

This Instrument Prepared by:
Record and Return to:

Scott Backman, Esq.
Miskel Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, FL 33432

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered as of this _____ day of _____, 2025, by and between the **CITY OF MARGATE**, a municipal corporation ("City") and **ROSEMURGY ACQUISITIONS, LLC**, a Florida limited liability company ("Developer"). The City and Developer and their respective successors and assigns are individually referred to as "Party" and collectively "Parties".

WHEREAS, this Agreement is entered in accordance with the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Fla. Stat. (the "Act"); and

WHEREAS, Developer is the contract purchaser of that certain property located in the City of Margate, Broward County, Florida, more particularly described in attached Exhibit "A" (the "Property"); and

WHEREAS, the Property is comprised of "Pod A", "Pod B", "Pod C", and "Pods D, E, F, G & H", as more particularly described in Section 2(c) of this Agreement and in Exhibit "B" attached hereto; and

WHEREAS, Developer desires to develop the Property as a mixed-use community with up to three hundred seventy seven (377) townhouse units, up to five hundred seven (507) multifamily residential units, , up to thirty thousand (30,000) square feet of commercial uses, including amenities, and approximately sixty five (65) net acres/sixty seven (67) gross acres of open space and recreational trails for public use (the "Project"); and

WHEREAS, construction of the Project will require a land use plan amendment and rezoning of the Property;

WHEREAS, based upon the commitments set forth herein, the proposed development is consistent with the goals, policies, and objectives within the City and Broward County Future Land Use Plans; and

WHEREAS, Developer and the City desire to establish certain terms and conditions relating to the Project in accordance with the Act; and

WHEREAS, in order to foster comprehensive and sound capital facilities planning and financing, to ensure the provision of adequate public facilities for development concurrent with the impacts of development, to encourage the efficient use of resources, to reduce the economic cost of development, and to afford certainty in the approval of development, the City and Developer desire to establish by agreement the terms under which the Property may be developed; and

WHEREAS, public hearings regarding this Agreement have been noticed and conducted pursuant to Section 163.3225, Florida Statutes; and

WHEREAS, this Agreement describes any conditions, terms, restrictions, or other requirements determined to be necessary by the local government for the public health, safety, or welfare of its citizens; and

WHEREAS, the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions.

NOW, THEREFORE, in consideration of the mutual covenants entered between the Parties, and in consideration of the benefits to accrue to each, the Parties hereby agree as follows:

1. **Accuracy of Recitals / Defined Terms.**

a. The recitals set forth above are true and correct and are incorporated into this Agreement by this reference.

b. Unless otherwise defined in this Agreement, the following terms shall have the meanings below:

“Governmental Authority(ies)” shall mean any federal, state or local agency, department, commission, board, bureau, administrative or regulatory body having jurisdiction over the Property.

“Conceptual Master Plan” shall refer to the Conceptual Master Plan submitted to the City Commission for consideration concurrently with this Agreement and attached hereto as Exhibit “C”.

“Project” shall mean development of the Property as described in this Agreement.

2. **Mandatory Development Agreement Provisions Pursuant to the Act.**

a. **Legal Description and owner.**

The owner of legal and equitable title to the Property is J & D GOLF PROPERTIES, LLC and the contract purchaser is ROSEMURGY ACQUISITIONS, LLC, a Florida limited liability company. The legal description of the Property is set forth in Exhibit “A”.

b. **Duration of Agreement.**

This Agreement shall expire thirty (30) years after the Effective Date (hereinafter defined), unless earlier terminated or extended pursuant to the Act, and except as otherwise provided herein.

c. **Future Land Use Map and Zoning Designations.**

The Property is currently designated CR, Commercial Recreation of the City’s Future Land Use Map. The Property is designated Commercial Recreation on the County’s BrowardNext Land Use Plan for the area around the existing clubhouse, and Recreation and Open Space for the balance of the former golf course area. The Property is further within a Dashed-Line Area allowing a maximum density of seven (7) dwelling units per acre. The Property has a zoning designation of S-2, Open Space District. The Developer has submitted applications to amend the land use and zoning designations for the parcels identified on the Conceptual Site Plan, as follows:

- i. “Pod A”: Developer submitted applications to amend the City’s future land use designation of the +/- 5.75 net acre/+/- 7.5 gross acre Pod A boundary to Commercial (C) with a 7.0 Dashed-Line area and to amend the County’s future land use designation to Commerce with a 7.0 Dashed-Line Area. Developer submitted applications to rezone Pod A to B-2, Community Business District.
- ii. “Pod B”: Developer submitted applications to amend the City’s future land use designation of the +/- 37.12 net acre/+/- 37.8 gross acre Pod B boundary to R(10), Residential up to 10 dwelling units per acre, and to amend the County’s future land use designation to an Irregular Residential Future Land Use Designation. Developer submitted applications to rezone Pod B to R-3A, Multiple Dwelling District.
- iii. “Pod C”: Developer submitted applications to amend the City’s future land use designation of the +/-35.307 net acre/+/- 36.2 gross acre Pod C boundary to R(14), Residential up to fourteen (14) dwelling units per acre and to amend the County’s future land use designation to an

Irregular Residential Future Land Use Designation. Developer submitted applications to rezone Pod C to R-1A, Multiple Dwelling District.

- iv. “Pods D, E, F, G & H”: Developer submitted applications to amend the City’s future land use designation of the +/-65 net acre/+/- 67 gross acre area of Pods D, E, F, G & H to the City’s Park and Recreation Future Land Use Designation.
- v. The Developer shall grant a perpetual easement to the Master Association of the Development, or other maintenance entity, for the ongoing maintenance of the entrance sign currently located at the southwest corner of Sample Road and Rock Island Road. The Master Association, or other maintenance entity, shall agree to indemnify and hold the City harmless resulting from any damages, claims, suits, and causes of action that may result from the presence, construction, maintenance of the sign. Any insurance coverages and insurance certificates shall provide for the City to be an additional insured, and the forms of coverage and insurance certificates shall be reviewed and approved by the City Attorney and Risk Manager.

d. **Uses, Densities, Intensities and Height of Property.**

Developer shall develop the Property with the following uses:

- i. “Pod A”: Developer shall develop Pod A with a maximum of thirty thousand (30000) square feet of only commercial uses, and related amenities and accessory uses. The maximum height permitted for commercial buildings within Pod A shall be three (3) stories and forty feet (40’). In addition to uses not otherwise permitted within the B-2 zoning district, the following uses shall be prohibited within Pod A: night clubs, teen clubs, catering halls or dance clubs, smoke shops, gas stations, convenience stores, automotive repair facilities, car washes, public or private elementary, middle or high schools, places of worship, pawn shops, dollar stores, thrift stores, sober homes, recovery facilities, and residential treatment facilities. In addition, no more than one (1) drive-thru shall be permitted on Pod A. Developer acknowledges drive-thru use shall require special exception approval. A Declaration of Restrictive Covenants will be recorded against the Property to restrict such uses in perpetuity and shall be substantially similar to the form attached hereto as Exhibit “D”.

“Pod B”: Developer shall develop Pod B with a maximum of three hundred seventy seven (377) residential townhouse units, related amenity and accessory uses. The townhouse units shall include gated

access with video surveillance to view license plates, and shall be of quality construction and designed for market-rates, which shall include the use of concrete block construction on all floors, windows and doors with enhanced storm protecting treatment, and energy star appliances. The minimum interior ceiling height shall be nine (9) feet. There shall be a minimum of four (4) floorplan offerings, three (3) unit types, and two (2) distinct architectural elevations for the townhouse products. The maximum height of the residential townhouse units within Pod B shall be thirty-five feet (35'). In addition to uses not permitted within the R-3A zoning district, the following uses shall be prohibited within Pod B: sober homes; recovery facilities; and residential treatment facilities. In addition, no dwelling unit may be occupied in a manner inconsistent with the City's definition of "family" or "single family home."

- ii. "Pod C": Developer shall develop Pod C with a maximum of five hundred seven (507) multi-family units and related amenities and accessory uses. At a minimum, the amenities shall include one (1) resort-style pool with lounge areas, walking trails, dog park and clubhouse with amenity space and fitness center, and license plate readers at access points to Pod C. The maximum height of the multi-family development within Pod C shall be six (6) stories and sixty feet (60'). The development will include white roofing membrane to minimize heat island effects, as well as other sustainable elements.
- iii. "Pods D, E, F, G & H": Pods D, E, F, G & H shall be restricted to +/-65 net acre/+/- 67 gross acres of open space, which shall be improved with stormwater management lakes, recreational trails, and passive recreational activities. The stormwater management lakes shall be owned and maintained by Developer and/or their successors and assigns. The recreational trails, passive parks and green areas shall be dedicated to the City subsequent to remediation and required improvements, and shall be maintained and preserved in perpetuity by Developer, the Master Association or other maintenance entity, at no expense to the City or surrounding property owners. An Maintenance Easement Agreement will be recorded against the Property to allow Developer and/or the Master Association or other maintenance entity to access the public open space areas for maintenance purposes.

All recreational trails depicted on the Conceptual Master Plan shall be a minimum of eight feet (8') in width and shall be open to the public from sunrise to sunset. The Developer shall complete the construction of the recreational trails and amenities to be constructed by Developer, as shown on the approved construction drawings and only to the extent not assumed by the Master Association, or other maintenance entity, in Pods D, E, F, G and H prior to the issuance of the certificates of occupancy ("COs") for fifty percent (50%) of the residential units in Pods B and C. The recreational trails in Pods B and C must be completed prior to the issuance

of the COs for fifty percent (50%) of the dwelling units in each respective Pod. Developer shall post signage at strategic trail head locations identifying that the recreational trails are open to the public from dawn to dusk. Further, a minimum of ten (10) public parking spaces shall be provided within the Project at a location allowing members of the public to park their vehicles and access the recreational trails. The Developer shall complete the construction of the public parking spaces prior to the issuance of certificate of occupancy or COs for fifty percent (50%) of the residential units in the Project. All trails, parking spaces and crosswalks identified on the Conceptual Master Plan are conceptual and final locations and quantities shall be determined as part of the site planning process.

A minimum of four (4) pocket parks shall be provided in locations generally as depicted on the Conceptual Site Plan, and shall include a minimum of one (1) bench, one (1) trash receptacle and one (1) dog station in locations approved by the City. An outdoor exercise station shall be provided either within a pocket park or along the recreational trails, and shall include a minimum of four (4) pieces of equipment. All exercise equipment, signage, and amenities for the pocket parks and recreational trails shall be the same or better than the City's standards for amenities within City parks. The Developer shall complete construction of the pocket parks prior to the issuance of the COs for fifty percent (50%) of the residential units in Pods B and C. Developer and/or their successors and assigns shall be responsible for the ongoing maintenance of the recreational trails and recreational amenities. The Developer shall establish a Master Association, or other maintenance entity, and the City shall have the right to review and approve the Master Association or other maintenance entity documents in order to ensure that any ongoing maintenance obligations are clearly the responsibility of the Master Association, or other maintenance entity, and that the parks and trails are maintained to a standard equal to or better than City maintenance standards for parks and trails.

The Developer shall be required to obtain any permits from any regulatory authorities to mitigate any hazardous materials which may exist on the Property, including the former golf course property. Developer shall bear all costs for the removal of any hazardous materials and contaminated soils from the Property in compliance with applicable laws and regulations.

e. **Public Facilities.**

The public facilities that will serve the Property shall be those described in Section 5 of this Agreement.

i. **Traffic Report**

- a. The Developer shall reimburse the City for the cost to retain a third-party traffic engineer, approved by the City, to review Developer's traffic study and provide recommendations to the City and Developer on potential

improvements to the roadway network within the vicinity of the Project. To the extent any improvements are identified and mutually agreed upon by the Parties, the Developer shall post payment and performance bonds, in a form approved by the City Attorney at a level of 125% of the estimated cost prior to commencing the construction of any required improvements. Such performance bond shall be released upon completion of the corresponding improvements.

- b. Prior to the approval of any site plan for the Project, the Developer shall provide a pre-application letter from the Florida Department of Transportation (the "FDOT") confirming that FDOT has reviewed the proposed access from State Road 834 (Sample Road). In conjunction with the pre-application review, the Developer shall determine whether any future roadway projects are in the works by FDOT that would increase capacity through their corridor. Such FDOT pre-application letter will indicate whether Developer is required to construct any improvements on Sample Road in conjunction with the proposed access. Any improvements shall be bonded in accordance with FDOT requirements.
 - c. Developer shall also provide a separate traffic statement, including trip generations as part of the site plan applications for each development pod.
- ii. Roadway Improvements – Increase level of service of driving surfaces
 - a. Prior to the issuance of any building permit for the construction of a residential units within the Project, Developer shall contribute one hundred thousand dollars (\$100,000.00) to be used by the City for a street improvement study to assess impacts to the existing street network within the community that may be impacted as a result of the Project, and for any recommended improvements that may be identified within such study, including improvements related to traffic calming, speed cushions, installation of new speed tables, or other repairs within the existing community. Such contribution shall be made in full satisfaction of Developer obligations for traffic calming improvements within the existing community.
 - b. Developer shall repair, where damaged by construction of the improvements contemplated within this Agreement, existing public surfaces within fifty (50) feet connecting to the Project's required pedestrian walkways, parks, and other public amenities immediately adjacent to the development area, prior to the final CO for each residential Pod.
- iii. Stormwater Improvements and Management
 - a. Developer intends to install new lake areas on the Property as part of the Project's overall drainage design. The proposed redevelopment of the existing golf course and clubhouse is being designed to avoid adverse impacts to the existing drainage system. Preliminary engineering indicates that the new lake areas will provide additional drainage capacity and are not expected to negatively impact adjacent parcels that currently drain through the Property. The Project's drainage system is being engineered to ensure

that post-development stages for the ten (10), twenty-five (25), and one hundred (100) year storm events are anticipated to be equal to or lower than pre-development stages for those same events. Final design is subject to applicable regulatory agency review and approval.

- b.
- c. The Developer shall avoid disrupting irrigation systems of any adjacent communities that are permitted to irrigate using water from or through the Property. In the event the irrigation systems of adjacent properties are permitted to and connected to the Property, Developer shall work with the user to ensure the irrigation systems are not adversely affected by the Project or provide a solution for the user and perform the work required for the solution. Impacts, if any, and needed improvements for adjacent properties shall be identified prior to site plan approval and constructed in connection with a phasing plan to be provided by the project engineer.
- iv. For Parcel ID 484123151010 on NW 29th Street
 - a. Prior to the issuance of the first engineering permit for the Project, the City shall transfer ownership of Parcel ID 484123151010 on NW 29th Street ("City Parcel") for incorporation into the stormwater management system for the Project. Developer is required to identify and resolve existing stormwater constraints that may lie outside of the development site but that have a direct connection to deliver stormwater runoff from the private lakes within the Project to the adjacent City canal system. The Developer shall provide necessary modeling, at Developer's expense, of the stormwater runoff from the development to the adjacent City canal system for peer review, prior to site plan approval for each applicable Pod. In the event the model identifies necessary improvements, City shall coordinate with Project engineer to identify reasonable public improvements that may be necessary to support the Project. Developer shall be responsible for any agreed upon reasonable improvements identified by the modeling in association with the Project. in accordance with a phasing plan provided by the Project engineer.
- v. Prior to the issuance of the COs for fifty percent (50%) of the residential units within the Project, Developer will construct improvements to the City swales in the locations identified by the City staff and Developer as areas requiring improvement and depicted on the plan attached hereto as Exhibit "E". The swales will be reconstructed to remove the organic materials (at a maximum depth of 1.5') and replaced with clean free draining material for the limited area described in Exhibit "E". The swales shall be resodded with like material sod.
- vi. The Developer agrees that the residents who will reside in the proposed residential units constructed pursuant to this Agreement will likely use the City's public parks and that the public parks are a benefit to the Project.

Therefore, the Developer shall contribute one hundred fifty thousand dollars (\$150,000) towards improvements at Fire Fighters Park, which may be used towards the construction of additional parking spaces, installation of shade structures, or any other improvements the City deems necessary for the betterment of Fire Fighters Park

- vii. Prior to second reading and adoption of the Land Use Plan Amendment, Developer shall complete a Fire Concurrency Study pursuant to Chapter 15 of the Florida Fire Code (“Fire Study”). Developer and its consultant shall coordinate methodology for the Fire Study with the City fire chief or designated representative. The Fire Study will determine what, if any, improvements, financial contributions, or land dedications are required for the Project to meet Fire Concurrency standards. Prior to the first reading of the Land Use Plan Amendment, Developer shall identify two (2) potential locations, for a future fire station, each measuring at least one (1) acres in size and identified on the Conceptual Master Plan, in the event the Fire Study indicates land for a future fire station is required. In the event the Fire Study concludes land for a future fire station is not required, the Developer shall not be required to dedicate this land to the City.

f. **Reservation or Dedication of Land.**

Unless otherwise identified in this Agreement, Developer shall not be required by the City to reserve or dedicate land in connection with development of the Property, except as may be required by permits issued by Governmental Authorities. Notwithstanding the foregoing, Developer shall be required to grant utility and access easements to the City as may be necessary by the City, in order for the City to service and maintain the public facilities serving the Property. Such easements shall be identified prior to the approval of any site plans for the Property, and shall be provided prior to the issuance of any building or development permits for the property. Any easements shall be accompanied by a title opinion evidencing ownership of the Property and signatory authority, subject to the review and approval of the City Attorney.

g. **Development Permits Approved or Needed to Be Approved for the Project.**

- 1) The land development approvals required for the Project are:
 - a. City and County future land use plan amendments;
 - b. Rezoning;
 - c. Site Plan Approval(s);
 - d. Platting;
 - e. Special Exception, if applicable;
 - f. Utility Service Permits;
 - g. Building Permits;

- h. Engineering Permits, including FEMA review if necessary;
 - i. South Florida Water Management District Permit;
 - j. Broward County Permits, as applicable;
 - k. Environmental permitting as may be required by applicable jurisdictional authorities; and
 - l. Any other official action of the City having the effect of permitting the development of land.
- 2) The Developer shall utilize the City's Building Department for all plan reviews and inspections associated with the development of the Property.
- 3) The governmental approvals for the Property described in this subsection (h) and the expiration of all applicable appeal periods with respect thereto are collectively referred to as the "Governmental Approvals".

h. **Responsibility for Land Development Approvals.**

Developer shall use reasonable efforts to attempt to obtain all Governmental Approvals as required in connection with the Property and consistent with the Conceptual Master Plan.

i. **Consistency with the City's Comprehensive Plan and Land Development Code.**

Based upon the commitments contained herein, following the approval of the future land use plan amendment and rezonings outlined in Section 2(b) of this Agreement, the Project will be consistent with the City's Comprehensive Plan and Land Development Code. Nothing herein shall be deemed to be an approval of any development permit, or provide any vested rights to any development approval. Such approval may only be granted in accordance with the applicable provisions of Florida law and the City of Margate Code of Ordinances.

j. **Compliance with Other Law.**

Pursuant to Florida Statutes section 163.3227(1)(i), the failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Developer or the City of the necessity of complying with the law governing such permitting requirement, condition, term, or restriction. Any matter or thing required to be done under existing ordinances of the City of Margate or Broward County shall not be otherwise amended, modified, or waived unless such amendment, modification or waiver is expressly provided

for in this Agreement with specific reference to the City Land Development Code provision so amended, modified, or waived.

3. **Authorization to Develop Property.**

Developer may proceed to develop the Property in accordance with the Conceptual Master Plan. Developer shall obtain all Governmental Approvals as enumerated in paragraph 2(h) above upon approval as required by the City Land Development Code. Developer shall receive any and all applicable building permits authorized, subject to the terms, conditions, reservations and requirements of this Agreement and compliance with all approved plans, and applicable building and engineering codes.

The terms of this Agreement shall govern the development of the Property for the duration of this Agreement.

