

This Instrument Prepared By:
Juan E. Rodriguez, Esquire
SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.
80 S.W. 8th Street
Suite 2550
Miami, Florida 33130

**SECOND AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS,
CONDITIONS AND EASEMENTS OF
MADISON PLACE OF POMPAÑO BEACH**

This Second Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Madison Place of Pompano Beach (the "First Amendment") is made and entered into this 26 day of February, 2016, by D. R. Horton, Inc., a Delaware corporation ("Declarant").

Whereas, the Declaration of Covenants, Restrictions, Conditions and Easements of Madison Place of Pompano Beach (the "Declaration") was recorded under Instrument Number 112798432 of the Public Records of Broward County, Florida.

Whereas, the First Amendment to Declaration of Covenants, Restrictions, Conditions and Easements of Madison Place of Pompano Beach ("First Amendment") was recorded under Instrument Number 113026064 of the Public Records of Broward County, Florida.

Whereas, Declarant may amend the Declaration pursuant to Article XV, Section 4, of the Declaration.

Now, Therefore, the following amendment to the Declaration is made by Declarant, as follows:

1. Article I, Section 4 of the Declaration is deleted and replaced with the following:

Section 4. "Common Area" is the property owned by or dedicated to the Association for the common use and enjoyment of the Members and all improvements constructed thereon as more particularly described on Exhibit "G-1" and "G-2" attached

hereto.

2. Article I, Section 18 is added to the Declaration as follows:

Section 18. "Roadways" means the internal roads within the Property described on the attached Exhibit "G-2"; said Roadways are part of the Common Area.

3. Article X, Section 7 of the Declaration is deleted and replaced with the following:

Section 7. Access Easement. An Easement is reserved over the Roadways for purposes of ingress and egress through the Property in favor of Declarant, the Association, all Members, their families, guests, invitees, tenants, as well as for public service purposes, including but not limited to, police protection, fire protection, emergency services, postal service and meter readers.

In Witness Whereof, D. R. Horton, Inc., a Delaware corporation has executed this Second Amendment this 26 day of February, 2016.

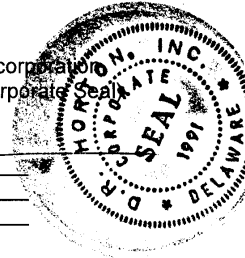
Signed, sealed and delivered
in the presence of:

[Signature]
Name: Paul Quinn

[Signature]
Name: Sharon Cino

D.R. Horton, Inc., a Delaware corporation
(Corporate Seal)

By: [Signature]
Name: Karl Albertson
Title: Assistant Secretary

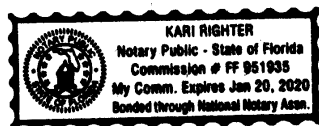


STATE OF FLORIDA)
) SS.:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 26TH day of February, 2016, by Karl Albertson, as Assistant Secretary of D. R. Horton, Inc. a Delaware corporation and on behalf of said corporation. Said Karl Albertson is personally known to me and/or has produced D.L. as identification.

My Commission Expires:

[Signature]
Name: Kari Richter
Notary Public, State of Florida at Large



JOINDER

Maddison Place of Pompano Beach Homeowners' Association, Inc., a not-for-profit Florida corporation, whose mailing address is 431 Fairway Drive, Deerfield Beach, Florida 33441, hereby approves and joins in the Second Amendment to Declaration of Covenants, Restrictions, Conditions and Easements, and agrees to be bound by the terms thereof and will comply with and perform the terms and conditions of the Second Amendment.

In Witness Whereof, Madison Place of Pompano Beach Homeowners' Association, Inc. has executed this Joinder on this 26 day of February, 2016.

Signed, sealed and delivered
in the presence of

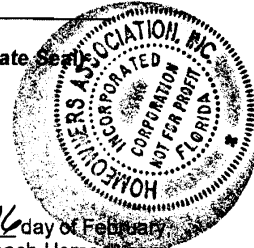
Madison Place of Pompano Beach Homeowners'
Association, Inc.,
a not-for-profit Florida corporation

Name: Carl A. Herbert

By: Joyce Villar
Name: Joyce Villar
Title: President

Name: Jeanette B. Ray

(Corporate Seal)



STATE OF FLORIDA)
 :SS.
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 26 day of February, 2016, by Joyce Villar, as President of Madison Place of Pompano Beach Homeowners' Association, Inc., a not-for-profit Florida corporation, on behalf of said Corporation. The foregoing person is well known to me or has produced a _____ to identify himself/herself.

