636.18-acre Irregular Density Dashed-Line Area "A" does not change as a result of this amendment.

Section 2: That the City Commission approves the Applicant's land use plan amendment for the Property to consist of not more than 290 townhouses on Pod B, 250 townhouses on Pod C, and 30,000 square feet of commercial on Pod A, of the Subject Property, as shown in Exhibit "B," which is attached hereto, and incorporated herein by reference.

Section 3: That the City Commission approves an amendment to Policy 1.2.6 of Element I Future Land Use, Volume I: Goals, Objectives and Policies, of the City of Margate Comprehensive Plan, as follows:

Policy 1.2.6 For areas that are circumscribed with a dashed line to indicate an irregular density, the City may approve a rearrangement of uses or densities pursuant to the City's land use plan amendment process. The maximum permitted development and approximate acreage within each dashed line area is as follows:

DASHED LINE AREA "A"

Total Acreage:	636.18 7
Average Density Permitted:	7.0

Map Designation	Acreage
R(25)	34.17 8

1	R(20)	24.58
2	R(12)	35.34 34.72
3	R(10)	74.91 49.09
4	R(7)	182.6276
5	R(5)	42.04
6	Commercial	22.83 30.45
7	Office Park	3.57
8	Commercial Recreation	150.38 1.05
9	Parks	17.27 85.07
10	Open Space	47.48
11	Conservation	1
12		
13		
14	DASHED LINE AREA "B"	
15	Total Acreage:	237.58
16	Average Density Permitted:	7.0
17		
18	Map Designation	Acreage
19	R(20)	45.38
20	R(16)	36.54
21	R(10)	24.78
22	R(7)	6.79
23	R(5)	42.56
24	Parks	8.58
25	Open Space	70.26
26	Conservation	1.69
27		
28		
29	DASHED LINE AREA "C"	
30	Total Acreage:	282.75
31	Average Density Permitted:	8.7
32		
33	Map Designation	Acreage
34	R(20)	42.05
35	R(17)	36.41
36	R(16)	45.75
37	R(14)	30.08
38	Parks	1.23
39	Office Park	0.95
40	Commercial Recreation	126.28
41		
42		
43	DASHED LINE AREA "D"	
44	Total Acreage:	104.4

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Average Density Permitted:	8.38
Map Designation	Acreage
R(17)	35.85
R(7)	32.86
R(4)	28.79
Commercial	5.2
Parks	1.7

Section 4: That the City Commission approves an amendment to Part 6 Future Land Use Plan Map, of Element I Future Land Use, Volume II: Data, Inventory and Analysis, of the City of Margate Comprehensive Plan, as follows:

The Future Land Use Map

The Future Land Use Map for the City of Margate is appended to this document. The appended map is a reduced version of the original one, which is drawn to a scale of one inch equals 400 feet. The designation of any given parcel can be ascertained from the included map by means of the identifying streets, canals, wetlands, parks, and other features shown thereon. The larger map is available for viewing or purchase at City Hall. Because it is the same scale as the base maps of the City, i.e. zoning, subdivision, and address, it can be overlain to further ascertain the designation of any parcel of land or water within the city limits.

The Future Land Use Plan is the City's guide for future growth, development and redevelopment, and it generally shows the planned distribution of various land uses throughout the City's boundary. The Future Land Use Map does not necessarily reflect the existing use or zoning of any particular parcel. It shows the distribution and location of land uses in a manner consistent with the physical and man-made characteristics of the parcel and of its neighboring uses. All development permits shall henceforth be granted only if they are consistent with this map and the goals, objectives, and policies of this plan.

Table T-11 summarizes future land use designations and the acreage allocated to each category. The total acreage for the planning area is approximately ~~5,742.48~~ 5,740.22 acres, or approximately 9 square miles.

TABLE T-11 Future Land Use Designations by Acreage		
Future Land Use Category	Acres	Percent of Total City Land Area
Low Density Residential (3-7 du/ac) R (3), R (4), R (5), R (7)	2,429.83 <u>2,430.15</u>	42.33% <u>42.34%</u>
Medium Density Residential (10-17 du/ac) R (10), R (12), R (14), R(15), R (16), R (17)	837.75 <u>911.33</u>	14.59% <u>15.88%</u>
High Density Residential (20 -25 du/ac) R (20), R (25)	229.71	4.00%
Park	103.06 <u>170.86</u>	1.80% <u>2.98%</u>
Open Space	260.37	4.54%
Conservation	52.25	.91%
Office Park	8.96	.16%
Industrial	69.07	1.20%
Utilities	25.17	.44%
Community Facilities	60.65	1.06%
Commercial	400.17 <u>107.79</u>	4.75% <u>1.88%</u>
Commercial Recreation	294.77 <u>145.43</u>	5.14% <u>2.53%</u>
Activity Center	1,189.10	20.71%
(E-W Canal, not assigned future land use)	79.45	1.38%
Total		100%

The Future Land Use Map illustrates the land uses that currently comprise the City of Margate. Residential future land use designations occupy ~~3,497.29~~ 3,571.19 acres, which is more than sixty percent (~~60.9%~~ 62.61%) of the total land area within the City. Of the residential designations in Margate, Low Density Residential occupies the most acreage, with over ~~2,429.83~~ 2,430.13 acres and 42 percent of Margate's total land use. The total acreage for single family designated land use is

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1 more than twice that of multi-family designated
2 land area. Office Park and Industrial Future Land
3 Use designations represent 78.03 acres, while
4 Commercial and Commercial Recreation consists of
5 ~~100.17~~ 107.79 and 145.43 ~~294.77~~ acres,
6 respectively. The Activity Center land use
7 designation encompasses approximately 20.7 percent
8 of the land area within the City of Margate.
9 Conservation and Parks Future Land Use designations
10 comprise ~~155.31~~ 223.12 acres, combined.
11

12 The future land use categories are described in
13 more detail on the following pages.
14
15
16

17 ...
18
19

20 Section 5: That the City Commission recommends approval
21 of the amendment to the Broward County Land Use Plan, and
22 directs City Administration to transmit the Comprehensive
23 Plan amendment to the Broward County Planning Council for
24 recertification.
25

26 Section 6: That the City Commission directs City
27 Administration to transmit the Comprehensive Plan amendment
28 to the Florida Department of Commerce in accordance with
29 Section 163.3184, Florida Statutes.
30

31 SECTION 7: All ordinances or parts of ordinances in
32 conflict herewith are and the same is hereby repealed to the
33 extent of such conflict.
34

35 SECTION 8: If any section, sentence, clause, or phrase
36 of this ordinance is held to be invalid or unconstitutional
37 by a court of competent jurisdiction, then said holding shall
38 in no way affect the validity of the remaining portions of
39 this ordinance.
40

41 SECTION 9: It is the intention of the City Commission
42 that the provisions of this ordinance shall become and be
43 made a part of the City of Margate Code, and that the sections
44 of this ordinance may be renumbered or re-lettered and the

word "ordinance" may be changed to "section", "article" or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 10: This Ordinance shall take effect upon the effective date of the Development Agreement that is being considered concurrently with this Ordinance, which effective date shall be no earlier than 31 days after the Florida Department of Commerce notifies the City that the Comprehensive Plan amendment package is complete, unless timely challenged pursuant to Section 163.3184(5), Florida Statutes, in which case the Ordinance shall take effect on the date that the Department of Commerce or the Florida Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED ON FIRST READING THIS _____ day of _____ 2025.

PASSED ON SECOND READING THIS _____ day of _____ 2026.

ATTEST:

JENNIFER M. JOHNSON
CITY CLERK

MAYOR ARLENE R. SCHWARTZ

RECORD OF VOTE - 1ST READING RECORD OF VOTE - 2ND READING

Ruzzano	_____	Ruzzano	_____
Caggiano	_____	Caggiano	_____
Simone	_____	Simone	_____
Arserio	_____	Arserio	_____
Schwartz	_____	Schwartz	_____

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EXHIBIT A

Legal Description and Survey

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF PUBLIC RIGHT-OF-WAY, ROCK ISLAND ROAD, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF RIGHT-OF-WAY DEDICATION, AS SHOWN ON SAID HOLIDAY SPRINGS EAST, TOGETHER WITH A PORTION OF PUBLIC RIGHT-OF-WAY, SAMPLE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5914, PAGE 283 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, N89°29'45"W, A DISTANCE OF 1,654.79 FEET; THENCE S00°30'15"W, A DISTANCE OF 21.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°30'15"W, A DISTANCE OF 18.80 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°10'55"E, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 30°41'16", A DISTANCE OF 535.60 FEET TO A POINT OF NON-TANGENCY; THENCE S30°11'01"E, A DISTANCE OF 167.98 FEET; THENCE S66°16'54"W, A DISTANCE OF 334.45 FEET; THENCE N23°43'06"W, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE N30°10'02"W, A DISTANCE OF 400.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 45°37'13"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 222.94 FEET TO A POINT OF TANGENCY; THENCE N75°47'15"W, A DISTANCE OF 97.41 FEET; THENCE N20°49'37"E, A DISTANCE OF 73.65 FEET; THENCE N01°10'22"E, A DISTANCE OF 191.19 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE, AS DESCRIBED IN THE HOUSE OF REPRESENTATIVE BILL HB 1543, PAGE 22 OF 38, 2003 LEGISLATURE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S89°27'26"E, A DISTANCE OF 207.47 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,714.81 FEET AND A CENTRAL ANGLE OF 07°27'28"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 223.20 FEET TO A POINT OF NON-TANGENCY; THENCE N83°37'13"E, A DISTANCE OF 110.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 331,841 SQUARE FEET OR 7.6180 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS:

P.B. - PLAT BOOK	UE - UTILITY EASEMENT
PG(S). - PAGE(S)	Δ - DELTA (CENTRAL ANGLE)
P.O.B. - POINT OF BEGINNING	L - ARC LENGTH
P.O.C. - POINT OF COMMENCEMENT	R - RADIUS
LB. - LICENSED BUSINESS	
O.R.B. - OFFICIAL RECORDS BOOK	BCR - DENOTED BROWARD COUNTY PUBLIC RECORDS
R/W - RIGHT-OF-WAY	23-48-41 - SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 04, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE 8-04-2025

DRAWN BY SAS

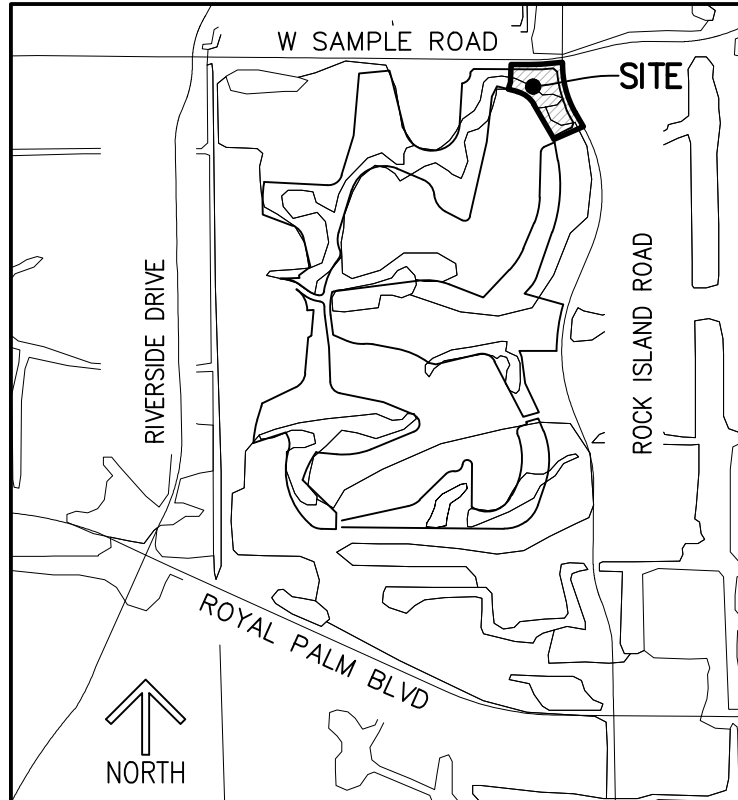
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD A

**POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°29'45"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

**POD A (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

DATE 8-04-2025

DRAWN BY SAS

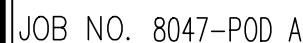
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD A

[illegible]

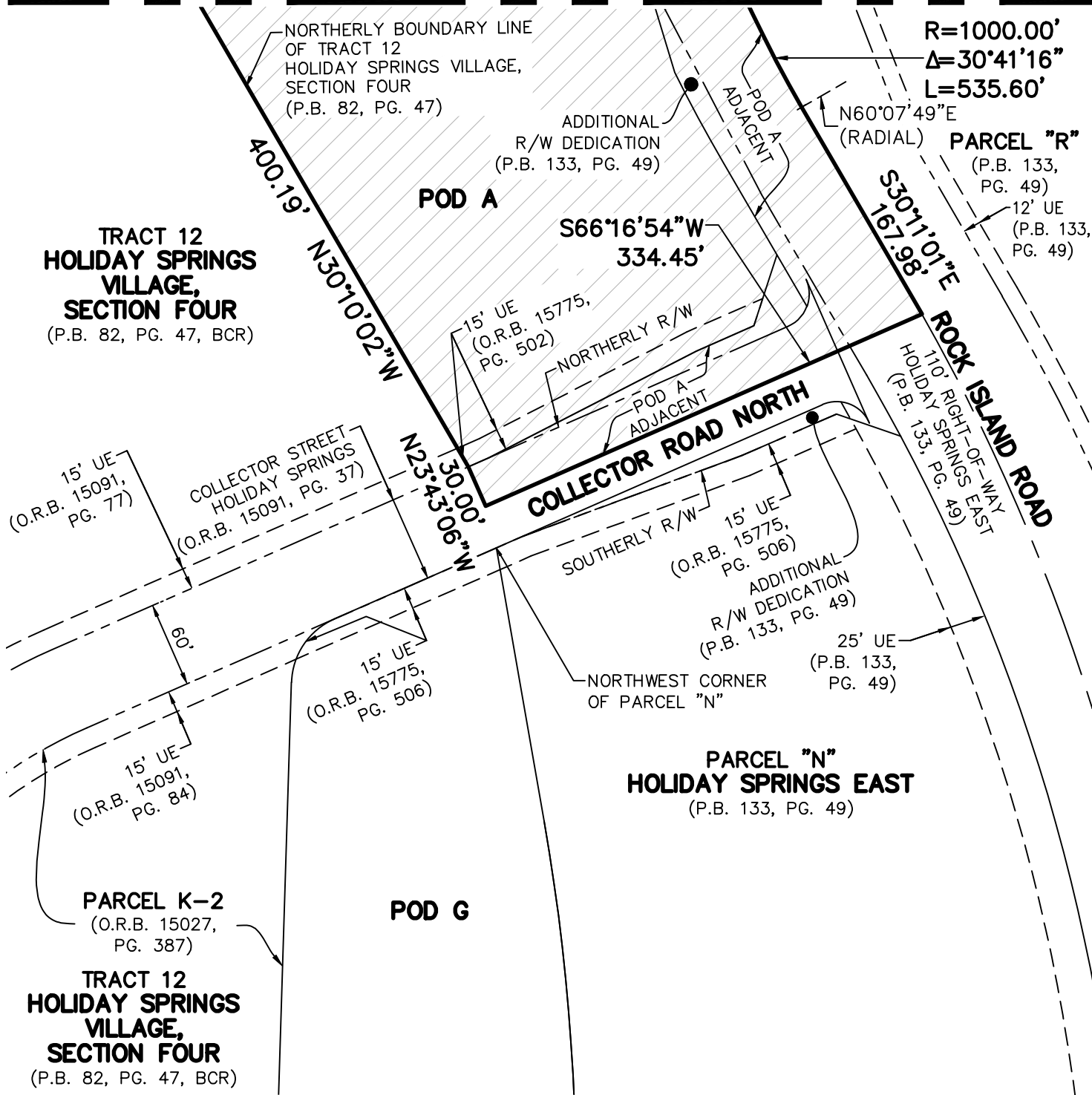
SHEET 3 OF 4



POD A (GROSS ACREAGE) SKETCH AND DESCRIPTION

EXHIBIT "A"

