

CITY OF MARGATE, FLORIDA

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA AMENDING SECTION 40.502 OF THE MARGATE UNIFIED LAND DEVELOPMENT CODE, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MARGATE, FLORIDA, TO PROVIDE FOR THE REZONING OF REAL PROPERTY LOCATED AT 3011 NORTH ROCK ISLAND ROAD, MARGATE, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN, 7.618 ACRES FROM OPEN SPACE S-2 DISTRICT TO COMMUNITY BUSINESS B-2 DISTRICT, AND 74.1259 ACRES FROM OPEN SPACE S-2 DISTRICT TO MULTIPLE DWELLING R-3A DISTRICT; PROVIDING FOR REPEAL; 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 of commercial on the Property; and

WHEREAS, Applicant has filed concurrent applications for Land Use Plan Amendment (LUPA) and a Development Agreement with the City, to include restrictive covenants that will be recorded in the public records of Broward County, Florida, which would dedicate 67.029 gross acres of the Property for use as a public park that will be maintained by the Applicant, and successors or assigns, as part of this LUPA; and

WHEREAS, approval of this rezoning is contingent upon the approval and recertification of the concurrent LUPA; and

1
2 WHEREAS, on August 26, 2025, the Margate Development
3 Review Committee reviewed the Application, and recommended
4 the Applicant resubmit to resolve staff comments; and
5

6 WHEREAS, the Margate Planning and Zoning Board, which
7 serves as the Local Planning Agency, held a public hearing on
8 October 7, 2025 regarding the Application, and recommended
9 that the City Commission **TBD** the Application.
10

11 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF
12 THE CITY OF MARGATE, FLORIDA:
13

14 SECTION 1: That Section 40.502 of the Margate Unified
15 Land Development Code, the Official Zoning Map of the City of
16 Margate, of the Code of Ordinances of the City of Margate,
17 be, and the same is amended to conform to the following:
18

19 A. That the zoning classification of the real
20 property described in Exhibit "A" of this
21 Ordinance, which is attached hereto, and
22 incorporated herein by reference, is hereby
23 amended to Community Business B-2 District,
24 and Multiple Dwelling R-3A District, and
25 described in the rezoning schedule, referred
26 to as Exhibit "B", which is attached hereto,
27 and incorporated herein by reference of this
28 ordinance.
29

30 B. The rezoning of the real property described in
31 Exhibits "A" and "B" is conditioned on the
32 representations made in the application and
33 public hearing process.
34

35 SECTION 2: All ordinances or parts of ordinances in
36 conflict herewith are and the same is hereby repealed to the
37 extent of such conflict.
38

39 SECTION 3: This Ordinance is contingent upon the
40 approval of the concurrently filed land use plan amendment
41 for the subject real property, and shall take effect on the
42 same day that said ordinance for land use plan amendment
43 becomes effective.
44

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	_____

CODING: Words in ~~struck through type~~ are
~~deletions from existing text;~~ Words in underscored
type are additions.

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

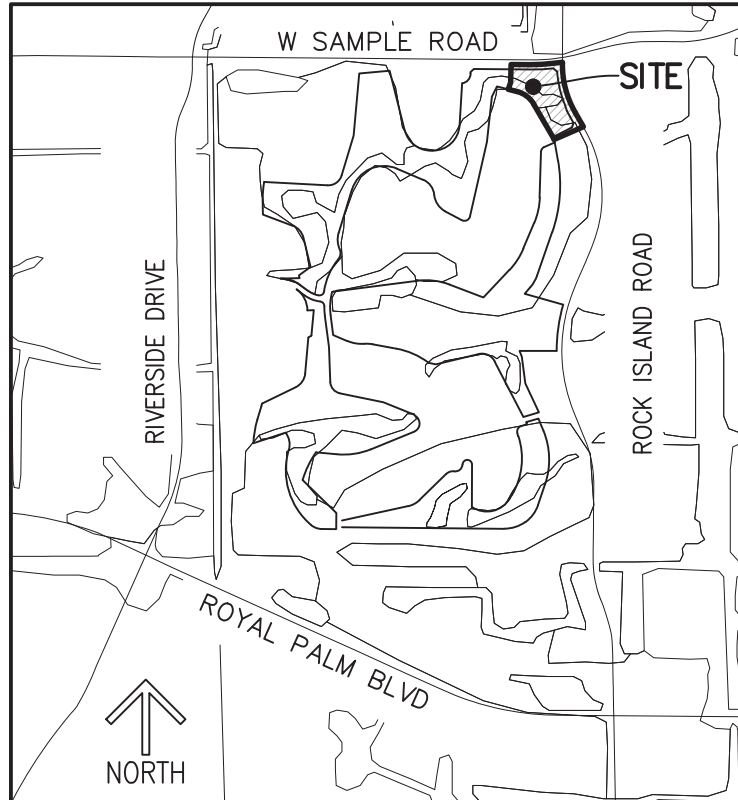
F.B./ PG. N/A

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.

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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

**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

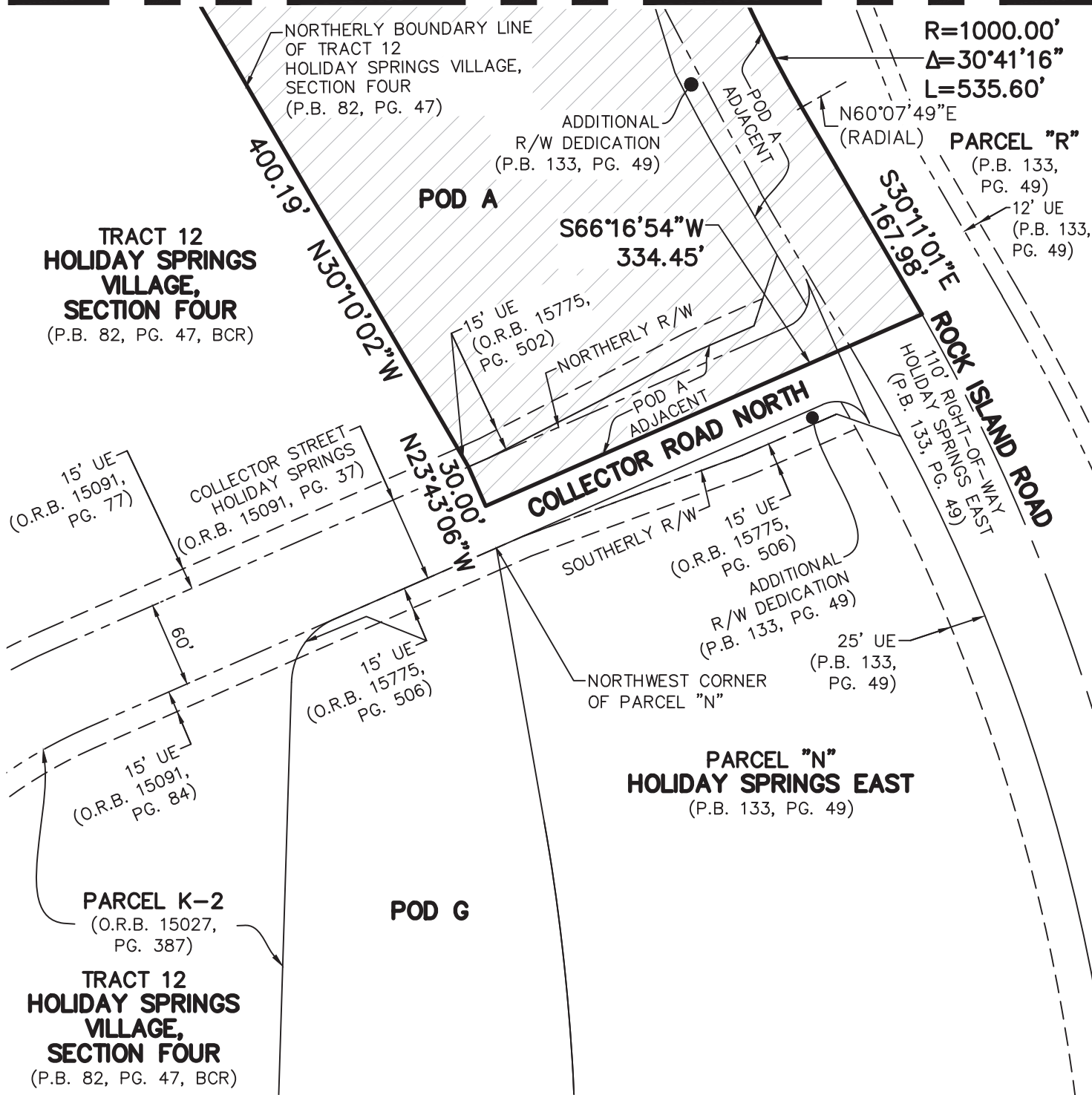
SHEET 3 OF 4



DATE	8-04-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD A

EXHIBIT "A"

MATCHLINE SEE SHEET 3



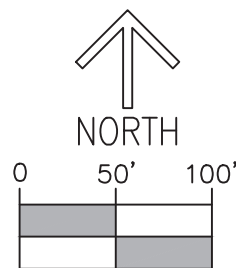
THIS IS NOT A SURVEY

SHEET 4 OF 4



CAULFIELD & WHEELER, INC.

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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



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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

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

DATE 8-01-2025

DRAWN BY SAS

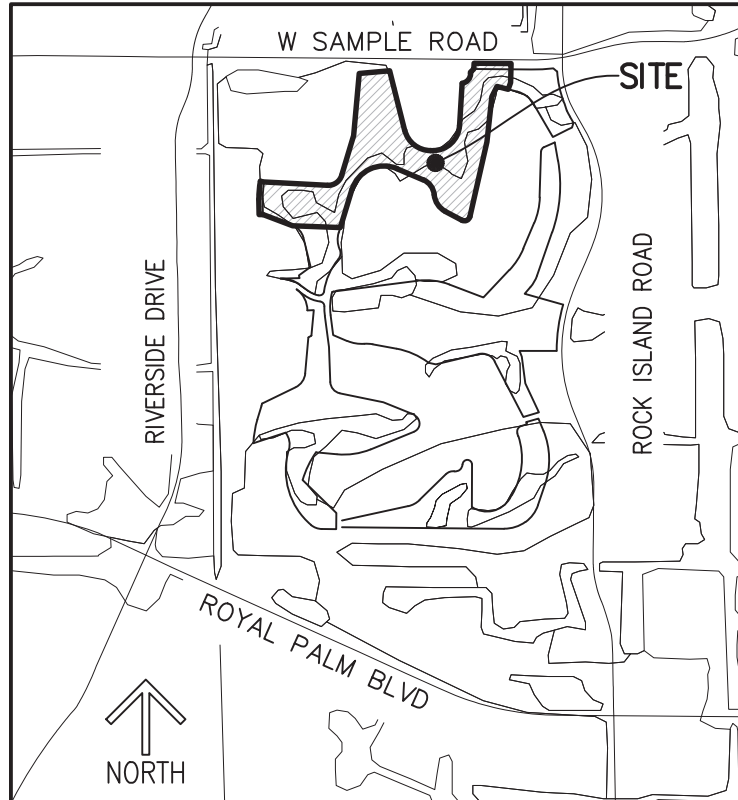
F.B./ PG. N/A

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.
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THIS IS NOT A SURVEY

SHEET 3 OF 11



CAULFIELD & WHEELER, INC.

