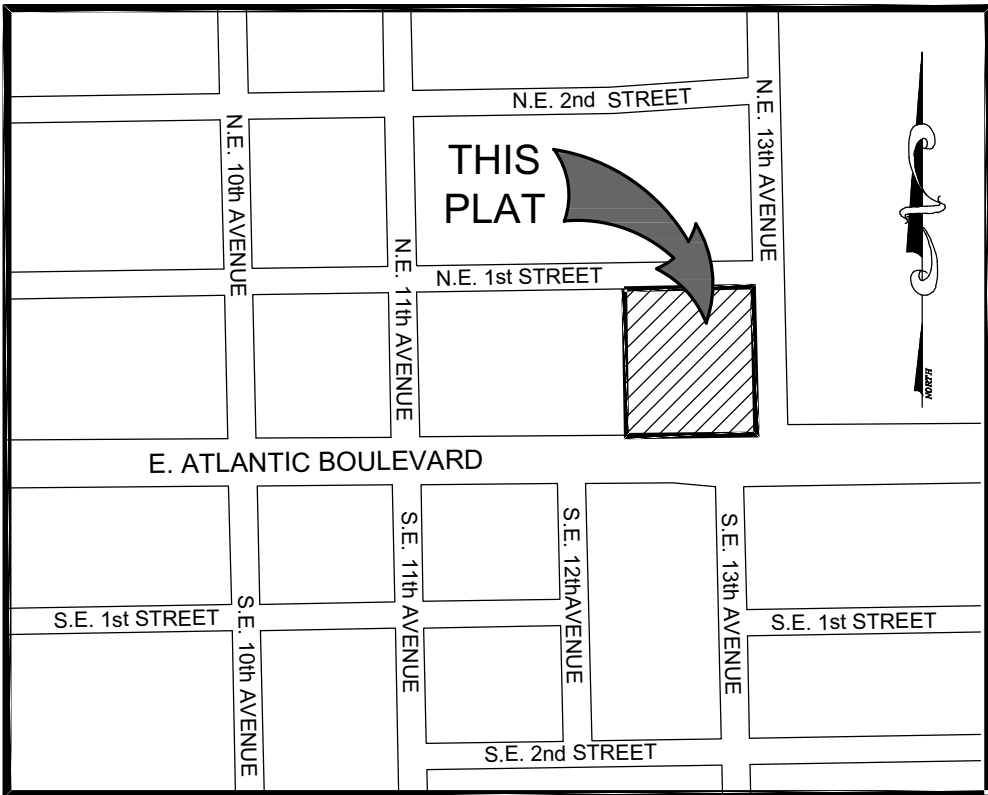


McCLINTON 25

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4)
OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION: (SEE SHEET 2 OF 3)

DEDICATION:

STATE OF _____ } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF _____ } 1207 E. ATLANTIC LLC, A FLORIDA LIMITED
LIABILITY COMPANY, AS OWNER OF THE LANDS, AS SHOWN HEREON, BEING
IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY,
FLORIDA, SHOWN HEREON AS McCLINTON 25, DO HEREBY DEDICATE THE
FOLLOWING:

PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT OF WAY PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR
CORPORATE SEALS THIS _____ DAY OF _____, 202__.

WITNESS: _____ 1207 E. ATLANTIC LLC, A FLORIDA
PRINT NAME: LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME MARTIN TATUM
(MANAGER)

ACKNOWLEDGEMENT:

STATE OF _____ } SS
COUNTY OF _____ }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY
OF _____, 202___. BY MARTIN TATUM WHO IS [] PERSONALLY KNOWN TO
ME OR, [] HAVE PRODUCED _____, AS IDENTIFICATION. AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER FOR 1207 E.
ATLANTIC LLC, A FLORIDA LIMITED LIABILITY COMPANY. AND SEVERALLY
ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT
AS SUCH MANAGER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO
THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID
CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND
REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND
DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY
OF _____, 202__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME:

CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND
ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA,
AND BY RESOLUTION NO. _____ THIS _____ DAY
OF _____, A.D., 202__.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR
CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF
BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ BY: _____
CITY CLERK CITY MAYOR
KERVIN ALFRED REX HARDIN

PLANNING AND ZONING BOARD:


THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO
BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS _____ DAY
OF _____ A.D., 202__.

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D.,
202__.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS

1207 E. ATLANTIC LLC,	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:  DONALD A. SPICER PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4677 STATE OF FLORIDA
							501 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33069-6643 (954) 763-1400 EMAIL: mail@KEITHteam.com LT NO. 6860 XXX-11-23

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL
APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF
RIGHTS OF WAY THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING
COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR
RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF
CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE
BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
THIS _____ DAY OF _____, 202__.

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1,
FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ BY: _____
RICHARD TORNESE ROBERTO CHAVEZ
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER, FLORIDA REGISTRATION NO. LS7280
REGISTRATION NO. 40263

DATE: _____ DATE: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT
REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED
UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA
SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17,
FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS
(P.R.M.'S) WERE SET ON _____, 2023.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA