

POMPANO PARK RACINO II

PORTIONS OF GOVERNMENT LOTS 6 & 7, OF
SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

DESCRIPTION:

PORTIONS OF GOVERNMENT LOT 6 AND GOVERNMENT LOT 7, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST NORTHEAST CORNER OF TRACT B, ARVIDA POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID POINT OF COMMENCEMENT ALSO BEING A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD (S.W. 3rd/ STREET) AND THE WESTERLY 100-FOOT RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (FEC); THENCE SOUTH 10°45'59" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B AND SAID WESTERLY RIGHT-OF-WAY LINE, 675.47 FEET TO THE EASTERLY MOST SOUTHEAST CORNER OF SAID TRACT B AND POINT OF BEGINNING; THENCE, DEPARTING SAID EASTERLY LINE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 10°45'59" WEST, 656.16 FEET TO THE EASTERLY MOST NORTHEAST CORNER OF PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 87°27'29" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "A", 809.43 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", 602.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT B ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE EASTERLY LINE OF SAID TRACT B, 32.69 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT B; THENCE NORTH 87°15'54" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT B, 960.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 563,382 SQUARE FEET (12.933 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT TROY BUSWELL, THE GENERAL MANAGER FOR PPI INC., A FLORIDA CORPORATION, AS OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS POMPANO PARK RACINO II, BEING A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

NONE

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

WITNESS: _____ PPI INC.,
PRINT NAME: A FLORIDA CORPORATION

WITNESS: _____ BY: _____
PRINT NAME RALPH ADDERLY

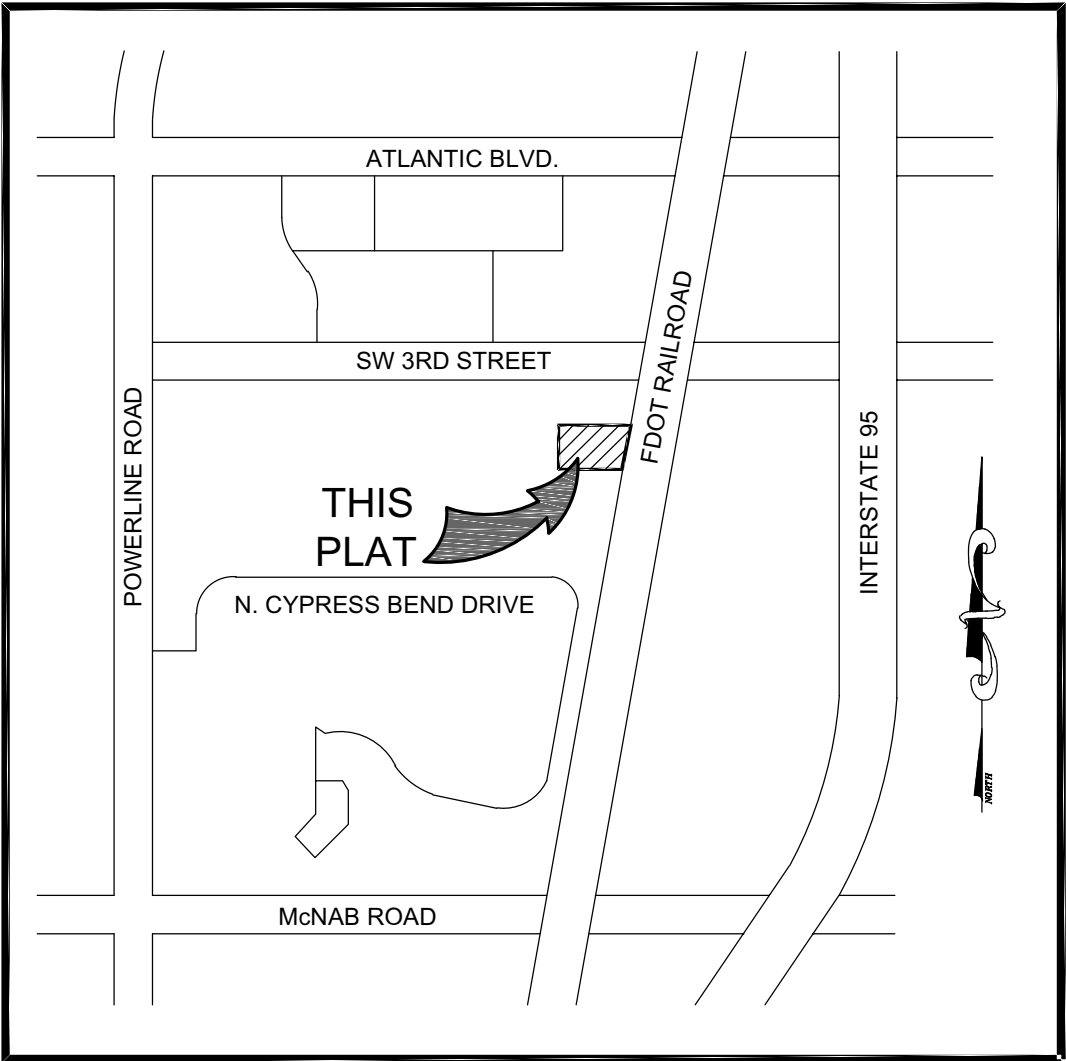
ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED TROY BUSWELL, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL MANAGER OF PPI INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH GENERAL 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:



LOCATION SKETCH

NOT TO SCALE

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__.

ALL APPLICABLE 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: _____
CITY CLERK
ASCELETA HAMMOND

BY: _____
CITY MAYOR
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
P.E. REGISTRATION NO. 59494

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, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____
ALEJANDRO S. PEREZ
ACTING COUNTY ENGINEER
PROFESSIONAL ENGINEER,
FLORIDA REGISTRATION NO. 33217

BY: _____
ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. LS4030

DATE: _____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION
AND GROWTH MANAGEMENT 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 AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5660
STATE OF FLORIDA

PPI INC.	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY: KEITH & ASSOCIATES, INC. 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33069-6643 (954) 763-1400 EMAIL: mail@KEITHteam.com LB NO. 6860
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