Name: Frances J. Guerra
Notary Public, State of Florida at Large

My Commission Expires:

\\SKDR-SRV01\\Library\\Continen-DR\\Horton\\148403 -Madison Place HOA\\Documents\\SECOND Amendment to Declaration (clean) 02-25-16.doc



EXHIBIT

"G-1"



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#5870

**LEGAL DESCRIPTION:**

PORTIONS OF TRACT "D", BLOCK 2, "NEW COVENANT CHURCH PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "D", BEING A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 86°57'02" WEST; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID TRACT "D", ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION (NW 9th AVENUE), BEING THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2236.82 FEET, A CENTRAL ANGLE OF 10°07'04", FOR AN ARC DISTANCE OF 394.99 FEET TO A POINT OF NON-TANGENCY, BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID TRACT "D"; THENCE SOUTH 51°22'39" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "D", 30.93 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT "D"; THENCE SOUTH 89°35'44" WEST ALONG THE SOUTH LINE OF SAID TRACT "D", ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NW 33rd STREET (POMPANO FARMS ROAD), 502.07 FEET; THENCE NORTH 00°16'16" WEST 87.53 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 18.50 FEET, A CENTRAL ANGLE OF 63°34'34", FOR AN ARC DISTANCE OF 20.53 FEET TO A POINT OF NON-TANGENCY, BEING REFERENCE POINT 'A'; THENCE SOUTH 00°24'16" EAST 79.58 FEET; THENCE NORTH 89°35'44" EAST 120.00 FEET; THENCE NORTH 00°24'16" WEST 81.50 FEET; THENCE NORTH 89°35'44" EAST 20.67 FEET; THENCE SOUTH 00°24'16" EAST 81.50 FEET; THENCE NORTH 89°35'44" EAST 120.00 FEET; THENCE NORTH 00°24'16" WEST 81.50 FEET; THENCE NORTH 89°35'44" EAST 27.11 FEET; THENCE SOUTH 00°24'16" EAST 81.50 FEET; THENCE NORTH 89°35'44" EAST 140.00 FEET; THENCE NORTH 00°24'16" WEST 87.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 28°52'36" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 06°15'59", FOR AN ARC DISTANCE OF 5.69 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 29°46'27" EAST ON A NON-RADIAL LINE 6.53 FEET; THENCE SOUTH 81°47'54" EAST 93.29 FEET; THENCE NORTH 08°12'06" EAST 140.00 FEET; THENCE NORTH 81°47'54" WEST 81.00 FEET; THENCE NORTH 08°12'06" EAST 20.67 FEET; THENCE SOUTH 84°37'54" EAST 81.08 FEET; THENCE NORTH 05°22'06" EAST 120.00 FEET; THENCE NORTH 84°37'54" WEST 81.00 FEET; THENCE NORTH 05°22'06" EAST 0.08 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 51°34'26", FOR AN ARC DISTANCE OF 4.50 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 84°37'54" WEST 34.29 FEET; THENCE SOUTH 03°15'17" WEST 6.67 FEET; THENCE SOUTH 05°17'54" WEST 52.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 86°55'07", FOR AN ARC DISTANCE OF 27.31 FEET TO A POINT OF TANGENCY;

(CONTINUED ON SHEET 2)

FILE: D.R. HORTON

SCALE: N/A DRAWN: L.S.

ORDER NO.: 59683B

DATE: 4/30/15; REV 8/26/15

COMMON AREAS

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: MADISON PLACE

SHEET 1 OF 9

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 9,
INCLUSIVE

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
D BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136



SKETCH AND LEGAL DESCRIPTION
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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



(CONTINUED FROM SHEET 1)

THENCE NORTH 87°46'58" WEST 108.03 FEET; THENCE NORTH 02°13'02" EAST 81.00 FEET; THENCE NORTH 87°46'58" WEST 160.00 FEET; THENCE SOUTH 02°13'02" WEST 81.00 FEET; THENCE NORTH 87°46'58" WEST 20.33 FEET; THENCE NORTH 02°13'02" EAST 81.00 FEET; THENCE NORTH 87°46'58" WEST 140.00 FEET; THENCE SOUTH 02°13'02" WEST 79.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 26°48'56" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 12°16'17", FOR AN ARC DISTANCE OF 3.21 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 13°46'19", FOR AN ARC DISTANCE OF 6.01 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 36°52'12", FOR AN ARC DISTANCE OF 9.65 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°16'16" WEST 37.53 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 73°09'57", FOR AN ARC DISTANCE OF 70.23 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 52°49'10", FOR AN ARC DISTANCE OF 13.83 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 89°57'29" EAST 85.04 FEET; THENCE NORTH 00°02'31" WEST 160.00 FEET; THENCE SOUTH 89°57'29" WEST 86.00 FEET; THENCE NORTH 00°02'31" WEST 4.85 FEET; THENCE SOUTH 89°35'44" WEST 27.00 FEET; THENCE SOUTH 00°02'31" EAST 18.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 114°37'42", FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.83 FEET, A CENTRAL ANGLE OF 19°52'02", FOR AN ARC DISTANCE OF 17.28 FEET TO A POINT OF NON-TANGENCY, BEING REFERENCE POINT 'B'; THENCE NORTH 00°00'00" WEST 25.20 FEET TO A POINT ON A NORTH LINE OF SAID TRACT "D"; THENCE NORTH 89°35'44" EAST ALONG SAID NORTH LINE 137.00 FEET; THENCE SOUTH 00°00'00" EAST ALONG AN EASTERLY LINE OF SAID TRACT "D" 190.00 FEET; THENCE SOUTH 87°42'53" EAST ALONG A NORTH LINE OF SAID TRACT "D" 548.01 FEET TO POINT OF BEGINNING 'A'.