MATCHLINE SEE SHEET 3



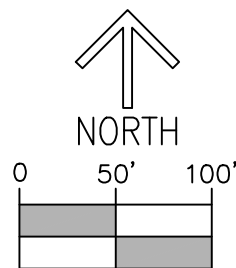
THIS IS NOT A SURVEY

SHEET 4 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



1 INCH = 100 FEET

DATE 8-04-2025

DRAWN BY SAS

F.B. / PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD A

POD A (GROSS ACREAGE) SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING ALL OF PARCEL 4-A AND A PORTION OF RIGHT-OF-WAY DEDICATION, AS SHOWN IN HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, HOLIDAY SPRINGS BOULEVARD (WOODSIDE DRIVE), HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF PUBLIC RIGHT-OF-WAY, SAMPLE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5914, PAGE 283 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, N89°29'45"W, A DISTANCE OF 2,194.00 FEET; THENCE S01°10'22"W, A DISTANCE OF 49.26 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE, AS DESCRIBED IN THE HOUSE OF REPRESENTATIVE BILL HB 1543, PAGE 22 OF 38, 2003 LEGISLATURE AND TO THE POINT OF BEGINNING; THENCE S01°10'22"W, A DISTANCE OF 191.19 FEET; THENCE S20°49'37"W, A DISTANCE OF 73.65 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: THENCE N75°47'15"W, A DISTANCE OF 120.95 FEET; THENCE S26°52'21"W, A DISTANCE OF 119.85 FEET; THENCE S06°05'24"W, A DISTANCE OF 478.62 FEET; THENCE S12°50'04"W, A DISTANCE OF 801.11 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 105°15'17"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 110.22 FEET TO A POINT OF TANGENCY; THENCE N61°54'39"W, A DISTANCE OF 197.20 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 56°33'51"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 217.19 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 190.53 FEET AND A CENTRAL ANGLE OF 61°38'34"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 204.99 FEET TO A POINT OF TANGENCY; THENCE N66°59'22"W, A DISTANCE OF 298.98 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 95°58'55"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 586.32 FEET TO A POINT OF TANGENCY; THENCE S17°01'43"W, A DISTANCE OF 415.48 FEET; THENCE N87°50'42"W, A DISTANCE OF 499.70 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF TRACT 3, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE; THENCE ALONG SAID NORTH BOUNDARY LINE, N69°25'03"W, A DISTANCE OF 333.55 FEET; THENCE S88°58'13"W, A DISTANCE OF 40.00 FEET; THENCE N01°01'47"W, A DISTANCE OF 163.13 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N88°58'19"E, A RADIAL DISTANCE OF 908.27 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°48'59", A DISTANCE OF 187.32 FEET TO A POINT OF NON-TANGENCY; THENCE S79°12'48"E, A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF TRACT 4, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE; THENCE ALONG SAID SOUTH BOUNDARY LINE, S87°00'21"E, A DISTANCE OF 666.12 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT 4; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 146.72 FEET AND A CENTRAL ANGLE OF 76°20'26"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 195.49 FEET TO A POINT OF TANGENCY; THENCE N16°39'13"E, A DISTANCE OF 435.51 FEET;

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY

SHEET 1 OF 11



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING

LANDSCAPE ARCHITECTURE - SURVEYING

7301A W. PALMETTO PARK ROAD - SUITE 100A

BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE 8-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD B

DESCRIPTION: (CONTINUED FROM SHEET 1)

THENCE N05°11'05"E, A DISTANCE OF 653.58 FEET; THENCE N84°46'28"E, A DISTANCE OF 321.26 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT 5, HOLIDAY SPRINGS VILLAGE SECTION THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 25 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S14°02'22"E, A DISTANCE OF 645.86 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N75°57'39"E, A RADIAL DISTANCE OF 280.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 75°52'02", A DISTANCE OF 370.76 FEET TO A POINT OF TANGENCY AND TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 5; THENCE ALONG SAID EAST LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S89°54'23"E, A DISTANCE OF 23.97 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 86°35'09"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 423.14 FEET TO A POINT OF TANGENCY; THENCE N03°30'28"E, A DISTANCE OF 444.13 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N08°21'00"W, A RADIAL DISTANCE OF 103.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 81°08'45", A DISTANCE OF 145.87 FEET TO A POINT OF TANGENCY; THENCE N00°30'15"E, A DISTANCE OF 15.00 FEET; THENCE N45°30'15"E, A DISTANCE OF 49.50 FEET; THENCE N01°10'22"E, A DISTANCE OF 51.02 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY BOUNDARY LINE OF THE CITY OF MARGATE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, S89°27'26"E, A DISTANCE OF 388.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,650,582 SQUARE FEET OR 37.8922 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS:

P.B. – PLAT BOOK
 PG(S). – PAGE(S)
 P.O.B. – POINT OF BEGINNING
 P.O.C. – POINT OF COMMENCEMENT
 LB. – LICENSED BUSINESS
 O.R.B. – OFFICIAL RECORDS BOOK
 R/W – RIGHT-OF-WAY
 BCR – DENOTED BROWARD COUNTY PUBLIC RECORDS
 23-48-41 – SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST
 UE – UTILITY EASEMENT
 DE – DRAINAGE EASEMENT
 Δ – DELTA (CENTRAL ANGLE)
 L – ARC LENGTH
 R – RADIUS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 01, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 2 OF 11



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 LB. 3591

DATE 8-01-2025

DRAWN BY SAS

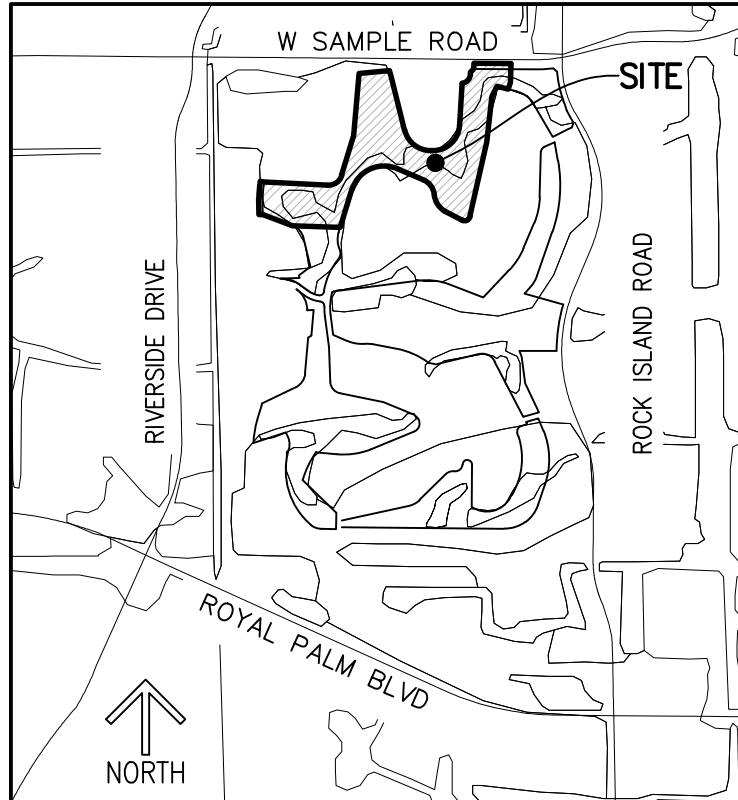
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD B

**POD B (GROSS ACREAGE)
 SKETCH AND DESCRIPTION**

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°29'45"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 3 OF 11



CAULFIELD & WHEELER, INC.

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7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

**POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD B

**MATCHLINE
SEE SHEET 5**



SHEET 4 OF 11



DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD B

EXHIBIT "A"

BASELINE OF SURVEY S.R. 834
(SAMPLE ROAD)
SECTION 86028-2507, SHEET 10 OF 20

ADDITIONAL
R/W DEDICATION
(P.B. 63, PG. 35)

**CORAL SPRINGS, SAMPLE
ROAD COMMERCIAL**
(P.B. 63, PG. 35, BCR)

NORTH LINE OF THE NORTHEAST
QUARTER OF SECTION 23-48-41
(BASIS OF BEARINGS)

NORTHERLY BOUNDARY
LINE OF THE CITY OF
MARGATE, HB 1543,
PAGE 22 OF 38,
2003 LEGISLATURE

53'

SAMPLE ROAD

NORTH BOUNDARY LINE
OF HOLIDAY SPRINGS EAST
(P.B. 133, PG. 49)

60'

ADDITIONAL
R/W DEDICATION
(P.B. 80, PG. 25)

N01°10'22"E 51.02'

(O.R.B. 5914,
PG. 283)

**S89°27'26"E
388.64'**

CITY OF
CORAL
SPRINGS

NORTHEAST CORNER OF TRACT 5
HOLIDAY SPRINGS VILLAGE,
SECTION THREE
(P.B. 80, PG. 25)

CITY OF MARGATE-
POD B
ADJACENT

**N00°30'15"E
15.00'**

**N45°30'15"E
49.50'**

SOUTHERLY R/W LINE
OF SAMPLE ROAD
(P.B. 133, PG. 49)

**N08°21'00"W
(RADIAL)**

40' ADDITIONAL
R/W DEDICATION
(P.B. 133, PG. 49)

**R=103.00'
Δ=81°08'45"
L=145.87'**

**N75°47'15"W
120.95'**

EAST LINE
OF TRACT 5

POD B

**TRACT 5
HOLIDAY SPRINGS VILLAGE,
SECTION THREE**
(P.B. 80, PG. 25, BCR)

**N03°30'28"E
444.13'**

NORTHERLY BOUNDARY LINE
OF TRACT 12
HOLIDAY SPRINGS
VILLAGE, SECTION FOUR
(P.B. 82, PG. 47)

**S06°05'24"W
478.62'**

**TRACT 12
HOLIDAY SPRINGS
VILLAGE,
SECTION FOUR**
(P.B. 82, PG. 47, BCR)

**S26°52'21"W
119.85'**

MATCHLINE SEE SHEET 4

THIS IS NOT A SURVEY

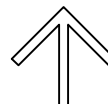
MATCHLINE SEE SHEET 6

SHEET 5 OF 11

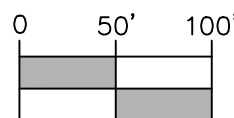


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LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

DATE 8-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

**POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 8

TRACT 5 HOLIDAY SPRINGS VILLAGE, SECTION THREE

(P.B. 80, PG. 25, BCR)

N03°30'28"E
444.13'

EAST LINE
OF TRACT 5

R=280.00'
Δ=75°52'02"
L=370.76'

R=280.00'
Δ=86°35'09"
L=423.14'

S89°54'23"E
23.97'

478.62'
S06°05'24"W

POD B

NORTHERLY BOUNDARY LINE
OF TRACT 12
HOLIDAY SPRINGS
VILLAGE, SECTION FOUR
(P.B. 82, PG. 47)

N66°59'22"W
298.98'

R=190.53'
Δ=61°38'34"
L=204.99'

TRACT 12
(P.B. 82,
PG. 47,
BCR)

TRACT 12
HOLIDAY SPRINGS
VILLAGE,
SECTION FOUR
(P.B. 82, PG. 47, BCR)

801.11' S12°50'04"W

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 7

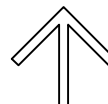
SHEET 6 OF 11



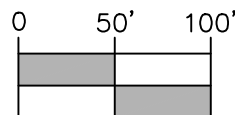
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BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION



NORTH



1 INCH = 100 FEET

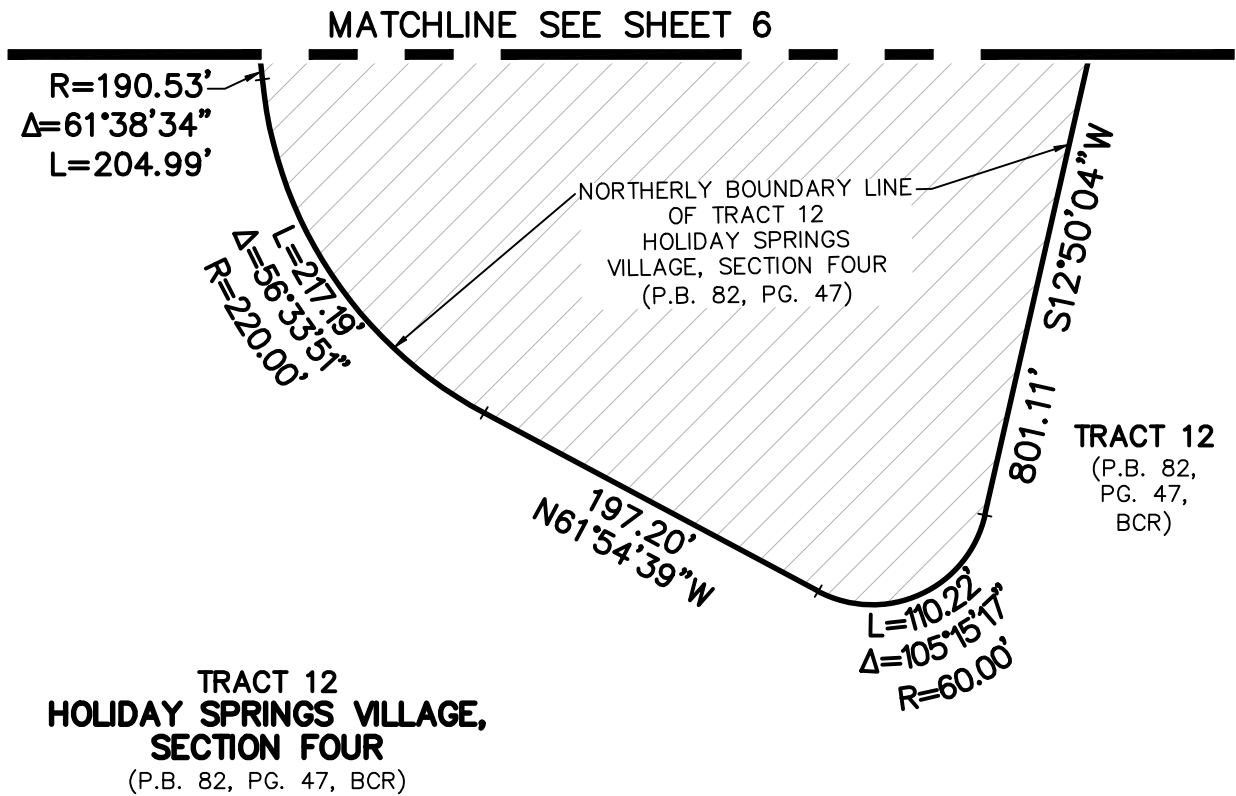
DATE 8-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B



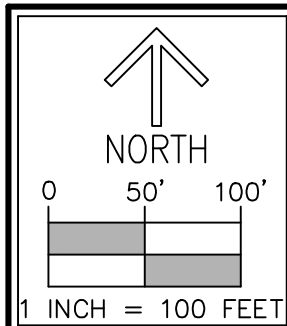
THIS IS NOT A SURVEY

SHEET 7 OF 11

**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION



DATE 8-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

MATCHLINE SEE SHEET 9

EXHIBIT "A"

TRACT 4
(P.B. 77, PG. 8)

PARCEL 4-A
HOLIDAY SPRINGS EAST

(P.B. 133, PG. 49)
(O.R.B. 29897, PG. 839)

RECIPROCAL EASEMENT
(O.R.B. 22882, PG. 620)

7' DE
(O.R.B. 22882, PG. 620)

5' DE
(O.R.B. 22882, PG. 620)

WEST LINE OF
PARCEL 4-A

N16°39'13"E
435.51'

EAST LINE
OF TRACT 4

N05°11'05"E
653.58'

N14°02'22"W
645.86'

TRACT 5
HOLIDAY SPRINGS
VILLAGE,
SECTION THREE

(P.B. 80, PG. 25, BCR)

N75°57'39"E (RADIAL)

WEST LINE
OF TRACT 5

R=280.00'
Δ=75°52'02"
L=370.76'

POD B

MATCHLINE SEE SHEET 10

R=350.00'
Δ=95°58'55"
L=586.32'

NORTHERLY BOUNDARY LINE
OF TRACT 12
HOLIDAY SPRINGS
VILLAGE, SECTION FOUR
(P.B. 82, PG. 47)

298.98'
N66°59'22"W

TRACT 12
HOLIDAY SPRINGS VILLAGE,
SECTION FOUR

(P.B. 82, PG. 47, BCR)

S17°01'43"W
415.48'

MATCHLINE
SEE SHEET 6

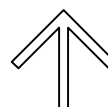
THIS IS NOT A SURVEY

SHEET 8 OF 11



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LANDSCAPE ARCHITECTURE - SURVEYING
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BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

DATE 8-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

CORAL SPRINGS, SAMPLE ROAD COMMERCIAL

(P.B. 63, PG. 35, BCR)