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

DATE 8-01-2025

DRAWN BY SAS

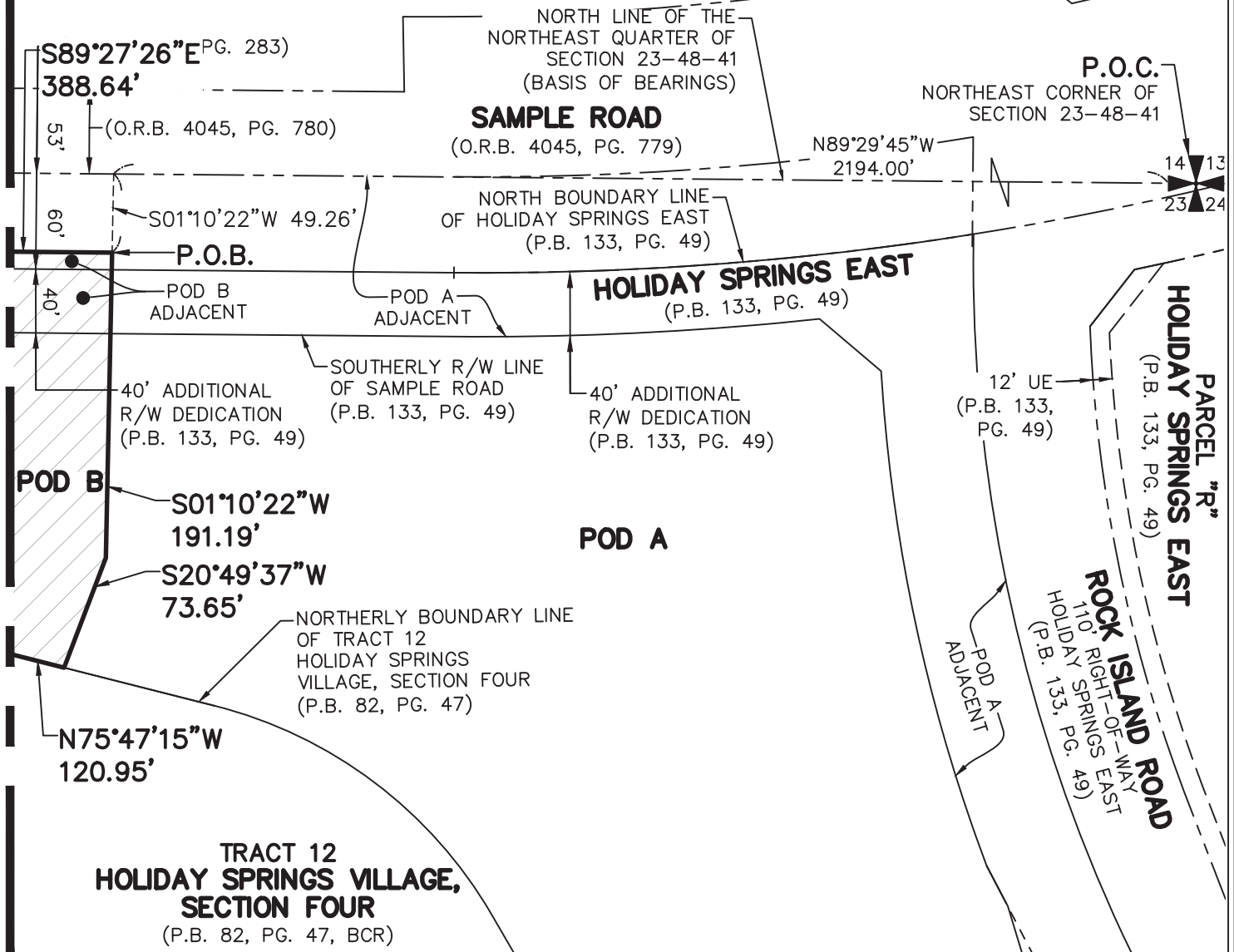
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD B

EXHIBIT "A"

MATCHLINE
SEE SHEET 5



THIS IS NOT A SURVEY

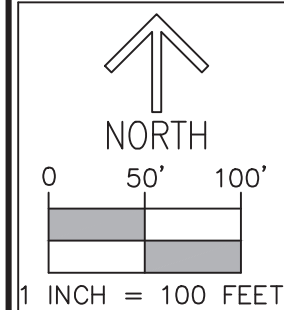
SHEET 4 OF 11



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
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**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"

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

**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)

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

SAMPLE ROAD

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

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

CITY OF
CORAL
SPRINGS

**S89°27'26"E
388.64'**

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

N01°10'22"E 51.02'

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

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

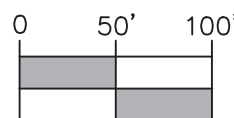


CAULFIELD & WHEELER, INC.

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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 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

