

# COPANS CENTER

CITY OF POMPAÑO BEACH

A REPLAT OF A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST LYING AND BEING IN POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

BOGGS-HUTCHISON & ASSOCIATES  
LAND SURVEYORS.

Scale: 1" = 100'

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICE 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 Commissioners of Broward County, Florida, this 19<sup>th</sup> day of August 1988.

Attest: L. A. Hester  
County Administrator

By: Phyllis Hester  
Deputy

By: Sylvia Foster  
Chairperson County Commission

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

This instrument was filed for record, this 23<sup>rd</sup> day of August 1988, and recorded in Plat Book 135, Page 37, record verified.

Attest: L. A. Hester  
County Administrator

By: Carole C. Doyle  
Deputy

## BROWARD COUNTY ENGINEERING DIVISION

This Plat is approved and accepted for record.

By: Henry P. Cook 8-18-88  
Henry P. Cook, Date:  
Director of Engineering  
Fla. P.E. Reg. No. 12506

## BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward Planning Council has approved this Plat with regard to dedication of rights-of-way for trafficways by Resolution duly adopted, this 26<sup>th</sup> day of March 1987.

By: Alan A. Goldberg 10/5/87

## CITY COMMISSION

This is to certify that this Plat has been approved and accepted for record by the City of Pompano Beach, Florida and passed by Ordinance No. 86-56 this 8<sup>th</sup> day of April 1986.

By: Shirley D. Davis  
City Clerk  
this 25<sup>th</sup> day of April 1986.

## CITY PLANNING & ZONING BOARD

This is to certify that the Planning & Zoning Board of Pompano Beach, Florida, has approved and accepted this Plat, this 26<sup>th</sup> day of February 1986.

By: William T. Thomas  
Chairman  
this 23<sup>rd</sup> day of April 1986.

## CITY DIRECTOR OF PUBLIC WORKS

This Plat, entitled Copans Center is approved for record.

By: Jack F. Sumbert  
Director of Public Works  
this 25<sup>th</sup> day of April 1986

## SURVEYOR'S CERTIFICATE

I, Dale S. Hutchison, hereby certify that I have made a recent survey of the hereon described property, and it is true and correct to the best of my knowledge and belief. This Plat was surveyed under my responsible direction and supervision and that the survey data shown complies with the applicable requirements of Chapter 177, Florida Statutes, 1971 A.D.

Permanent Reference Monuments were set in accordance with Section 177.091 of said Chapter 177, on this 6<sup>th</sup> day of Jan 1986 and further that Permanent Control Points will be set within one year of the recording date of this Plat. The Benchmarks shown are referenced to National Geodetic Vertical Datum and conform to the standards for third order work.

This Plat dated, this 6<sup>th</sup> day of Jan 1986

Boggs-Hutchison & Associates

Dale S. Hutchison  
Registered Land Surveyor No. 3823  
State of Florida

## DESCRIPTION

A Replat of a portion of "Plat of Sections 13, 24, 25 & 26, 1-26 P.B.C. in the Northwest 1/4 of Section 26, Township 48 South, Range 42 East, more particularly described as follows: Commence at SE Corner of the NW 1/4 of the SE 1/4 of the NW 1/4 of said Section 26; Thence N 01° 09' 58" W along the East line of the NW 1/4 of the SE 1/4 of said Section 26 a distance of 180.00 feet to the Point of Beginning; Thence continue on the last described course 512.84 feet; Thence N 88° 26' 44" E 589.77 feet to a point on the Westerly Right-of-Way of N.W. 3rd Avenue, said point being 80.00 feet West of the East line of the NW 1/4 of said Section 26; Thence N 00° 59' 50" W along the Westerly Right-of-Way of said N.W. 3rd Avenue a distance of 305.00 feet to a point on the South line of COPANS ACRES, recorded in Plat Book 66, Page 21 of the Public Records of Broward County, Florida; Thence S 88° 26' 44" W along the South line of said COPANS ACRES 590.66 feet to the Southwest corner of said COPANS ACRES; Thence N 01° 09' 59" W along the West line of said COPANS ACRES 328.57 feet; Thence S 87° 12' 09" W 276.49 feet; Thence N 48° 40' 44" W 95.00 feet to a point on the Easterly non-access Right-of-Way line of Interstate 95; Thence S 37° 08' 19" W along said non-access line 494.00 feet to a Point of Curvature concave to the Northwest said curve having for its elements a central angle of 07° 14' 33" and a radius of 712.00 feet; Thence along the arc of said curve a distance of 90.00 feet; Thence S 01° 42' 46" E 367.93 feet to a point on the North line of the Plat of LIBERTY PARK ESTATES SECTION 3, as recorded in Plat Book 61, Page 32 of the Public Records of Broward County, Florida; Thence N 88° 26' 44" E along the North line of said LIBERTY PARK ESTATES SECTION 3 a distance of 40.00 feet; Thence S 01° 20' 12" E along the East line of said LIBERTY PARK ESTATES SECTION 3 a distance of 374.42 feet; Thence N 89° 21' 09" E 668.13 feet to the Point of Beginning. Said lands containing 914140.4 Sq. Ft. or 20.9858 Acres more or less.