4. **Conceptual Master Plan Adjustments and Revisions.**

The Director of Development Services, or his/her designee, shall have jurisdiction to make adjustments to the Conceptual Master Plan without reconsideration of this Agreement by the City Commission, as may be permitted by the City's Land Development Code.. The approvals shall be in substantial compliance with the approved Conceptual Master Plan. For the purposes of this section, "substantial compliance" shall mean there are no significant modifications or deviations from the approved Conceptual Master Plan that would impact density, intensity, decrease in open space or any change that significantly alters the development's general function, form, intensity, character, demand on public facilities, impact on adjacent properties, or significantly modify other characteristics from that indicated on the Conceptual Master Plan. Developer shall be responsible for all costs and fees associated with any such revision to this Agreement or plans associated with the Project.

5. **Adequacy of Public Facilities; Continued Reservation of Capacity.**

Based upon the Developer's compliance with its obligations as set forth in this Agreement, the following items in regard to the adequacy of public facilities for the Property in this area are acknowledged:

a. Drainage:

All construction activities will be in accordance with applicable City of Margate, Broward County and South Florida Water Management District permitting standards and regulations. In accordance with the foregoing regulations at the time of approvals, The Engineer model will demonstrate

that the Project will not adversely affect drainage of any adjacent properties which are not part of the Project.

b. Potable Water:

Potable water supply services will be provided to the Property by the City. Prior to site plan approval for any of the pods in the Project, Developer shall provide data to the City to perform a hydraulic model evaluation in accordance with the City's requirements as part of the site plan approval process for the each pod. Developer shall be responsible for the City's costs associated with the preparation of the hydraulic model. In the event the model identifies needed improvements, City shall coordinate with Project engineer to identify reasonable improvements that may be necessary to support the Project. Developer shall be responsible for any agreed upon reasonable improvements identified by the modeling in association with the Project as provided in this Agreement.

c. Sanitary Sewer:

Primary wastewater supply services which are public on the date of this Agreement shall continue to be public. Primary wastewater supply services installed by Developer shall be privately owned until dedicated to the public. Prior to site plan approval, Developer shall provide data to the City to perform a hydraulic model evaluation in accordance with the City's requirements as part of the site plan approval process for the Project. Developer shall be responsible for the City's costs associated with the preparation of the hydraulic model. In the event the model identifies needed improvements, City shall coordinate

with Project engineer to identify reasonable improvements that may be necessary to support the Project. Developer shall be responsible for any agreed upon reasonable improvements identified by the modeling in association with the Project.

d. Solid Waste:

Sufficient capacity exists in the Broward County Land Fill to service the demands associated with the development of the Property as of the date of this Agreement.

e. Parks:

Sufficient park facilities exist or are being provided in conjunction with the development of the Property as provided in this Agreement.

f. Roads:

Development of the Property is expected to generate approximately 7,168 net new external daily trips, when compared with the former development of the Property. No external roadways within the Project's impact are expected to fall below a minimum level of service as a result of traffic impacts from development of the Property. Internal roadways will be built in conjunction with the Project and will be sized to meet or exceed projected trip demands. Any non-gated portions of the new roadways shall be conveyed to the City following completion.

g. Irrigation:

Non-potable water from lakes, canals, wells or cisterns shall be used for all irrigation within the Project subject to approval by the South Florida Water Management District.

h. Landscaping

The Project shall not include any new Sabal Palms within the Project.

If the City lacks sufficient capacity at the time of the land use plan amendment and rezoning approvals to comply with any obligations under this section, the Developer shall pay all costs and expenses related to ensure that the Project is able to receive the municipal services.

6. **Vacation and Dedication of Easements.**

Developer acknowledges that any easements in conflict with the Conceptual Master Plan or site plan must be vacated and agrees to dedicate easements necessary to accommodate City utility service to the Property. The City acknowledges that any easement abandonments shall be approved subject to relocation of utility facilities and dedication of new easements, if required, and that the Ordinance(s) approving any easement abandonments shall be recorded following relocation of utility facilities.

7. **Developer's Acknowledgement, Agreement, and Waiver of Certain Rights.**

Developer further declares that it has examined and is familiar with the provisions of Section 489.113(3), Florida Statutes, and knowingly and specifically waives any rights it may have thereunder, and further agrees to be bound by the City's Policies, Procedures, Standard Details and Specifications for Water Distribution and Sewage Collection Systems, including but not limited to the requirement that all underground water and wastewater system work required herein shall be performed by a contractor or subcontractor holding one of the following licenses pursuant to this section:

- a. State of Florida Certified Underground Utility & Excavation Contractor;
- b. BC Certificate of Competency — General Engineered Construction; or
- c. BC Certificate of Competency 1A — Primary Pipe Lines.

Developer agrees to comply with the City of Margate permitting requirements, including all licensing requirements associated with the Development Services Department and Engineering Division.

8. **Indemnification.**

Developer agrees to indemnify, defend, and hold harmless the City, its officers, agents, volunteers and employees from and against all claims, damages, losses and

expenses, including but not limited to attorneys' fees, court costs, or other alternative dispute resolution costs, arising from claims of personal injury or property damage out of or caused by the construction of the Project under this Agreement; provided however, that Developer shall not indemnify the City for claims arising out of negligent acts, errors, or omissions or misconduct of the City, its officers, agents, volunteers and employees while acting in the course and scope of employment. The City reserves the right, but not the obligation, to participate in its defense without relieving Developer of any obligation hereunder. This Indemnification Clause shall continue indefinitely and shall survive the cancellation, termination, expiration, lapse or suspension of this Agreement.

9. **Amendment, Cancellation, Termination, Term.**

- a. **Amendment/Cancellation.** This Agreement may only be amended or cancelled (unless this Agreement sets forth the basis for cancellation of this Agreement) by written mutual consent of the Parties to this Agreement, or by their successors and assigns, and shall terminate upon its expiration as set forth in Section 2(b). Prior to amending this Agreement, the City shall hold two (2) public hearings consistent with the requirements of Section 163.3225 of the Act.
- b. **Termination by Developer.** Notwithstanding any other provision of this Agreement, Developer may, at any time through the effective period of this Agreement, and upon satisfaction of all of Developer's obligations to the City's satisfaction as described herein, declare that the development of the Property is completed and that the terms and conditions of this Agreement shall terminate (except as expressly provided herein). Any such declaration shall be in writing and provided to City.

10. **Recording of Agreement.**

Within fourteen (14) days after the City enters into this Agreement after the City Commission second reading of the Agreement, the Clerk of the City shall record the Agreement in the Public Records of Broward County at the expense of Developer.

11. **Effective Date.**

This Agreement shall be effective ("Effective Date") on the date the fully executed Agreement has been recorded in the Public Records of Broward County.

12. **Annual Review.**

In accordance with Section 163.3235 of the Act, the City shall review the development for the Property that is subject to this Agreement every twelve (12) months, commencing twelve (12) months after the Effective Date. The purpose of

this review shall be to determine whether the Parties are in good faith compliance with the terms of this Agreement. If the City finds, on the basis of competent substantial evidence, that there has been a failure to substantially comply with the terms of this Agreement by Developer with respect to their obligations as indicated in the Agreement, and such failure to comply continues beyond any applicable notice and cure period as provided herein, the Agreement may be revoked or modified by the City Commission at a properly noticed public hearing. Notwithstanding anything to the contrary herein contained, upon the City's determination of a failure to substantially comply with the terms of this Agreement by Developer with respect to their obligations pursuant to this Agreement, then the City shall provide written notice to such respective party and such party shall have no less than Thirty (30) days to cure such compliance failure, or undertake such compliance efforts and diligently pursue to completion, prior to the City revoking or modifying this Agreement

13. **Notices.**

The Parties designate the following persons as representatives to be contacted and to receive all notices regarding this Agreement:

Developer:	Alexander Rosemurgy 1801 S Federal Highway Boca Raton, FL 33432
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With Counterpart to:	Scott Backman, Esq. Miskel Backman LLP 14 SE 4 th Street, Suite 36 Boca Raton, FL 33432
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For the City of Margate:	City of Margate Development Services Department Attn: Director 901 NW 66 th Avenue, Suite C Margate, FL 33063
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With Counterpart to:	Margate City Attorney City of Margate City Attorney's Office 5790 Margate Boulevard Margate, FL 33063
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14. **Binding Effect.**

The obligations imposed pursuant to this Agreement upon Developer and/or upon the Property run with and bind the Property as covenants running with the Property and this Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees, mortgagees and

assigns. This Developer's Agreement shall survive the foreclosure of any mortgage now or hereafter placed upon all or part of the Property. Developer will have no further obligation or liability under this Development Agreement with respect to the transferred property except for any unperformed obligations that arose before the assignment (unless assumed in writing by the assignee).

15. **Enforcement.**

Any Party or aggrieved or adversely affected person as defined in Section 163.3215(2) of the Act may file an action for injunctive relief in the Broward County circuit court to enforce the terms of this Agreement or to challenge compliance of this Agreement with the Act. The laws of the State of Florida, without regard to its conflict of laws principles, shall govern the interpretation and enforcement of this Agreement. The Parties hereby agree to waiver of jury trial. Should either party hereto bring an action against the other to enforce the terms and provisions hereof, then the party prevailing in said action shall be entitled to a judgement against the other for reasonable attorneys' fees and costs at both the trial and appellate level.

16. **Successors and Assigns.**

This Agreement shall be binding upon the Parties, their successors and assigns. In the event of an assignment of part or all of its obligations under this Agreement, the assigning Party shall notify the other Party in writing within thirty (30) days of such assignment. Upon an assignment of this Agreement and the assumption of the assignor's rights, obligations, and liabilities by said assignee, the assignor/grantor shall be deemed released from all rights, obligations and liabilities hereunder (arising thereafter other than the City shall not be released of its governmental and legislative obligations as set forth in this Agreement), and the assignee/grantee shall be deemed to have assumed all rights, obligations and liabilities hereunder.

17. **Severability.**

In the event that any portion or section of this Agreement is determined to be invalid, illegal or unconstitutional by a court of competent jurisdictions, such decision shall in no manner affect the remaining portions or sections of this Agreement, which shall remain in full force and effect.

18. **Entire Agreement.**

This Agreement constitutes the entire understanding and agreement between the Parties and supersedes all prior negotiations and agreements between them with respect to all or any of the matters contained herein.

19. **Waiver.**

The failure of any Party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach or of any future violation, breach or wrongful conduct.

20. **Attorneys' Fees.**

In the event of any controversy arising under or related to the interpretation or implementation of this Agreement or any breach thereof, each party shall bear its own fees for all reasonable attorneys' fees, paralegals' fees, experts' fees, mediation fees and costs incurred in connection therewith both at the trial and appellate levels.

21. **Exhibits.**

Notwithstanding anything herein to the contrary, the exhibits hereto are subject to final approval by all applicable governmental agencies with jurisdiction over the Property, and are therefore subject to revision. Provided that such revisions are not material (as determined by City, in its reasonable discretion), this Agreement shall not be amended to refer to any such revisions.

[INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused the execution of this Agreement by their duly authorized officials as of the day and year first above-written.

Signed, sealed and delivered
In the presence of:

Developer:

Rosemurgy Acquisitions, LLC
a Florida limited liability company

Witnesses:

(signature)

Print Name

(signature)

Print Name

By:

(signature)

Date: _____

ACKNOWLEDGEMENT:

State of Florida)
) SS
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as Manager of Rosemurgy Acquisitions, LLC, a Florida limited liability company, freely and voluntarily on behalf of said company. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

(SEAL)

My commission expires:

Print name:

Witnesses:

(signature)

Print Name

(signature)

Print Name

ACKNOWLEDGEMENT:

State of Florida)
) SS
County of Broward)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as _____ of the City of Margate, a Florida municipal corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

(SEAL)

My commission expires:

CITY:

City of Margate,
a Florida municipal corporation

By: _____
(signature)

Printed Name: _____

Title: _____

Date: _____

NOTARY PUBLIC:

Print name:

List of Exhibits

Exhibit A	Legal Description of the Property
Exhibit B	Description and Depiction of Pods A through H
Exhibit C	Conceptual Master Plan
Exhibit D	Declaration of Restrictive Covenants
Exhibit E	Swale Improvement Areas

Exhibit “A”
Legal Description of the Property

Exhibit “B”
Description and Depiction of Pods A through H

Exhibit “C”
Conceptual Master Plan

Exhibit “D”
Declaration of Restrictive Covenants

GROSS AREA

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 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 SAID SECTION 23, N89°29'45"W, A DISTANCE OF 2,194.00 FEET; THENCE S01°10'22"W, A DISTANCE OF 60.01 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF SAID HOLIDAY SPRINGS EAST AND TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTH BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S89°29'45"E, A DISTANCE OF 214.35 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,969.86 FEET AND A CENTRAL ANGLE OF 09°30'07"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 326.68 FEET TO A POINT OF NON-TANGENCY; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°03'36"E, A RADIAL DISTANCE OF 1,000.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°07'25", A DISTANCE OF 543.21 FEET TO A POINT OF TANGENCY; THENCE S30°11'01"E, A DISTANCE OF 167.69 FEET; THENCE S66°16'54"W, A DISTANCE OF 336.90 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 180.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 326,636 SQUARE FEET OR 7.4985 ACRES, MORE OR LESS.

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 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 SAID SECTION 23, N89°29'45"W, A DISTANCE OF 2,194.00 FEET; THENCE S01°10'22"W, A DISTANCE OF 60.01 FEET TO A POINT OF INTERSECTION WITH THE NORTH BOUNDARY LINE OF SAID HOLIDAY SPRINGS EAST AND TO THE POINT OF BEGINNING; THENCE S01°10'22"W, A DISTANCE OF 180.44 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; 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 40.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTH BOUNDARY LINE OF HOLIDAY SPRINGS EAST; THENCE ALONG SAID NORTH BOUNDARY LINE, S89°29'45"E, A DISTANCE OF 388.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,646,354 SQUARE FEET OR 37.7951 ACRES, MORE OR LESS.

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.

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; 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.

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; 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.

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.

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.

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.

NET AREA

DESCRIPTION:

BEING A PORTION OF 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 SAID SECTION 23, N89°29'50"W, A DISTANCE OF 1,750.98 FEET; THENCE S00°30'10"W, A DISTANCE OF 86.78 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD, AS SHOWN ON AND DEDICATED BY HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD, AS SHOWN ON SAID HOLIDAY SPRINGS EAST, THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE S49°44'46"E, A DISTANCE OF 50.61 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N86°33'10"E, A RADIAL DISTANCE OF 1,060.00 FEET; THENCE

SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°11'18", A DISTANCE OF 318.00 FEET TO A POINT OF NON-TANGENCY; THENCE S27°32'05"E, A DISTANCE OF 28.55 FEET; THENCE S16°51'26"E, A DISTANCE OF 77.94 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N63°39'18"E, A RADIAL DISTANCE OF 1,067.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°50'19", A DISTANCE OF 71.49 FEET TO A POINT OF TANGENCY; THENCE S30°11'01"E, A DISTANCE OF 75.35 FEET; THENCE S18°02'57"W, A DISTANCE OF 52.21 FEET; THENCE S66°16'55"W, A DISTANCE OF 44.20 FEET; THENCE S62°46'46"W, A DISTANCE OF 163.15 FEET; THENCE S66°16'54"W, A DISTANCE OF 16.17 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 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 97.40 FEET; THENCE N20°49'37"E, A DISTANCE OF 73.65 FEET; THENCE N01°10'22"E, A DISTANCE OF 140.44 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S89°29'45"E, A DISTANCE OF 214.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,009.86 FEET AND A CENTRAL ANGLE OF 06°32'50"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 229.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 250,530 SQUARE FEET OR 5.7513 ACRES, MORE OR LESS.

DESCRIPTION:

BEING ALL OF PARCEL 4-A, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF 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 SAID SECTION 23, N89°29'45"W, A DISTANCE OF 2,194.00 FEET; THENCE S01°10'22"W, A DISTANCE OF 100.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD, AS SHOWN ON SAID HOLIDAY SPRINGS EAST AND TO THE POINT OF BEGINNING; THENCE S01°10'22"W, A DISTANCE OF 140.44 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, "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 SAID NORTH BOUNDARY LINE, N69°25'03"W, A DISTANCE OF 333.55 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, HOLIDAY SPRINGS BOULEVARD (WOODSIDE DRIVE), AS SHOWN ON SAID "HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB, SECTION ONE"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 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°58'20"E, A RADIAL DISTANCE OF 868.27 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°48'59", A DISTANCE OF 179.07 FEET TO A POINT OF NON-TANGENCY AND 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, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S87°00'21"E, A DISTANCE OF 666.12 FEET TO A POINT OF CURVATURE OF A 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 AND TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT 4; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE N16°39'13"E, A DISTANCE OF 435.51 FEET; 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 TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°29'45"E, A DISTANCE OF 388.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,616,955 SQUARE FEET OR 37.1202 ACRES, MORE OR LESS.

DESCRIPTION:

BEING ALL 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 AND A PORTION OF 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", $S74^{\circ}01'15''E$, A DISTANCE OF 418.96 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL "O-1"; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES $S73^{\circ}59'23''E$, A RADIAL DISTANCE OF 1,755.00 FEET; THENCE SOUTHERLY ALONG THE ARC AND ALONG SAID EAST LINE OF SAID PARCEL "O-1", THROUGH A CENTRAL ANGLE OF $15^{\circ}59'55''$, A DISTANCE OF 490.04 FEET TO A POINT OF NON-TANGENCY AND TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "O-1"; THENCE ALONG SAID SOUTH LINE, $S89^{\circ}58'46''W$, A DISTANCE OF 388.47 FEET; THENCE $S87^{\circ}41'11''W$, A DISTANCE OF 335.48 FEET; THENCE $S77^{\circ}24'39''W$, A DISTANCE OF 97.17 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY LINE OF TRACT 13, "HOLIDAY SPRINGS VILLAGE SECTION FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE $S76^{\circ}39'38''W$, A DISTANCE OF 460.60 FEET; THENCE $N78^{\circ}26'12''W$, 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 $S36^{\circ}57'51''W$, A RADIAL DISTANCE OF 800.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF $26^{\circ}31'09''$, A DISTANCE OF 370.28 FEET TO A POINT OF NON-TANGENCY; THENCE $N79^{\circ}33'20''W$, 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 $14^{\circ}50'04''$; 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 $27^{\circ}34'26''$; 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, $N66^{\circ}48'58''W$, A DISTANCE OF 162.00 TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE $N07^{\circ}29'53''W$, A DISTANCE OF 211.31 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF $22^{\circ}32'50''$; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 243.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY 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 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 $S24^{\circ}30'43''E$, A RADIAL DISTANCE OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF $17^{\circ}10'42''$, A DISTANCE OF 14.99 FEET TO A POINT OF TANGENCY; THENCE $N82^{\circ}39'59''E$, 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 $27^{\circ}56'57''$; 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 1,537,976 SQUARE FEET OR 35.3071 ACRES, MORE OR LESS.

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 AND LYING IN TRACT 13, "HOLIDAY SPRINGS VILLAGE SECTION FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SAID TRACT 12, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE N75°32'57"E, A DISTANCE OF 816.05 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 INTERSECTION WITH THE WESTERLY LINE OF SAID 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°05'41"E, A RADIAL DISTANCE OF 680.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°24'12", A DISTANCE OF 99.73 FEET; THENCE S07°29'59"E, A DISTANCE OF 331.14 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PARCEL L-1, AS SHOWN ON SAID HOLIDAY SPRINGS EAST; 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 493.16 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°31'17"W, A DISTANCE OF 170.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF TRACT 11, AS SHOWN ON "HOLIDAY SPRINGS VILLAGE SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 24 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE N89°28'44"W, A DISTANCE OF 150.00 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 354.14 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF HOLIDAY SPRINGS BOULEVARD, AS SHOWN ON SAID "HOLIDAY SPRINGS VILLAGE SECTION TWO"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S87°30'33"E, A RADIAL DISTANCE OF 1,026.86 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°03'44", A DISTANCE OF 252.02 FEET; THENCE N16°33'11"E, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,106.86 FEET AND A CENTRAL ANGLE OF 01°21'13"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 26.15 FEET TO A POINT OF NON-TANGENCY AND TO A POINT OF INTERSECTION WITH 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 388.32 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 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 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 1,275,418 SQUARE FEET OR 29.2796 ACRES, MORE OR LESS.