TOGETHER WITH:

COMMENCING AT REFERENCE POINT 'A'; THENCE NORTH 06°31'30" WEST 35.67 FEET TO POINT OF BEGINNING 'B', BEING A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 38°09'30" EAST;

(CONTINUED ON SHEET 3)

FILE: D.R. HORTON

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 59883B

DATE: 4/30/15; REV 8/26/15

COMMON AREAS

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: MADISON PLACE

SHEET 2 OF 9

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 9,
INCLUSIVE



SKETCH AND LEGAL DESCRIPTION
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(CONTINUED FROM SHEET 2)

THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 51°34'14", FOR AN ARC DISTANCE OF 27.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°16'16" WEST 116.94 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 65°17'25", FOR AN ARC DISTANCE OF 34.19 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 01°37'25" WEST 81.22 FEET; THENCE SOUTH 88°22'35" EAST 180.00 FEET; THENCE NORTH 01°37'25" EAST 82.67 FEET; THENCE SOUTH 87°46'58" EAST 20.33 FEET; THENCE SOUTH 01°37'25" WEST 82.46 FEET; THENCE SOUTH 88°22'35" EAST 140.00 FEET; THENCE NORTH 01°37'25" EAST 81.01 FEET; THENCE SOUTH 87°46'58" EAST 77.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82°01'30", FOR AN ARC DISTANCE OF 35.79 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 81°48'00" WEST 80.26 FEET; THENCE SOUTH 08°12'00" WEST 120.00 FEET; THENCE SOUTH 81°48'00" EAST 80.62 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 71°53'37" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 71°29'21", FOR AN ARC DISTANCE OF 31.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°35'44" WEST 66.52 FEET; THENCE NORTH 00°35'09" EAST 81.02 FEET; THENCE NORTH 89°24'51" WEST 140.00 FEET; THENCE SOUTH 00°35'09" WEST 83.44 FEET; THENCE SOUTH 89°35'44" WEST 20.34 FEET; THENCE NORTH 00°35'09" EAST 83.79 FEET; THENCE NORTH 89°24'51" WEST 180.00 FEET; THENCE SOUTH 00°35'09" WEST 80.36 FEET TO POINT OF BEGINNING 'B'.

TOGETHER WITH:

COMMENCING AT REFERENCE POINT 'B'; THENCE SOUTH 00°00'00" EAST 22.14 FEET TO POINT OF BEGINNING 'C', BEING A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 08°43'57" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 81°13'32", FOR AN ARC DISTANCE OF 39.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°02'31" EAST 111.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 63°17'57" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 45°32'52", FOR AN ARC DISTANCE OF 37.36 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 15°44'07", FOR AN ARC DISTANCE OF 6.87 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°43'44" WEST 78.19 FEET; THENCE SOUTH 00°16'16" EAST 120.00 FEET;

(CONTINUED ON SHEET 4)

FILE: D.R. HORTON

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 59683B

DATE: 4/30/15; REV 8/26/15

COMMON AREAS

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: MADISON PLACE

SHEET 3 OF 9

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 9,
INCLUSIVE



SKETCH AND LEGAL DESCRIPTION
BY
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SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



(CONTINUED FROM SHEET 3)

THENCE NORTH 89°43'44" EAST 85.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 51°21'54" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 14°50'18", FOR AN ARC DISTANCE OF 3.88 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°15'21", FOR AN ARC DISTANCE OF 15.82 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°43'45" WEST 10.67 FEET; THENCE SOUTH 75°33'32" WEST 20.42 FEET; THENCE SOUTH 89°56'02" WEST 24.84 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 72°43'14", FOR AN ARC DISTANCE OF 19.04 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°42'51" WEST 19.76 FEET TO REFERENCE POINT 'C'; THENCE NORTH 00°17'09" WEST 153.90 FEET; THENCE SOUTH 87°42'53" EAST 41.72 FEET; THENCE NORTH 00°00'00" WEST 136.22 FEET TO POINT OF BEGINNING 'C'.

TOGETHER WITH:

COMMENCING AT REFERENCE POINT 'C'; THENCE SOUTH 00°17'09" EAST 78.60 FEET TO POINT OF BEGINNING 'D'; THENCE NORTH 89°42'51" EAST 19.96 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 73°32'42" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73°08'26", FOR AN ARC DISTANCE OF 31.91 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°35'44" EAST 41.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 56°41'52", FOR AN ARC DISTANCE OF 24.74 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°43'44" WEST 81.86 FEET; THENCE SOUTH 00°16'16" EAST 180.00 FEET; THENCE NORTH 89°43'44" EAST 86.00 FEET; THENCE SOUTH 00°16'16" EAST 37.32 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "D" AND THE NORTH RIGHT-OF-WAY LINE OF NW 33rd STREET (POMPANO FARMS ROAD); THENCE SOUTH 89°35'44" WEST ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE 110.19 FEET; THENCE NORTH 00°17'09" WEST 210.89 FEET; TO POINT OF BEGINNING 'D'.

SAID LANDS LYING, SITUATE AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 86,615 SQUARE FEET (1.9884 ACRES), MORE OR LESS.