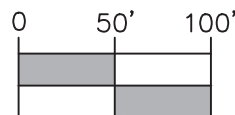


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NORTH



1 INCH = 100 FEET

DATE 8-01-2025

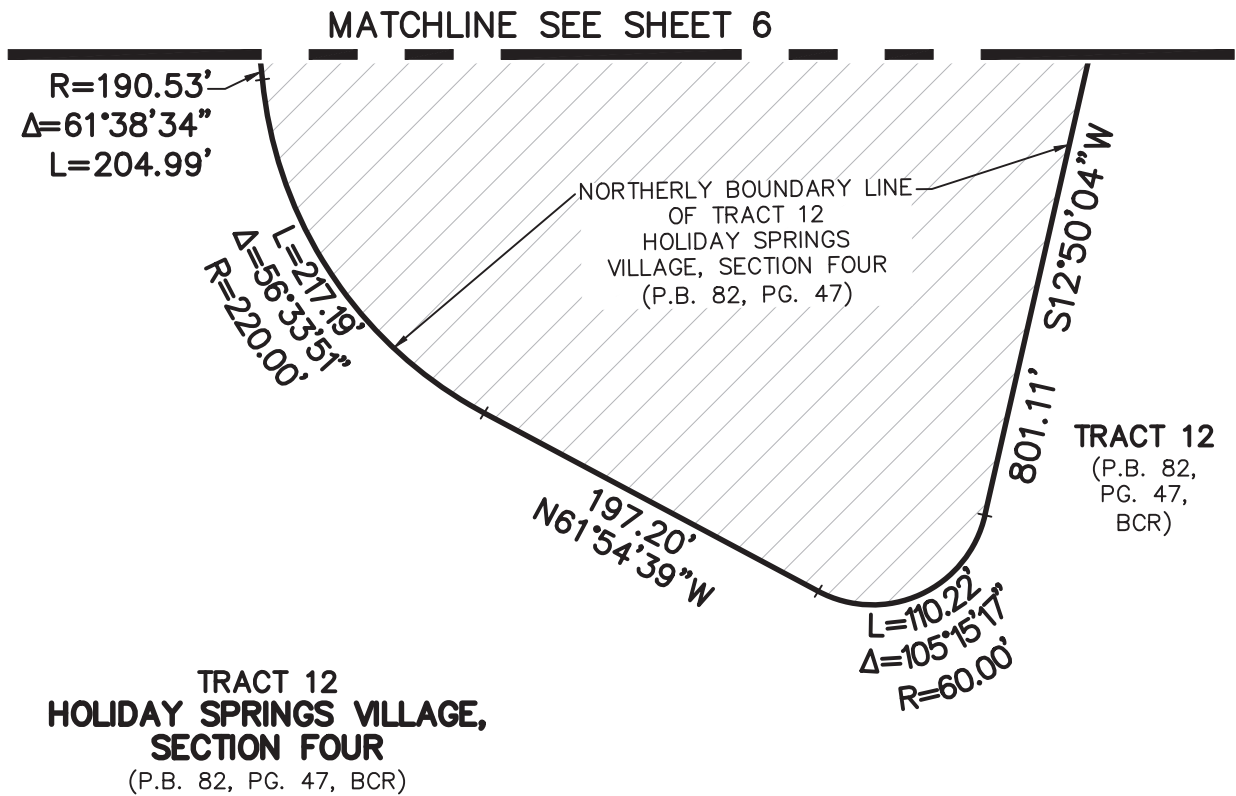
DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION



THIS IS NOT A SURVEY

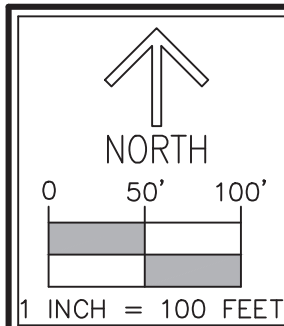
SHEET 7 OF 11



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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

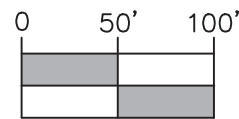


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NORTH



1 INCH = 100 FEET

**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"

CORAL SPRINGS, SAMPLE ROAD COMMERCIAL

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

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

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

N72°02'22"W
645.86'

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

WEST LINE
OF TRACT 5

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 8

THIS IS NOT A SURVEY

SHEET 9 OF 11



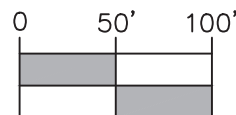
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POD B (GROSS ACREAGE)
SKETCH AND DESCRIPTION



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

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



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
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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)

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

TRACT 3

(P.B. 77, PG. 8)

MATCHLINE SEE SHEET 10

THIS IS NOT A SURVEY

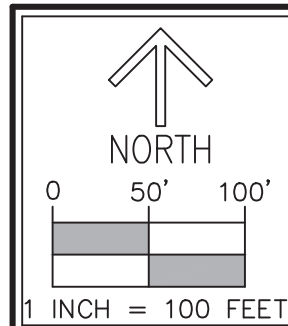
SHEET 11 OF 11



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
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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



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

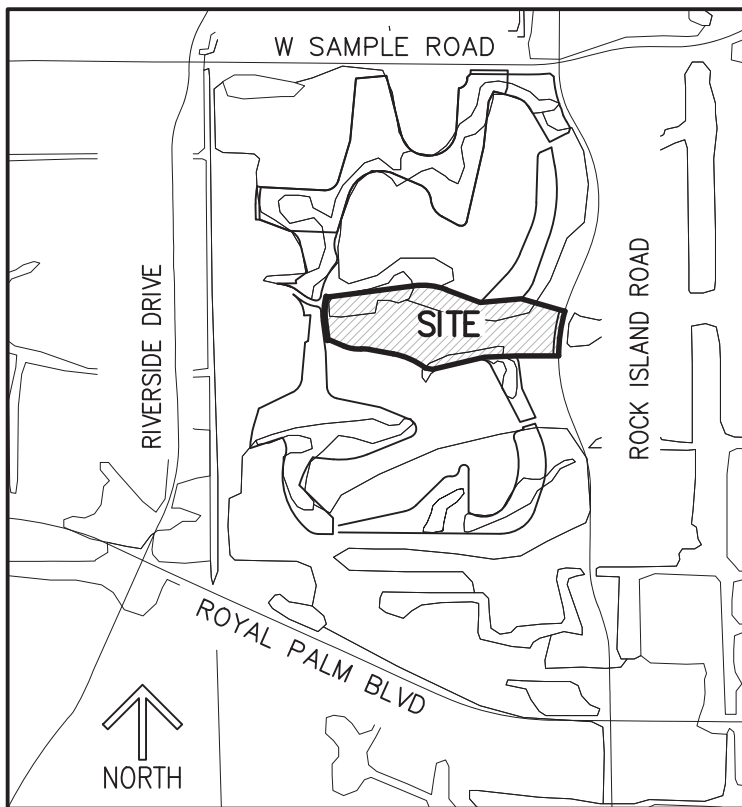
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD 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