DESCRIPTION:

BEING A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE N52°29'11"W, A DISTANCE OF 2,524.95 FEET TO THE NORTHWEST CORNER 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 AND TO THE POINT OF BEGINNING; 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 1,700.43 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE 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 FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°31'17"E, A DISTANCE OF 71.32 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N77°46'54"E, A DISTANCE OF 708.06 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 THE SOUTHERLY BOUNDARY LINE OF SAID 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; THENCE N71°42'39"E, A DISTANCE OF 68.62 FEET; THENCE N27°27'42"W, A DISTANCE OF 23.37 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N73°39'42"E, A DISTANCE OF 135.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 809,086 SQUARE FEET OR 18.5741 ACRES, MORE OR LESS.

DESCRIPTION:

BEING 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 THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 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 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 EIGHT (8) 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 THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S50°10'11"E, A RADIAL DISTANCE OF 673.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°47'56", A DISTANCE OF 373.57 FEET TO THE POINT OF CURVE 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 223,225 SQUARE FEET OR 5.1245 ACRES, MORE OR LESS.

DESCRIPTION:

BEING A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE N44°51'57"W, A DISTANCE OF 2,529.29 FEET TO THE NORTHWEST CORNER OF PARCEL "N", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; 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 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 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 TANGENCY AND TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF SAID PUBLIC RECORDS, LYING IN SAID TRACT 12; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N66°16'54"E, A DISTANCE OF 124.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 382,672 SQUARE FEET OR 8.7849 ACRES, MORE OR LESS.

DESCRIPTION:

BEING A PORTION OF 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", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 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 336.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF SAID PUBLIC RECORDS, LYING IN TRACT 13, "HOLIDAY SPRINGS VILLAGE SECTION FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S73°39'42"W, A DISTANCE OF 169.84 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 655.39 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 155,358 SQUARE FEET OR 3.5665 ACRES, MORE OR LESS.

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 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 SAID SECTION 23, N89°29'50"W, A DISTANCE OF 1,750.98 FEET; THENCE S00°30'10"W, A DISTANCE OF 86.78 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD, AS SHOWN ON AND DEDICATED BY HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ROCK ISLAND ROAD, AS SHOWN ON SAID HOLIDAY SPRINGS EAST, THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE S49°44'46"E, A DISTANCE OF 50.61 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N86°33'10"E, A RADIAL DISTANCE OF 1,060.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 17°11'18", A DISTANCE OF 318.00 FEET TO A POINT OF NON-TANGENCY; THENCE S27°32'05"E, A DISTANCE OF 28.55 FEET; THENCE S16°51'26"E, A DISTANCE OF 77.94 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N63°39'18"E, A RADIAL DISTANCE OF 1,067.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°50'19", A DISTANCE OF 71.49 FEET TO A POINT OF TANGENCY; THENCE S30°11'01"E, A DISTANCE OF 75.35 FEET; THENCE S18°02'57"W, A DISTANCE OF 52.21 FEET; THENCE S66°16'55"W, A DISTANCE OF 44.20 FEET; THENCE S62°46'46"W, A DISTANCE OF 163.15 FEET; THENCE S66°16'54"W, A DISTANCE OF 16.17 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 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 97.40 FEET; THENCE N20°49'37"E, A DISTANCE OF 73.65 FEET; THENCE N01°10'22"E, A DISTANCE OF 140.44 FEET TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S89°29'45"E, A DISTANCE OF 214.82 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,009.86 FEET AND A CENTRAL ANGLE OF 06°32'50"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 229.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 250,530 SQUARE FEET OR 5.7513 ACRES, MORE OR LESS.

LEGEND/ABBREVIATIONS:

P.B. - PLAT BOOK
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
O.R.B. - OFFICIAL RECORDS BOOK
BCR - DENOTED BROWARD COUNTY PUBLIC RECORDS
23-48-41 - SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST

UE - UTILITY EASEMENT
Δ - DELTA (CENTRAL ANGLE)
L - ARC LENGTH
R - RADIUS
R/W - RIGHT-OF-WAY
LB. - LICENSED BUSINESS
PG(S). - PAGE(S)

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 MAY 27, 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
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



Digitally signed by
David Lindley
Date: 2025.05.28
08:24:16 -04'00'
Adobe Acrobat
version:
2025.001.20474

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

**POD A (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

DATE 5-27-2025

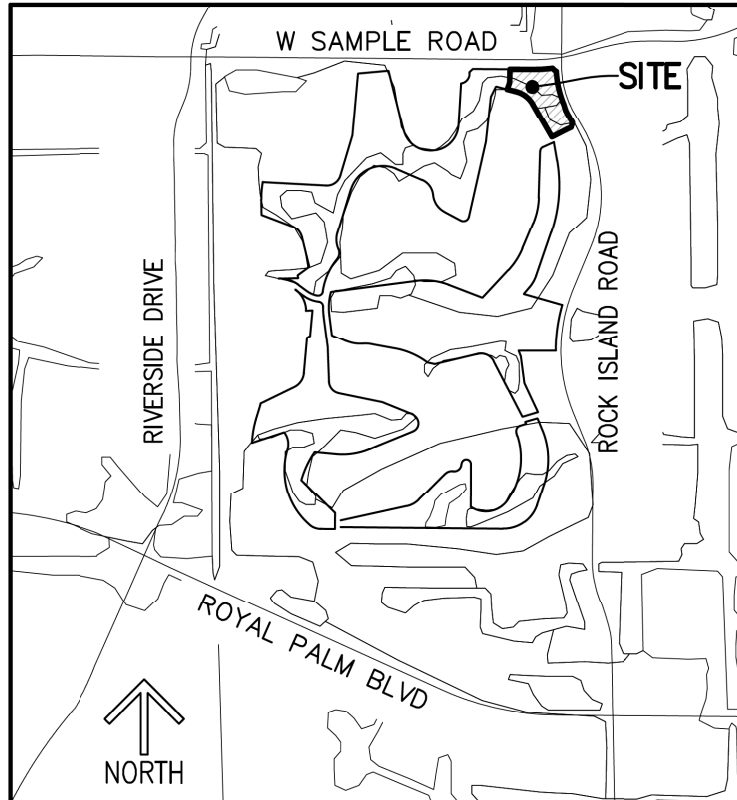
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD A

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.
8. THE DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 4



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

**POD A (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

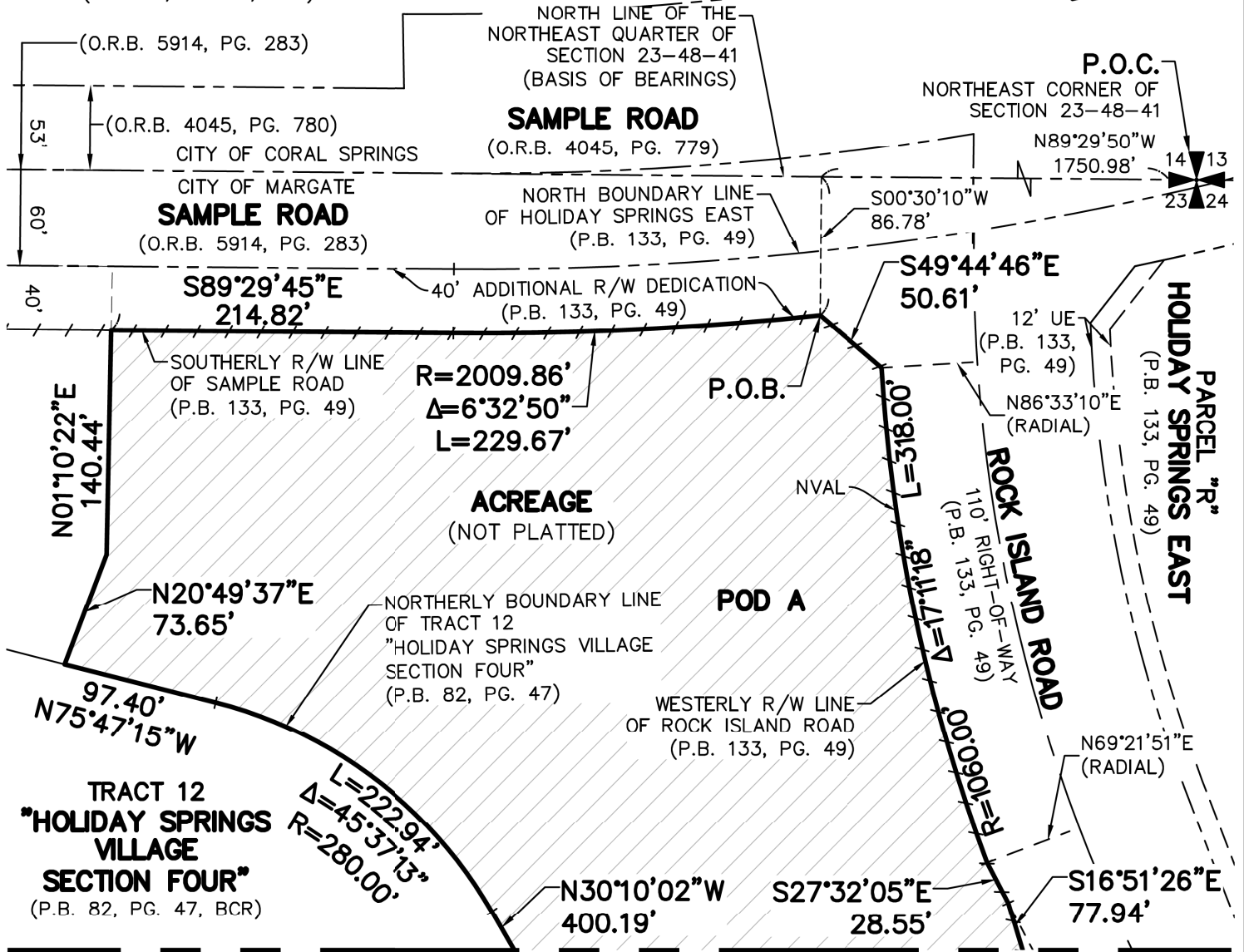
SCALE NONE

JOB NO. 8047-POD A

EXHIBIT "A"

CORAL SPRINGS, SAMPLE ROAD COMMERCIAL

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



THIS IS NOT A SURVEY

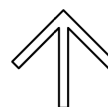
MATCHLINE SEE SHEET 4

SHEET 3 OF 4

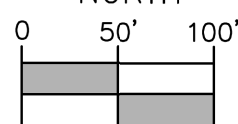


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NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

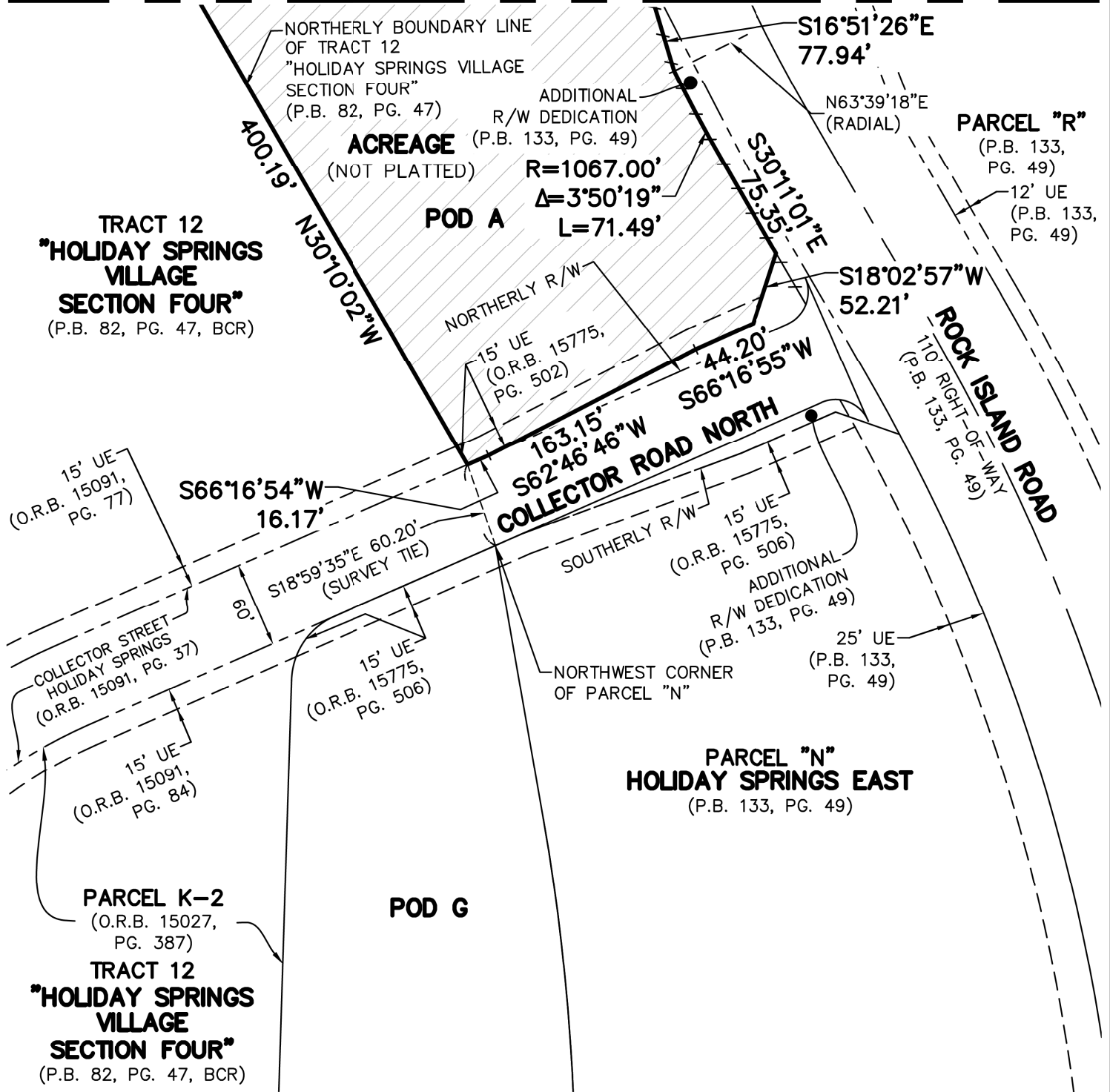
F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD A

POD A (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

MATCHLINE SEE SHEET 3



THIS IS NOT A SURVEY

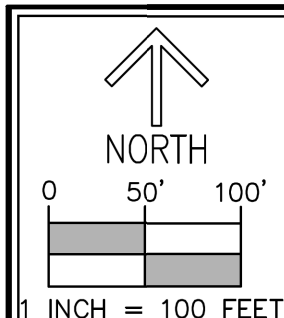
SHEET 4 OF 4



CAULFIELD & WHEELER, INC.

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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

POD A (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD A

EXHIBIT "A"

DESCRIPTION:

BEING ALL OF PARCEL 4-A, HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF 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 SAID SECTION 23, N89°29'45"W, A DISTANCE OF 2,194.00 FEET; THENCE S01°10'22"W, A DISTANCE OF 100.01 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD, AS SHOWN ON SAID HOLIDAY SPRINGS EAST AND TO THE POINT OF BEGINNING; THENCE S01°10'22"W, A DISTANCE OF 140.44 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, "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 SAID NORTH BOUNDARY LINE, N69°25'03"W, A DISTANCE OF 333.55 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF 80-FOOT WIDE PUBLIC RIGHT-OF-WAY, HOLIDAY SPRINGS BOULEVARD (WOODSIDE DRIVE), AS SHOWN ON SAID "HOLIDAY SPRINGS VILLAGE AND OCEAN CLUB, SECTION ONE"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 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°58'20"E, A RADIAL DISTANCE OF 868.27 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 11°48'59", A DISTANCE OF 179.07 FEET TO A POINT OF NON-TANGENCY AND 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, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S87°00'21"E, A DISTANCE OF 666.12 FEET TO A POINT OF CURVATURE OF A 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 AND TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY LINE OF SAID TRACT 4; THENCE ALONG SAID EAST BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE N16°39'13"E, A DISTANCE OF 435.51 FEET; 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:

THIS IS NOT A SURVEY

DESCRIPTION IS CONTINUED ON SHEET 2

SHEET 1 OF 11



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD B

DESCRIPTION: (CONTINUED FROM SHEET 1)

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 TO A POINT OF INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAMPLE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°29'45"E, A DISTANCE OF 388.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,616,955 SQUARE FEET OR 37.1202 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 MAY 27, 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
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



Digitally signed by
 David Lindley
 Date: 2025.05.28
 08:25:44 -04'00'
 Adobe Acrobat
 version:
 2025.001.20474

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

**POD B (NET ACREAGE)
 CAROLINA CLUB RESIDENTIAL DEVELOPMENT
 SKETCH AND DESCRIPTION**

DATE 5-27-2025

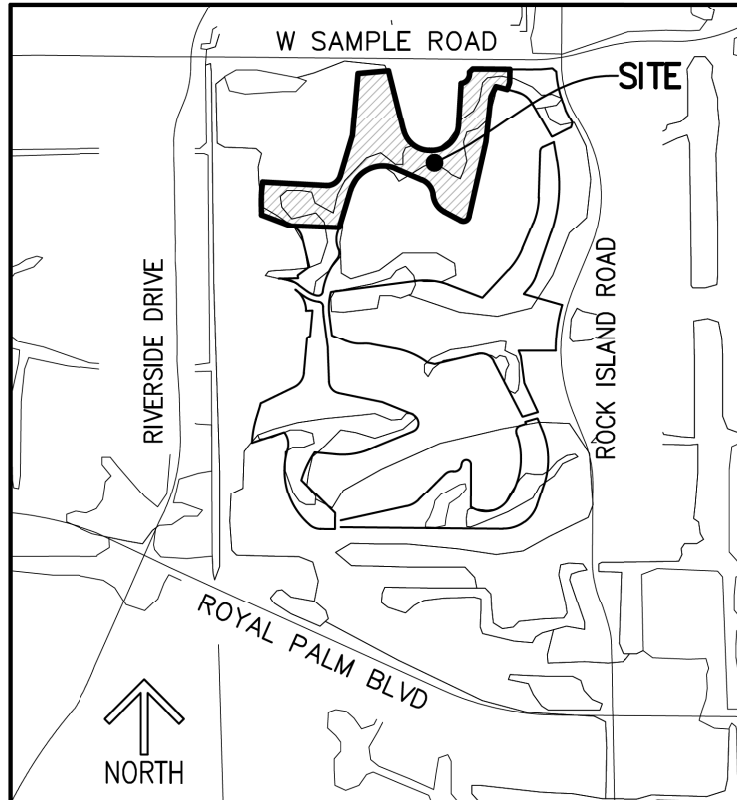
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD B

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.
8. THE DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 3 OF 11



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**POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