## PARCEL 'A'

914140.4 Sq. Ft.  
20.9858 ACRES

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT:

COPANS ROAD INVESTMENTS, INC., A Florida corporation, operating and existing under the Laws of the State of Florida is the owner of the lands described hereon have caused said land to be surveyed, subdivided and platted in the manner shown hereon said Plat to be known as COPANS CENTER, A Replat of a portion of the NW 1/4 of Section 26, Township 48 South, Range 42 East, Lying and being in Pompano Beach, Broward County, Florida.

All Easements are hereby dedicated to the perpetual use of the public for their stated purposes and shall be kept free of permanent obstructions.

IN WITNESS WHEREOF, we the undersigned have set our hand and seal at Hollywood, Broward County, Florida, this 10<sup>th</sup> day of August 1988.

William L. Miller  
William L. Miller, President

William L. Miller  
Witness

William L. Miller  
Witness

WITNESS my hand and seal,  
this 10<sup>th</sup> day of August 1988.

Louis Cross  
Notary Public

NOTES:  
1. U.E. means Utility Easement  
2. P.R.M. means Permanent Reference Monuments.  
3. P.C.P. " Permanent Control Points.  
4. B.M. " Benchmarks based on National Geodetic Vertical Datum.  
5. Bearings are based on assumed datum.  
6. ----- denotes Non-Vehicular Access Line.  
7. Benchmark Origin: Box Cut NE Corner Concrete Base of Signal Box on North Side of Copans Rd., E. 2nd Ave., Elev. 18.75.  
8. This Plat is restricted to 1st class commercial use.  
Notice: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records.

## MORTGAGE APPROVAL

KNOW ALL MEN BY THESE PRESENTS THAT:  
Freedom Savings & Loan Association, owner and holder of that certain mortgage recorded in O.R. \_\_\_\_\_, P. \_\_\_\_\_ on \_\_\_\_\_ in the Public Records of Broward County, Florida, hereby consent to this Plat and join in the hereon dedication.

John O'Hara Smith  
John O'Hara Smith  
Vice President

Shirley D. Davis  
Shirley D. Davis  
Witness

Shirley D. Davis  
Shirley D. Davis  
Witness

I hereby certify that on this day personally appeared before me John O'Hara Smith, respectively the Vice President, who is the authorized officer of Freedom Savings & Loan Association, who acknowledged to me the execution of the foregoing Plat and instrument for the purposes therein expressed, this 10<sup>th</sup> day of August 1988.

My Commission Expires: July 30, 1988  
William L. Miller  
Notary Public

## BROWARD COUNTY OFFICE OF PLANNING

This Plat is approved and accepted for record.

By: Daniel Handell 8/10/88  
Date:

William L. Miller  
Witness

William L. Miller  
Witness

WITNESS my hand and seal,  
this 10<sup>th</sup> day of August 1988.

Louis Cross  
Notary Public

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6-11-22-23-00033  
09/20/2023