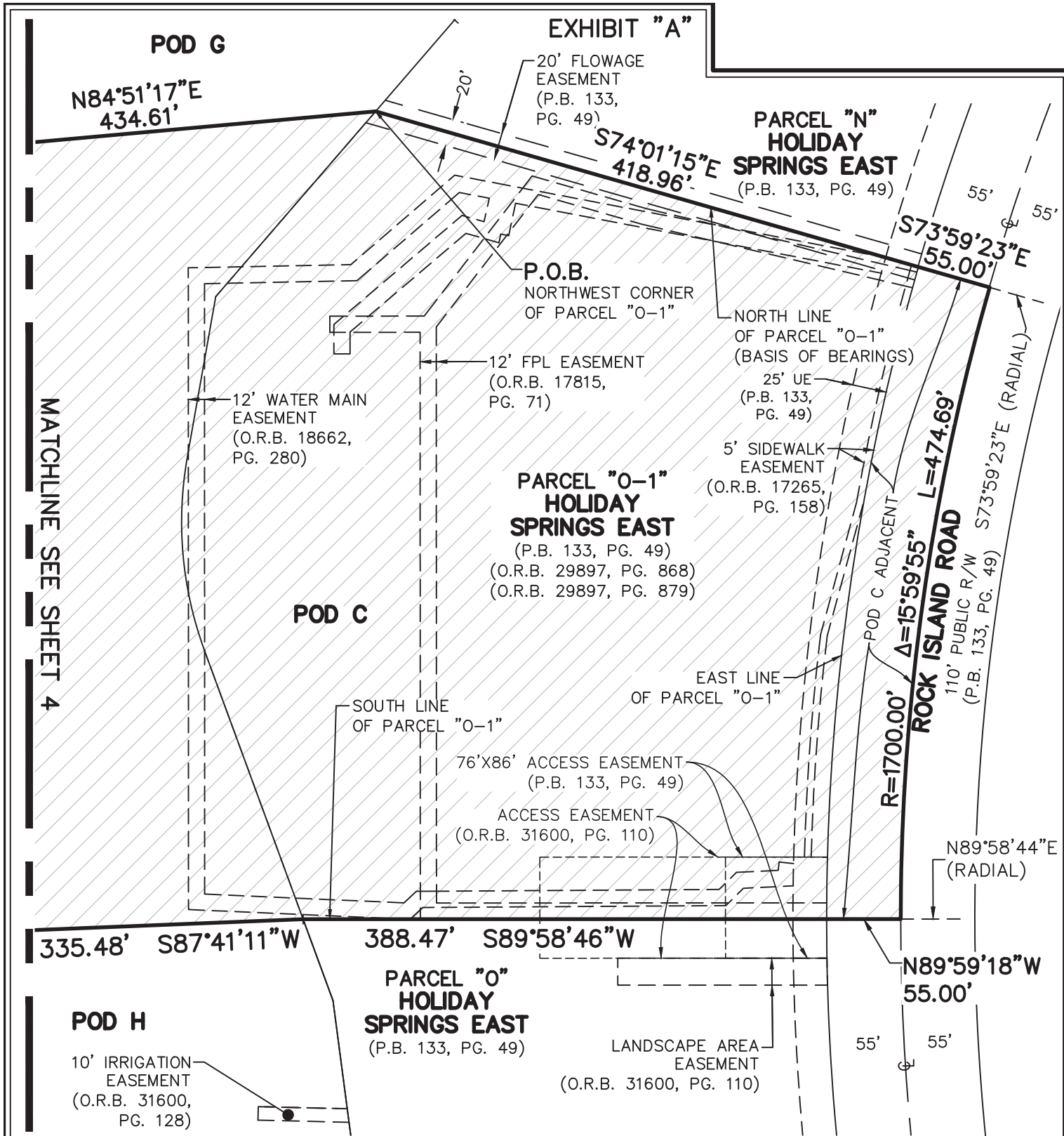
SHEET 2 OF 7



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

**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

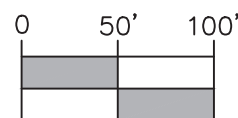


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BOCA RATON, FLORIDA 33433
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NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