DATE 5-27-2025

DRAWN BY SAS

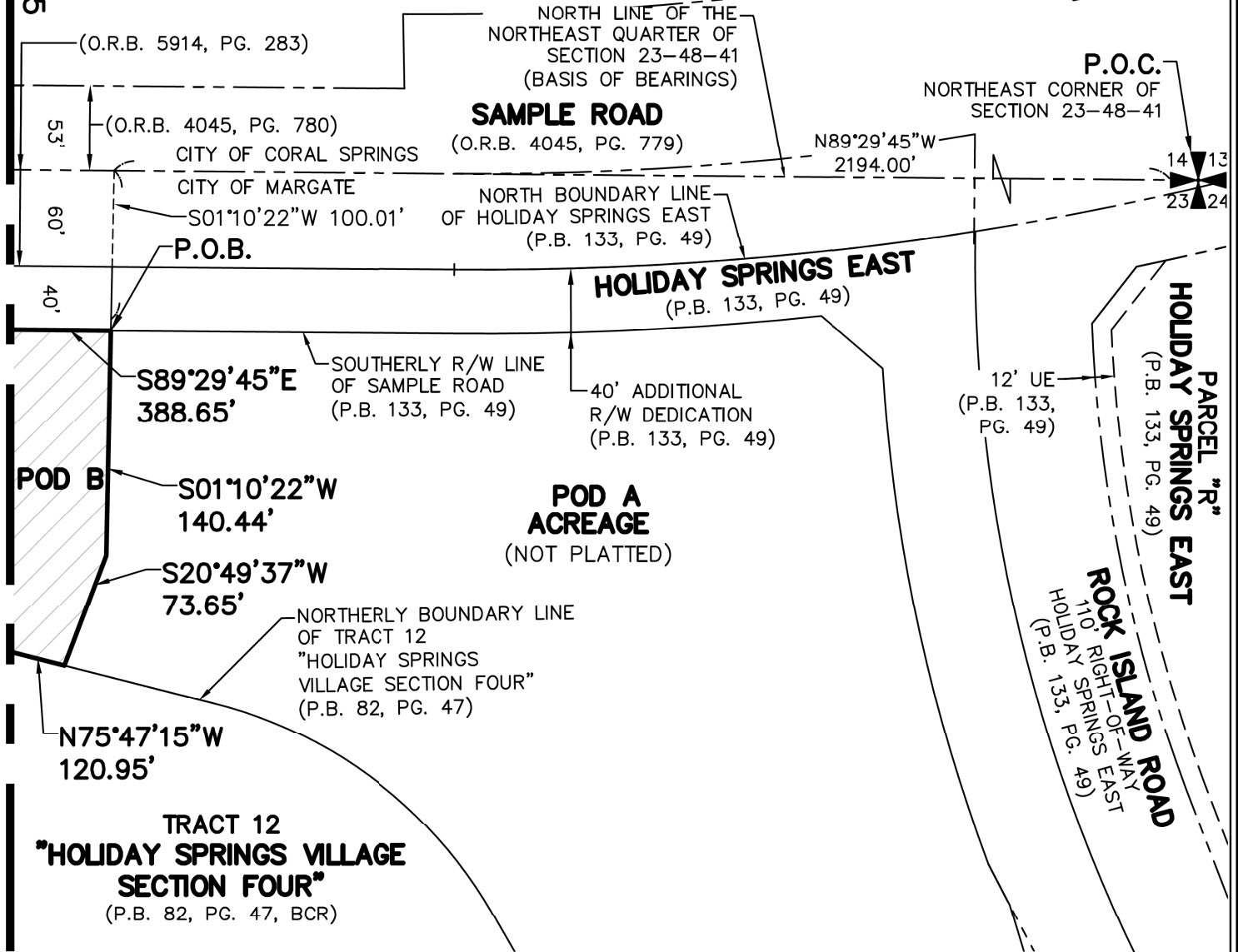
F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD B

EXHIBIT "A"

MATCHLINE SEE SHEET 5



THIS IS NOT A SURVEY

SHEET 4 OF 11

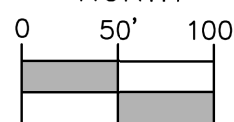


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NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

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)

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

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

N00°30'15"E
15.00'

N08°21'00"W
(RADIAL)

EAST LINE
OF TRACT 5

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

N03°30'28"E
444.13'

N45°30'15"E
49.50'

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

R=103.00'
Δ=81°08'45"
L=145.87'

**POD B
ACREAGE**
(NOT PLATTED)

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

S06°05'24"W
478.62'

N75°47'15"W
120.95'

S26°52'21"W
119.85'

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

MATCHLINE SEE SHEET 4

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 6

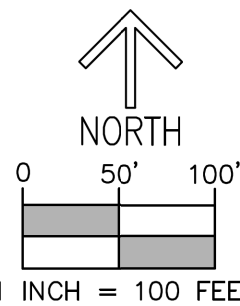
SHEET 5 OF 11



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POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

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'
 $\Delta=75^{\circ}52'02''$
 L=370.76'

R=280.00'
 $\Delta=86^{\circ}35'09''$
 L=423.14'

S89°54'23"E
 23.97'

**POD B
 ACREAGE**
 (NOT PLATTED)

N66°59'22"W
 298.98'

R=190.53'
 $\Delta=61^{\circ}38'34''$
 L=204.99'

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

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

478.62'
 S06°05'24"W

801.11' S12°50'04"W

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

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 7

SHEET 6 OF 11

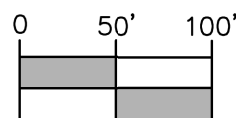


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NORTH



1 INCH = 100 FEET

DATE 5-27-2025

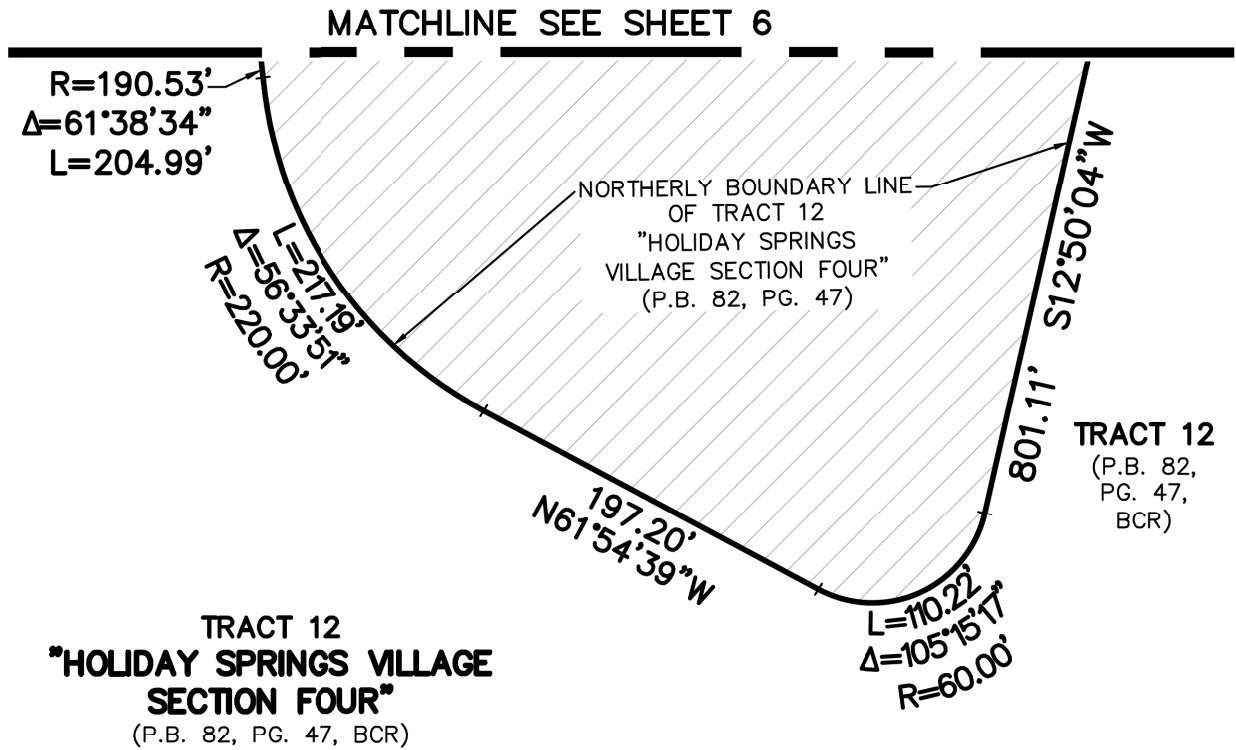
DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



THIS IS NOT A SURVEY

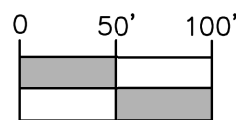
SHEET 7 OF 11

**CAULFIELD & WHEELER, INC.**

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 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
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NORTH



1 INCH = 100 FEET

POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

DATE 5-27-2025

DRAWN BY SAS

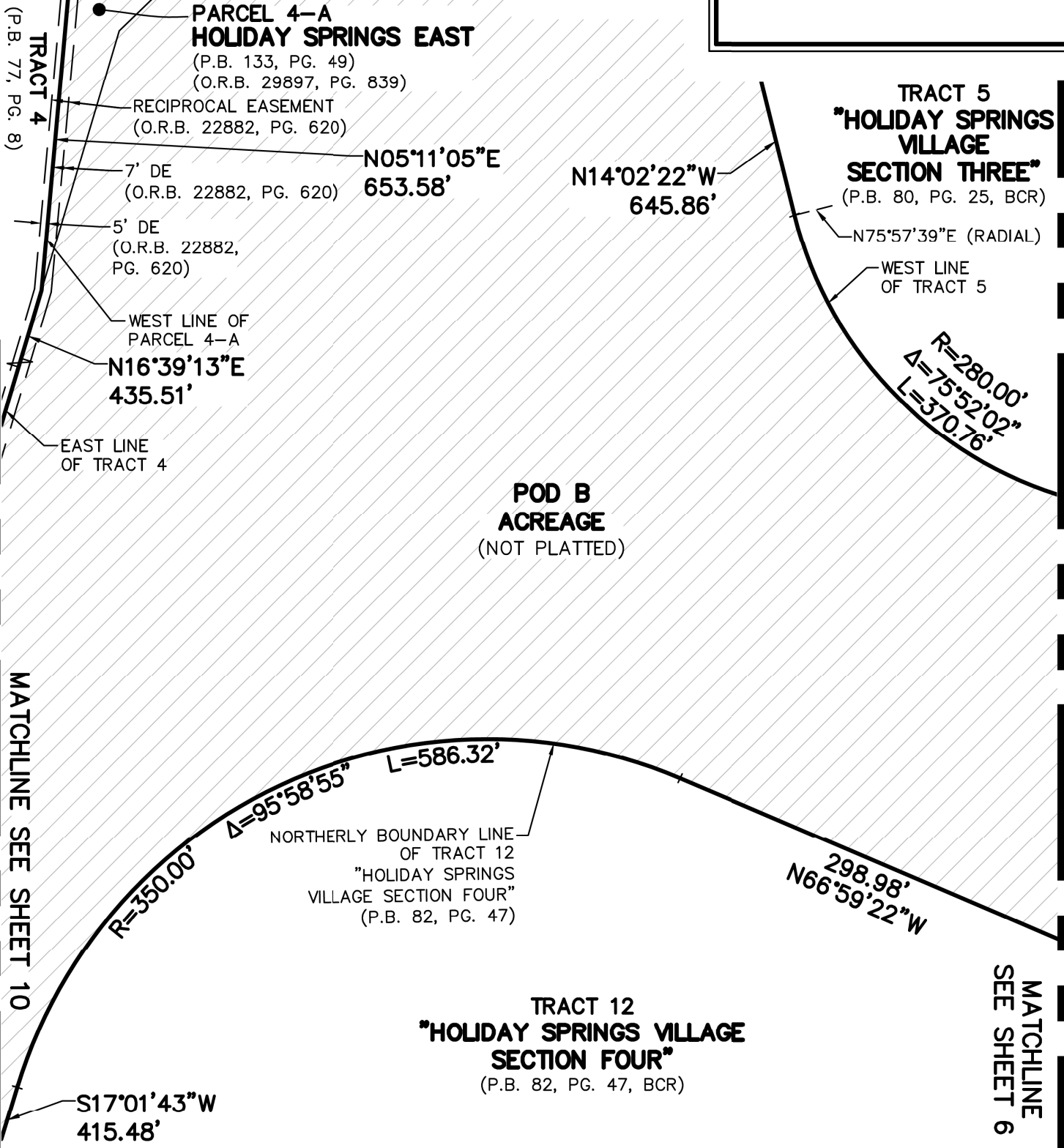
F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

MATCHLINE SEE SHEET 9

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 8 OF 11

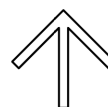


CAULFIELD & WHEELER, INC.

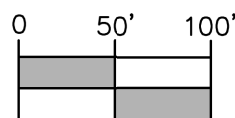
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LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

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



NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

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
ACREAGE**
(NOT PLATTED)

**TRACT 5
"HOLIDAY SPRINGS VILLAGE
SECTION THREE"**

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

N72°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

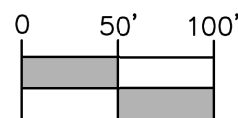


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NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

**POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

EXHIBIT "A"

CANAL & LAKE
MAINTENANCE EASEMENT
(O.R.B. 22798 PG. 561)

MATCHLINE SEE SHEET 8

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

EAST LINE
OF TRACT 4
P.B. 30
DE 17
(8)

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
ACREAGE
(NOT PLATTED)

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
ACREAGE
(NOT PLATTED)

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

415.48'
W43°10'11S

SHEET 10 OF 11

THIS IS NOT A SURVEY

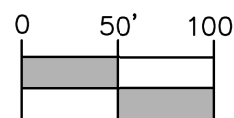


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NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

EXHIBIT "A"

15
22
14
23

NORTHWEST CORNER OF
SECTION 23-48-41
(BC PUBLISHED COORDINATES)
N 705363.7500
E 907163.6667

TRACT 6
**"HOLIDAY SPRINGS
VILLAGE SECTION THREE"**
(P.B. 80, PG. 25)

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

EASTERLY R/W
HOLIDAY SPRINGS
BOULEVARD
(P.B. 77, PG. 8)

20' UE
(P.B. 77,
PG. 8)

S01°01'45"E
2639.59' (GRID)

TRACT 1
**"HOLIDAY SPRINGS
VILLAGE AND OCEAN
CLUB, SECTION ONE"**
(P.B. 77, PG. 8)

NORTHWEST CORNER OF TRACT 3
"HOLIDAY SPRINGS VILLAGE AND OCEAN
CLUB, SECTION ONE"
(P.B. 77, PG. 8)

WEST 1/4 CORNER OF
SECTION 23-48-41
(BC PUBLISHED
COORDINATES)
N 702724.5834
E 907211.0833

N23°51'54"E
1081.59'

20' UE
(P.B. 77,
PG. 8)

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

80' PUBLIC R/W (WOODSIDE DRIVE)

**HOLIDAY SPRINGS
BOULEVARD**

R=868.27'
Δ=11°48'59"
L=179.07'

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

S87°00'21"E
666.12'

S79°12'41"E
(RADIAL)

**POD B
ACREAGE**
(NOT PLATTED)

N88°58'20"E
(RADIAL)

N01°01'47"W
163.13'

N69°25'03"W
333.55'

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

TRACT 3
(P.B. 77, PG. 8)

MATCHLINE SEE SHEET 10

THIS IS NOT A SURVEY

SHEET 11 OF 11



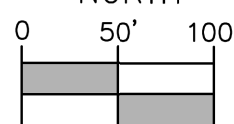
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BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

POD B (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD B

EXHIBIT "A"

DESCRIPTION:

BEING ALL 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 AND A PORTION OF 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 TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL "O-1"; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S73°59'23"E, A RADIAL DISTANCE OF 1,755.00 FEET; THENCE SOUTHERLY ALONG THE ARC AND ALONG SAID EAST LINE OF SAID PARCEL "O-1", THROUGH A CENTRAL ANGLE OF 15°59'55", A DISTANCE OF 490.04 FEET TO A POINT OF NON-TANGENCY AND 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 TRACT 13, "HOLIDAY SPRINGS VILLAGE SECTION FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF SAID PUBLIC RECORDS; 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 TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 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 620.00 FEET AND A CENTRAL ANGLE OF 22°32'50"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 243.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY 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 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 1,537,976 SQUARE FEET OR 35.3071 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 MAY 27, 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

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

**POD C (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

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

DATE 5-27-2025

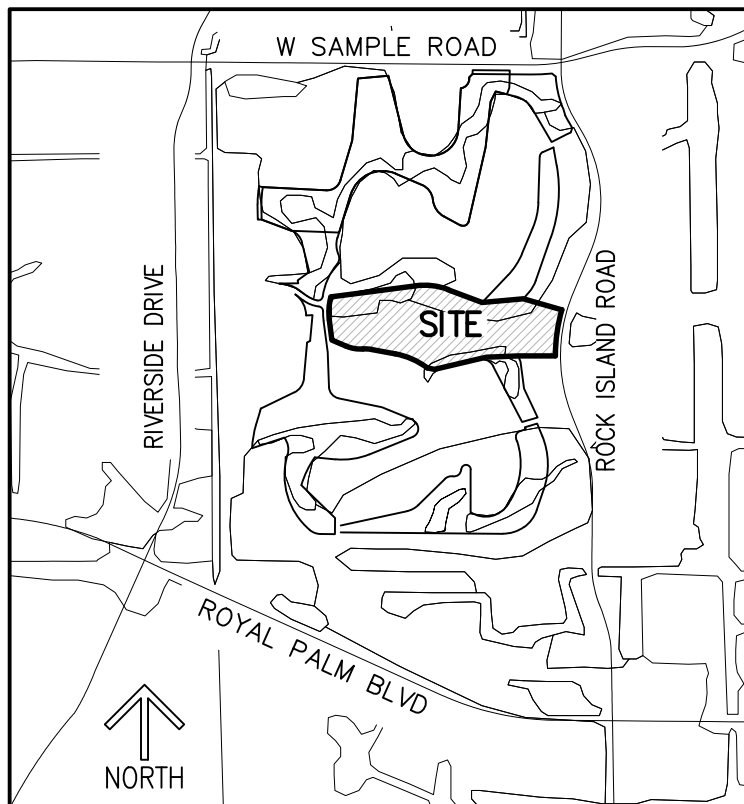
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD C

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°02'23"E, ALONG THE EAST 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.
8. THE DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

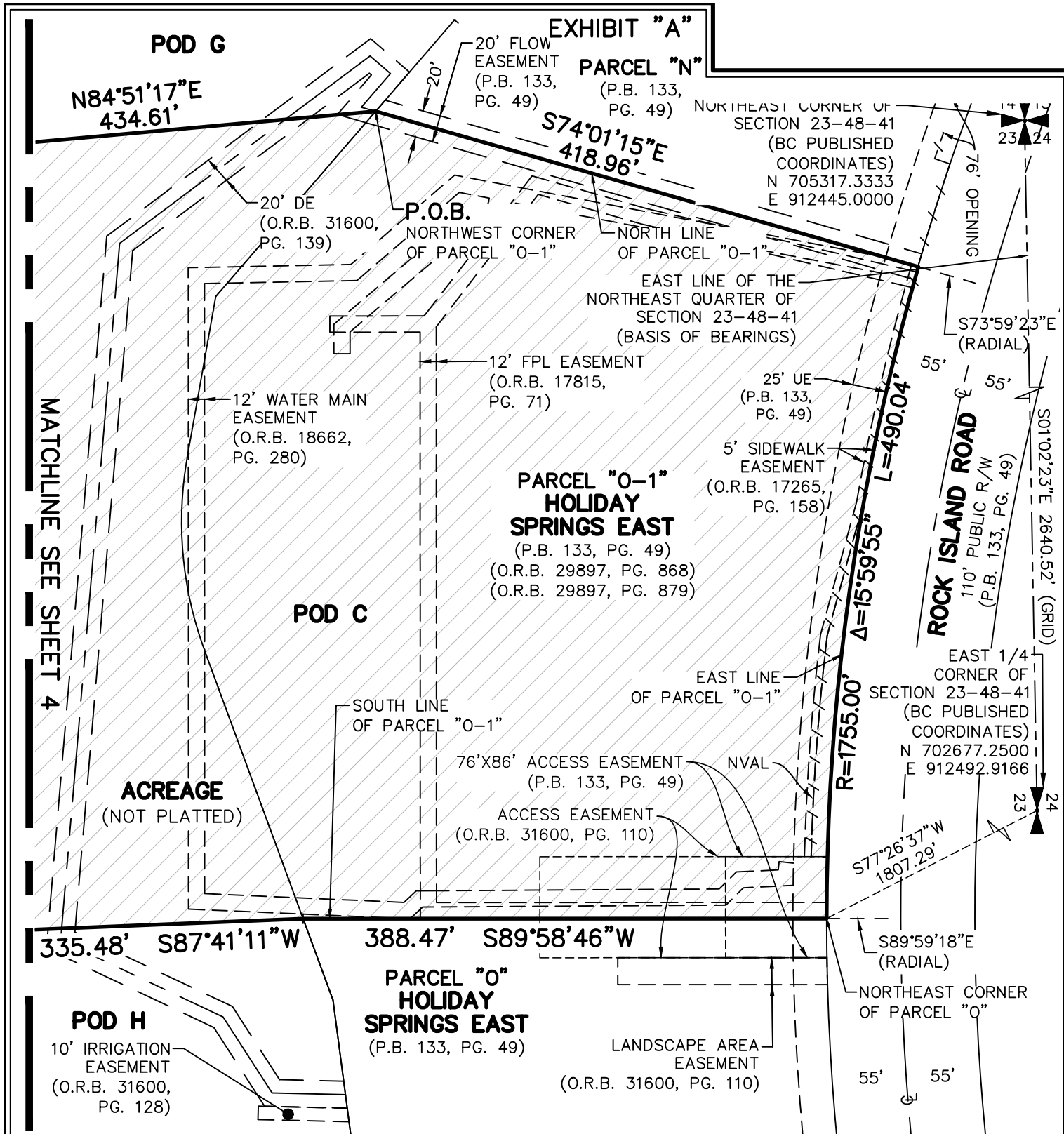
SHEET 2 OF 7



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

POD C (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD C

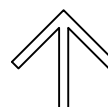


SHEET 3 OF 7

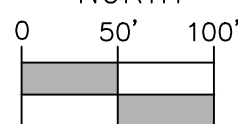


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7900 GLADES ROAD - SUITE 100
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NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