FILE: D.R. HORTON

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 59683B

DATE: 4/30/15; REV 8/28/15

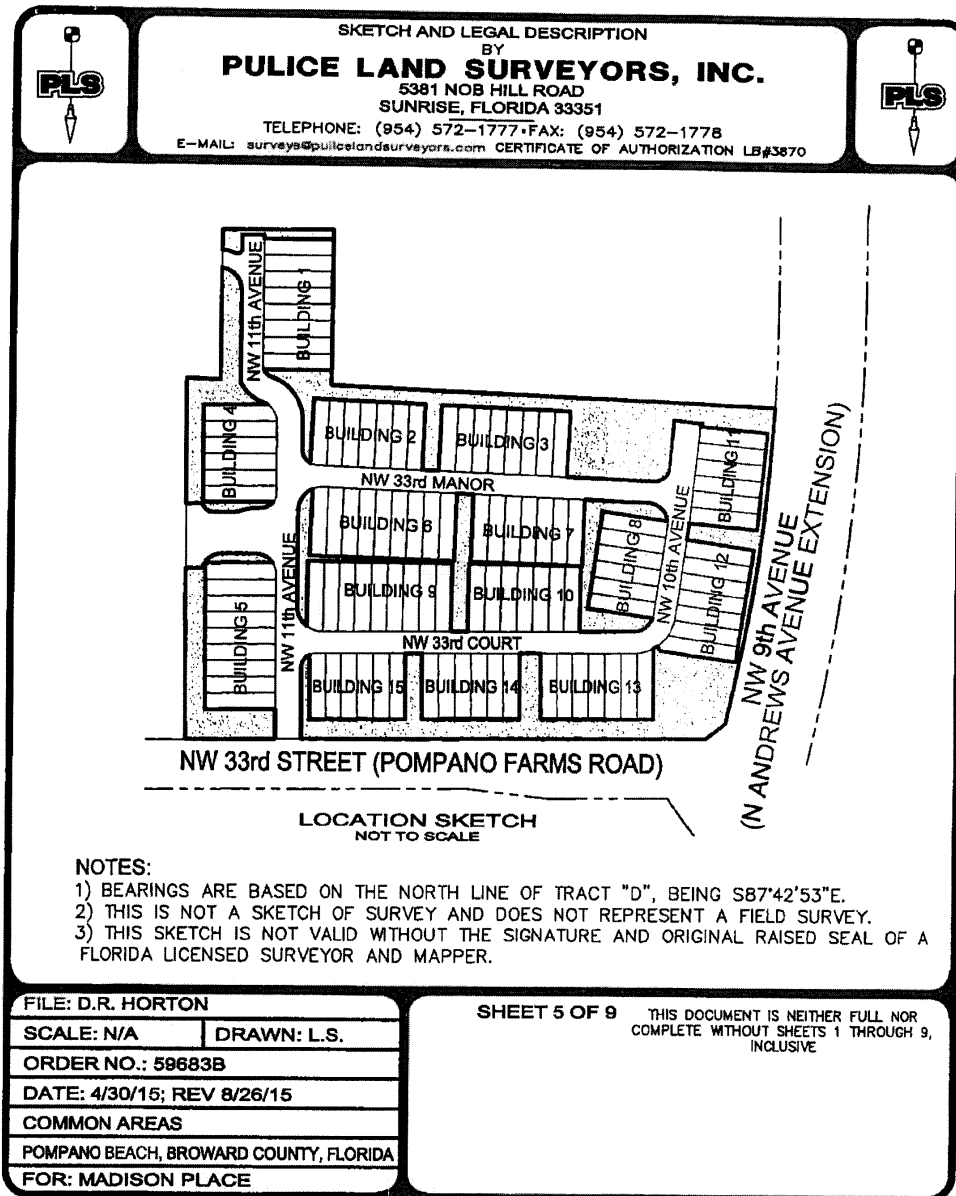
COMMON AREAS

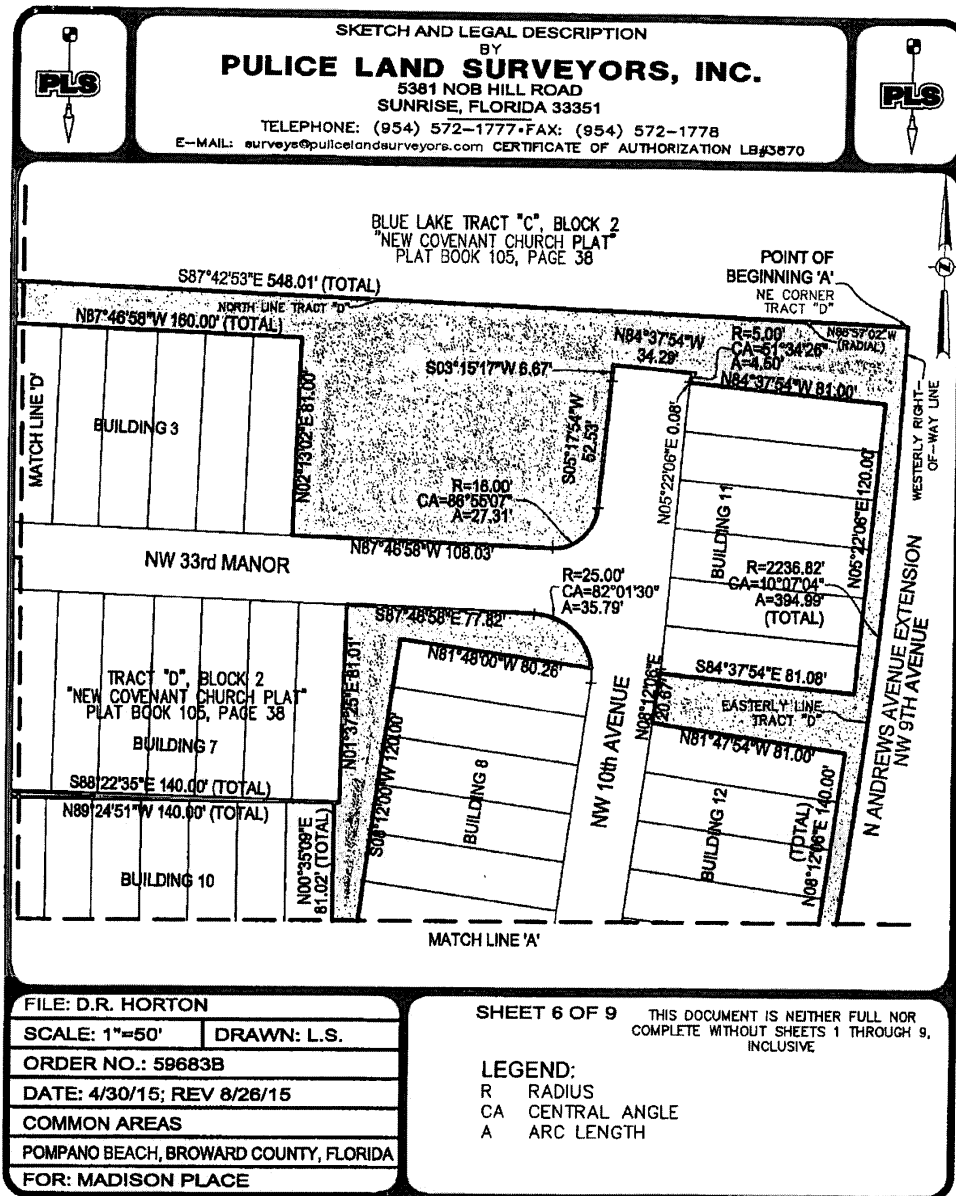
POMPANO BEACH, BROWARD COUNTY, FLORIDA

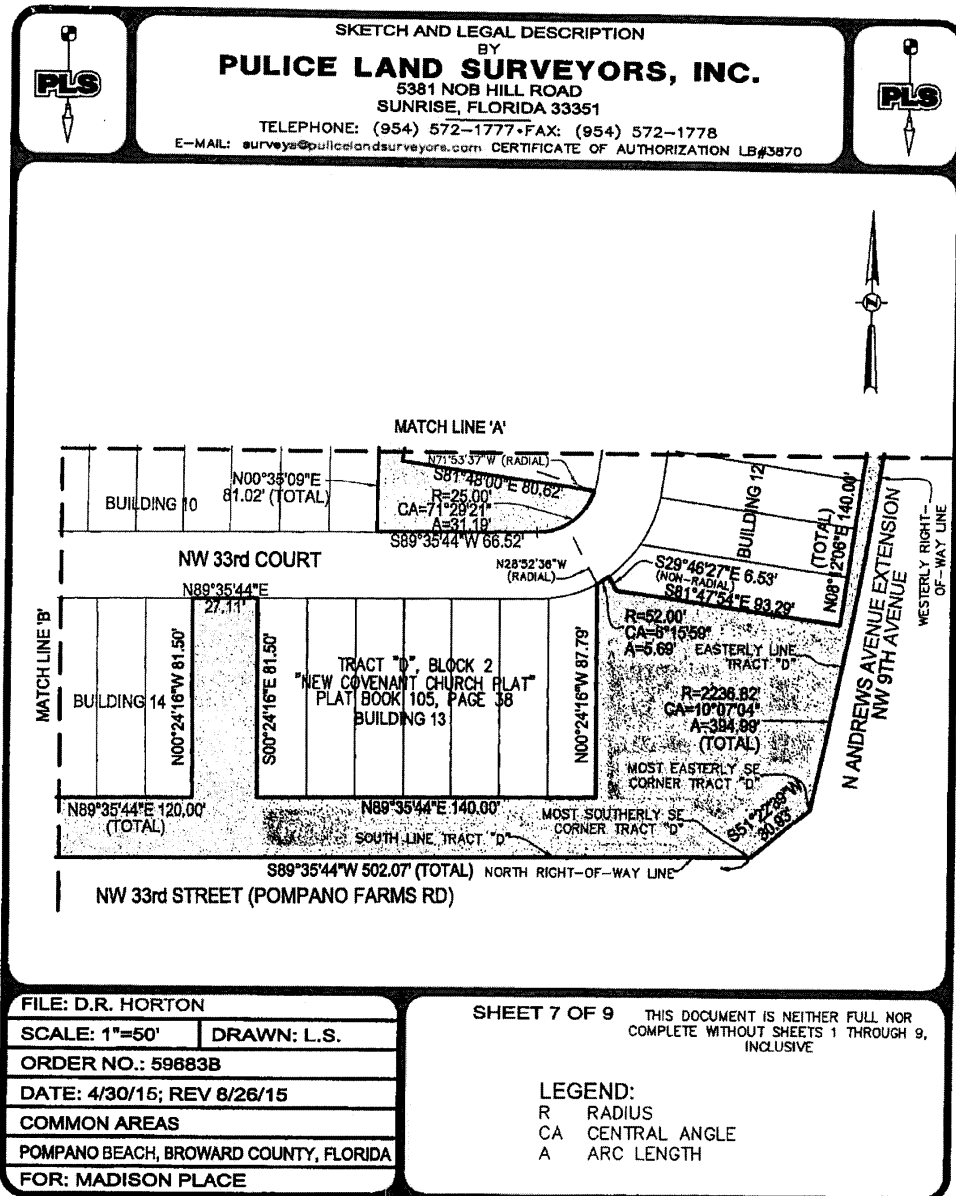
FOR: MADISON PLACE

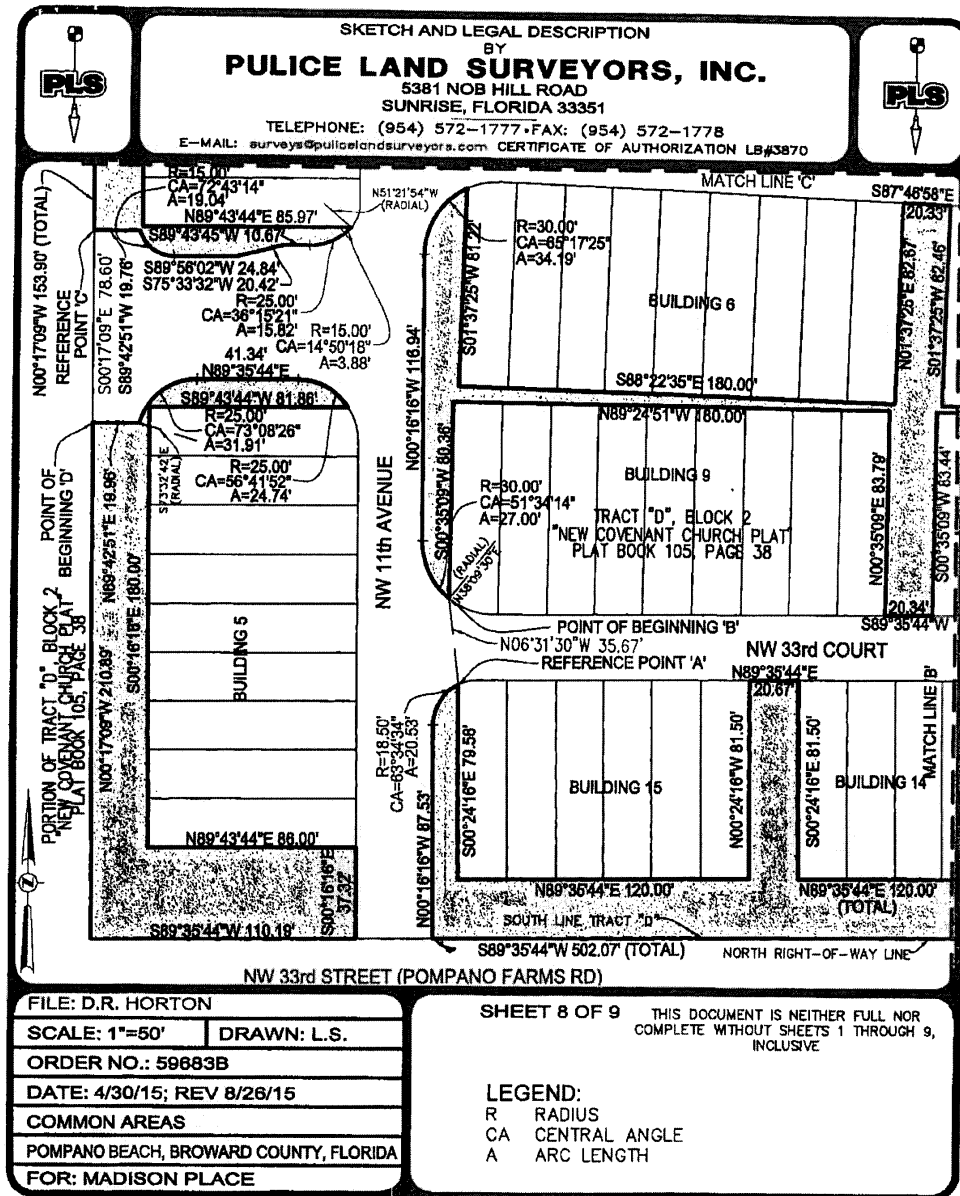
SHEET 4 OF 9

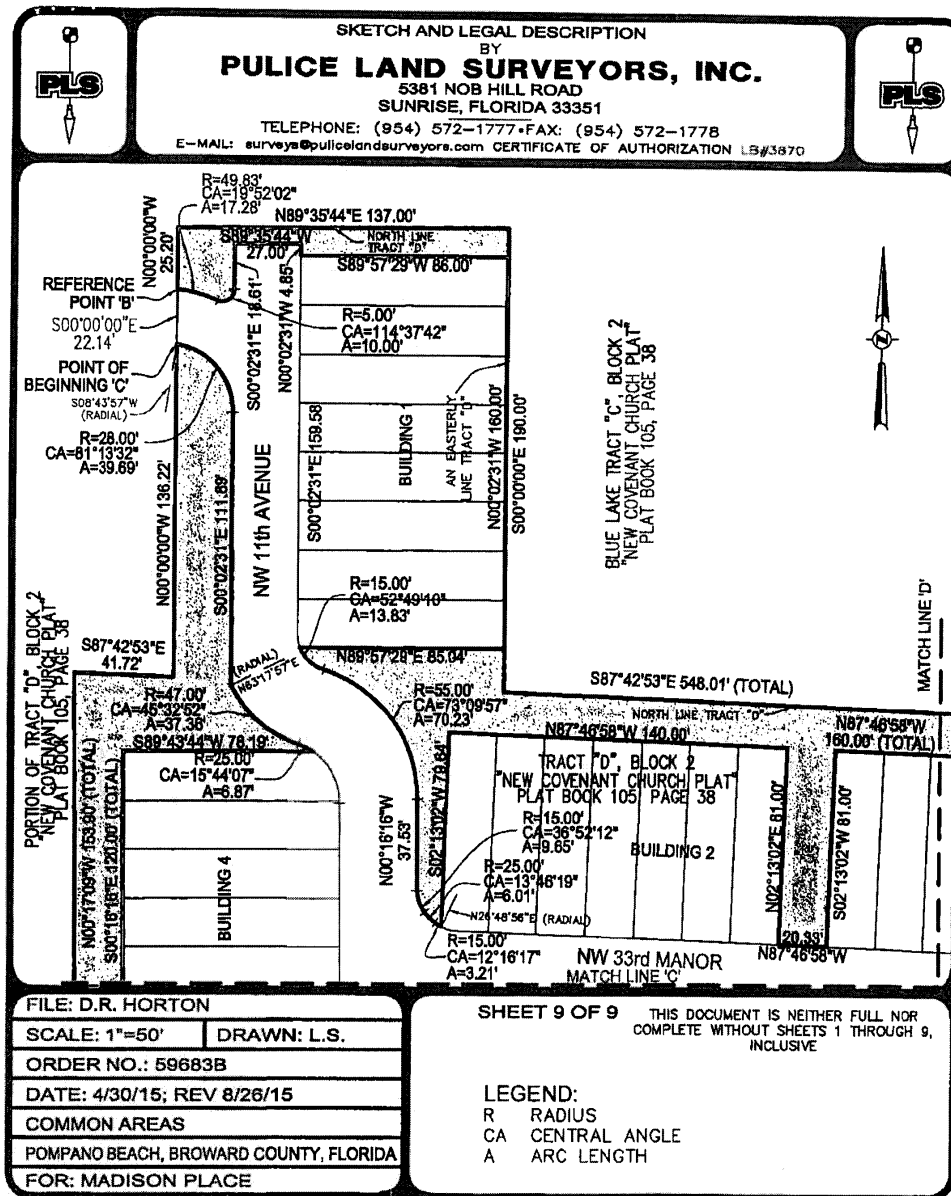
THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 9,
INCLUSIVE











EXHIBIT

"G-2"



SKETCH AND LEGAL DESCRIPTION

BY
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SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3670**LEGAL DESCRIPTION:**