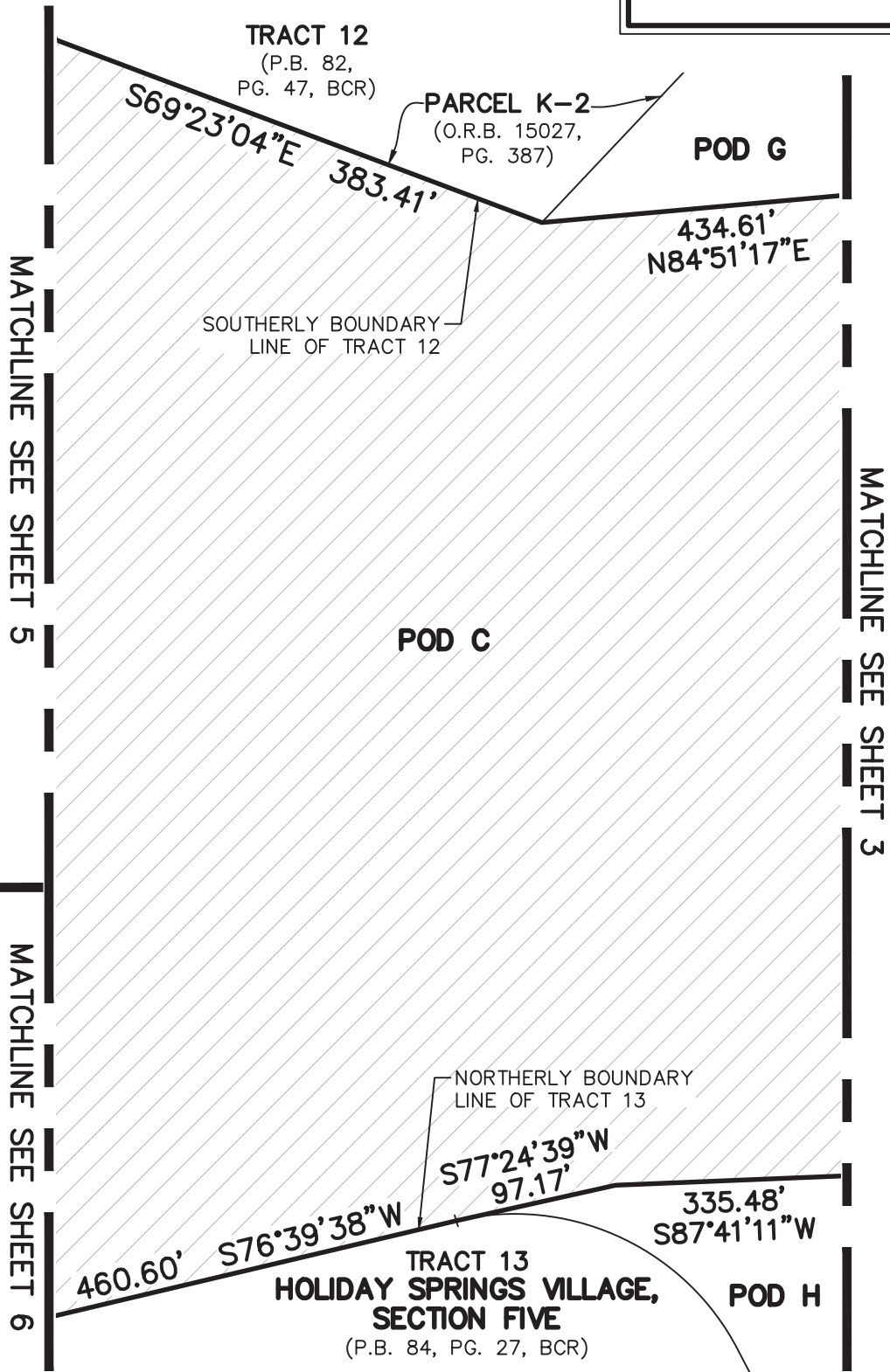
F.B./ PG. N/A

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



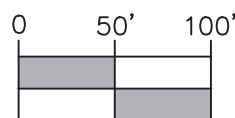
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 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-1991 / FAX (561)-750-1452

**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

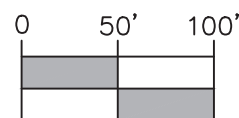


CAULFIELD & WHEELER, INC.

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NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

F.B./ PG. N/A

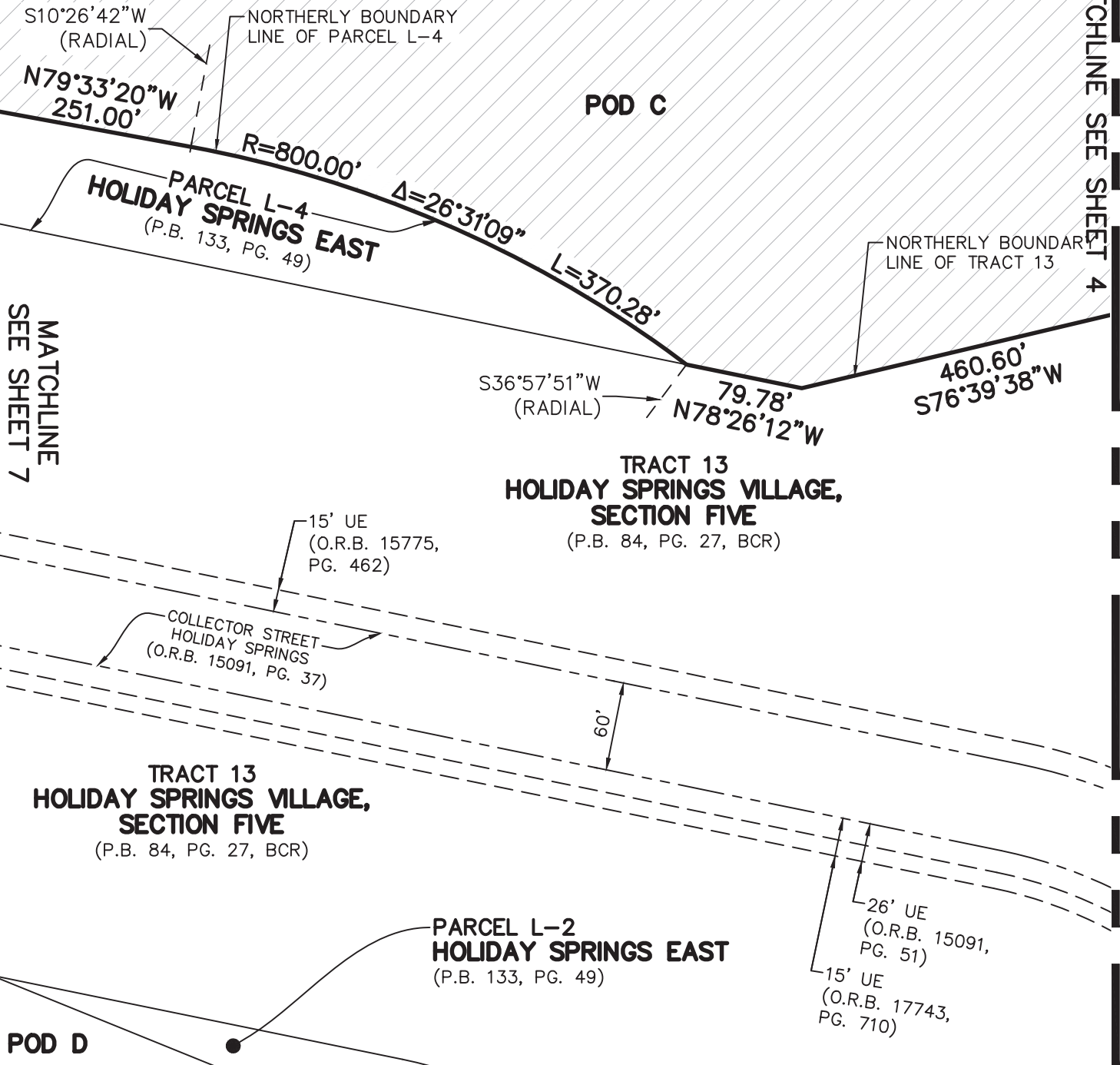
SCALE 1"=100'

JOB NO. 8047-POD 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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NORTH