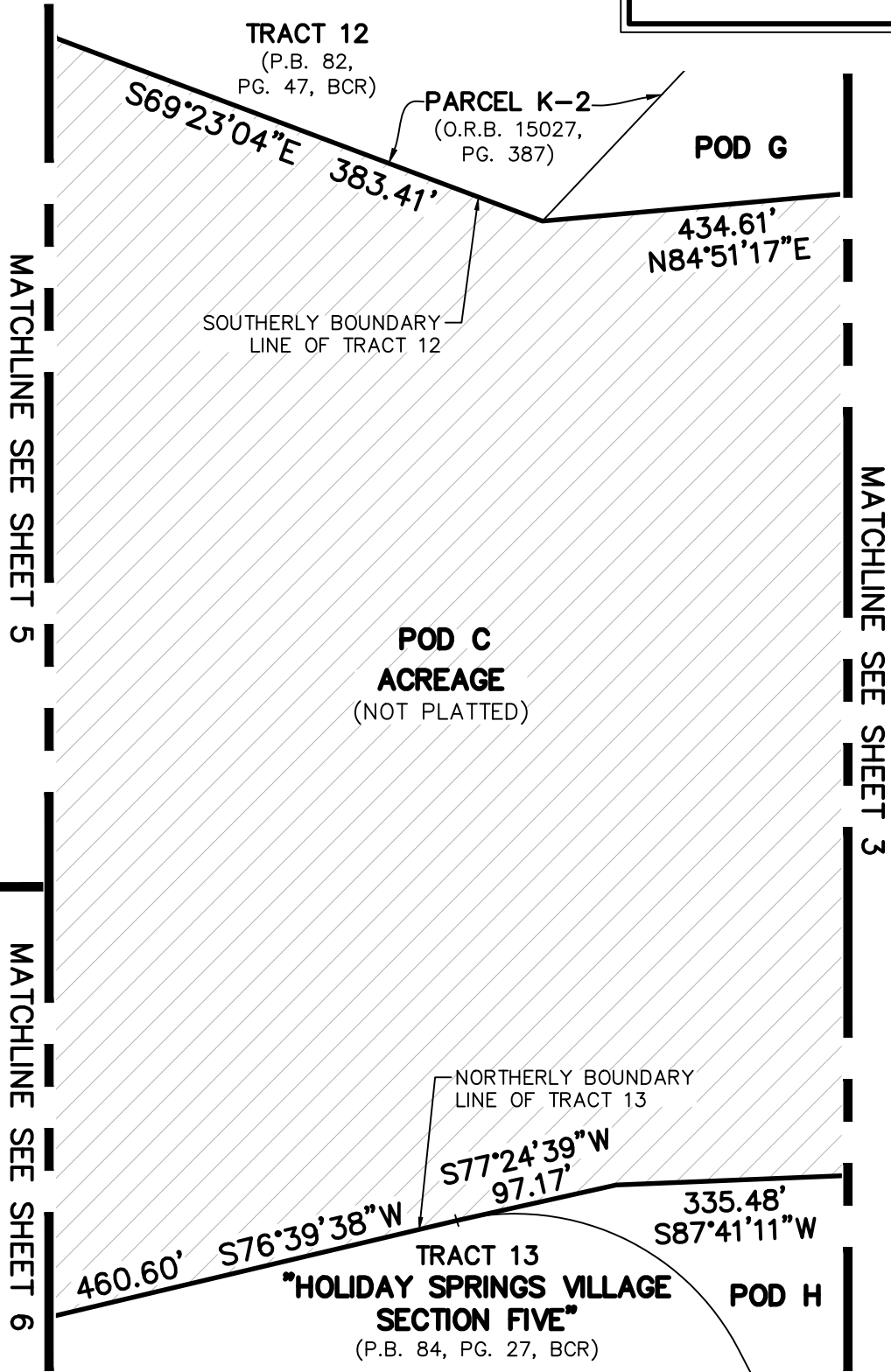
F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD C

POD C (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

EXHIBIT "A"

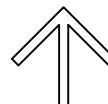


THIS IS NOT A SURVEY

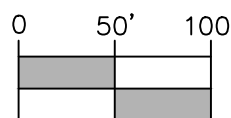
SHEET 4 OF 7



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NORTH



1 INCH = 100 FEET

DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD C

POD C (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

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
ACREAGE
(NOT PLATTED)

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 4

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 6

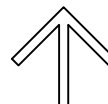
SHEET 5 OF 7



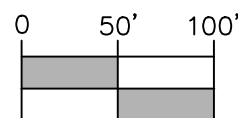
CAULFIELD & WHEELER, INC.

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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

POD C (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

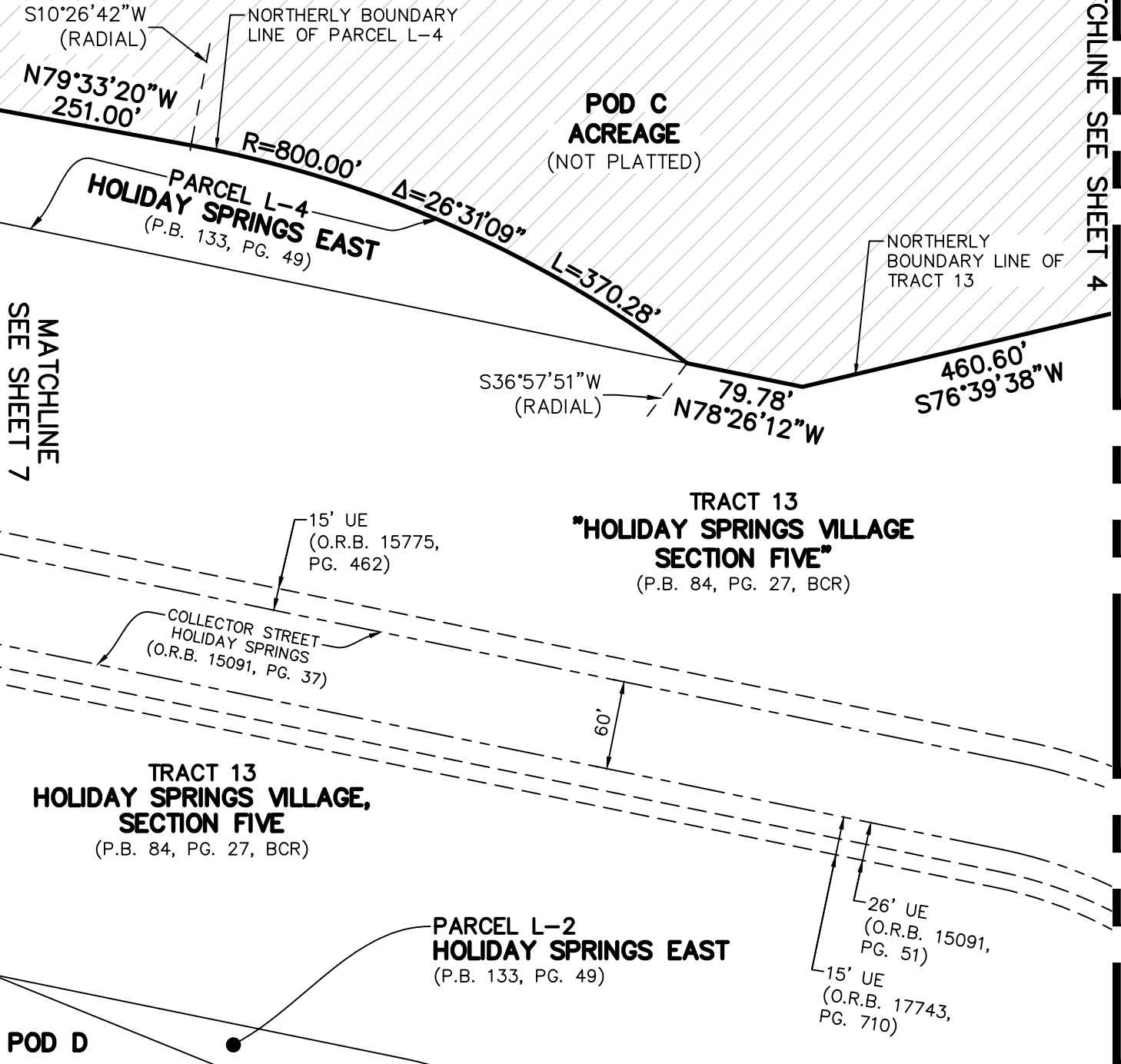
F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD C

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4



THIS IS NOT A SURVEY

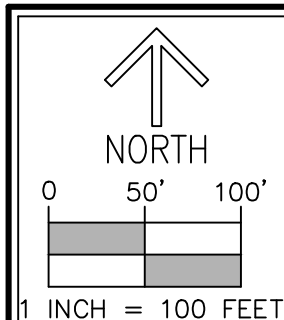
SHEET 6 OF 7



CAULFIELD & WHEELER, INC.

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POD C (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



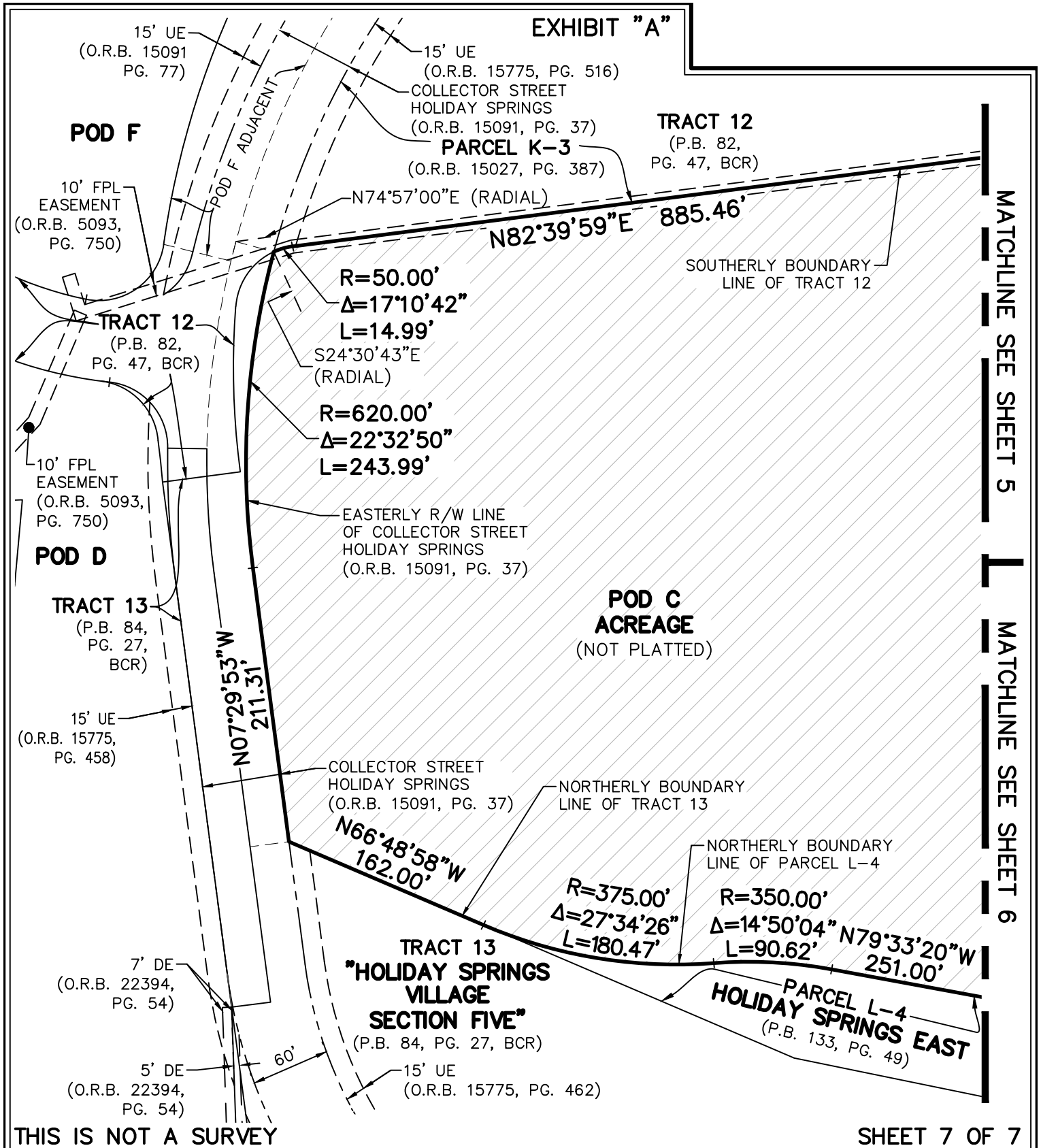
DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

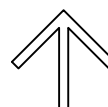
SCALE 1"=100'

JOB NO. 8047-POD C

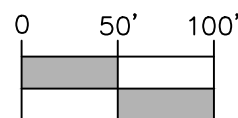


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NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD C

POD C (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
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 12, "HOLIDAY SPRINGS VILLAGE SECTION FOUR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 82, PAGE 47 OF SAID PUBLIC RECORDS AND LYING IN TRACT 13, "HOLIDAY SPRINGS VILLAGE SECTION FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF SAID TRACT 12, TOGETHER WITH A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE N75°32'57"E, A DISTANCE OF 816.05 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 INTERSECTION WITH THE WESTERLY LINE OF SAID 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S89°05'41"E, A RADIAL DISTANCE OF 680.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 08°24'12", A DISTANCE OF 99.73 FEET; THENCE S07°29'59"E, A DISTANCE OF 331.14 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PARCEL L-1, AS SHOWN ON SAID HOLIDAY SPRINGS EAST; 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 493.16 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS;

DESCRIPTION IS CONTINUED ON SHEET 2

THIS IS NOT A SURVEY

SHEET 1 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

POD D (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD D

EXHIBIT "A"**DESCRIPTION: (CONTINUED FROM SHEET 1)**

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S00°31'17"W, A DISTANCE OF 170.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF TRACT 11, AS SHOWN ON "HOLIDAY SPRINGS VILLAGE SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 24 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY BOUNDARY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE N89°28'44"W, A DISTANCE OF 150.00 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 354.14 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF HOLIDAY SPRINGS BOULEVARD, AS SHOWN ON SAID "HOLIDAY SPRINGS VILLAGE SECTION TWO"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S87°30'33"E, A RADIAL DISTANCE OF 1,026.86 FEET; THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 14°03'44", A DISTANCE OF 252.02 FEET; THENCE N16°33'11"E, A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,106.86 FEET AND A CENTRAL ANGLE OF 01°21'13"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 26.15 FEET TO A POINT OF NON-TANGENCY AND TO A POINT OF INTERSECTION WITH 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 388.32 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 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 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 1,275,418 SQUARE FEET OR 29.2796 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 MAY 27, 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

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

**POD D (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

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

DATE 5-27-2025

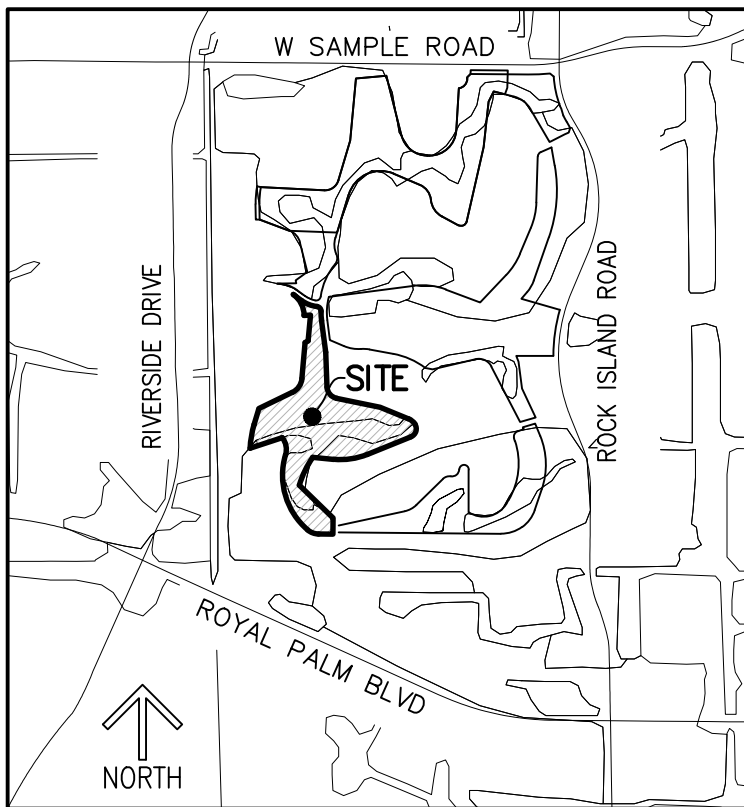
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD D

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
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

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.
8. THE DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 3 OF 9



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POD D (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD D

EXHIBIT "A"

HOLIDAY SPRINGS BOULEVARD

(WOODSIDE DRIVE) 80' PUBLIC R/W

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

EAST
BOUNDARY LINE
OF TRACT 3

POD F

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

SOUTH
BOUNDARY LINE
OF TRACT 3

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

EASEMENT
(O.R.B. 8252, PG. 76)
(O.R.B. 9233, PG. 619)

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

P.O.B.
S53°27'24"E
106.88'

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

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

NORTHWEST CORNER
OF TRACT 2
(P.B. 77, PG. 8)

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

EASTERLY
BOUNDARY LINE
OF TRACT 2

SOUTHERLY
BOUNDARY LINE
OF TRACT 12

ACREAGE
L=255.43'
R=5250.48"
R=276.93'

POD C
ADJACENT

POD D

P.O.C.