A PORTION OF TRACT "D", BLOCK 2, "NEW COVENANT CHURCH PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "D"; THENCE NORTH 87°42'53" WEST ALONG A NORTH LINE OF SAID TRACT "D" 548.01 FEET; THENCE NORTH 00°00'00" EAST ALONG AN EASTERLY LINE OF SAID TRACT "D" 190.00 FEET; THENCE SOUTH 89°35'44" WEST ALONG A NORTH LINE OF SAID TRACT "D" 137.00 FEET; THENCE SOUTH 00°00'02" EAST 25.20 FEET TO POINT OF BEGINNING 'A', BEING A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 04°43'09" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.83 FEET, A CENTRAL ANGLE OF 19°52'02", FOR AN ARC DISTANCE OF 17.28 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 114°37'42", FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°02'31" WEST 18.61 FEET; THENCE NORTH 89°35'44" EAST 27.00 FEET; THENCE SOUTH 00°02'31" EAST 159.58 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 73°23'41", FOR AN ARC DISTANCE OF 19.21 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 73°09'56", FOR AN ARC DISTANCE OF 70.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°16'16" EAST 37.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 36°52'12", FOR AN ARC DISTANCE OF 9.65 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 13°46'19", FOR AN ARC DISTANCE OF 6.01 FEET TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 36°52'12", FOR AN ARC DISTANCE OF 9.65 FEET TO A POINT OF TANGENCY, BEING A REFERENCE POINT; THENCE SOUTH 87°46'58" EAST 422.12 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 18.00 FEET, A CENTRAL ANGLE OF 86°55'07", FOR AN ARC DISTANCE OF 27.31 FEET TO A POINT OF TANGENCY; THENCE NORTH 05°17'54" EAST 52.53 FEET; THENCE NORTH 03°15'17" EAST 6.67 FEET; THENCE SOUTH 84°37'54" EAST 34.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 33°03'29" EAST;