1 INCH = 100 FEET

DATE 3-10-2025

DRAWN BY SAS

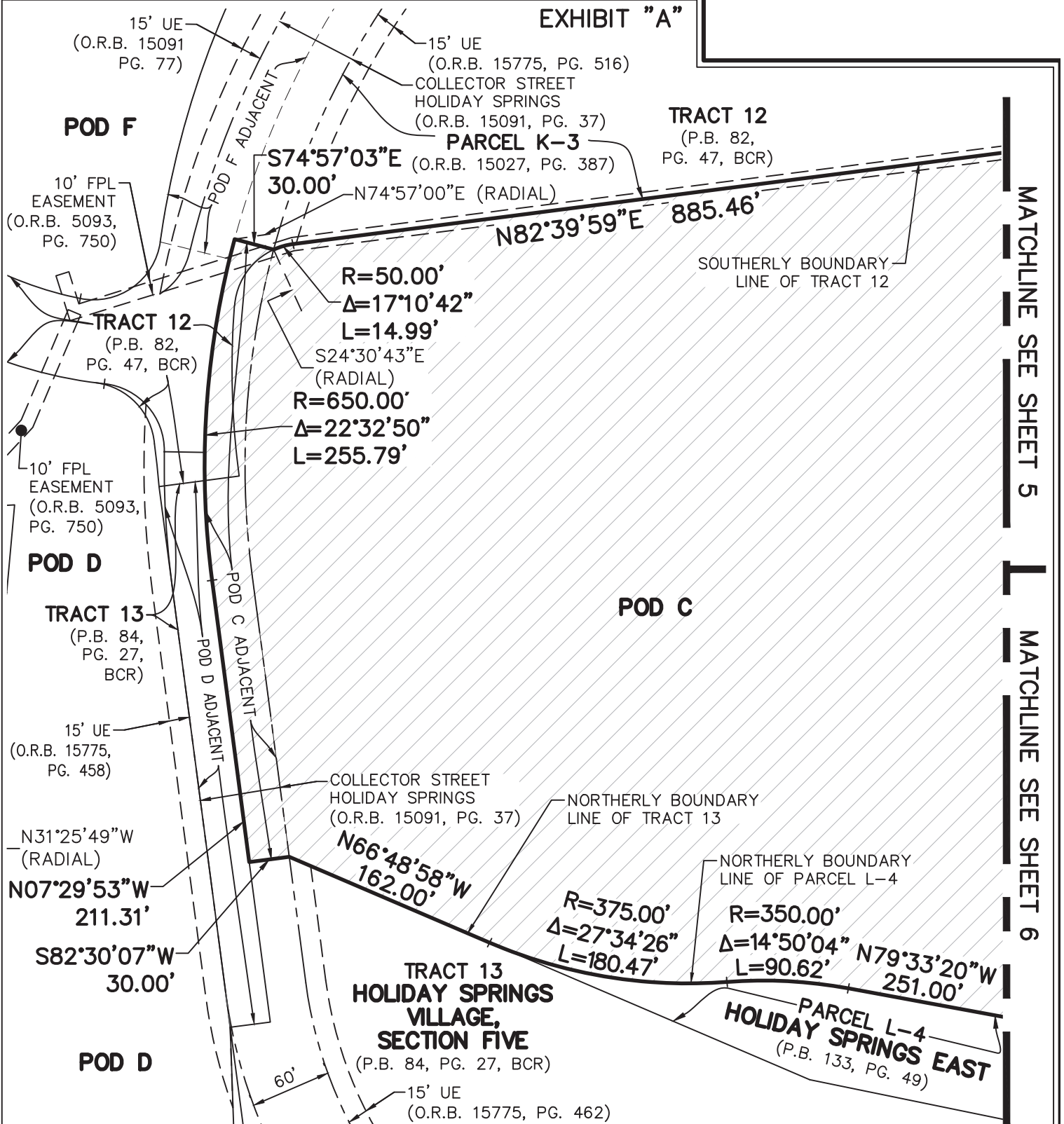
F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD C