WEST 1/4 CORNER OF
SECTION 23-48-41
(BC PUBLISHED
COORDINATES)
N 702724.5834
E 907211.0833

S01°01'47"E

WEST LINE
OF TRACT 2
(BASIS OF BEARINGS)

R=330.00' Δ=30°22'34" L=174.95'

R=50.00' Δ=84°44'11" L=73.95'

10' FPL EASEMENT (O.R.B. 5678, PG. 120)
S89°23'21"W
(RADIAL)

S87°35'05"W
68.28'

EASTERLY BOUNDARY LINE OF TRACT 2

N05°11'28"E
270.21'

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

TRACT 13
(P.B. 84,
PG. 27,
BCR)
N89°05'41"W
(RADIAL)
R=680.00'
Δ=8°24'12"
L=99.73'
S07°29'59"E
331.14'

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 5

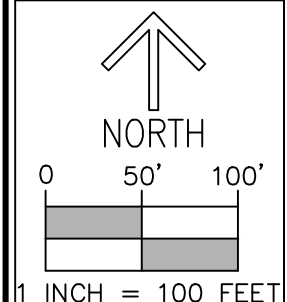
SHEET 4 OF 9



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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

POD D (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD D

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'

N31°25'49"W
(RADIAL)

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)

POD D
ACREAGE
(NOT PLATTED)

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
388.32'

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



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

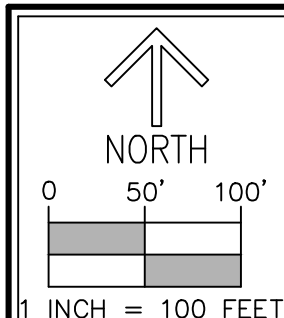
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

POD D (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



DATE 5-27-2025

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)

WESTERLY BOUNDARY
LINE OF PARCEL L-2

POD D
ACREAGE
(NOT PLATTED)

R=150.00'
Δ=34°22'18"
L=89.98'

L=159.49'
Δ=10°32'13"
R=90.00'

493.80' S67°58'43"W

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

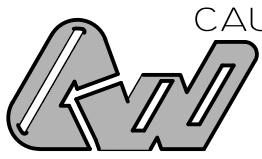
COLLECTOR STREET
HOLIDAY SPRINGS
(O.R.B. 15091,
PG. 37)

R=750.00'
Δ=27°21'15"
L=358.07'

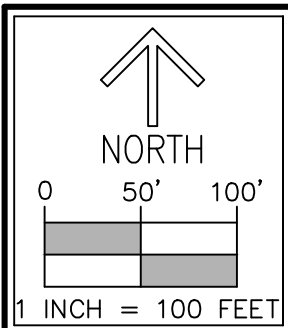
WESTERLY BOUNDARY
LINE OF TRACT 13

THIS IS NOT A SURVEY

SHEET 6 OF 9



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD D

POD D (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

MATCHLINE SEE SHEET 5

EXHIBIT "A"

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

MATCHLINE SEE SHEET 9

S71°45'11"W
354.14'

NORTH LINE
OF TRACT 11

S51°46'54"W
(RADIAL)

R=200.00'
Δ=54°52'30"
L=191.55'

**POD D
ACREAGE**
(NOT PLATTED)

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

L=324.53'
Δ=18°35'39"
R=1000.00'

WESTERLY BOUNDARY
LINE OF TRACT 13

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

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

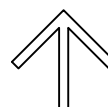
MATCHLINE SEE SHEET 8

SHEET 7 OF 9

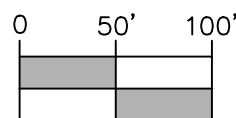


CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD D

POD D (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

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
 ACREAGE**
 (NOT PLATTED)

$S45^{\circ}45'02''E$
 $493.16'$

WESTERLY BOUNDARY
 LINE OF TRACT 13

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

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

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

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

EASTERLY BOUNDARY
 LINE OF TRACT 11

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

POD E

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

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

150.00'
 $N89^{\circ}28'44''W$

170.00'
 $S00^{\circ}31'17''W$

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

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

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



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD D

POD D (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

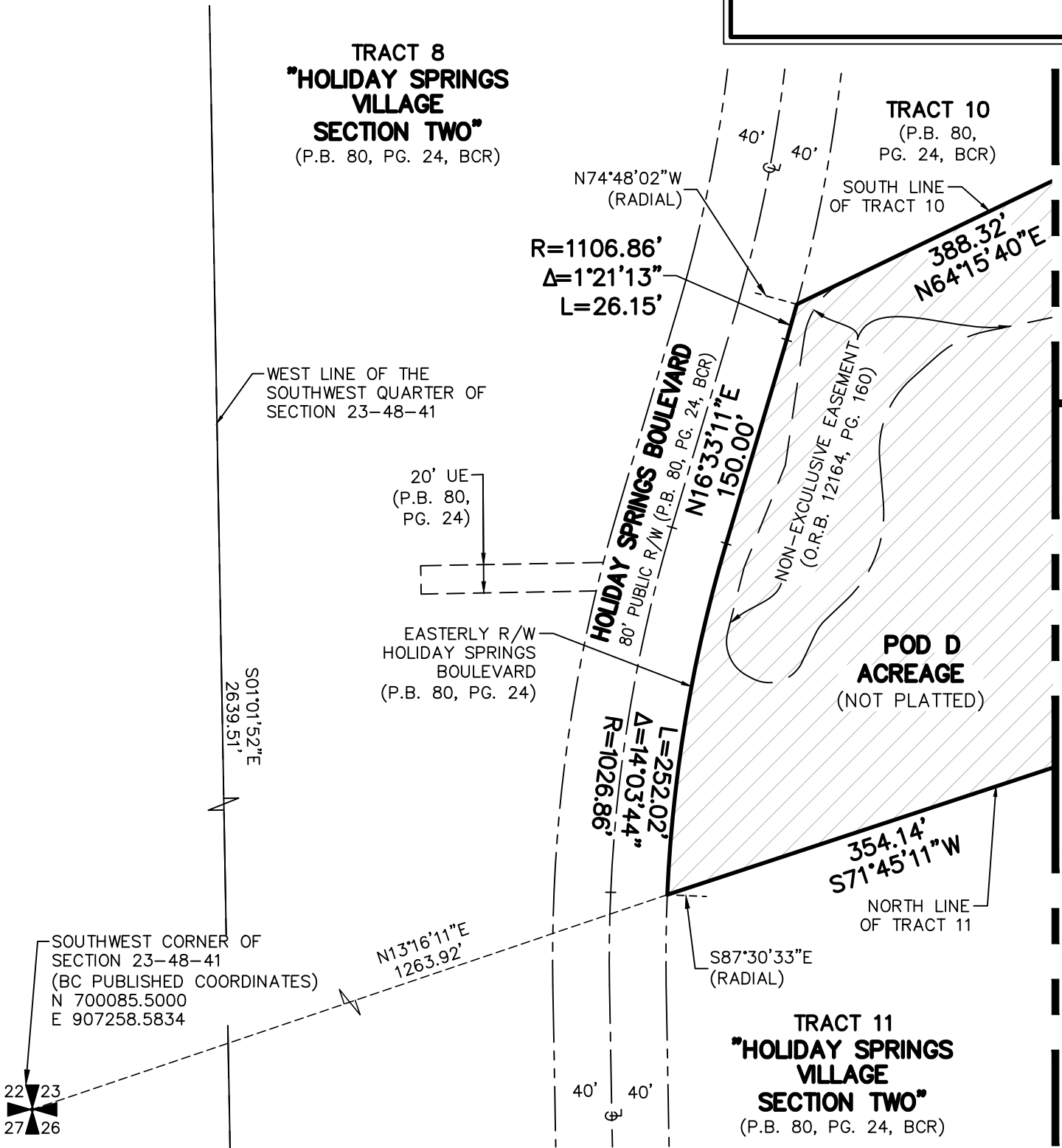
EXHIBIT "A"

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

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

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 7



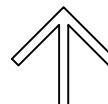
THIS IS NOT A SURVEY

SHEET 9 OF 9

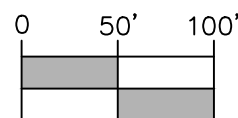


CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



NORTH



1 INCH = 100 FEET

POD D (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD D

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE N52°29'11"W, A DISTANCE OF 2,524.95 FEET TO THE NORTHWEST CORNER 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 AND TO THE POINT OF BEGINNING; 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 1,700.43 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE 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 FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°31'17"E, A DISTANCE OF 71.32 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 13; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N77°46'54"E, A DISTANCE OF 708.06 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 THE SOUTHERLY BOUNDARY LINE OF SAID 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.

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

POD E (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

DATE 5-27-2025

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 23.37 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N73°39'42"E, A DISTANCE OF 135.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 809,086 SQUARE FEET OR 18.5741 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 N01°02'30"W, ALONG THE EAST LINE OF THE SOUTHEAST 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.
8. THE DISTANCES SHOWN HEREON ARE GROUND, 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 MAY 27, 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

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

**POD E (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

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

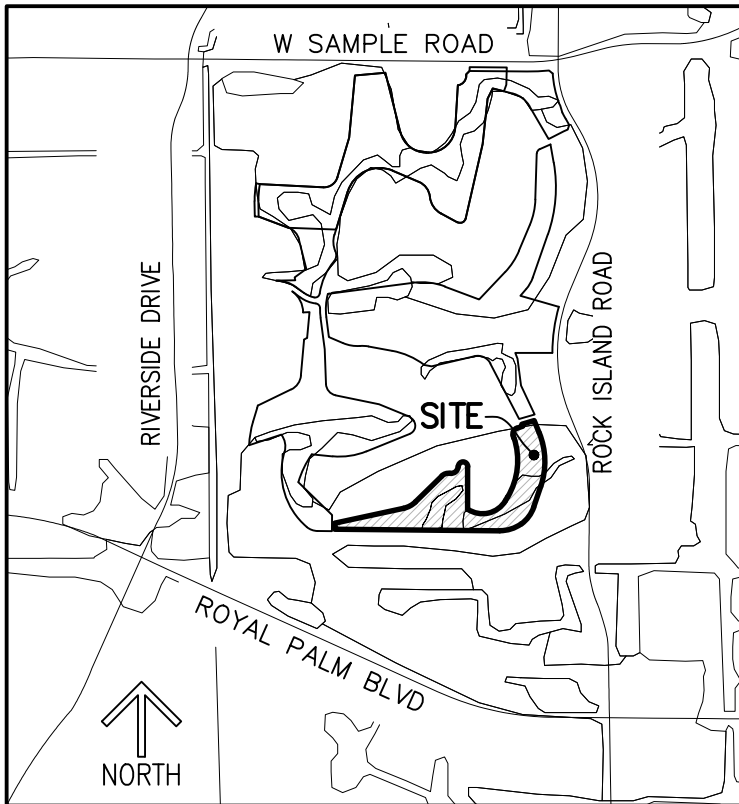
DATE 5-27-2025

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
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**POD E (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

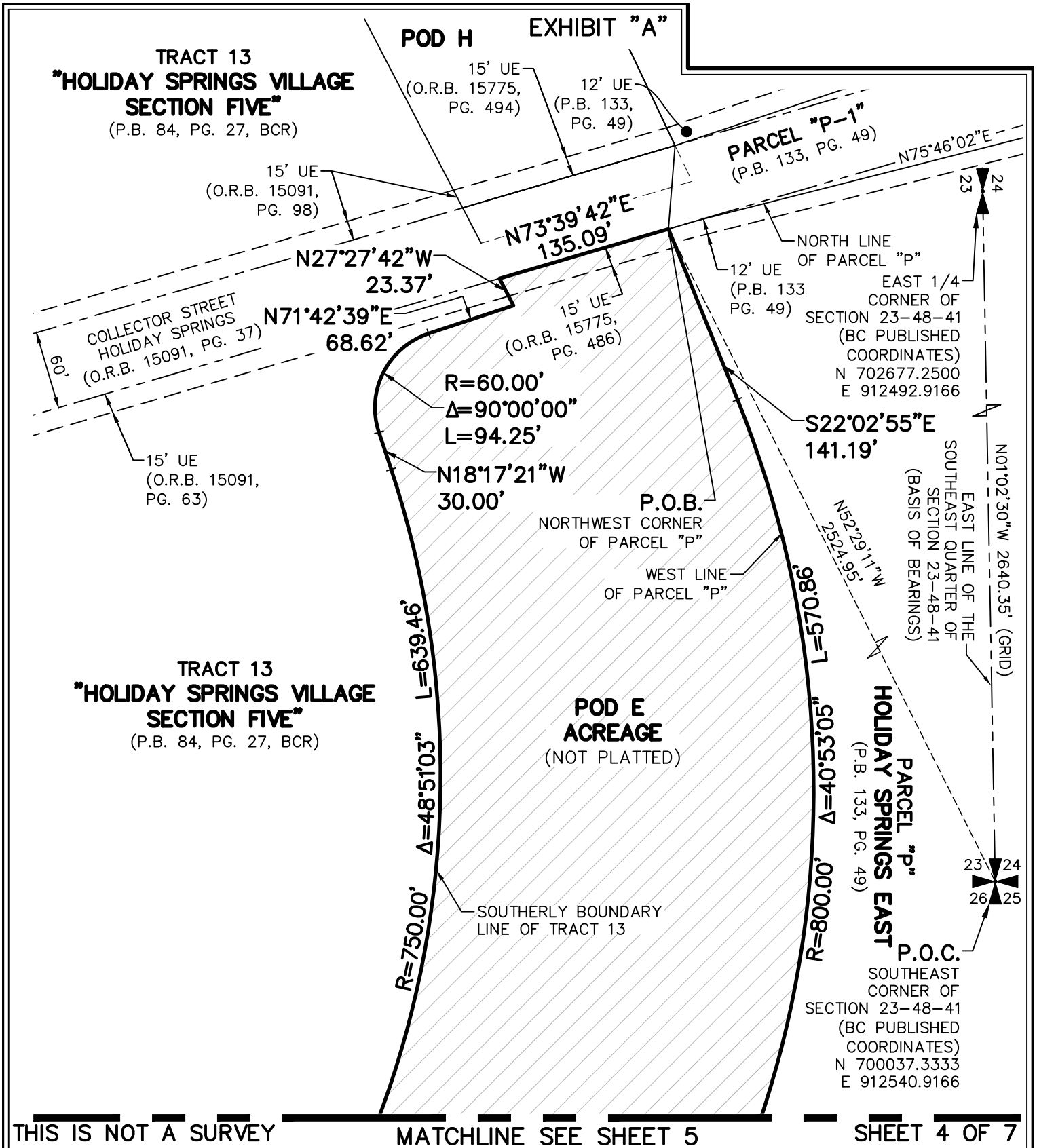
DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

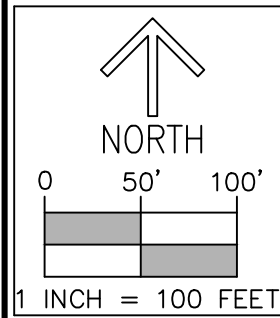
SCALE NONE

JOB NO. 8047-POD E



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**POD E (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**



DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD E

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'
 $\Delta=48^{\circ}51'03"$
 L=639.46'

R=800.00'
 $\Delta=40^{\circ}53'05"$
 L=570.86'

R=280.00'
 $\Delta=93^{\circ}05'43"$
 L=454.95'

SOUTHERLY BOUNDARY
LINE OF TRACT 13

**POD E
 ACREAGE**
 (NOT PLATTED)

NORTHEAST CORNER
 OF PARCEL "M"
 N 700490.3644
 E 910401.6869

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

1700.43'
 N89°28'44"W

NORTH LINE
 OF PARCEL "M"

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

R=377.39'
 $\Delta=36^{\circ}19'35"$
 L=239.27'

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

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

231.34'
 S18°50'10"W

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.

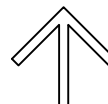
CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

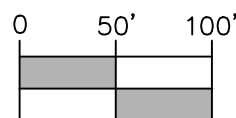
7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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



NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD E

POD E (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

EXHIBIT "A"

TRACT 13 "HOLIDAY SPRINGS VILLAGE SECTION FIVE"

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

MATCHLINE
SEE SHEET 7

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

N77°46'54"E
708.06'

R=250.00'
Δ=32°09'15"
L=140.30'

SOUTHERLY BOUNDARY
LINE OF TRACT 13

N45°37'39"E 388.55'

SOUTHERLY BOUNDARY
LINE OF PARCEL L-2

R=75.00'
Δ=97°28'51"
L=127.60'

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

S88°30'57"E
(RADIAL)

R=50.00'
Δ=178°18'51"
L=155.61'

R=100.00' S89°47'55"W
Δ=53°02'02" (RADIAL)
L=92.56'

W42°50'00S
447.63'

N33°39'25"E
(RADIAL)

POD E
ACREAGE
(NOT PLATTED)

SOUTHERLY BOUNDARY
LINE OF TRACT 13

R=280.00'
Δ=93°05'43"
L=454.95'

N89°28'44"W
1700.43'

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.

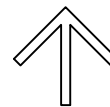
CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

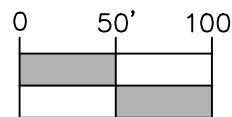
7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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



NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD E

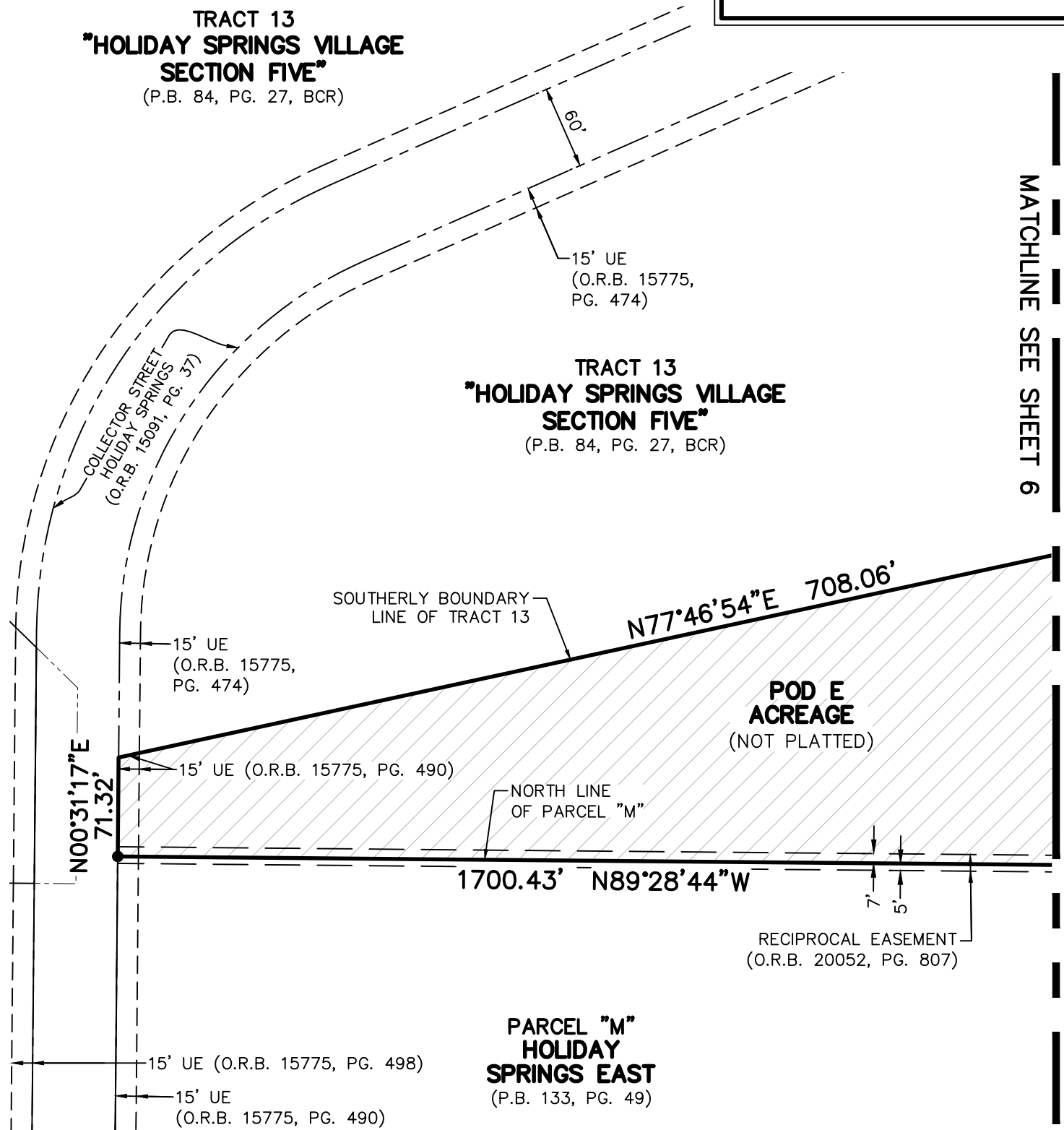
POD E (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

EXHIBIT "A"