(CONTINUED ON SHEET 2)

FILE: D.R. HORTON

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 59683A

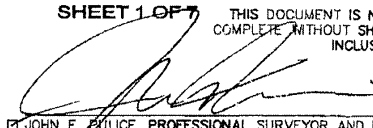
DATE: 4/2/15; REV 8/26/15

ACCESS EASEMENT

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: MADISON PLACE

SHEET 1 OF 7

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 7,
INCLUSIVE

☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



(CONTINUED FROM SHEET 1)

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 51°34'26", FOR AN ARC DISTANCE OF 4.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°22'06" WEST 118.44 FEET; THENCE SOUTH 08°12'06" WEST 119.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 81°23'38", FOR AN ARC DISTANCE OF 73.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°35'44" WEST 394.80 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 18.50 FEET, A CENTRAL ANGLE OF 89°52'00", FOR AN ARC DISTANCE OF 29.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°16'16" EAST 87.53 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "D", ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NW 33rd STREET (POMPANO FARMS ROAD); THENCE SOUTH 89°35'44" WEST ALONG SAID SOUTH LINE 32.00 FEET; THENCE NORTH 00°16'16" WEST 203.54 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°08'00", FOR AN ARC DISTANCE OF 39.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°35'44" WEST 41.34 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73°08'26", FOR AN ARC DISTANCE OF 31.91 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°42'51" WEST 19.96 FEET; THENCE NORTH 00°17'09" WEST 78.60 FEET; THENCE NORTH 89°42'51" EAST 19.76 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 72°39'16" EAST; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 72°43'14", FOR AN ARC DISTANCE OF 19.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°56'02" EAST 24.84 FEET; THENCE NORTH 75°33'32" EAST 20.42 FEET; THENCE NORTH 89°43'45" EAST 10.67 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°15'21", FOR AN ARC DISTANCE OF 15.82 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 53°44'40", FOR AN ARC DISTANCE OF 14.07 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°16'16" WEST 89.79 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 71°58'39", FOR AN ARC DISTANCE OF 31.41 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 45°32'52", FOR AN ARC DISTANCE OF 37.36 FEET TO A POINT OF NON-TANGENCY;

(CONTINUED ON SHEET 3)

FILE: D.R. HORTON

SCALE: N/A

DRAWN: L.S.

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ACCESS EASEMENT

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: MADISON PLACE

SHEET 2 OF 7

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 7,
INCLUSIVE

	SKETCH AND LEGAL DESCRIPTION BY PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778 E-MAIL: survey@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870															
<p>(CONTINUED FROM SHEET 3)</p> <p>THENCE NORTH 00°02'31" WEST 111.89 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 81°13'32", FOR AN ARC DISTANCE OF 39.69 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00°00'02" EAST 22.14 FEET TO POINT OF BEGINNING 'A'.</p> <p>LESS THE FOLLOWING:</p> <p>COMMENCING AT THE ABOVEMENTIONED REFERENCE POINT; THENCE SOUTH 20°51'52" EAST 29.35 FEET TO POINT OF BEGINNING 'B'; THENCE SOUTH 87°46'58" EAST 404.43 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°59'05", FOR AN ARC DISTANCE OF 41.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°12'06" WEST 109.67 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°23'38", FOR AN ARC DISTANCE OF 35.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°35'44" WEST 388.09 FEET TO A POINT OF CURVATURE; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°08'00", FOR AN ARC DISTANCE OF 47.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°16'16" WEST 116.94 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92°29'18", FOR AN ARC DISTANCE OF 48.43 FEET TO THE POINT OF BEGINNING.</p> <p>SAID LANDS LYING, SITUATE AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 58,733 SQUARE FEET, MORE OR LESS.</p>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">FILE: D.R. HORTON</td> </tr> <tr> <td>SCALE: N/A</td> <td>DRAWN: L.S.</td> </tr> <tr> <td colspan="2">ORDER NO.: 59683A</td> </tr> <tr> <td colspan="2">DATE: 4/2/15; REV 8/26/15</td> </tr> <tr> <td colspan="2">ACCESS EASEMENT</td> </tr> <tr> <td colspan="2">POMPANO BEACH, BROWARD COUNTY, FLORIDA</td> </tr> <tr> <td colspan="2">FOR: MADISON PLACE</td> </tr> </table>			FILE: D.R. HORTON		SCALE: N/A	DRAWN: L.S.	ORDER NO.: 59683A		DATE: 4/2/15; REV 8/26/15		ACCESS EASEMENT		POMPANO BEACH, BROWARD COUNTY, FLORIDA		FOR: MADISON PLACE	
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<div style="display: flex; justify-content: space-between;"> SHEET 3 OF 7 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 7, INCLUSIVE </div>																