NORTH LINE OF THE
NORTHWEST QUARTER OF
SECTION 23-48-41

ADDITIONAL
R/W DEDICATION
(P.B. 63, PG. 35)

SAMPLE ROAD

53'

R/W
(P.B. 77, PG. 8)

ADDITIONAL
R/W DEDICATION
(P.B. 80, PG. 25)

60'

**TRACT 4
HOLIDAY SPRINGS
VILLAGE AND OCEAN
CLUB SECTION ONE**
(P.B. 77, PG. 8)

NORTH LINE OF
PARCEL 4-A

N84°46'28"E
321.26'

NORTHEAST
CORNER OF
PARCEL 4-A

10' UE
(O.R.B. 15949, PG. 1)

NORTHWEST
CORNER OF
PARCEL 4-A

**PARCEL 4-A
HOLIDAY SPRINGS EAST**
(P.B. 133, PG. 49)
(O.R.B. 29897, PG. 839)

WEST LINE OF
PARCEL 4-A
7' DE
(O.R.B. 22882,
PG. 620)

5' DE
(O.R.B. 22882,
PG. 620)

RECIPROCAL EASEMENT
(O.R.B. 22882, PG. 620)

POD B

**TRACT 5
HOLIDAY SPRINGS VILLAGE,
SECTION THREE**
(P.B. 80, PG. 25, BCR)

N14°02'22"W
645.86'

WEST LINE
OF TRACT 5

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 8

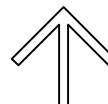
THIS IS NOT A SURVEY

SHEET 9 OF 11

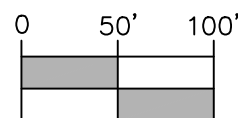


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PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

DATE 8-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

**POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 11

**TRACT 4
HOLIDAY SPRINGS
VILLAGE AND OCEAN
CLUB SECTION ONE**
(P.B. 77, PG. 8)

30' DE
(P.B. 77,
PG. 8)

EAST LINE
OF TRACT 4

N16°39'13"E
435.51'

R=146.72'
Δ=76°20'26"
L=195.49'

SOUTH LINE
OF TRACT 4

S87°00'21"E 666.12'

5' DE (O.R.B. 22882, PG. 620)
7' DE (O.R.B. 22882, PG. 620)

MATCHLINE
SEE SHEET 8

POD B

NORTHERLY BOUNDARY LINE
OF TRACT 12
HOLIDAY SPRINGS
VILLAGE, SECTION FOUR
(P.B. 82, PG. 47)

EASEMENT (O.R.B. 11998, PG. 819)

NORTH
BOUNDARY
LINE
OF TRACT 3

333.55'
N69°25'03"W

**TRACT 3
HOLIDAY SPRINGS
VILLAGE AND OCEAN
CLUB SECTION ONE**
(P.B. 77, PG. 8)

499.70' N87°50'42"W

POD F

TRACT 12
(P.B. 82,
PG. 47,
BCR)

415.48'
W43°10'15"

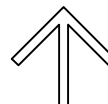
THIS IS NOT A SURVEY

SHEET 10 OF 11

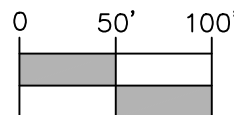


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LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

DATE 8-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

**POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"

TRACT 6 HOLIDAY PRINGS VILLAGE SECTION THREE

(P.B. 80 PG. 25)

(RADIAL) S79°12'48"E
40.00'

R=908.27'
Δ=11°48'59"
L=187.32'

TRACT 1 HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE

(P.B. 77, PG. 8)

HOLIDAY SPRINGS BOULEVARD
(WOODSIDE DRIVE) 80' PUBLIC R/W

POD B
ADJACENT

TRACT 4

(P.B. 77, PG. 8)

S87°00'21"E
666.12'

POD B

EASTERLY R/W
HOLIDAY SPRINGS
BOULEVARD

N88°58'19"E (RADIAL)

N01°01'47"W
163.13'

NORTHWEST
CORNER OF
TRACT 3

S88°58'13"W
40.00'

N69°25'03"W
333.55'

NORTH BOUNDARY
LINE OF TRACT 3

SEWERAGE
EASEMENT
PUMPING
STATION
(P.B. 77, PG. 8)

TRACT 3

(P.B. 77, PG. 8)

EASEMENT
(O.R.B. 11998,
PG. 819)

MATCHLINE SEE SHEET 10

THIS IS NOT A SURVEY

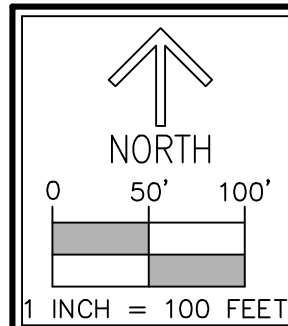
SHEET 11 OF 11



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PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION



DATE 8-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACTS 12 AND 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH ALL OF PARCEL "O-1" AND A PORTION OF 110-FOOT WIDE PUBLIC RIGHT-OF-WAY, ROCK ISLAND ROAD, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "O-1"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "O-1", S74°01'15"E, A DISTANCE OF 418.96 FEET; THENCE S73°59'23"E, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S73°59'23"E, A RADIAL DISTANCE OF 1,700.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 15°59'55", A DISTANCE OF 474.69 FEET TO A POINT OF NON-TANGENCY; THENCE N89°59'18"W, A DISTANCE OF 55.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "O-1"; THENCE ALONG SAID SOUTH LINE, S89°58'46"W, A DISTANCE OF 388.47 FEET; THENCE S87°41'11"W, A DISTANCE OF 335.48 FEET; THENCE S77°24'39"W, A DISTANCE OF 97.17 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S76°39'38"W, A DISTANCE OF 460.60 FEET; THENCE N78°26'12"W, A DISTANCE OF 79.78 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF PARCEL L-4, AS SHOWN ON SAID HOLIDAY SPRINGS EAST; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S36°57'51"W, A RADIAL DISTANCE OF 800.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 26°31'09", A DISTANCE OF 370.28 FEET TO A POINT OF NON-TANGENCY; THENCE N79°33'20"W, A DISTANCE OF 251.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 14°50'04"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 90.62 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 27°34'26"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 180.47 FEET TO A POINT OF TANGENCY AND TO A POINT OF INTERSECTION WITH SAID NORTHERLY BOUNDARY LINE OF TRACT 13; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, N66°48'58"W, A DISTANCE OF 162.00 FEET; THENCE S82°30'07"W, A DISTANCE OF 30.00 FEET; THENCE N07°29'53"W, A DISTANCE OF 211.31 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 22°32'50"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 255.79 FEET TO A POINT OF NON-TANGENCY; THENCE S74°57'03"E, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S24°30'43"E, A RADIAL DISTANCE OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°10'42", A DISTANCE OF 14.99 FEET TO A POINT OF TANGENCY; THENCE N82°39'59"E, A DISTANCE OF 885.46 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 27°56'57"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 341.46 FEET TO A POINT OF TANGENCY; THENCE S69°23'04"E, A DISTANCE OF 383.41 FEET; THENCE N84°51'17"E, A DISTANCE OF 434.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,578,342 SQUARE FEET OR 36.2337 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 7



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PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE 3-10-2025

DRAWN BY SAS

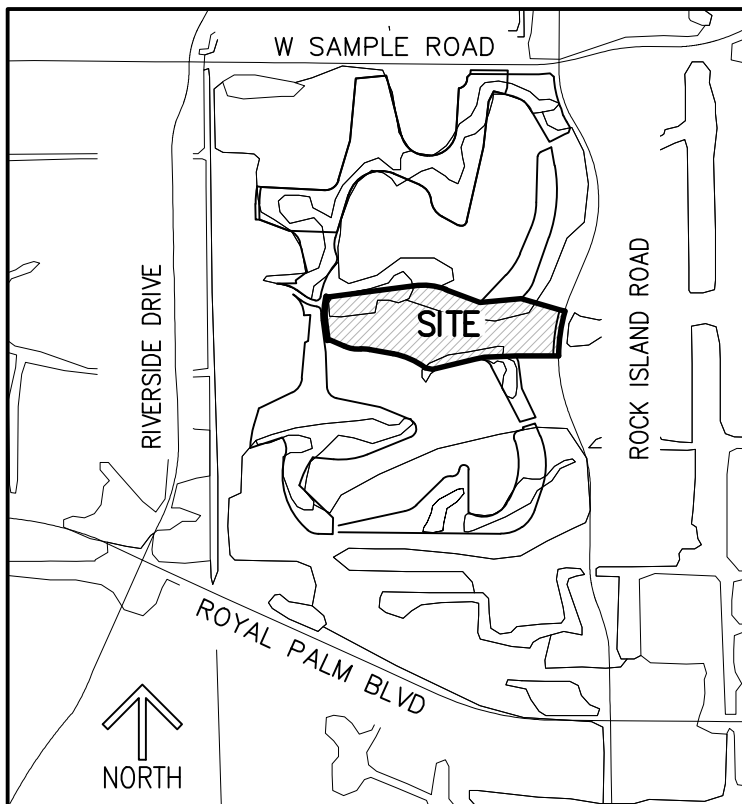
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD C

**POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

- P.B. - PLAT BOOK
PG(S). - PAGE(S)
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
LB. - LICENSED BUSINESS
O.R.B. - OFFICIAL RECORDS BOOK
R/W - RIGHT-OF-WAY
UE - UTILITY EASEMENT
DE - DRAINAGE EASEMENT
△ - DELTA (CENTRAL ANGLE)
L - ARC LENGTH
R - RADIUS
BCR - DENOTED BROWARD COUNTY
PUBLIC RECORDS
23-48-41 - SECTION 23, TOWNSHIP 48 SOUTH,
RANGE 41 EAST

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S74°01'15"E, ALONG THE NORTH LINE OF PARCEL "O-1", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 7



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**POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

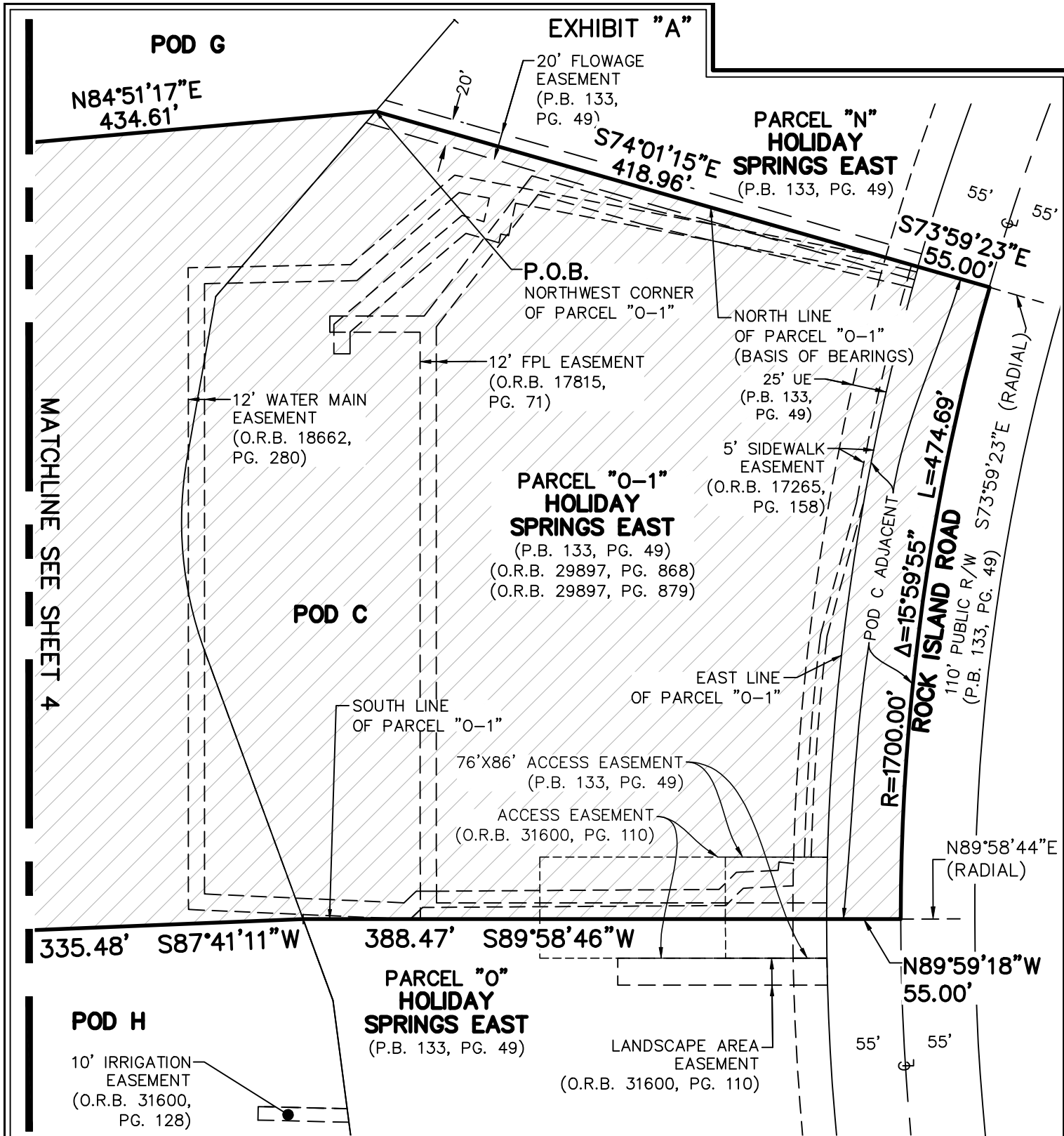
DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD C



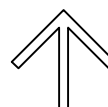
THIS IS NOT A SURVEY

SHEET 3 OF 7

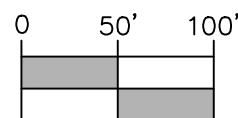


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NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

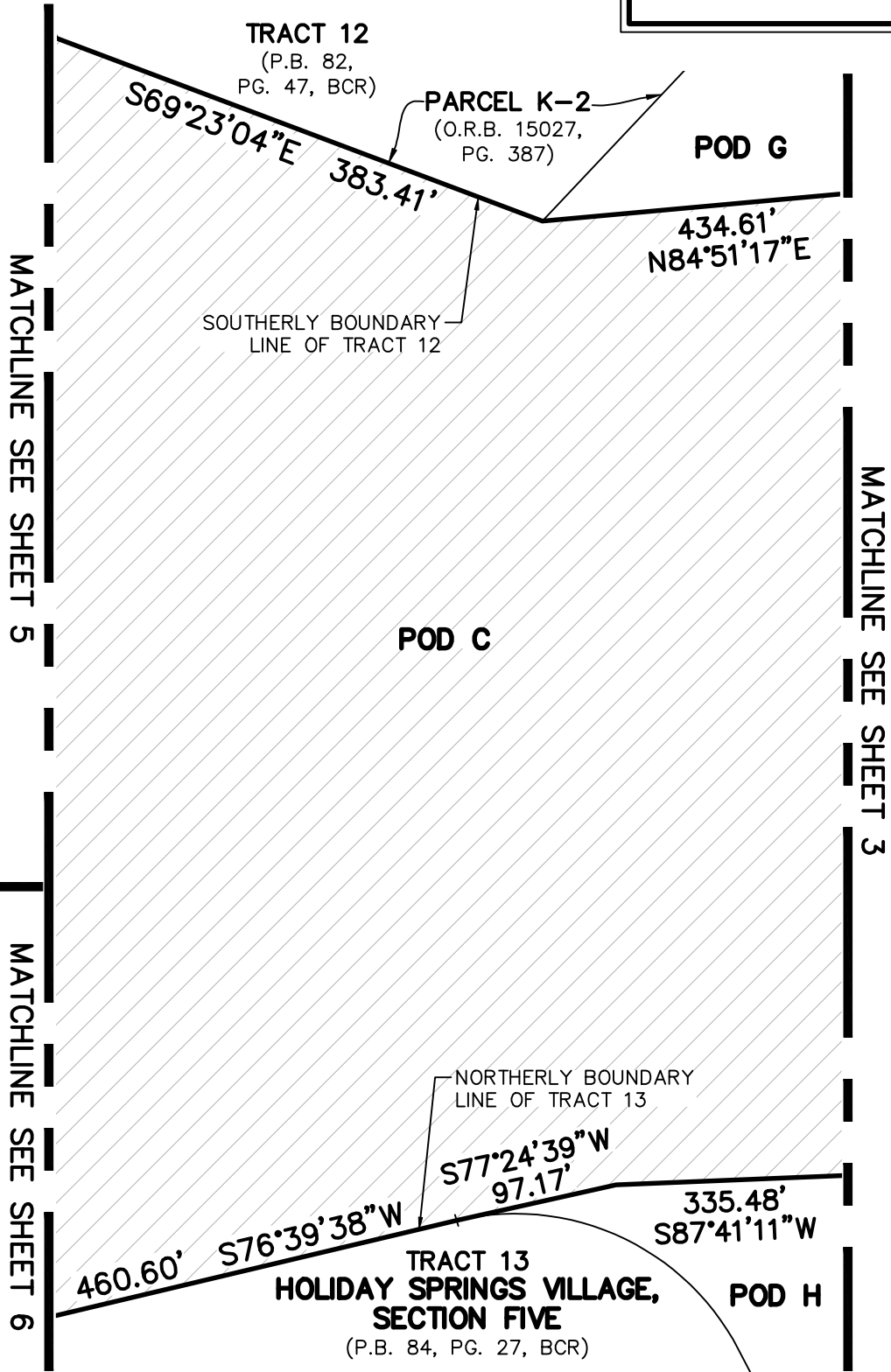
F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD C

**POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"



THIS IS NOT A SURVEY

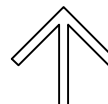
SHEET 4 OF 7



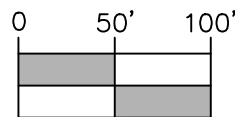
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**POD C (GROSS ACREAGE)
 SKETCH AND DESCRIPTION**



NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD C

EXHIBIT "A"

**TRACT 12
HOLIDAY SPRINGS
VILLAGE,
SECTION FOUR**
(P.B. 82, PG. 47, BCR)

PARCEL K-3
(O.R.B. 15027, PG. 387)

TRACT 12
(P.B. 82,
PG. 47)

PARCEL K-2
(O.R.B. 15027,
PG. 387)

$R=700.00'$
 $\Delta=27^{\circ}56'57''$
 $L=341.46'$

$N82^{\circ}39'59''E$ 885.46'

SOUTHERLY BOUNDARY
LINE OF TRACT 12

$S69^{\circ}23'04''E$
383.41'

10' FPL EASEMENT
(O.R.B. 5093, PG. 750)

POD C

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 4

THIS IS NOT A SURVEY

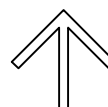
MATCHLINE SEE SHEET 6

SHEET 5 OF 7

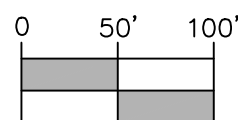


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NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

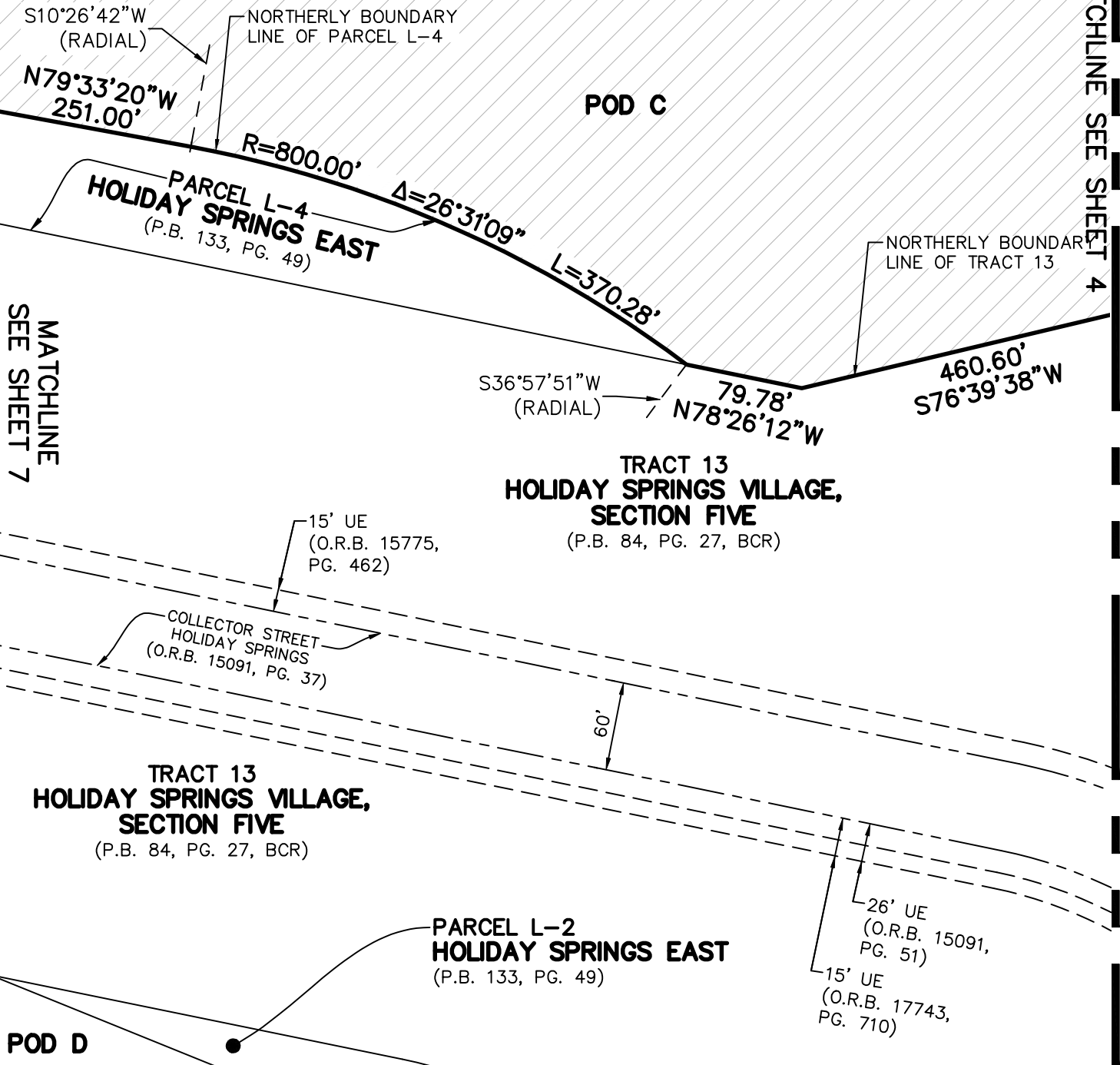
SCALE 1"=100'

JOB NO. 8047-POD C

**POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4



THIS IS NOT A SURVEY

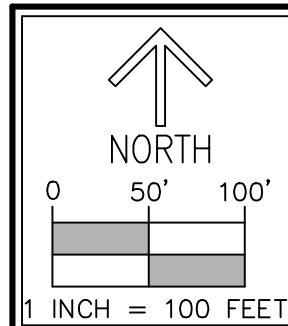
SHEET 6 OF 7



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**POD C (GROSS ACREAGE)
 SKETCH AND DESCRIPTION**



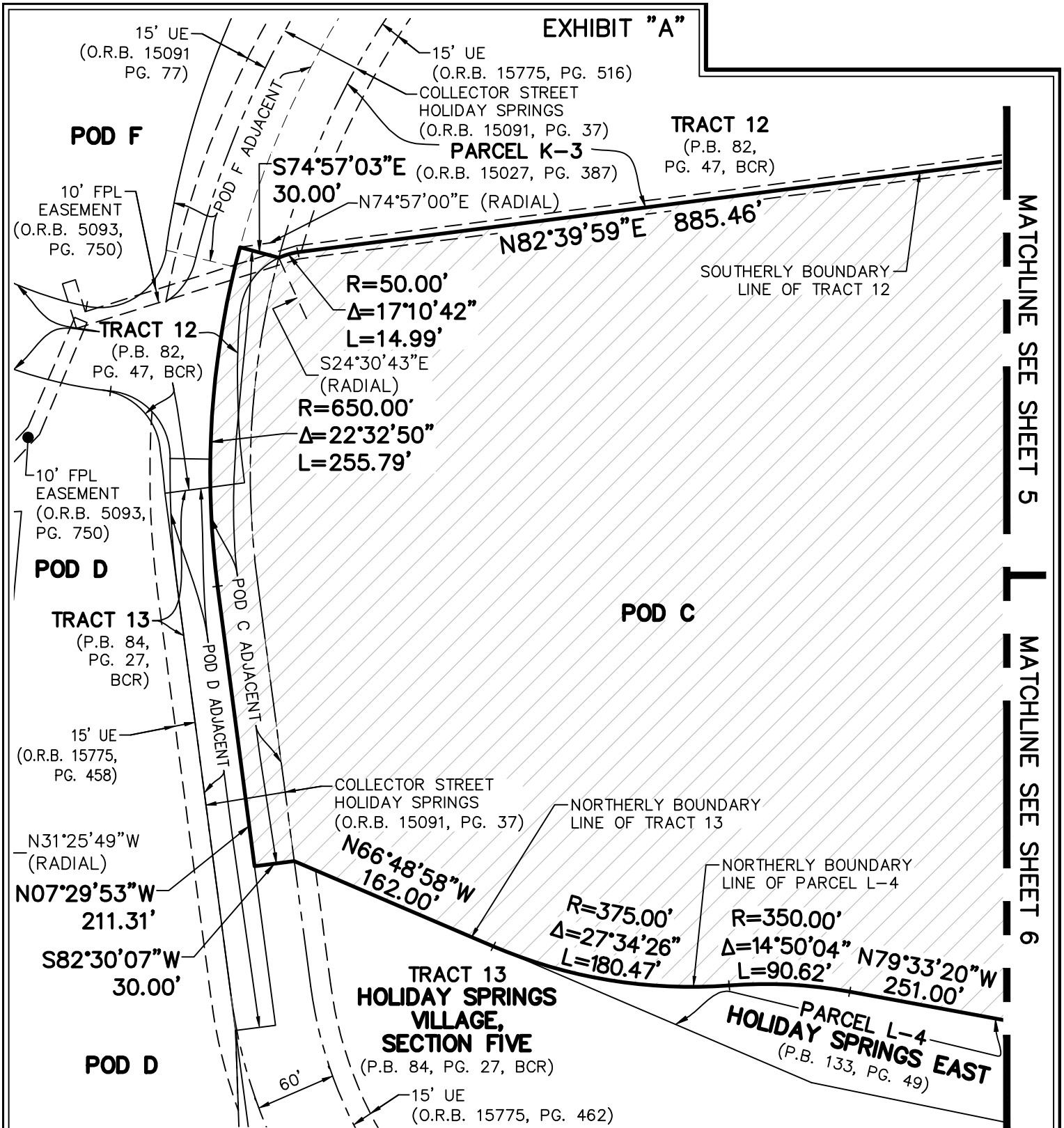
DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD C



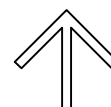
THIS IS NOT A SURVEY

SHEET 7 OF 7

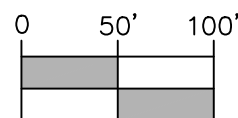


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NORTH



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DATE 3-10-2025

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F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD C

**POD C (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACTS 12 AND 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SAID TRACT 12, TOGETHER WITH A PORTION OF 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, HOLIDAY SPRINGS BOULEVARD, HOLIDAY SPRINGS VILLAGE SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 24 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 2, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF SAID PUBLIC RECORDS; THENCE S81°23'52"E, A DISTANCE OF 343.30 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 12, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S53°27'24"E, A DISTANCE OF 106.88 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 30°22'34"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 174.95 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 84°44'11"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 73.95 FEET TO A POINT OF NON-TANGENCY; THENCE S89°05'41"E, A DISTANCE OF 30.00 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°05'41"E, A RADIAL DISTANCE OF 650.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°24'12", A DISTANCE OF 95.33 FEET TO A POINT OF TANGENCY; THENCE S07°29'53"E, A DISTANCE OF 331.23 FEET; THENCE S82°40'01"W, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PARCEL L-1, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S01°58'35"E, A DISTANCE OF 366.34 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 76°27'37"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 166.81 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID WESTERLY BOUNDARY LINE OF PARCEL L-1 AND ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 13, S78°26'12"E, A DISTANCE OF 466.96 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PARCEL L-2, AS SHOWN ON SAID HOLIDAY SPRINGS EAST; THENCE ALONG SAID WESTERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S67°55'50"E, A DISTANCE OF 319.17 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 34°22'18"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 89.98 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 101°32'13"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 159.49 FEET TO A POINT OF INTERSECTION WITH SAID WESTERLY BOUNDARY LINE OF THE TRACT 13; THENCE ALONG SAID WESTERLY BOUNDARY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S67°58'43"W, A DISTANCE OF 493.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 27°21'15"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 358.07 FEET TO A POINT OF TANGENCY; THENCE N84°40'02"W, A DISTANCE OF 221.58 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S54°56'47"E, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 18°35'39", A DISTANCE OF 324.53 FEET TO A POINT OF NON-TANGENCY; THENCE S45°45'02"E, A DISTANCE OF 534.67 FEET; THENCE S00°31'17"W, A DISTANCE OF 141.32 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE EASTERLY BOUNDARY LINE OF TRACT 11, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE SECTION TWO;

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY

SHEET 1 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
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7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD D

DESCRIPTION: (CONTINUED FROM SHEET 1)

THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE N89°28'44"W, A DISTANCE OF 180.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 39°52'54"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 125.29 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 66°15'13"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 867.26 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 54°52'30"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 191.55 FEET TO A POINT OF NON-TANGENCY AND TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT 11; THENCE ALONG SAID NORTH LINE, S71°45'11"W, A DISTANCE OF 396.80 FEET; THENCE N02°05'07"E, A DISTANCE OF 15.10 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S87°30'33"E, A RADIAL DISTANCE OF 1,066.86 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°03'44", A DISTANCE OF 261.84 FEET TO A POINT OF TANGENCY; THENCE N16°33'11"E, A DISTANCE OF 140.04 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF TRACT 10, AS SHOWN ON SAID HOLIDAY SPRINGS VILLAGE SECTION TWO; THENCE ALONG SAID SOUTH LINE, N64°15'40"E, A DISTANCE OF 441.98 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT 10; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 59°04'12"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 185.57 FEET TO A POINT OF TANGENCY; THENCE N05°11'28"E, A DISTANCE OF 378.56 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT 2; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N28°44'44"W, A RADIAL DISTANCE OF 784.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02°41'05", A DISTANCE OF 36.76 FEET TO A POINT OF NON-TANGENCY; THENCE N05°11'28"E, A DISTANCE OF 270.21 FEET; THENCE S87°35'05"W, A DISTANCE OF 68.28 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°23'21"W, A RADIAL DISTANCE OF 276.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 52°50'48", A DISTANCE OF 255.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,309,857 SQUARE FEET OR 30.0702 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 2 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
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7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE 3-10-2025

DRAWN BY SAS

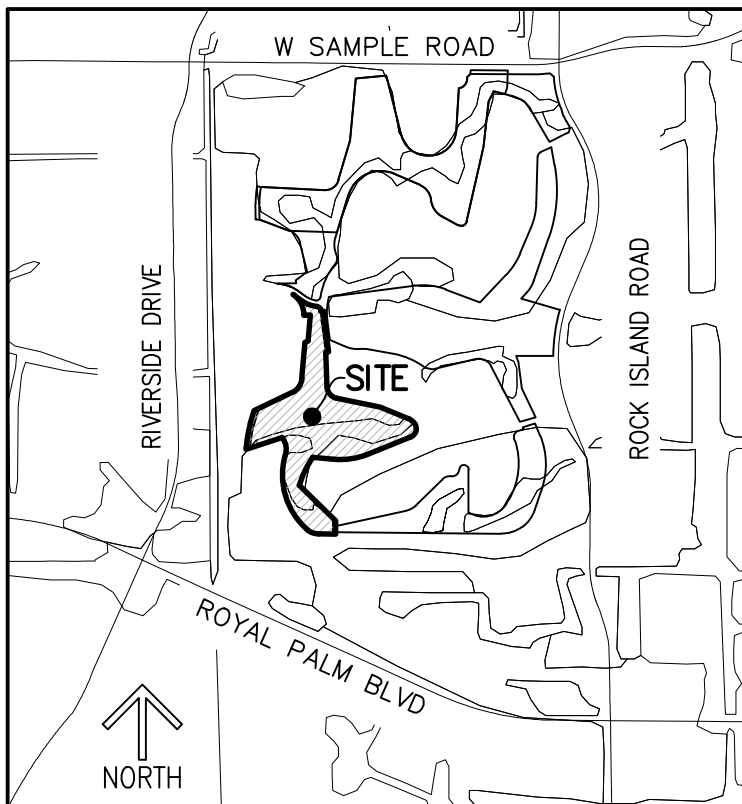
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD D

**POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

- P.B. - PLAT BOOK
- PG(S). - PAGE(S)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- LB. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- △ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- BCR - DENOTED BROWARD COUNTY PUBLIC RECORDS
- 23-48-41 - SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S01°01'47"E, ALONG THE WEST LINE OF TRACT 2, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 3 OF 9



CAULFIELD & WHEELER, INC.