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

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

MATCHLINE SEE SHEET 6

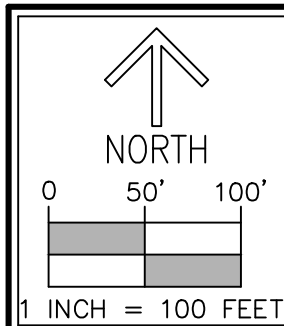


THIS IS NOT A SURVEY

SHEET 7 OF 7



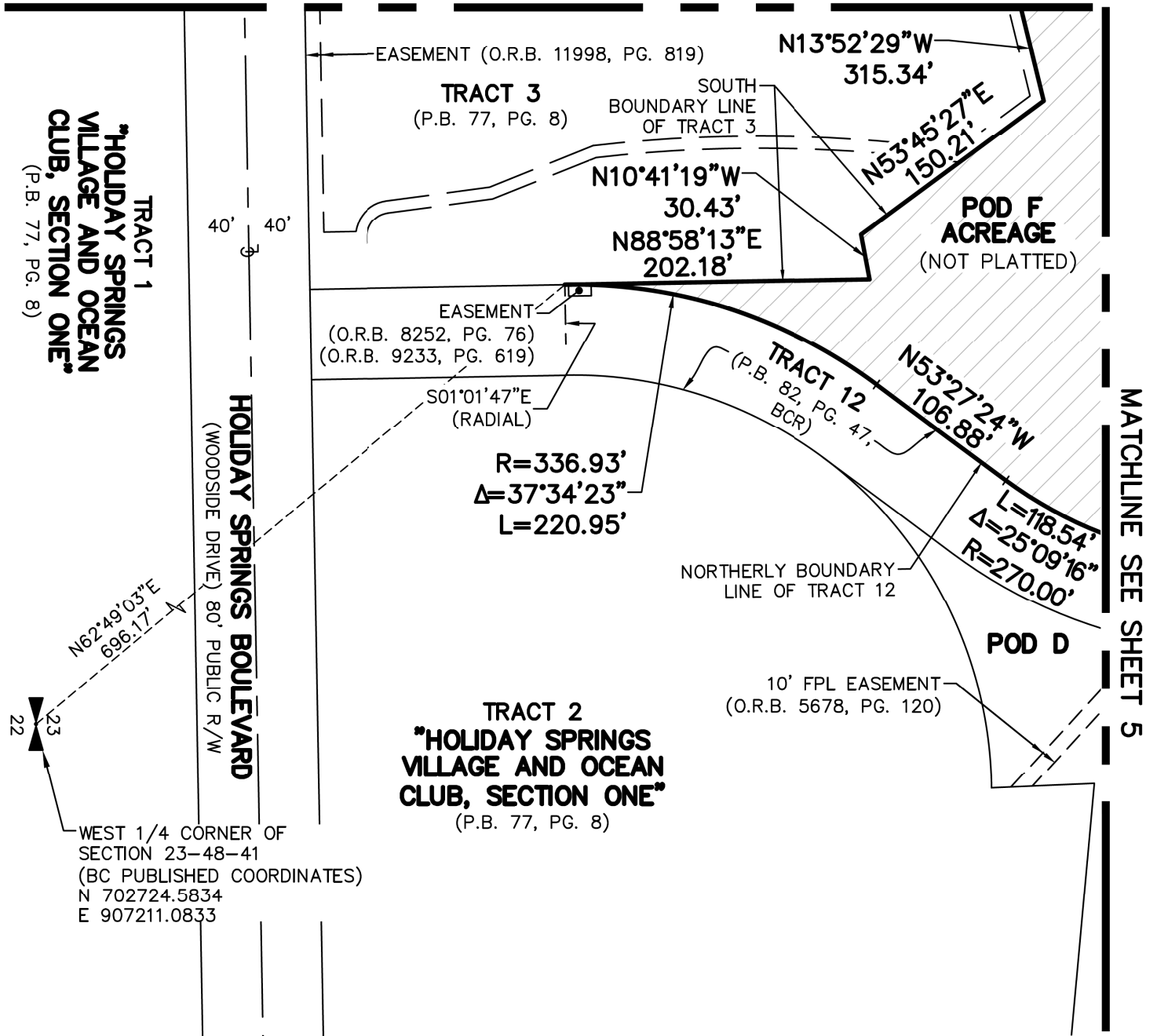
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD E

POD E (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

MATCHLINE SEE SHEET 3



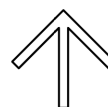
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SHEET 6 OF 6

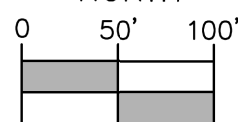


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NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD F

POD F (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

MATCHLINE SEE SHEET 4

**POD F
ACREAGE**
(NOT PLATTED)

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

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

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

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

MATCHLINE SEE SHEET 6

R=270.00'
 $\Delta=25^{\circ}09'16''$
L=118.54'

L=373.57'
 $\Delta=31^{\circ}47'56''$
R=673.11'

N81°58'48"W
(RADIAL)

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

POD D

POD C

L=81.48'
 $\Delta=93^{\circ}21'32''$
R=50.01'

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

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

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

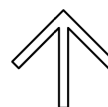
THIS IS NOT A SURVEY

SHEET 5 OF 6

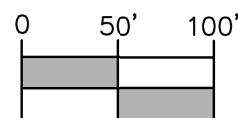


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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
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NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD F

POD F (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

POD B

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

S87°50'42"E
499.70'

S17°01'43"W
57.10'

NORTHERLY BOUNDARY LINE
OF TRACT 12

R=250.00'
Δ=40°53'51"
L=178.45'

POD F
ACREAGE
(NOT PLATTED)

N50°10'11"W
(RADIAL)

R=673.11'
Δ=31°47'56"
L=373.57'

R=100.00'
Δ=63°41'26"
L=111.16'

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

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. 516)

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

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

THIS IS NOT A SURVEY

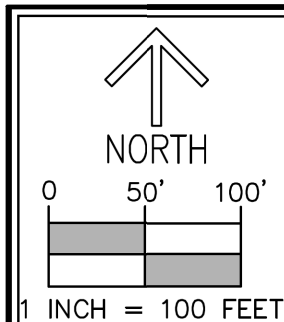
SHEET 4 OF 6



CAULFIELD & WHEELER, INC.

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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
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POD F (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



DATE 5-27-2025

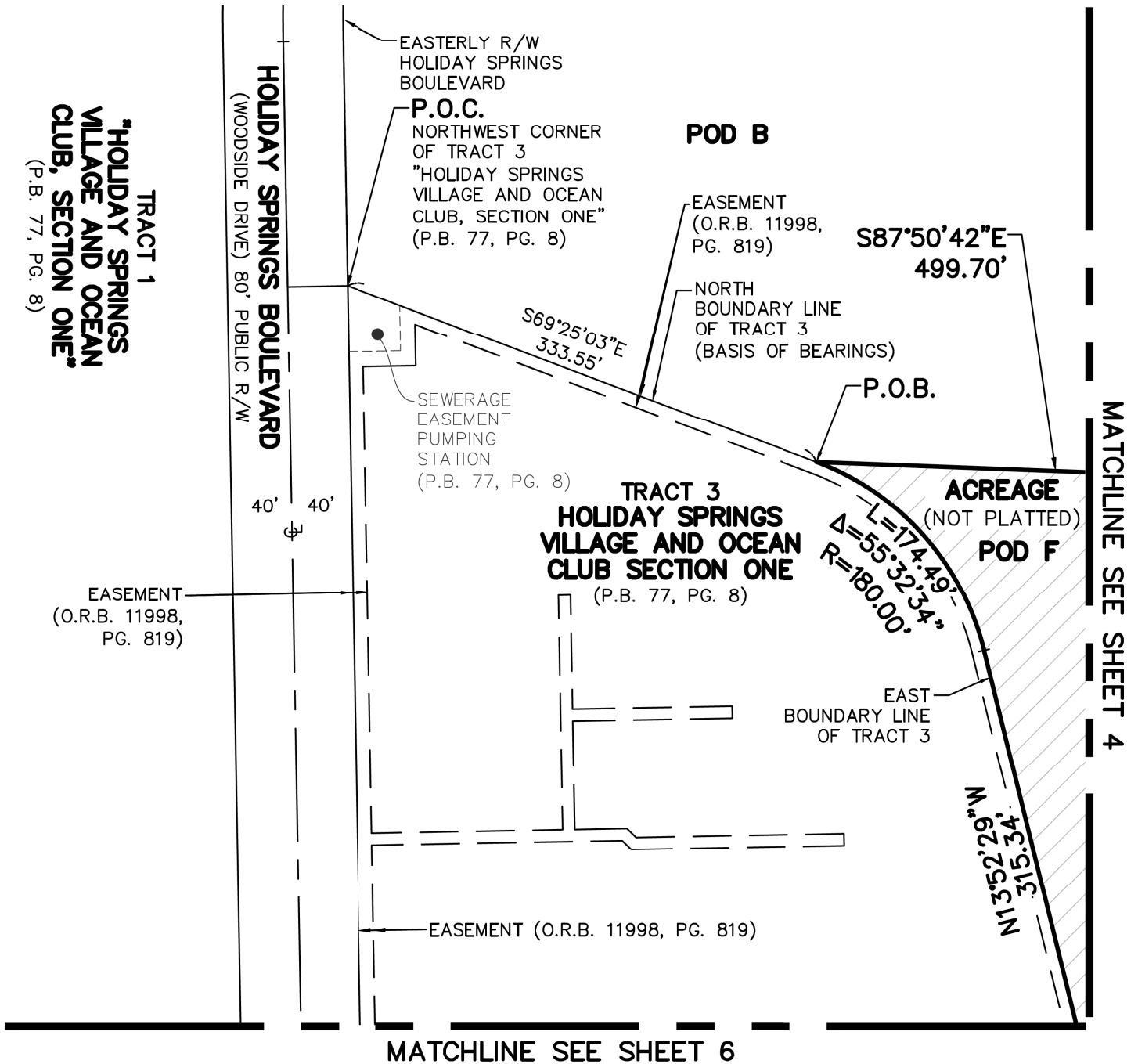
DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD F

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 3 OF 6

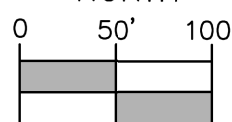


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NORTH

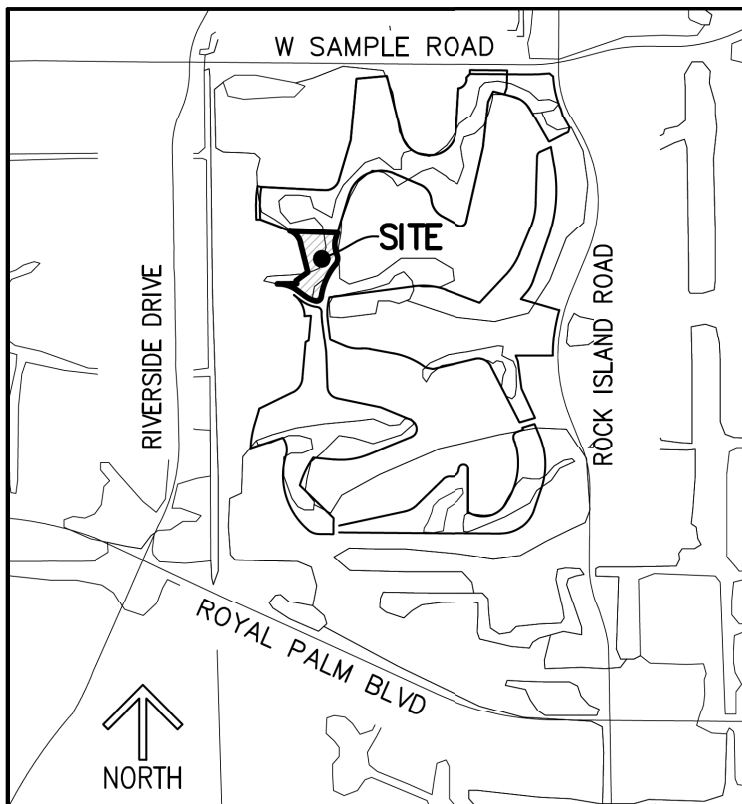


1 INCH = 100 FEET

POD F (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD F

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 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.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
8. THE DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 6



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**POD F (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD F

EXHIBIT "A"

DESCRIPTION:

BEING 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 THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 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 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 EIGHT (8) 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 THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S50°10'11"E, A RADIAL DISTANCE OF 673.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°47'56", A DISTANCE OF 373.57 FEET TO THE POINT OF CURVE 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 223,225 SQUARE FEET OR 5.1245 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 MAY 27, 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.

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BOCA RATON, FLORIDA 33434
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Digitally signed by
David Lindley
Date: 2025.05.28
08:30:53 -04'00'
Adobe Acrobat
version:
2025.001.20474

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

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD F

**POD F (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF SECTION 23, TOWNSHIP 48 SOUTH, RANGE 41 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE N44°51'57"W, A DISTANCE OF 2,529.29 FEET TO THE NORTHWEST CORNER OF PARCEL "N", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; 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 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 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 TANGENCY AND TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF THE 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF SAID PUBLIC RECORDS, LYING IN SAID TRACT 12; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N66°16'54"E, A DISTANCE OF 124.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 382,672 SQUARE FEET OR 8.7849 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 MAY 27, 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.

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BOCA RATON, FLORIDA 33434

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

**POD G (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

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

DATE 5-27-2025

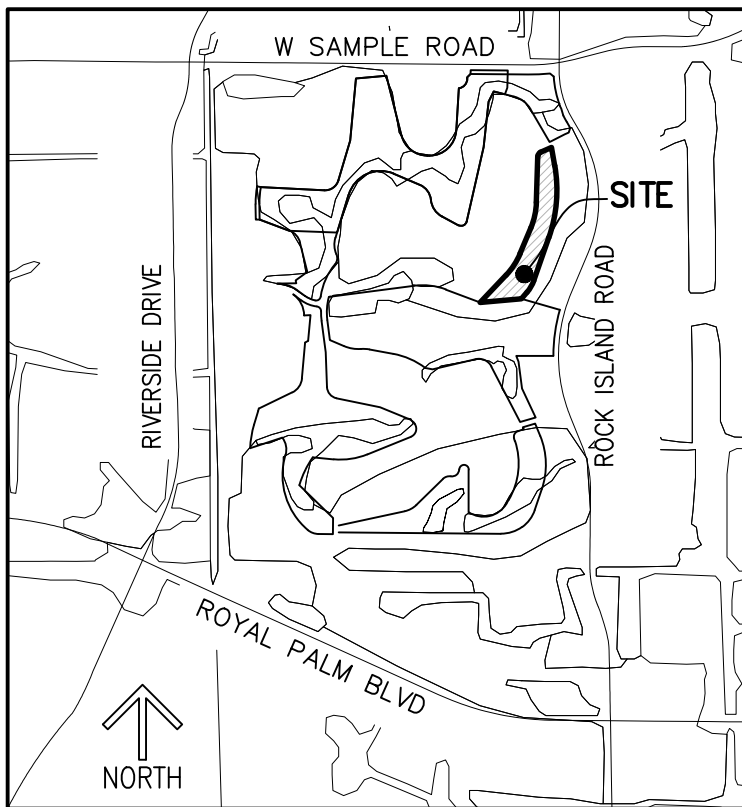
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD G

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
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

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.
8. THE DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

SHEET 2 OF 5



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

**POD G (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8047-POD G

EXHIBIT "A"

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

POD A

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

COLLECTOR ROAD NORTH

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

**N66°16'54"E
124.39'**

SOUTHERLY R/W

15' UE
(O.R.B. 15775,
PG. 506)

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

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

**R=50.00'
Δ=64°30'57"
L=56.30'**

15' UE
(O.R.B. 15775,
PG. 506)

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

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

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

**POD G
ACREAGE**
(NOT PLATTED)

WESTERLY
BOUNDARY LINE
OF PARCEL "N"

**N01°45'57"E
482.45'**

**194.57'
S09°55'17"E**

**N44°52'04"W
2529.30'**

P.O.C.
EAST 1/4 CORNER OF
SECTION 23-48-41
(BC PUBLISHED COORDINATES)
N 702677.2500
E 912492.9166

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

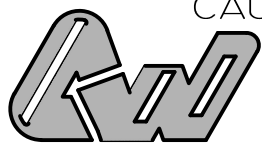
EASTERLY
BOUNDARY LINE
OF TRACT 12
(BASIS OF BEARINGS)

**R=1500.00'
Δ=29°08'07"
L=762.76'**

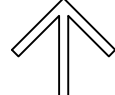
THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 4

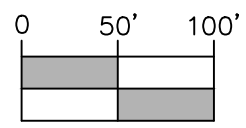
SHEET 3 OF 5



CAULFIELD & WHEELER, INC.
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7900 GLADES ROAD - SUITE 100
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NORTH

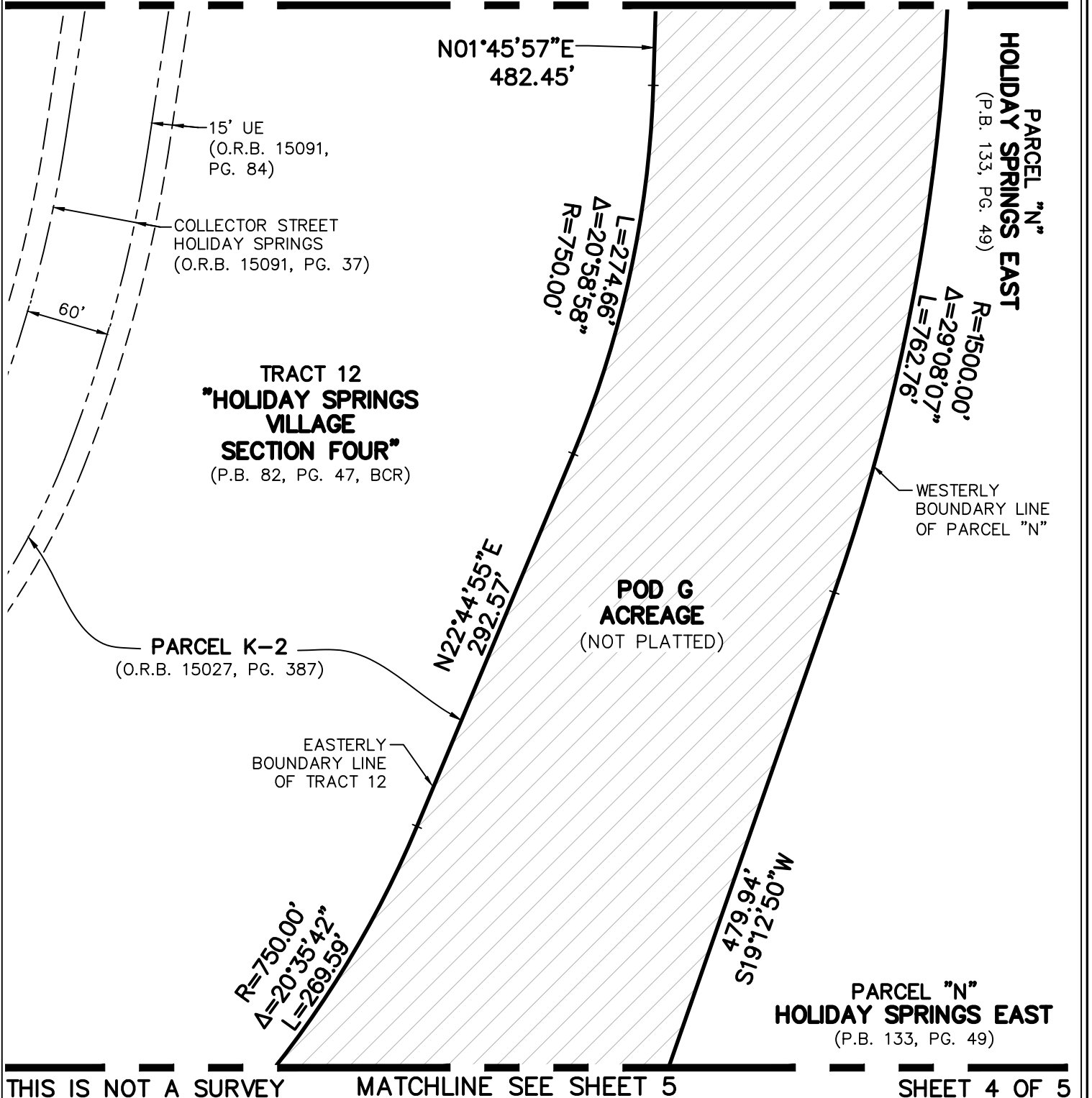


1 INCH = 100 FEET

DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD G

**POD G (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

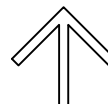
MATCHLINE SEE SHEET 3



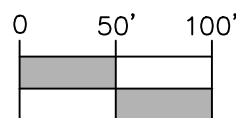
CAULFIELD & WHEELER, INC.