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

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 7 OF 7

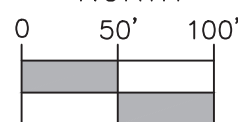


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NORTH



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 B

REZONING SCHEDULE

POD A

7.618 ACRES

FROM: OPEN SPACE S-2

TO: COMMUNITY BUSINESS B-2

POD B

37.8922 ACRES

FROM: OPEN SPACE S-2

TO: MULTIPLE DWELLING R-3A

POD C

36.2337 ACRES

FROM: OPEN SPACE S-2

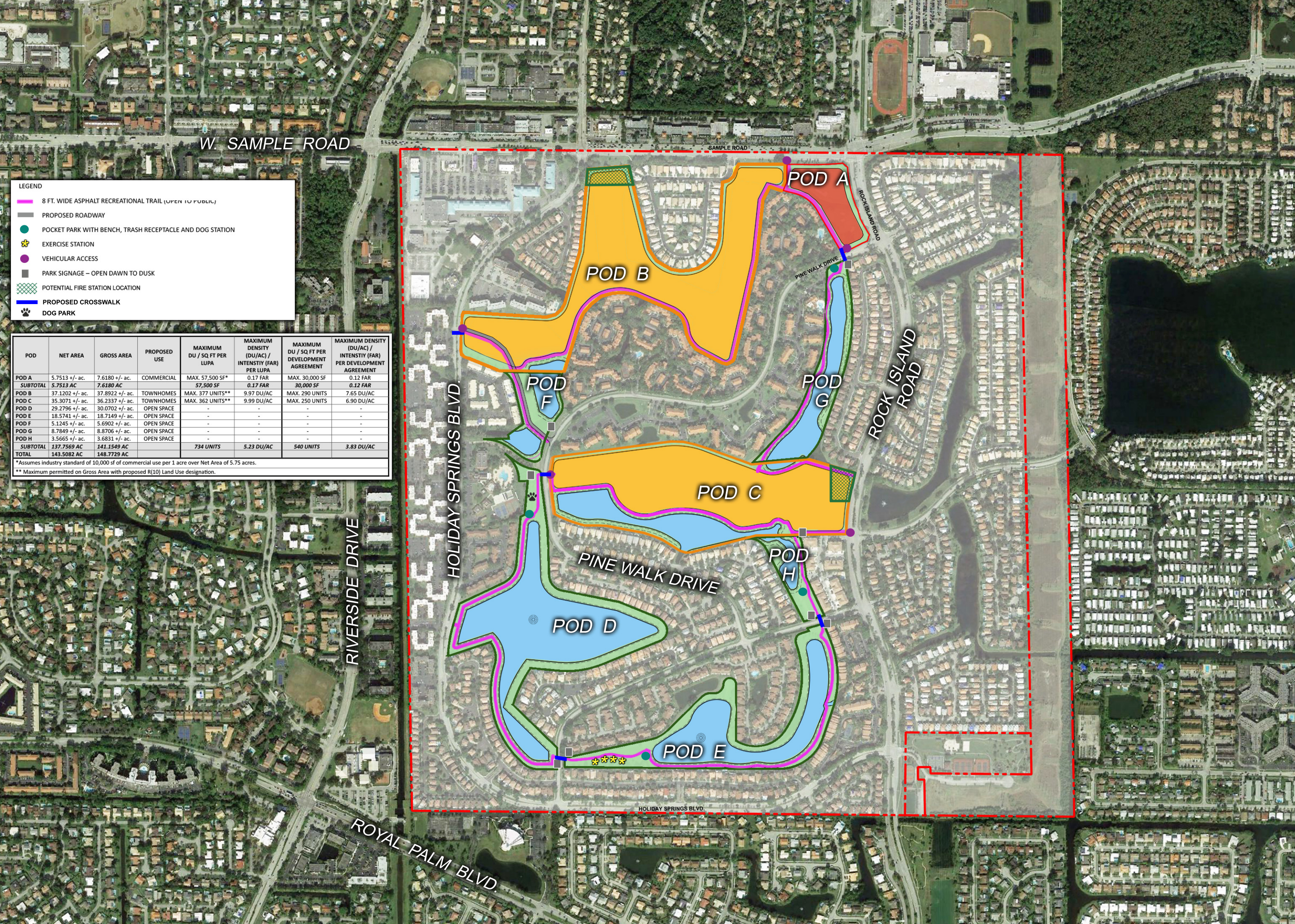
TO: MULTIPLE DWELLING R-3A

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

PINE WALK DRIVE

RIVERSIDE DRIVE

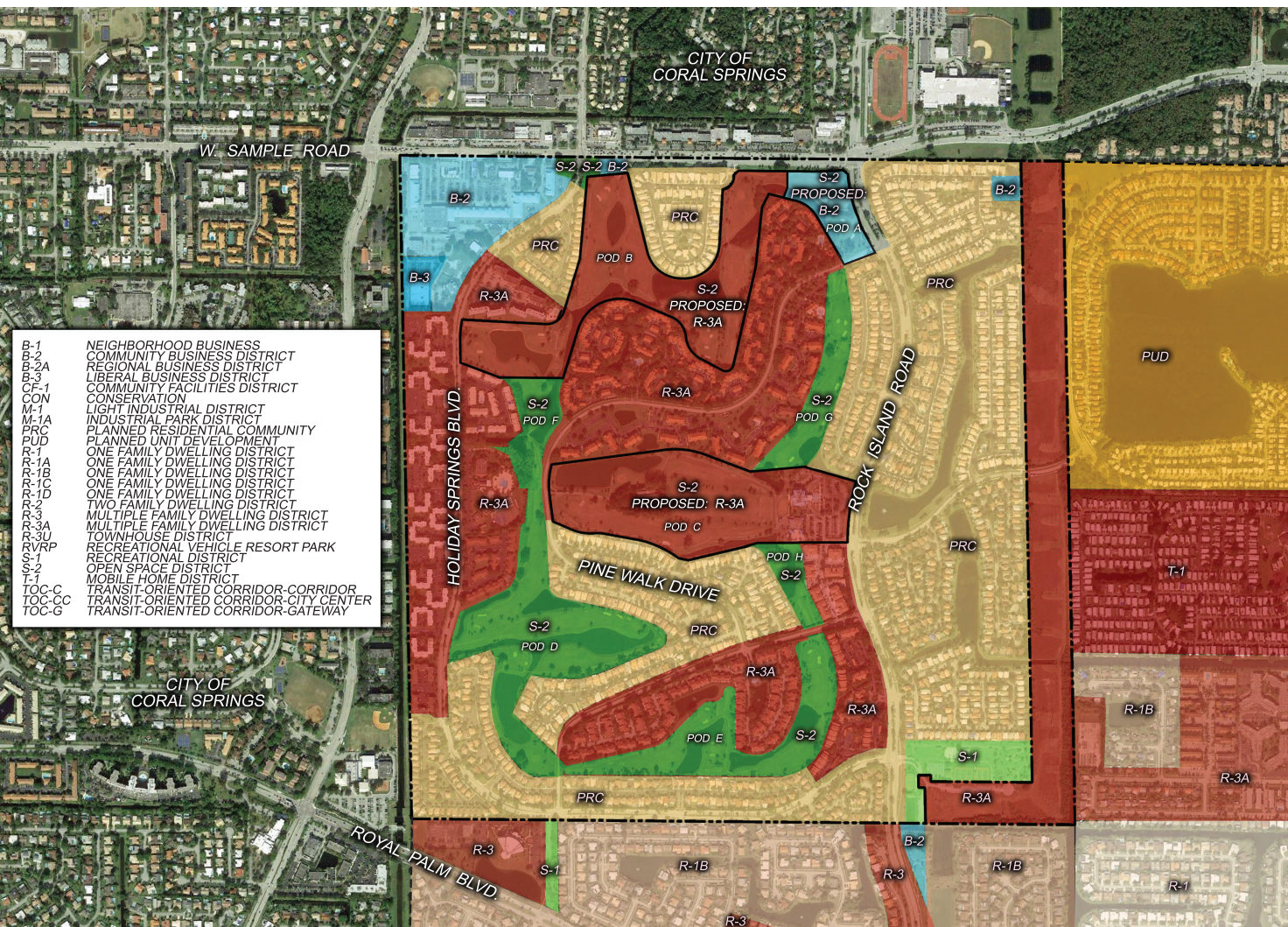
HOLIDAY SPRINGS BLVD.

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.



CAROLINA CLUB

ZONING MAP



NORTH