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PHONE (561)-392-1991 / FAX (561)-750-1452

**POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD D

POD D (GROSS ACREAGE) SKETCH AND DESCRIPTION

MATCHLINE SEE SHEET 4

EXHIBIT "A"

**TRACT 2
HOLIDAY SPRINGS
VILLAGE AND OCEAN
CLUB SECTION ONE**
(P.B. 77, PG. 8)

N05°11'28"E
270.21'
EASTERLY
BOUNDARY LINE
OF TRACT 2
R=784.45'
Δ=2°41'05"
L=36.76'

POD C ADJACENT

COLLECTOR STREET
HOLIDAY SPRINGS
(O.R.B. 15091, PG. 37)

POD C

**TRACT 13
HOLIDAY SPRINGS
VILLAGE,
SECTION FIVE**
(P.B. 84, PG. 27, BCR)

N31°25'49"W
(RADIAL)

15' UE
(O.R.B. 15775,
PG. 458)

N28°44'44"W (RADIAL)

EASTERLY
BOUNDARY LINE
OF TRACT 10

331.23'
S07°29'53"E

S82°40'01"W
30.00'

15' UE
(O.R.B. 15775,
PG. 462)

60'
26' UE
(O.R.B. 15091,
PG. 51)

15' UE
(O.R.B. 17743,
PG. 710)

TRACT 13
(P.B. 84,
PG. 27, BCR)

POD D

**TRACT 10
HOLIDAY SPRINGS
VILLAGE,
SECTION TWO**
(P.B. 80, PG. 24, BCR)

MATCHLINE SEE SHEET 9

SOUTH LINE
OF TRACT 10

R=180.00'
Δ=59°04'12"
L=185.57'

N64°15'40"E
441.98'

NON-EXCLUSIVE EASEMENT
(O.R.B. 12164, PG. 160)

**PARCEL L-1
HOLIDAY SPRINGS EAST**
(P.B. 133, PG. 49)

WESTERLY BOUNDARY
LINE OF PARCEL L-1

S78°26'12"E
466.96'

WESTERLY BOUNDARY
LINE OF TRACT 13

MATCHLINE
SEE SHEET 6

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 7

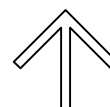
SHEET 5 OF 9



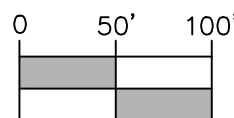
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BOCA RATON, FLORIDA 33433
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**POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION**



NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD D

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7

EXHIBIT "A"

COLLECTOR STREET
HOLIDAY SPRINGS
(O.R.B. 15091, PG. 37)

TRACT 13
HOLIDAY SPRINGS VILLAGE,
SECTION FIVE
(P.B. 84, PG. 27, BCR)

26' UE
(O.R.B. 15091,
PG. 51)
15' UE
(O.R.B. 17743,
PG. 710)

WESTERLY BOUNDARY
LINE OF TRACT 13

466.96'
S78°26'12"E

S67°55'50"E
319.17'

PARCEL L-2
HOLIDAY SPRINGS EAST
(P.B. 133, PG. 49)

R=150.00'
 $\Delta=34^{\circ}22'18"$
L=89.98'

WESTERLY BOUNDARY
LINE OF PARCEL L-2

R=90.00'
 $\Delta=101^{\circ}32'13"$
L=159.49'

POD D

493.80' S67°58'43"W

TRACT 13
HOLIDAY SPRINGS VILLAGE,
SECTION FIVE
(P.B. 84, PG. 27, BCR)

R=750.00'
 $\Delta=27^{\circ}21'15"$
L=358.07'

WESTERLY BOUNDARY
LINE OF TRACT 13

COLLECTOR STREET
HOLIDAY SPRINGS
(O.R.B. 15091,
PG. 37)

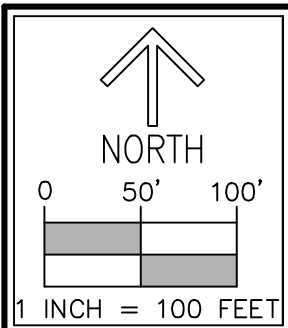
THIS IS NOT A SURVEY

SHEET 6 OF 9



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POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION



DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD D

MATCHLINE SEE SHEET 5

EXHIBIT "A"

NON-EXCULSIVE EASEMENT
(O.R.B. 12164, PG. 160)

MATCHLINE SEE SHEET 9

S71°45'11"W
396.80'

NORTH LINE
OF TRACT 11

POD D

S51°46'54"W
(RADIAL)

R=200.00'
Δ=54°52'30"
L=191.55'

TRACT 11
HOLIDAY SPRINGS
VILLAGE,
SECTION TWO
(P.B. 80, PG. 24, BCR)

L=867.26'
Δ=66°15'13"
R=750.00'

EASTERLY BOUNDARY
LINE OF TRACT 11

221.58'
N84°40'02"W
S54°56'47"E
(RADIAL)

WESTERLY BOUNDARY
LINE OF TRACT 13

L=324.53'
Δ=18°35'39"
R=1000.00'

L=358.07'
Δ=27°21'15"
R=750.00'

TRACT 13
HOLIDAY SPRINGS VILLAGE,
SECTION FIVE
(P.B. 84, PG. 27, BCR)

MATCHLINE
SEE SHEET 6

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 8

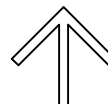
SHEET 7 OF 9



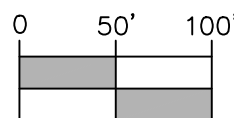
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POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION



NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD D

EXHIBIT "A"

MATCHLINE SEE SHEET 7

$R=1000.00'$
 $\Delta=18^{\circ}35'39''$
 $L=324.53'$

$S73^{\circ}32'26''$
 (RADIAL)

TRACT 13 HOLIDAY SPRINGS VILLAGE, SECTION FIVE

(P.B. 84, PG. 27, BCR)

POD D

$S45^{\circ}45'02''E$ 534.67'

WESTERLY BOUNDARY
LINE OF TRACT 13

$L=867.26'$
 $\Delta=66^{\circ}15'13''$
 $R=750.00'$

EASTERLY BOUNDARY
LINE OF TRACT 11

15' UE
 (O.R.B. 15775,
 PG. 498)

$S00^{\circ}31'17''W$
 141.32'

$L=125.29'$
 $\Delta=39^{\circ}52'54''$
 $R=180.00'$

$N89^{\circ}28'44''W$
 180.00'

RECIPROCAL EASEMENT
 (O.R.B. 20052, PG. 807)

15' UE
 (O.R.B. 15775,
 PG. 498)

ADJACENT
 POD E

TRACT 13
 (P.B. 84,
 PG. 27, BCR)

15' UE
 (O.R.B. 15775,
 PG. 474)

POD E

15' UE
 (O.R.B. 15775,
 PG. 490)

PARCEL M
 (P.B. 133,
 PG. 49)

15' UE
 (O.R.B. 15775,
 PG. 490)

HOLIDAY SPRINGS BOULEVARD
 80' PUBLIC R/W
 (P.B. 80, PG. 24, BCR)

THIS IS NOT A SURVEY

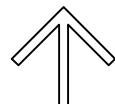
SHEET 8 OF 9



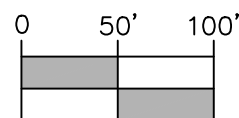
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POD D (GROSS ACREAGE)
 SKETCH AND DESCRIPTION



NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD D

**TRACT 8
HOLIDAY SPRINGS
VILLAGE,
SECTION TWO**
(P.B. 80, PG. 24, BCR)

TRACT 10
(P.B. 80,
PG. 24, BCR)

SOUTH LINE
OF TRACT 10

N64°15'40"E
441.98'

N16°33'11"E
140.04'

HOLIDAY SPRINGS BOULEVARD
80' PUBLIC R/W (P.B. 80, PG. 24, BCR)

POD D
ADJACENT

NON-EXCLUSIVE EASEMENT
(O.R.B. 12164, PG. 160)

L=261.84'
Δ=14°03'44"
R=1066.86'

S87°30'33"E
(RADIAL)

N02°05'07"E
15.10'

396.80' S71°45'11"W

NORTH LINE
OF TRACT 11

**TRACT 11
HOLIDAY SPRINGS
VILLAGE,
SECTION TWO**
(P.B. 80, PG. 24, BCR)

MATCHLINE
SEE SHEET 5

MATCHLINE
SEE SHEET 7

THIS IS NOT A SURVEY

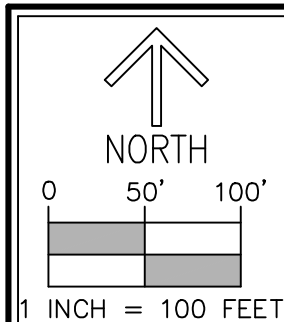
SHEET 9 OF 9



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**POD D (GROSS ACREAGE)
SKETCH AND DESCRIPTION**



DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD D

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "P", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID PARCEL "P", THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE S22°02'55"E, A DISTANCE OF 141.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 40°53'05"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 570.86 FEET TO A POINT OF TANGENCY; THENCE S18°50'10"W, A DISTANCE OF 231.34 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.79 FEET AND A CENTRAL ANGLE OF 35°21'31"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 222.65 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF PARCEL "M", AS SHOWN ON SAID HOLIDAY SPRINGS EAST AND TO A POINT OF COMPOUND CURVATURE TO THE RIGHT, HAVING A RADIUS OF 377.39 FEET AND A CENTRAL ANGLE OF 36°19'35"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 239.27 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID NORTH LINE OF PARCEL "M", N89°28'44"W, A DISTANCE OF 1,730.43 FEET; THENCE N00°31'17"E, A DISTANCE OF 64.49 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF SOUTHERLY BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG SAID PROLONGATED LINE AND SAID SOUTHERLY BOUNDARY LINE OF TRACT 13, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N77°46'54"E, A DISTANCE OF 738.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 32°09'15"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 140.30 FEET TO A POINT OF TANGENCY AND TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF PARCEL L-2, AS SHOWN ON SAID HOLIDAY SPRINGS EAST; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE N45°37'39"E, A DISTANCE OF 388.55 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 53°02'02"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 92.56 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 97°28'51"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 127.60 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S88°30'57"E, A RADIAL DISTANCE OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 178°18'51", A DISTANCE OF 155.61 FEET TO A POINT OF NON-TANGENCY AND TO A POINT OF INTERSECTION WITH SAID SOUTHERLY BOUNDARY LINE OF TRACT 13; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: THENCE S00°05'37"W, A DISTANCE OF 447.63 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N33°39'25"E, A RADIAL DISTANCE OF 280.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 93°05'43", A DISTANCE OF 454.95 FEET TO A POINT OF TANGENCY; THENCE N30°33'42"E, A DISTANCE OF 44.90 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 48°51'03"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 639.46 FEET TO A POINT OF TANGENCY; THENCE N18°17'21"W, A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY;

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY

SHEET 1 OF 7



CAULFIELD & WHEELER, INC.

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PHONE (561)-392-1991 / FAX (561)-750-1452

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD E

EXHIBIT "A"

DESCRIPTION: (CONTINUED FROM SHEET 1)

THENCE N71°42'39"E, A DISTANCE OF 68.62 FEET; THENCE N27°27'42"W, A DISTANCE OF 53.95 FEET; THENCE N73°39'42"E, A DISTANCE OF 137.99 FEET; THENCE S22°02'55"E, A DISTANCE OF 30.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 815,220 SQUARE FEET OR 18.7149 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N75°46'02"E, ALONG THE NORTH LINE OF PARCEL "P", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 2 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

**POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

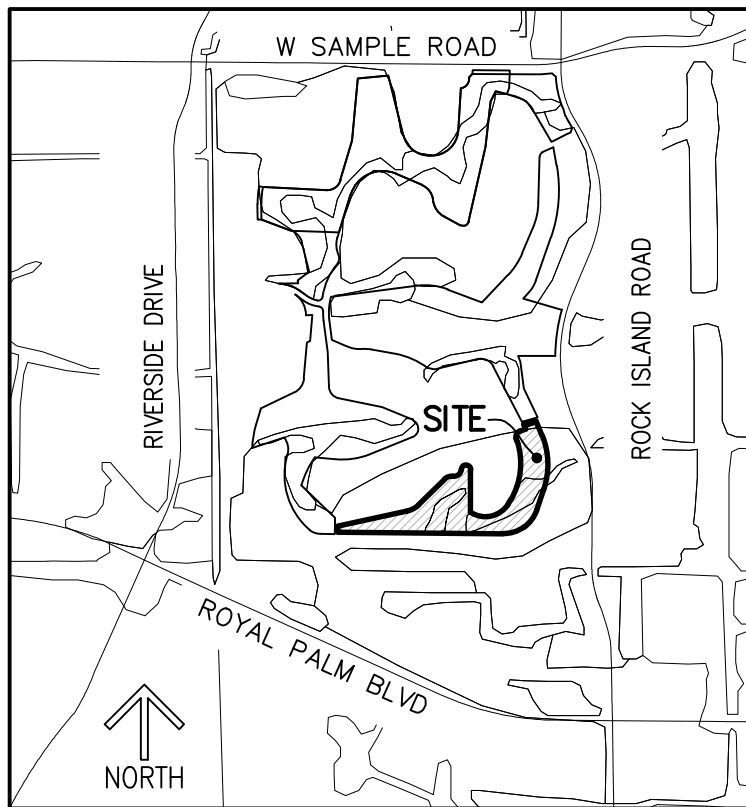
DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD E



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

- P.B. – PLAT BOOK
- PG(S). – PAGE(S)
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- LB. – LICENSED BUSINESS
- O.R.B. – OFFICIAL RECORDS BOOK
- R/W – RIGHT-OF-WAY
- UE – UTILITY EASEMENT
- DE – DRAINAGE EASEMENT
- Δ – DELTA (CENTRAL ANGLE)
- L – ARC LENGTH
- R – RADIUS
- BCR – DENOTED BROWARD COUNTY
PUBLIC RECORDS
- 23-48-41 – SECTION 23, TOWNSHIP 48 SOUTH,
RANGE 41 EAST

THIS IS NOT A SURVEY

SHEET 3 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

**POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

DATE 3-10-2025

DRAWN BY SAS

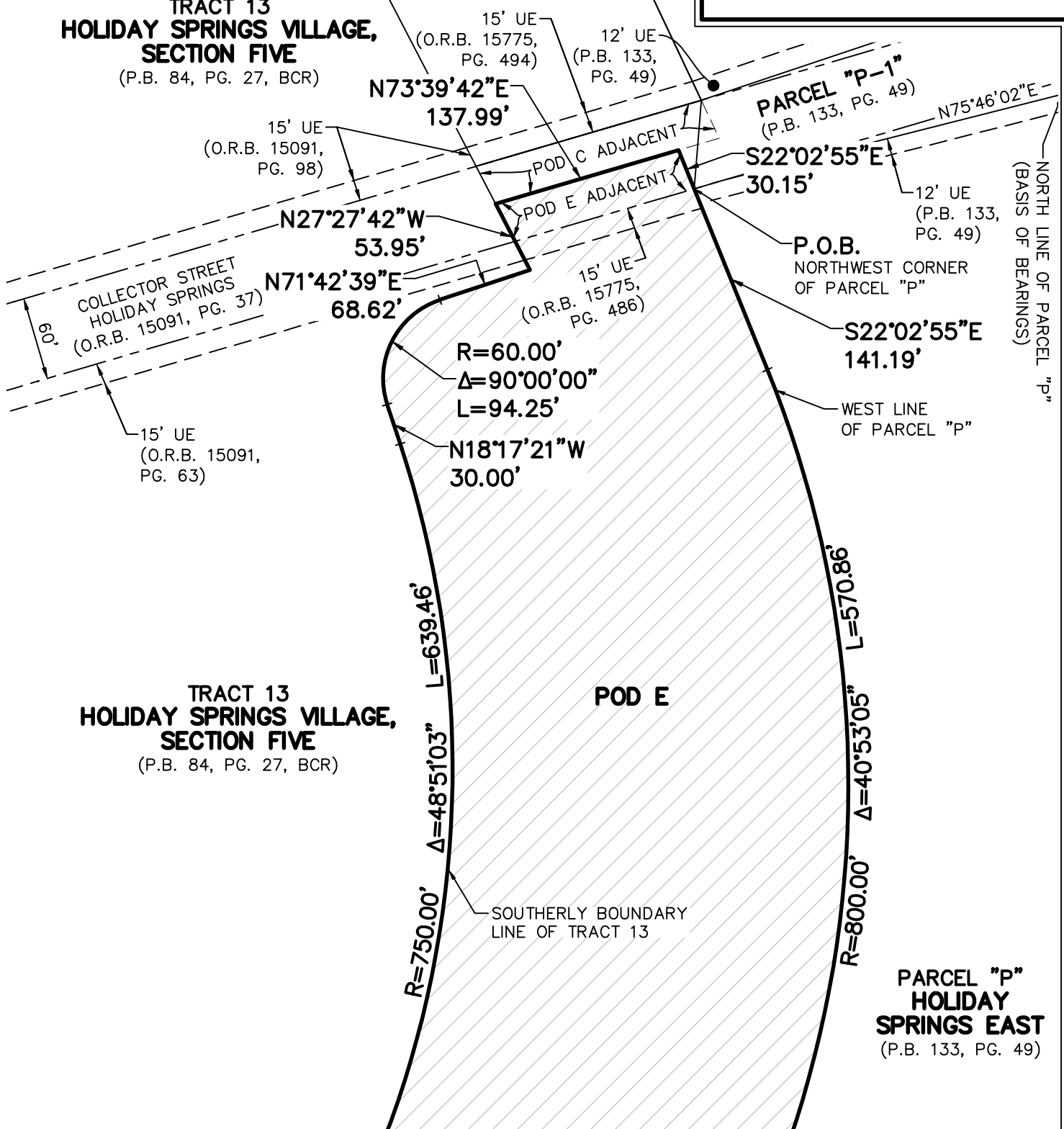
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD E