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 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
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**POD G (NET ACREAGE)
 CAROLINA CLUB RESIDENTIAL DEVELOPMENT
 SKETCH AND DESCRIPTION**



NORTH



1 INCH = 100 FEET

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD G

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)

EASTERLY
 BOUNDARY LINE
 OF TRACT 12

$N43^{\circ}20'37''E$
 $1395.40'$

**POD G
 ACREAGE**
 (NOT PLATTED)

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

WESTERLY
 BOUNDARY LINE
 OF PARCEL "N"

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

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

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

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

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)

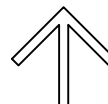
THIS IS NOT A SURVEY

SHEET 5 OF 5

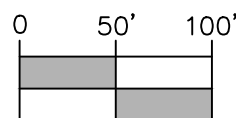


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NORTH



1 INCH = 100 FEET

POD G (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION

DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=100'

JOB NO. 8047-POD G

EXHIBIT "A"

DESCRIPTION:

BEING A PORTION OF 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", HOLIDAY SPRINGS EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; 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 336.14 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, COLLECTOR STREET HOLIDAY SPRINGS, AS RECORDED IN OFFICIAL RECORDS BOOK 15091, PAGE 37 OF SAID PUBLIC RECORDS, LYING IN TRACT 13, "HOLIDAY SPRINGS VILLAGE SECTION FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 27 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S73°39'42"W, A DISTANCE OF 169.84 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 655.39 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 155,358 SQUARE FEET OR 3.5665 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 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).
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.
8. THE DISTANCES SHOWN HEREON ARE GROUND, 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 MAY 27, 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 3



CAULFIELD & WHEELER, INC.

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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

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

DATE 5-27-2025

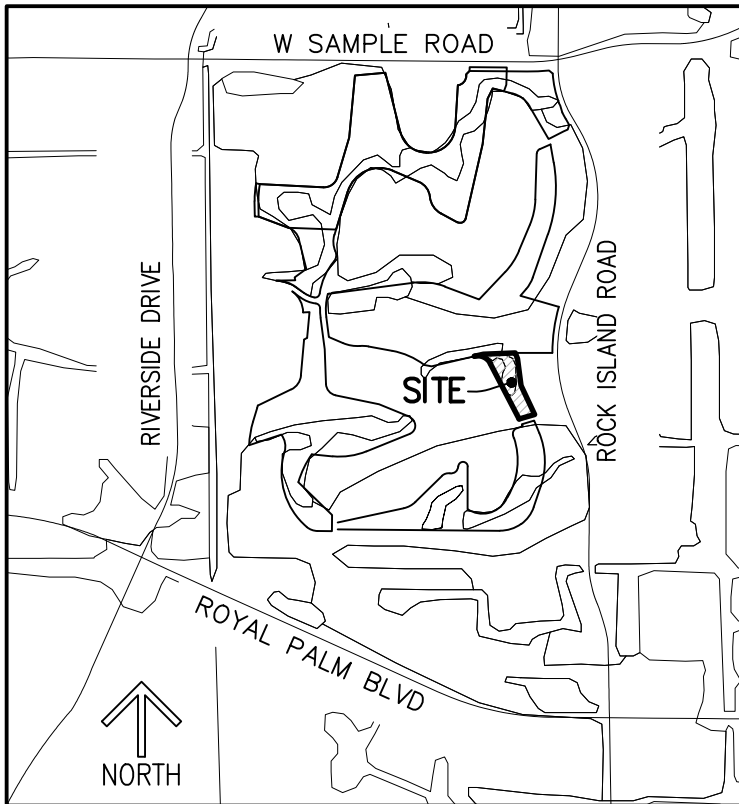
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD H

**POD H (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
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 (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION**

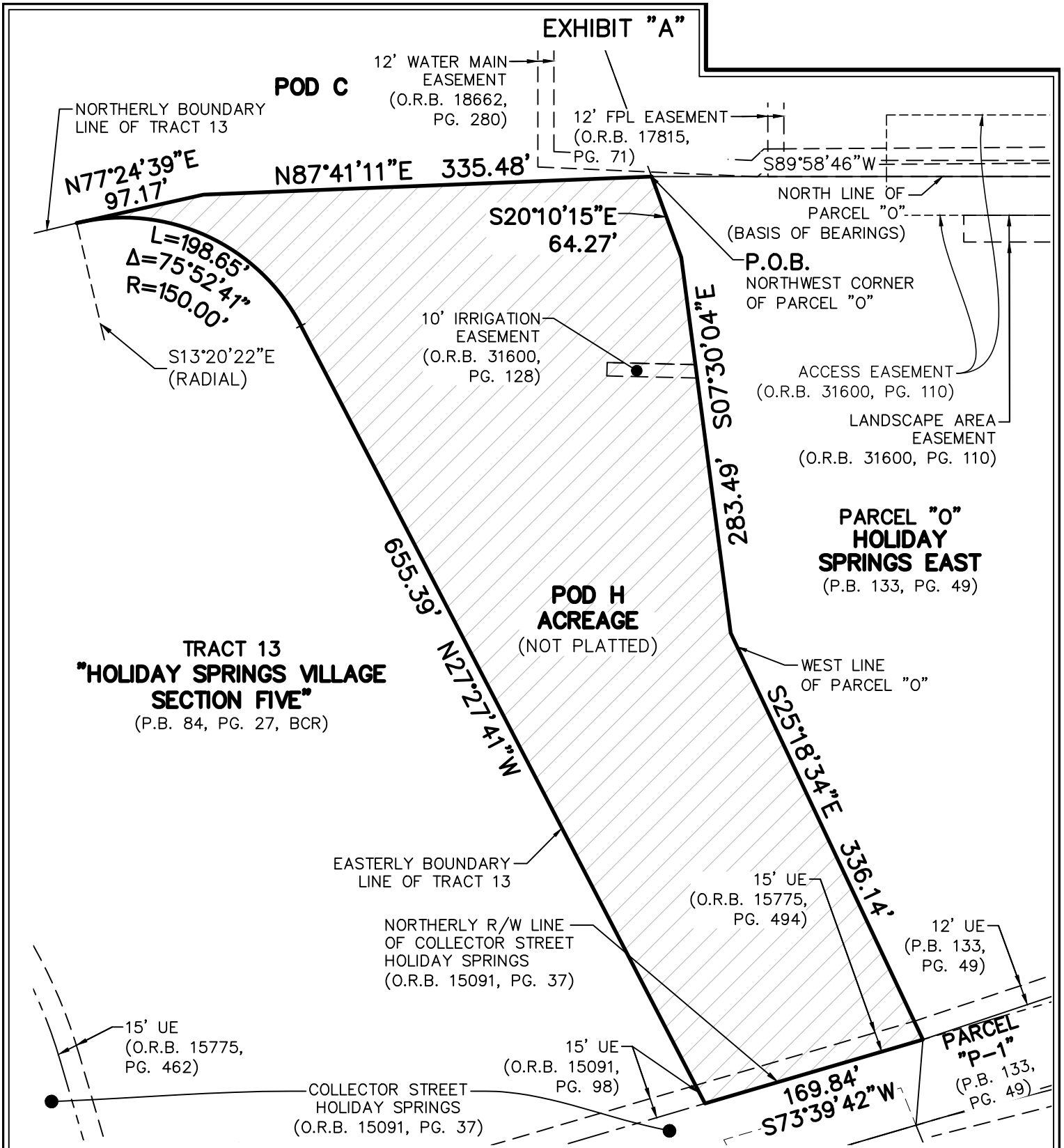
DATE 5-27-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB NO. 8047-POD H



THIS IS NOT A SURVEY

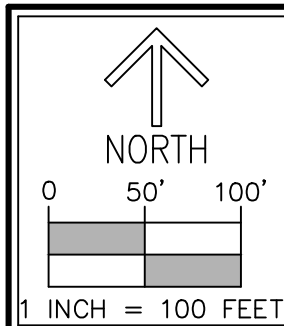
SHEET 3 OF 3



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POD H (NET ACREAGE)
CAROLINA CLUB RESIDENTIAL DEVELOPMENT
SKETCH AND DESCRIPTION



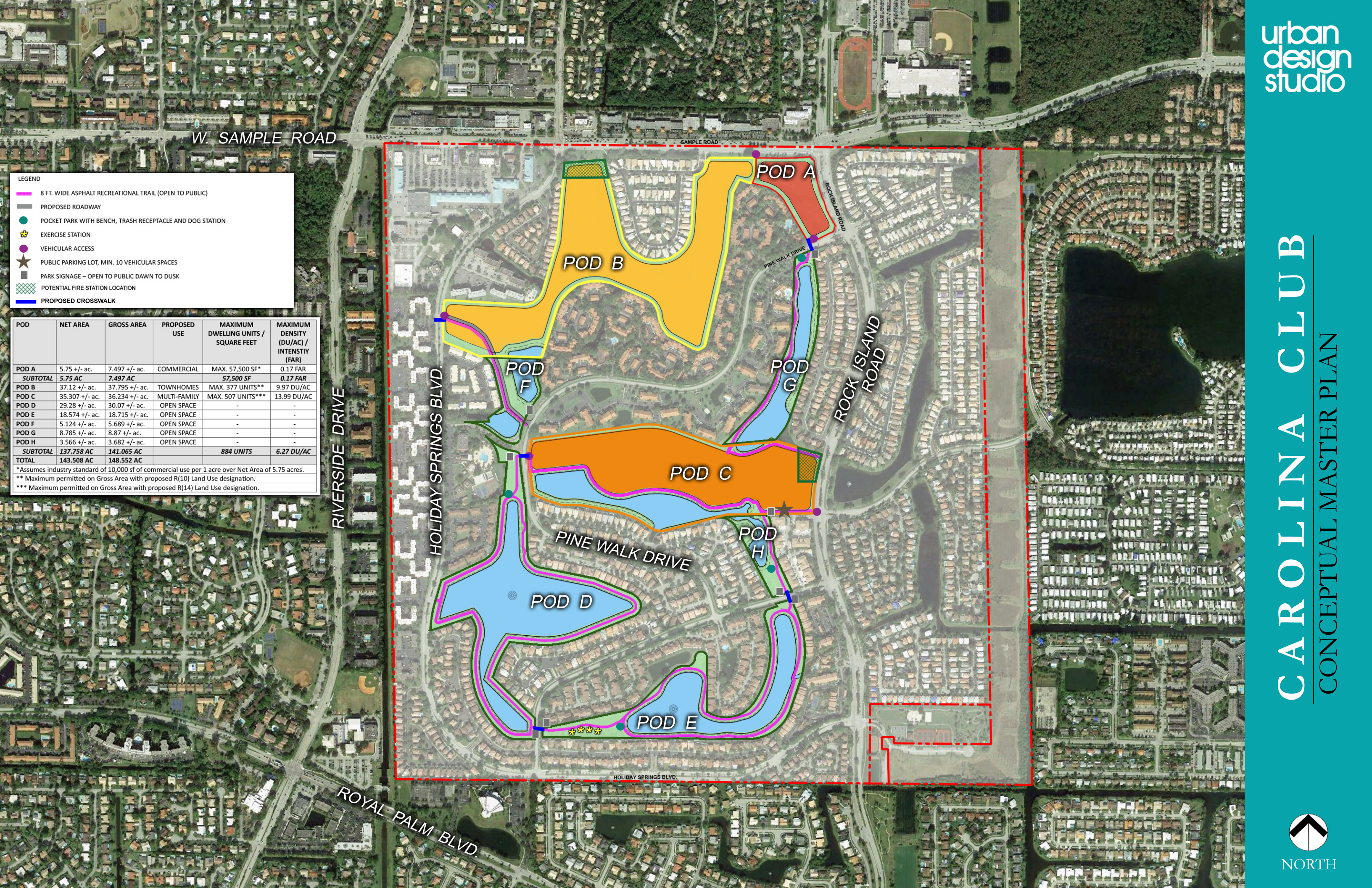
DATE	5-27-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=100'
JOB NO.	8047-POD H

CAROLINA CLUB

CONCEPTUAL MASTER PLAN



NORTH



W SAMPLE ROAD

SAMPLE ROAD

POD A

POD B

POD F

POD G

POD C

POD H

POD D

POD E

ROCK ISLAND ROAD

HOLIDAY SPRINGS BLVD.

PINE WALK DRIVE

ROYAL PALM BLVD.

HOLIDAY SPRINGS 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				
	PUBLIC PARKING LOT, MIN. 10 VEHICULAR SPACES				
	PARK SIGNAGE – OPEN TO PUBLIC DAWN TO DUSK				
	POTENTIAL FIRE STATION LOCATION				
	PROPOSED CROSSWALK				

POD	NET AREA	GROSS AREA	PROPOSED USE	MAXIMUM DWELLING UNITS / SQUARE FEET	MAXIMUM DENSITY (DU/AC) / INTENSTIY (FAR)
POD A	5.75 +/- ac.	7.497 +/- ac.	COMMERCIAL	MAX. 57,500 SF*	0.17 FAR
SUBTOTAL	5.75 AC	7.497 AC		57,500 SF	0.17 FAR
POD B	37.12 +/- ac.	37.795 +/- ac.	TOWNHOMES	MAX. 377 UNITS**	9.97 DU/AC
POD C	35.307 +/- ac.	36.234 +/- ac.	MULTI-FAMILY	MAX. 507 UNITS***	13.99 DU/AC
POD D	29.28 +/- ac.	30.07 +/- ac.	OPEN SPACE	-	-
POD E	18.574 +/- ac.	18.715 +/- ac.	OPEN SPACE	-	-
POD F	5.124 +/- ac.	5.689 +/- ac.	OPEN SPACE	-	-
POD G	8.785 +/- ac.	8.87 +/- ac.	OPEN SPACE	-	-
POD H	3.566 +/- ac.	3.682 +/- ac.	OPEN SPACE	-	-
SUBTOTAL	137.758 AC	141.065 AC		884 UNITS	6.27 DU/AC
TOTAL	143.508 AC	148.552 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.					
*** Maximum permitted on Gross Area with proposed R(14) Land Use designation.					

Return recorded copy to:

Miskel Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

This Instrument Prepared by:

Christina Bilenki, Esq.
Miskel & Backman LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants ("Declaration") made and entered into this ____ day of _____, 20____, by **ROSEMURGY ACQUISITIONS, LLC**, a Florida limited liability company whose mailing address is 1801 S Federal Highway, Boca Raton, FL 33432 ("Declarant") shall be for the benefit of the City of Margate, a political subdivision of the State of Florida with a mailing address of 5790 Margate Blvd, Margate, FL 33063 ("City").

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of that certain real property located in the City of Margate, Broward County, Florida, as more particularly described on Exhibit "A" ("Pod A"); and

WHEREAS, Declarant has submitted an application to the City in order to amend the City's future land use designation for Pod A from a 7.0 Dashed-Line Area to Commercial (C) and to rezone Pod A to B-2, Community Business ("Rezoning"); and

WHEREAS, in connection with the Rezoning, Declarant agreed to enter into this Declaration to place certain restrictions on the uses permitted within Pod A; and

WHEREAS, Declarant hereby agrees to grant this Declaration to the City and the City agrees to accept this Declaration in order to place certain restrictions on the development of Pod A following final approval with all appeal periods having expired without an appeal having been filed of Declarants Rezoning application for Pod A.

NOW, THEREFORE, Declarant hereby declares that Pod A shall be held, maintained, transferred, sold, conveyed and owned in perpetuity subject to the terms and conditions and restrictions set forth in this Declaration.

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Use Restrictions. Declarant hereby agrees that the following uses shall not be permitted on Pod A: night clubs, teen clubs, catering halls or dance clubs, smoke shops, gas stations, convenience stores, automotive repair facilities, car washes, public or private elementary, middle or high schools, places of worship, pawn shops, dollar stores, thrift stores, sober homes, recovery facilities, and residential treatment facilities.
3. Amendments. This Declaration shall not be modified, amended or released as to any portion of Pod A except by written instrument, executed by the then owner or owners of Pod A and approved by ordinance of the City Commission of the City of Margate after public hearing. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.
4. Recordation. This Declaration shall be recorded in the Public Records of Broward County, shall run with Pod A in perpetuity, for the sole benefit of the City and shall bind all successors and assigns to the title of Pod A.
5. Effective Date. This instrument shall become effective and shall be recorded if the above-described Rezoning application is approved and made effective by the City Commission with all appeal periods having run without the filing of an appeal.
6. Severability. These restrictions are hereby declared to be severable and independent. If any court of competent jurisdiction shall declare any section, paragraph or part thereof invalid or unenforceable, then such judgement or decree shall have no effect on the enforcement or validity of any other section, paragraph or part hereof, and the same shall remain in full force and effect.
7. Third Party Beneficiary. This Declaration is not intended to create, nor shall it be in anyway interpreted or construed to create, any third-party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.
8. Captions, Headings and Titles. Paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

[Remainder of this Page Intentionally Left Blank]

IN WITNESS WHEREOF, Declarant has executed this Declaration of Restrictive Covenants as follows:

ROSEMURGY ACQUISITIONS, LLC
a Florida limited liability company

WITNESSES:

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____
(Signature)

(Print Name)

Title

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me, by means of ____ physical presence or ____ online notarization, this ____ day of _____, 20____, by _____, as _____, of ROSEMURGY ACQUISITIONS, LLC, on behalf of the corporation. He or she is:

____ personally known to me, or

____ produced identification. Type of identification produced _____.

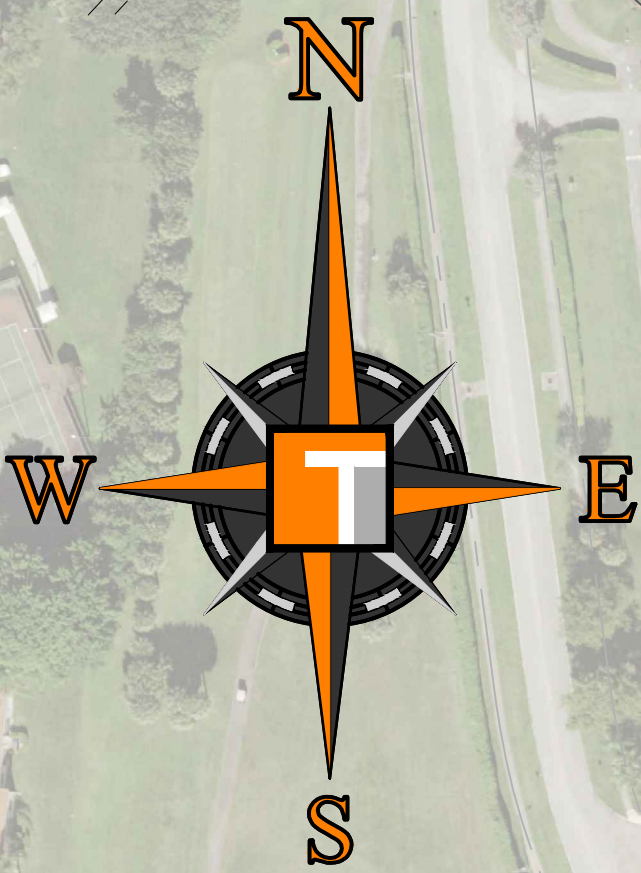
(SEAL)

Notary Public, State of Florida

Print Name

My Commission Expires:

Exhibit E



845'

PINE WALK DRIVE NORTH

PINE WALK DRIVE SOUTH

125'

370'

130'

TOTAL 1470 L.F. OF SWALE

HOLIDAY SPRINGS BLVD