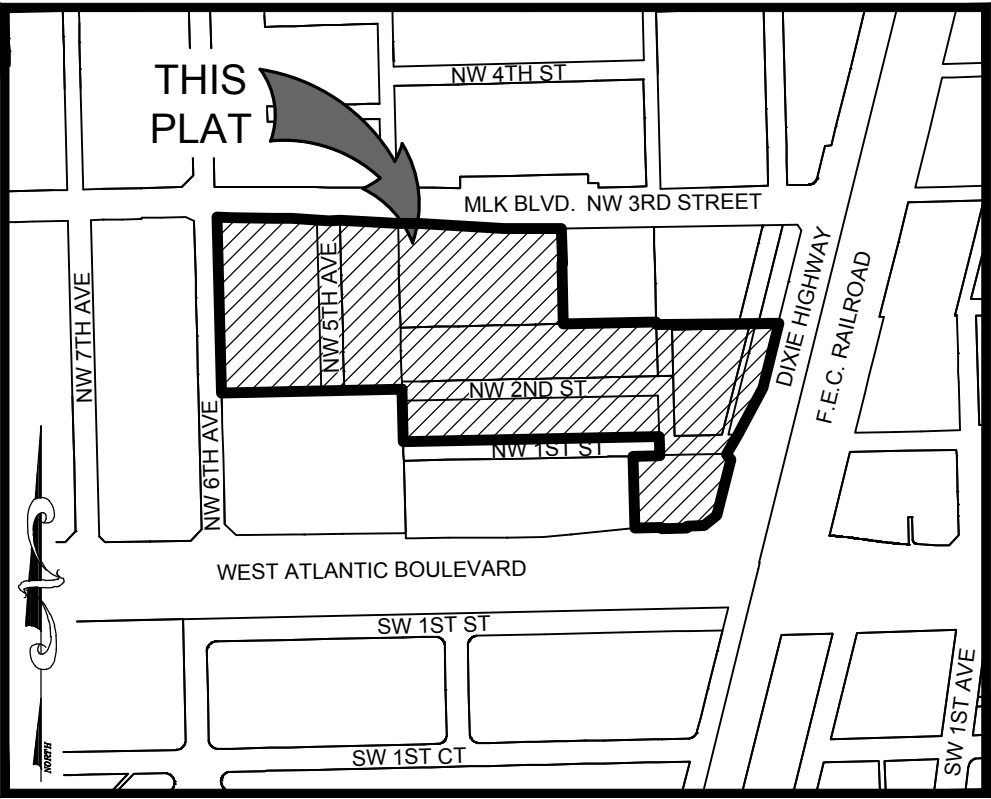


DOWNTOWN POMPANO PHASE II

A REPLAT OF PORTIONS OF LOTS 15,16,&17, AND A PORTION OF THAT CERTAIN 50' RIGHT OF WAY WAY FOR NW 1ST STREET (UNNAMED PER PLAT), RE-SUBDIVISION OF LOT 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, OF THE PUBLIC RECORDS OF DADE COUNTY RECORDS; A REPLAT OF LOTS 1 THROUGH 40, AND ALL OF THAT CERTAIN 40' RIGHT OF WAY FOR NW 2ND STREET (CYPRESS AVE PER PLAT), AND A PORTION OF THAT CERTAIN 40' RIGHT OF WAY FOR NW 3RD AVE (PINE STREET PER PLAT), AND A PORTION OF THAT CERTAIN 50' RIGHT OF WAY FOR NW 1ST STREET (UNNAMED PER PLAT), WOODRUFF ADDITION TO POMPANO FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY, FLORIDA; A REPLAT OF PORTIONS OF BLOCK 1 & BLOCK 2, AND THAT CERTAIN 33' RIGHT OF WAY FOR NW 5TH AVE (UNNAMED PER PLAT), BEVILL & SAXON'S ADDITION TO POMPANO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; A REPLAT OF A PORTION OF PARCEL "A", "MAPLES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

DESCRIPTION: (SEE SHEET 3 OF 6)

DEDICATION:

STATE OF } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF } CITY OF POMPANO BEACH COMMUNITY
REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND THE CITY OF
POMPANO BEACH, A FLORIDA MUNICIPAL CORPORATION AND POLITIC OF
THE STATE OF FLORIDA, AS OWNERS OF THE LANDS, AS SHOWN HEREON,
BEING IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD
COUNTY, FLORIDA, SHOWN HEREON AS DOWNTOWN POMPANO PHASE II, DO
HEREBY DEDICATE THE FOLLOWING:

PARCEL "B" AND PARCEL "C" AS SHOWN HEREON IS HEREBY DEDICATED
FEE SIMPLE 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: CITY OF POMPANO BEACH
PRINT NAME: COMMUNITY REDEVELOPMENT
AGENCY

WITNESS: BY: CHRISTOPHER J. BROWN
PRINT NAME

WITNESS: CITY OF POMPANO BEACH
PRINT NAME: A FLORIDA MUNICIPAL CORPORATION

WITNESS: BY:
PRINT NAME PRINT NAME

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 WHO IS [] PERSONALLY
KNOWN TO ME OR, [] HAVE PRODUCED AS
IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
OF THE POMPANO BEACH, A FLORIDA MUNICIPAL
CORPORATION. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED SUCH INSTRUMENT AS SUCH 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:

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 CHRISTOPHER J. BROWN WHO IS [] PERSONALLY
KNOWN TO ME OR, [] HAVE PRODUCED AS
IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
CO-EXECUTIVE DIRECTOR OF POMPANO BEACH COMMUNITY REDEVELOPMENT
AGENCY. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED SUCH INSTRUMENT AS SUCH CO-EXECUTIVE DIRECTOR 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:

POMPANO BEACH DEVELOPMENT SERVICES DIRECTOR:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS DAY OF , 202_.

BY: DAVID RECOR, ICMA-CM
DEVELOPMENT SERVICES DIRECTOR

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.

ENGINEERING:

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

BY: CITY ENGINEER
JOHN SFIROPOULOS

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

DATE: DATE:

BROWARD COUNTY PUBLIC WORKS AND ENVIRONMENTAL
SERVICES 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 .

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. LS4677
STATE OF FLORIDA

PREPARED BY:

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: map@keithinc.com
P226-12000062
05/27/2026 X-MP-26

CITY OF POMPANO
BEACH

CITY OF POMPANO
BEACH
COMMUNITY
REDEVELOPMENT
AGENCY

CITY ENGINEER

COUNTY COMMISSION

COUNTY ENGINEER

COUNTY SURVEYOR

SURVEYOR