**TRACT 13
HOLIDAY SPRINGS VILLAGE,
SECTION FIVE**
(P.B. 84, PG. 27, BCR)

POD H EXHIBIT "A"



THIS IS NOT A SURVEY

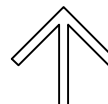
MATCHLINE SEE SHEET 5

SHEET 4 OF 7

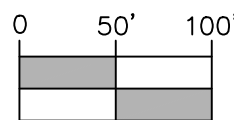


CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD E

**POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

MATCHLINE SEE SHEET 4

TRACT 13
HOLIDAY SPRINGS VILLAGE,
SECTION FIVE

(P.B. 84, PG. 27, BCR)

MATCHLINE SEE SHEET 6

N30°33'42"E
44.90'

R=750.00'
Δ=48°51'03"
L=639.46'

R=800.00'
Δ=40°53'05"
L=570.86'

231.34'
S18°50'10"W

R=280.00'
Δ=93°05'43"
L=454.95'

SOUTHERLY BOUNDARY LINE OF TRACT 13

POD E

WEST LINE OF PARCEL "P"

RECIPROCAL EASEMENT
(O.R.B. 20052, PG. 807)

1730.43'
N89°28'44"W

NORTH LINE
OF PARCEL "M"

R=377.39'
Δ=36°19'35"
L=239.27'

L=222.65'
Δ=35°21'31"
R=360.79'

PARCEL "P"
HOLIDAY
SPRINGS EAST
(P.B. 133, PG. 49)

12' UE
(P.B. 133,
PG. 49)

PARCEL "M"
HOLIDAY
SPRINGS EAST
(P.B. 133, PG. 49)

HOLIDAY SPRINGS BOULEVARD
(P.B. 133, PG. 49)

12' UE
(P.B. 133,
PG. 49)

PARCEL "Q"
(P.B. 133, PG. 49)

THIS IS NOT A SURVEY

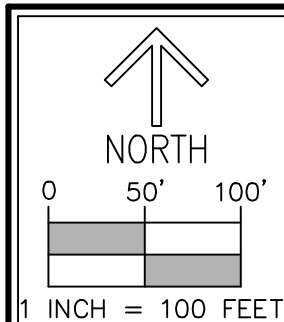
SHEET 5 OF 7



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
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7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION



DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD E

EXHIBIT "A"

MATCHLINE TRACT 13 (P.B. 84, PG. 27, BCR)
SEE SHEET 5

W 42°50'00" S 447.63'

N 33°39'25" E (RADIAL)

TRACT 13
HOLIDAY SPRINGS VILLAGE,
SECTION FIVE
(P.B. 84, PG. 27, BCR)

MATCHLINE
SEE SHEET 7

R=75.00'
Δ=97°28'51"
L=127.60'

S 88°30'57" E
(RADIAL)

PARCEL L-2
(P.B. 133, PG. 49)

R=50.00'
Δ=178°18'51"
L=155.61'

R=100.00' S 89°47'55" W
Δ=53°02'02" (RADIAL)
L=92.56'

N 45°37'39" E 388.55'

SOUTHERLY BOUNDARY
LINE OF PARCEL L-2

N 77°46'54" E
738.82'

R=250.00'
Δ=32°09'15"
L=140.30'

SOUTHERLY BOUNDARY
LINE OF TRACT 13

POD E

SOUTHERLY BOUNDARY
LINE OF TRACT 13

R=280.00'
Δ=93°05'43"
L=454.95'

N 89°28'44" W
1730.43'

RECIPROCAL EASEMENT
(O.R.B. 20052, PG. 807)

NORTH LINE
OF PARCEL "M"

PARCEL "M"
HOLIDAY SPRINGS EAST
(P.B. 133, PG. 49)

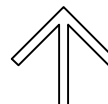
THIS IS NOT A SURVEY

SHEET 6 OF 7



CAULFIELD & WHEELER, INC.

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LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD E

POD E (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 3, S69°25'03"E, A DISTANCE OF 333.55 FEET TO THE POINT OF BEGINNING; THENCE S87°50'42"E, A DISTANCE OF 499.70 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S17°01'43"W, A DISTANCE OF 57.10 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 40°53'51"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 178.45 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 63°41'26"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 111.16 FEET TO A POINT OF NON-TANGENCY; THENCE S46°38'34"E, A DISTANCE OF 83.74 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S46°38'00"E, A RADIAL DISTANCE OF 649.95 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 29°40'05", A DISTANCE OF 336.55 FEET TO A POINT OF NON-TANGENCY; THENCE N76°04'25"W, A DISTANCE OF 53.07 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N81°58'48"W, A RADIAL DISTANCE OF 50.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 93°21'32", A DISTANCE OF 81.48 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N11°23'20"E, A RADIAL DISTANCE OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 25°09'16", A DISTANCE OF 118.54 FEET TO A POINT OF TANGENCY; THENCE N53°27'24"W, A DISTANCE OF 106.88 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 336.93 FEET AND A CENTRAL ANGLE OF 37°34'23"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 220.95 FEET TO A POINT OF NON-TANGENCY AND TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY LINE OF SAID TRACT 3; THENCE ALONG SAID SOUTH BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE N88°58'13"E, A DISTANCE OF 202.18 FEET; THENCE N10°41'19"W, A DISTANCE OF 30.43 FEET; THENCE N53°45'27"E, A DISTANCE OF 150.21 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT 3; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N13°52'29"W, A DISTANCE OF 315.34 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 55°32'34"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 174.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 247,865 SQUARE FEET OR 5.6902 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 6



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING

LANDSCAPE ARCHITECTURE - SURVEYING

7301A W. PALMETTO PARK ROAD - SUITE 100A

BOCA RATON, FLORIDA 33433

PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE 3-10-2025

DRAWN BY SAS

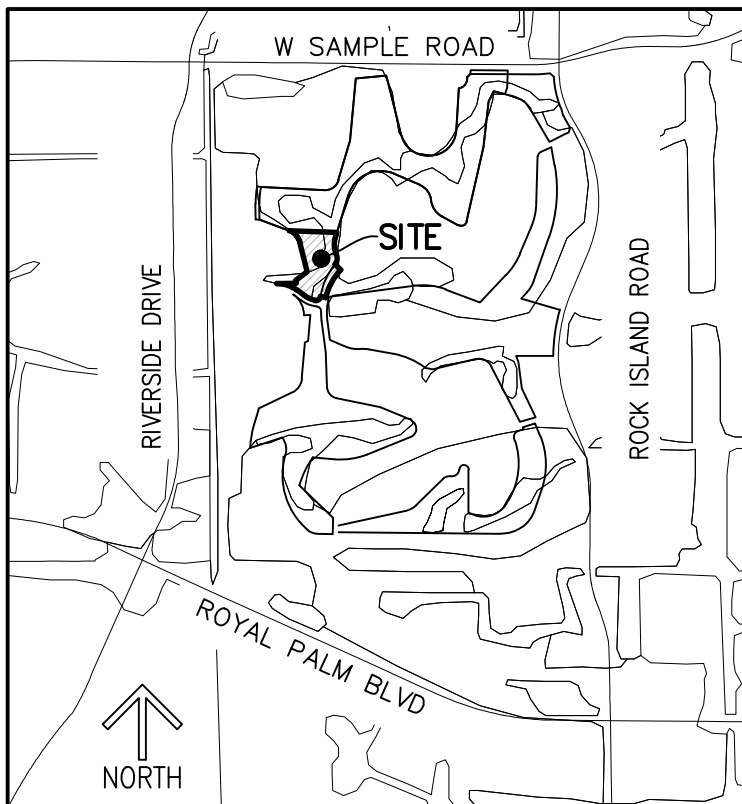
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD F

**POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

- P.B. - PLAT BOOK
- PG(S). - PAGE(S)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- LB. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- △ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- BCR - DENOTED BROWARD COUNTY PUBLIC RECORDS
- 23-48-41 - SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
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3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S69°25'03"E, ALONG THE NORTH BOUNDARY LINE OF TRACT 3, HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
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THIS IS NOT A SURVEY

SHEET 2 OF 6



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

**POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

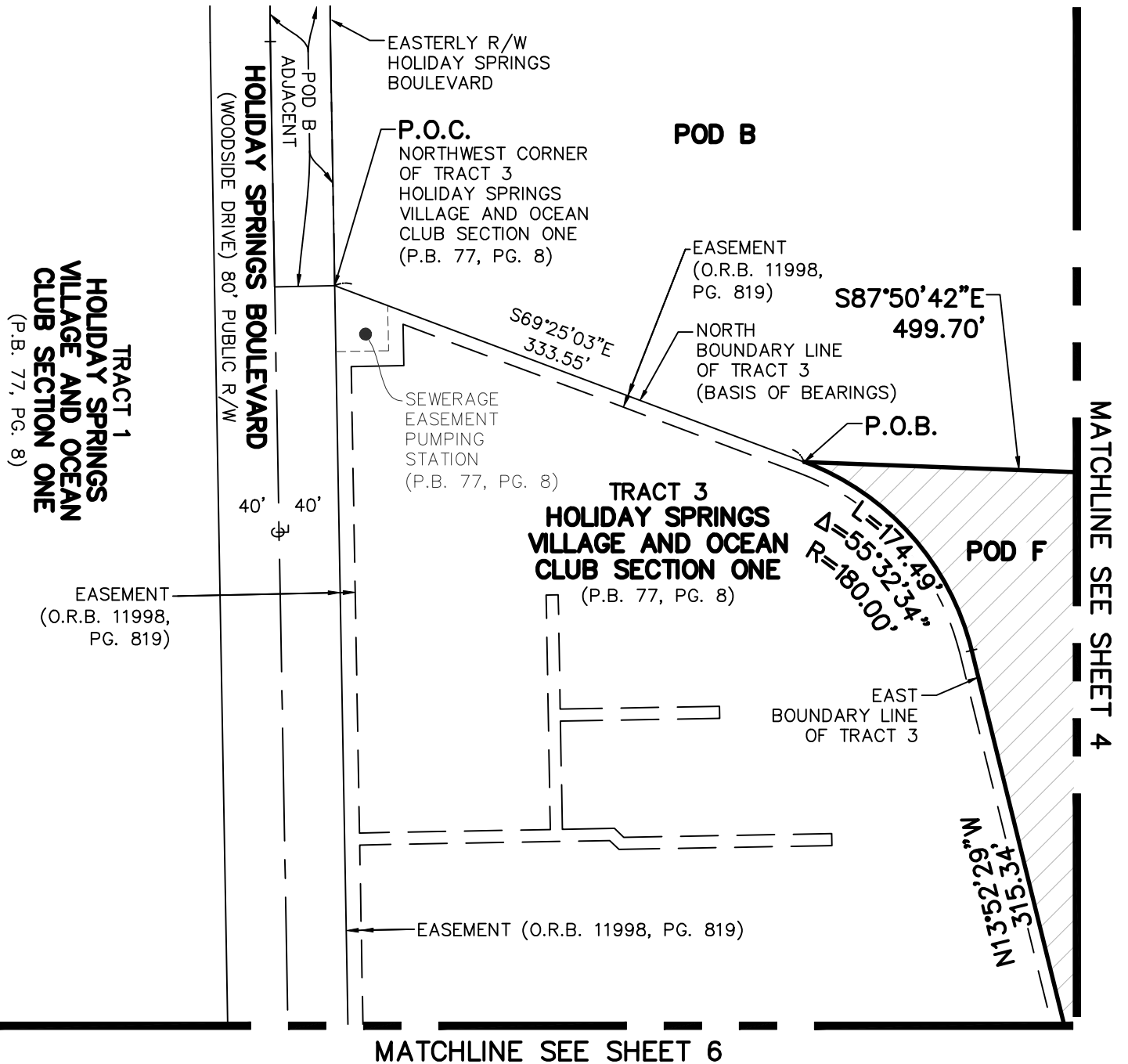
DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD F



THIS IS NOT A SURVEY

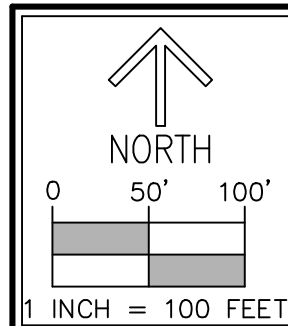
SHEET 3 OF 6



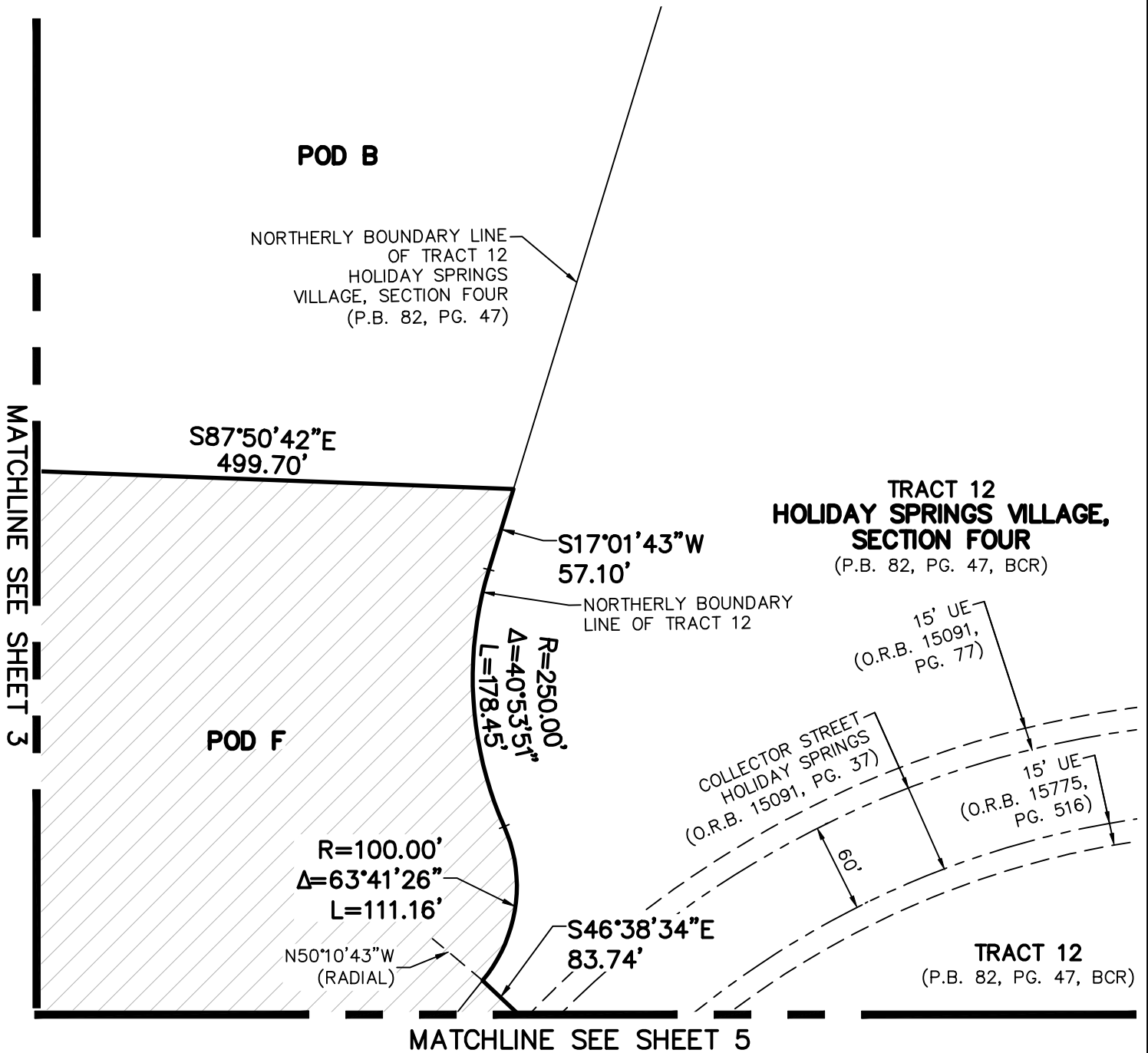
CAULFIELD & WHEELER, INC.

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BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION



DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD F



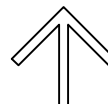
THIS IS NOT A SURVEY

SHEET 4 OF 6

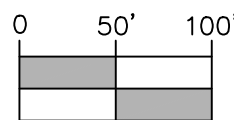


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BOCA RATON, FLORIDA 33433
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**POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION**



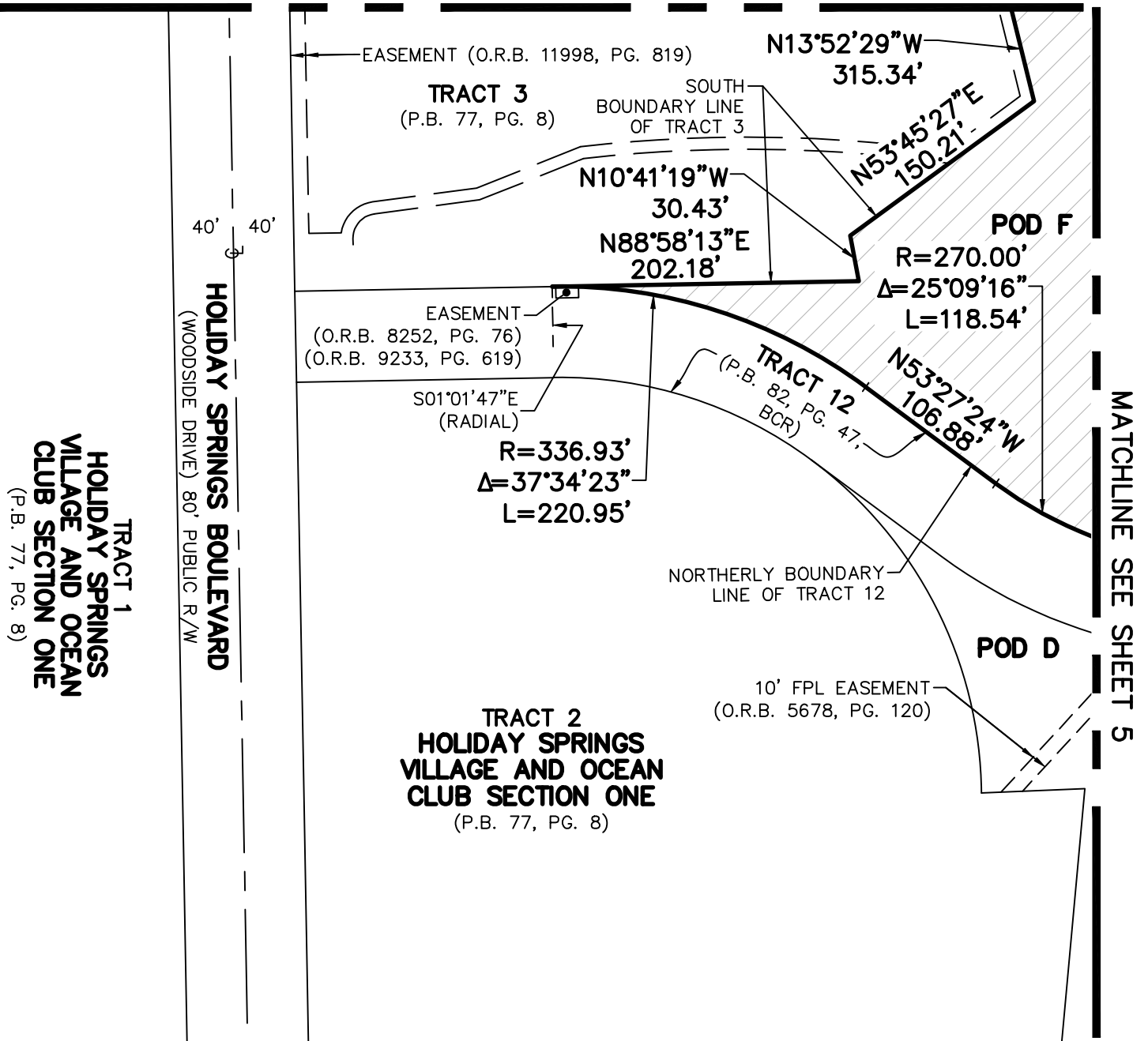
NORTH



1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD F

MATCHLINE SEE SHEET 3



THIS IS NOT A SURVEY

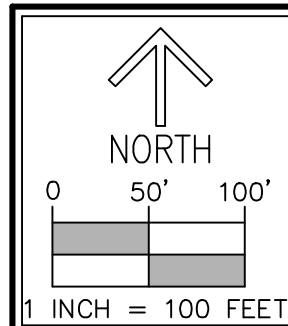
SHEET 6 OF 6



CAULFIELD & WHEELER, INC.

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 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
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POD F (GROSS ACREAGE)
SKETCH AND DESCRIPTION



DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD F

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "N", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL "N", THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE S09°55'17"E, A DISTANCE OF 194.57 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 29°08'07"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 762.76 FEET TO A POINT OF TANGENCY; THENCE S19°12'50"W, A DISTANCE OF 479.94 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 21°36'04"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 141.38 FEET TO A POINT OF TANGENCY; THENCE S40°48'54"W, A DISTANCE OF 89.71 FEET; THENCE S84°51'17"W, A DISTANCE OF 434.61 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT 12; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE N43°20'37"E, A DISTANCE OF 395.40 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 20°35'42"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 269.59 FEET TO A POINT OF TANGENCY; THENCE N22°44'55"E, A DISTANCE OF 292.57 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 20°58'58"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 274.66 FEET TO A POINT OF TANGENCY; THENCE N01°45'57"E, A DISTANCE OF 482.45 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 64°30'57"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 56.30 FEET TO A POINT OF NON-TANGENCY; THENCE N23°45'08"W, A DISTANCE OF 30.00 FEET; THENCE N66°16'54"E, A DISTANCE OF 124.39 FEET; THENCE S23°45'08"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 386,403 SQUARE FEET OR 8.8706 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 10, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE 3-10-2025

DRAWN BY SAS

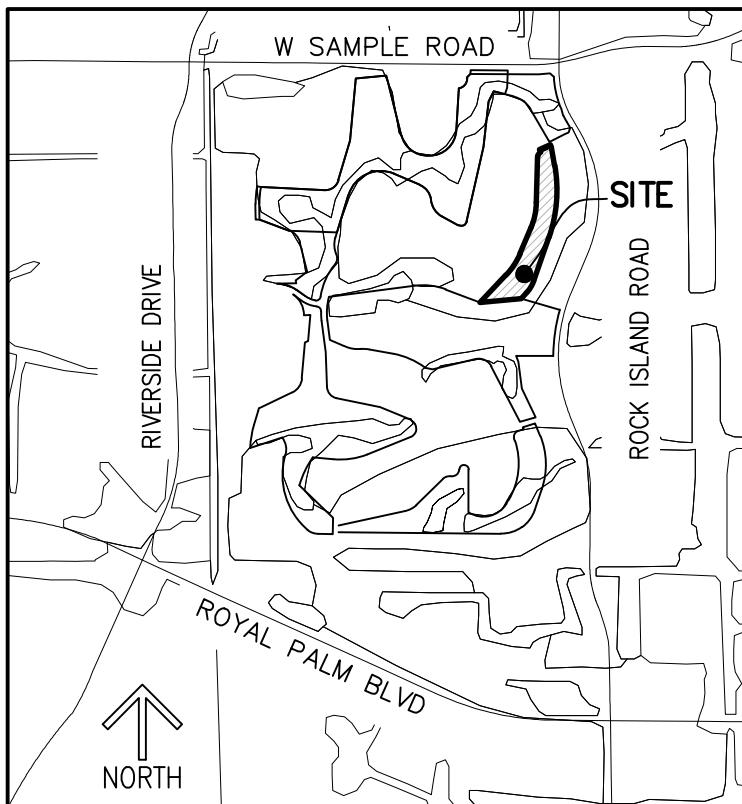
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD G

**POD G (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

- P.B. - PLAT BOOK
- PG(S). - PAGE(S)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- LB. - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORDS BOOK
- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- △ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- BCR - DENOTED BROWARD COUNTY
PUBLIC RECORDS
- 23-48-41 - SECTION 23, TOWNSHIP 48 SOUTH,
RANGE 41 EAST

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N01°45'57"E, ALONG THE EASTERLY BOUNDARY LINE OF TRACT 12, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 5



CAULFIELD & WHEELER, INC.

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**POD G (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD G

EXHIBIT "A"

POD A

TRACT 12
HOLIDAY SPRINGS
VILLAGE,
SECTION FOUR
(P.B. 82, PG. 47, BCR)

ADDITIONAL
R/W DEDICATION
(P.B. 133, PG. 49)

12' UE
(P.B. 133,
PG. 49)

PARCEL "R"
(P.B. 133,
PG. 49)

15' UE
(O.R.B. 15091,
PG. 77)
COLLECTOR STREET
HOLIDAY SPRINGS
(O.R.B. 15091, PG. 37)

15' UE
(O.R.B. 15775,
PG. 502)

NORTHERLY R/W

POD A
ADJACENT

ROCK ISLAND ROAD
110' RIGHT-OF-WAY
HOLIDAY SPRINGS EAST
(P.B. 133, PG. 49)

COLLECTOR ROAD NORTH

N23°45'08"W
30.00'
R=50.00'
Δ=64°30'57"
L=56.30'

N66°16'54"E
124.39'

POD G
ADJACENT

15' UE
(O.R.B. 15775,
PG. 506)
SOUTHERLY R/W
S23°45'08"E
30.00'
ADDITIONAL
R/W DEDICATION
(P.B. 133, PG. 49)

25' UE
(P.B. 133,
PG. 49)

P.O.B.
NORTHWEST CORNER
OF PARCEL "N"

S09°55'17"E
194.57'

PARCEL "N"
HOLIDAY SPRINGS EAST
(P.B. 133, PG. 49)

S23°48'57"E
(RADIAL)

POD G

PARCEL K-2
(O.R.B. 15027,
PG. 387)

N01°45'57"E 482.45'

TRACT 12
HOLIDAY SPRINGS
VILLAGE,
SECTION FOUR
(P.B. 82, PG. 47, BCR)

R=1500.00'
Δ=29°08'07"
L=762.76'

EASTERLY
BOUNDARY LINE
OF TRACT 12
(BASIS OF BEARINGS)

WESTERLY
BOUNDARY LINE
OF PARCEL "N"

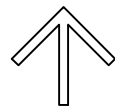
THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 4

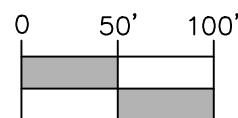
SHEET 3 OF 5



CAULFIELD & WHEELER, INC.
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NORTH

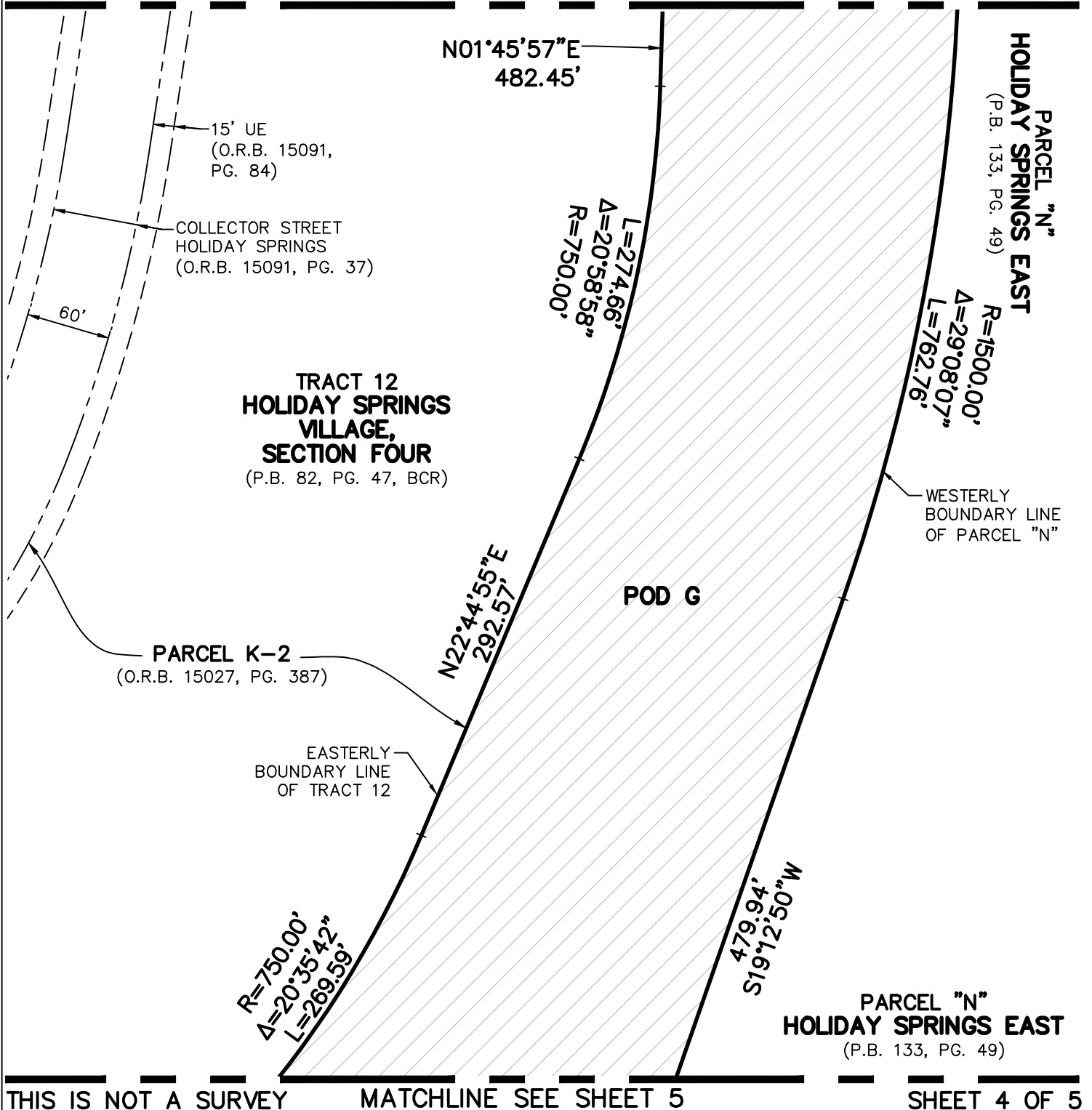


1 INCH = 100 FEET

DATE	3-10-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD G

POD G (GROSS ACREAGE)
SKETCH AND DESCRIPTION

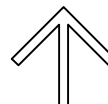
MATCHLINE SEE SHEET 3



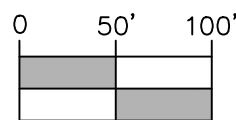
CAULFIELD & WHEELER, INC.

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**POD G (GROSS ACREAGE)
SKETCH AND DESCRIPTION**



NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD G

EXHIBIT "A"

MATCHLINE SEE SHEET 4

TRACT 12
HOLIDAY SPRINGS
VILLAGE,
SECTION FOUR
(P.B. 82, PG. 47, BCR)

$R=750.00'$
 $\Delta=20^{\circ}35'42''$
 $L=269.59'$

PARCEL K-2
(O.R.B. 15027, PG. 387)

POD G

$R=375.00'$
 $\Delta=21^{\circ}36'04''$
 $L=141.38'$

WESTERLY
BOUNDARY LINE
OF PARCEL "N"

PARCEL "N"
HOLIDAY
SPRINGS EAST
(P.B. 133, PG. 49)

20' FLOWAGE
EASEMENT
(P.B. 133,
PG. 49)

EASTERLY
BOUNDARY LINE
OF TRACT 12

$N43^{\circ}20'37''E$ 395.40'

$S40^{\circ}48'54''W$
89.71'

434.61' $S84^{\circ}51'17''W$

12' WATER MAIN EASEMENT
(O.R.B. 18662, PG. 280)

12' FPL EASEMENT
(O.R.B. 17815,
PG. 71)

POD C

PARCEL "O-1"
HOLIDAY
SPRINGS EAST
(P.B. 133, PG. 49)
(O.R.B. 29897, PG. 868)
(O.R.B. 29897, PG. 879)

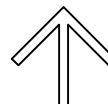
THIS IS NOT A SURVEY

SHEET 5 OF 5

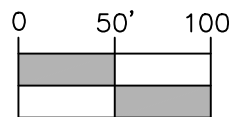


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BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD G

POD G (GROSS ACREAGE)
SKETCH AND DESCRIPTION

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN TRACT 13, HOLIDAY SPRINGS VILLAGE SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF PARCEL "P-1", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "O", AS SHOWN ON SAID HOLIDAY SPRINGS EAST; THENCE ALONG THE WEST LINE OF SAID PARCEL "O", THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE S20°10'15"E, A DISTANCE OF 64.27 FEET; THENCE S07°30'04"E, A DISTANCE OF 283.49 FEET; THENCE S25°18'34"E, A DISTANCE OF 366.51 FEET; THENCE S73°39'42"W, A DISTANCE OF 168.67 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N27°27'41"W, A DISTANCE OF 685.96 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 75°52'41"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 198.65 FEET TO A POINT OF NON-TANGENCY; THENCE N77°24'39"E, A DISTANCE OF 97.17 FEET; THENCE N87°41'11"E, A DISTANCE OF 335.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 160,435 SQUARE FEET OR 3.6831 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
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3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S89°58'46"W, ALONG THE NORTH LINE OF PARCEL "O", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
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THIS IS NOT A SURVEY

SHEET 1 OF 3



CAULFIELD & WHEELER, INC.

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BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB. 3591

DATE 8-01-2025

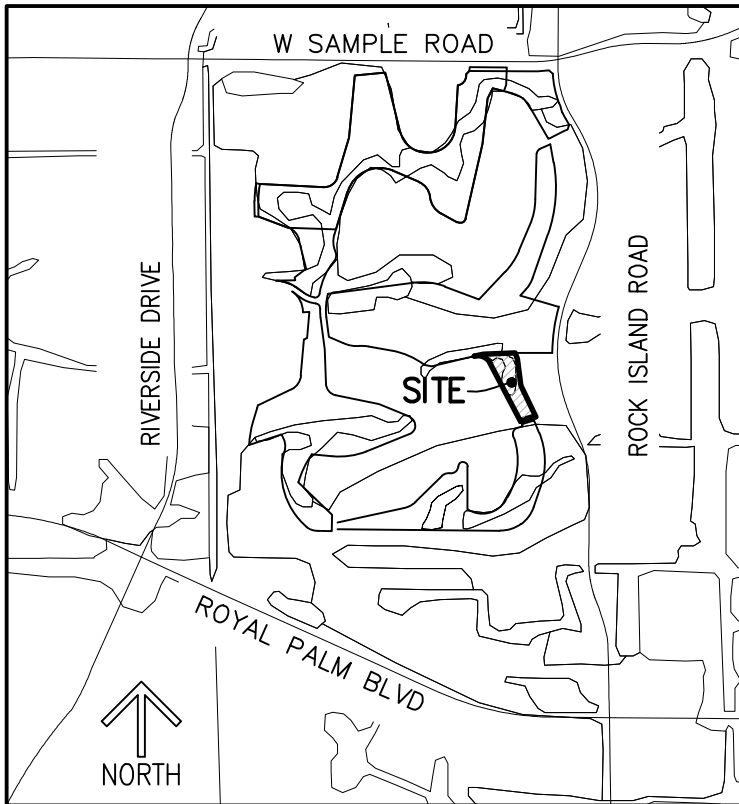
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD H

**POD H (GROSS ACREAGE)
SKETCH AND DESCRIPTION**



LOCATION MAP
(NOT TO SCALE)

LEGEND/ABBREVIATIONS:

- P.B. – PLAT BOOK
- PG(S). – PAGE(S)
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- LB. – LICENSED BUSINESS
- O.R.B. – OFFICIAL RECORDS BOOK
- R/W – RIGHT-OF-WAY
- UE – UTILITY EASEMENT
- DE – DRAINAGE EASEMENT
- Δ – DELTA (CENTRAL ANGLE)
- L – ARC LENGTH
- R – RADIUS
- BCR – DENOTED BROWARD COUNTY
PUBLIC RECORDS
- 23-48-41 – SECTION 23, TOWNSHIP 48 SOUTH,
RANGE 41 EAST

THIS IS NOT A SURVEY

SHEET 2 OF 3



CAULFIELD & WHEELER, INC.

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**POD H (GROSS ACREAGE)
SKETCH AND DESCRIPTION**

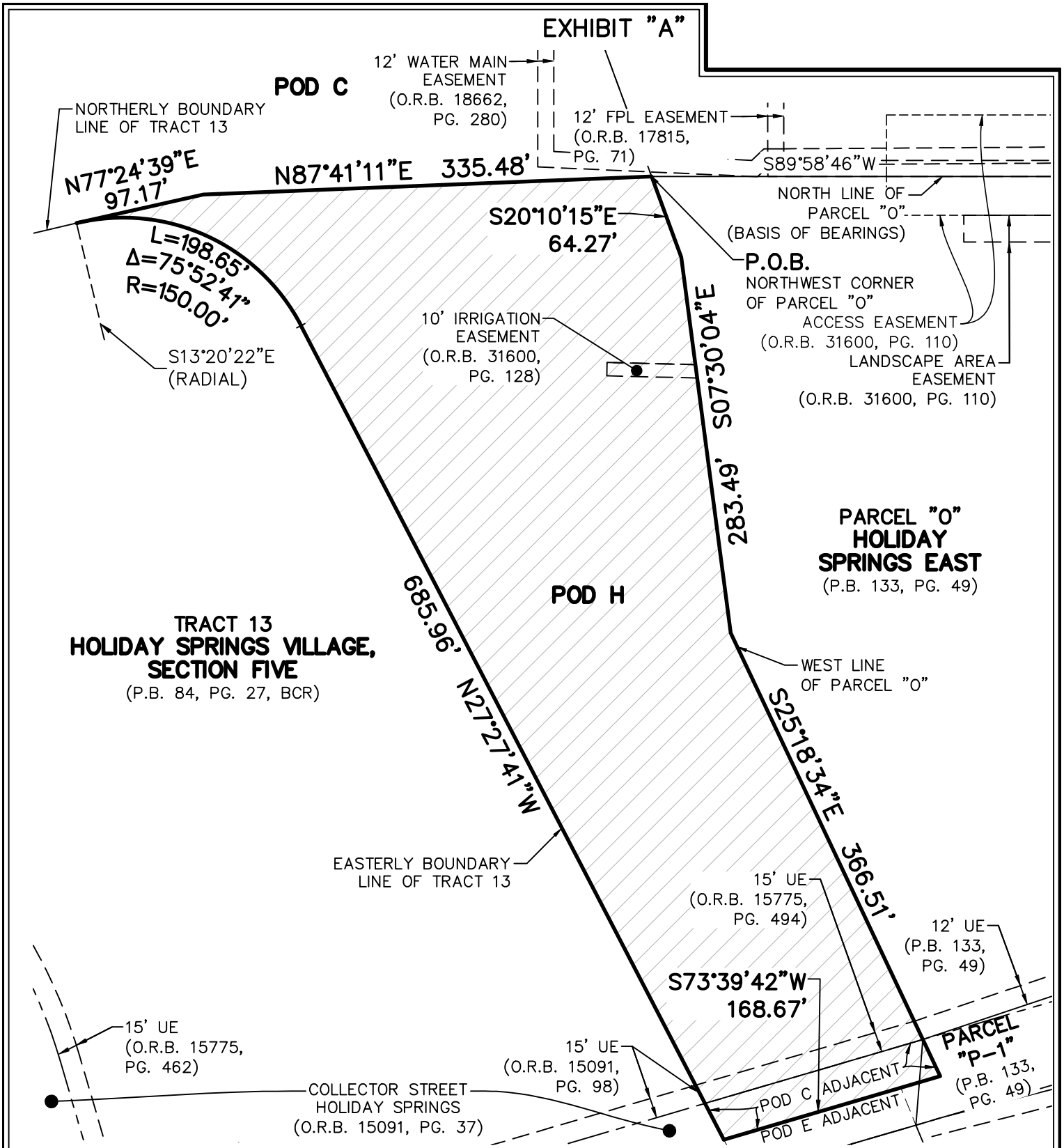
DATE 8-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD H



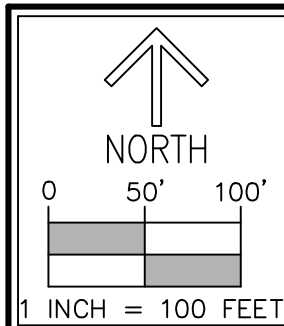
SHEET 3 OF 3



CAULFIELD & WHEELER, INC.

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BOCA RATON, FLORIDA 33433
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**POD H (GROSS ACREAGE)
SKETCH AND DESCRIPTION**



DATE	8-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD H

EXHIBIT B

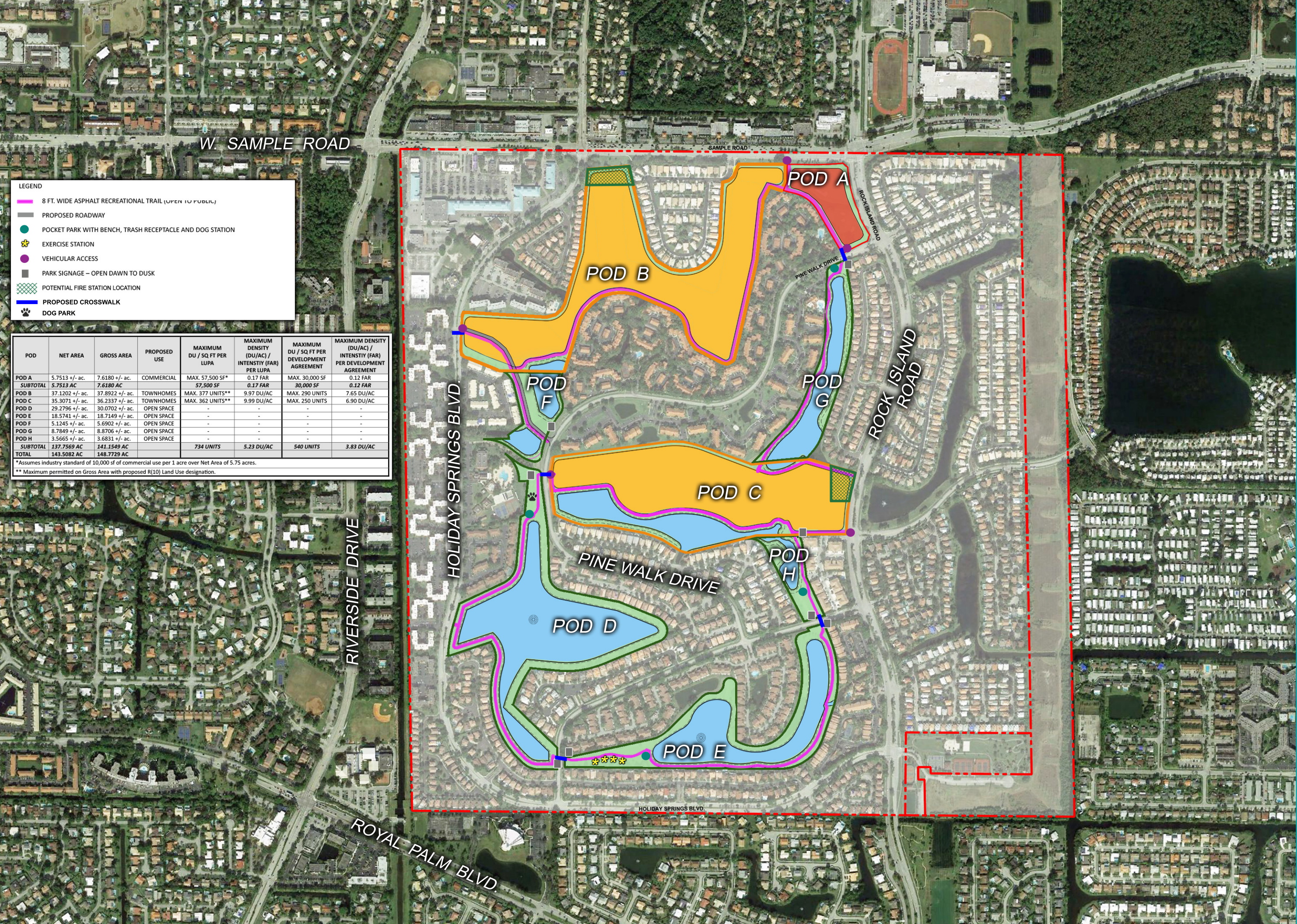
PROPOSED LAND USES

CAROLINA CLUB

CONCEPTUAL MASTER PLAN



NORTH



W SAMPLE ROAD

SAMPLE ROAD

POD A

POD B

POD G

POD F

POD C

POD H

POD D

POD E

ROCK ISLAND ROAD

HOLIDAY SPRINGS BLVD.

PINE WALK DRIVE

RIVERSIDE DRIVE

ROYAL PALM BLVD.

LEGEND							
	8 FT. WIDE ASPHALT RECREATIONAL TRAIL (OPEN TO PUBLIC)						
	PROPOSED ROADWAY						
	POCKET PARK WITH BENCH, TRASH RECEPTACLE AND DOG STATION						
	EXERCISE STATION						
	VEHICULAR ACCESS						
	PARK SIGNAGE – OPEN DAWN TO DUSK						
	POTENTIAL FIRE STATION LOCATION						
	PROPOSED CROSSWALK						
	DOG PARK						

POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DU / SQ FT PER LUPA	MAXIMUM DENSITY (DU/AC) / INTENSITY (FAR) PER LUPA	MAXIMUM DU / SQ FT PER DEVELOPMENT AGREEMENT	MAXIMUM DENSITY (DU/AC) / INTENSITY (FAR) PER DEVELOPMENT AGREEMENT
POD A	5.7513 +/- ac.	7.6180 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR	MAX. 30,000 SF	0.12 FAR
SUBTOTAL	5.7513 AC	7.6180 AC		57,500 SF	0.17 FAR	30,000 SF	0.12 FAR
POD B	37.1202 +/- ac.	37.8922 +/- ac.	TOWNHOMES	MAX. 377 UNITS**	9.97 DU/AC	MAX. 290 UNITS	7.65 DU/AC
POD C	35.3071 +/- ac.	36.2337 +/- ac.	TOWNHOMES	MAX. 362 UNITS**	9.99 DU/AC	MAX. 250 UNITS	6.90 DU/AC
POD D	29.2796 +/- ac.	30.0702 +/- ac.	OPEN SPACE	-	-	-	-
POD E	18.5741 +/- ac.	18.7149 +/- ac.	OPEN SPACE	-	-	-	-
POD F	5.1245 +/- ac.	5.6902 +/- ac.	OPEN SPACE	-	-	-	-
POD G	8.7849 +/- ac.	8.8706 +/- ac.	OPEN SPACE	-	-	-	-
POD H	3.5665 +/- ac.	3.6831 +/- ac.	OPEN SPACE	-	-	-	-
SUBTOTAL	137.7569 AC	141.1549 AC		734 UNITS	5.23 DU/AC	540 UNITS	3.83 DU/AC
TOTAL	143.5082 AC	148.7729 AC					

*Assumes industry standard of 10,000 sf of commercial use per 1 acre over Net Area of 5.75 acres.

** Maximum permitted on Gross Area with proposed R(10) Land Use designation.

