

HUNTER’S MANOR COMMUNITY PLAT

A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER’S MANOR  
AS RECORDED IN PLAT BOOK 19. PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
2016

LEGAL DESCRIPTION:

LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10, BLOCK 9, HUNTER’S MANOR, ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 3 AND 8, TOGETHER WITH THE SOUTH 100 FEET OF LOTS 9 AND 10, ALL IN BLOCK 11, HUNTER’S MANOR, ACCORDING TO  
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 9.6171 ACRES  
(418,922 SQUARE FEET), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA }  
COUNTY OF BROWARD }SS

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LANDS DESCRIBED IN AND SHOWN AS  
INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "HUNTER’S MANOR COMMUNITY PLAT", BEING A  
REPLAT OF PORTIONS OF BLOCKS 9 AND 11, HUNTER’S MANOR, (P.B. 19, PG. 27, B.C.R.). THE ADDITIONAL THOROUGHFARE DEDICATION IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER  
PURPOSES.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND AFFIX THE CITY’S CORPORATE SEAL, IN THE CITY OF POMPANO BEACH, COUNTY OF BROWARD, STATE OF FLORIDA, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PRINT NAME

LAMAR FISHER \_\_\_\_\_  
MAYOR, CITY OF POMPANO BEACH

CITY OF POMPANO BEACH

\_\_\_\_\_  
WITNESS

A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

\_\_\_\_\_  
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA }  
COUNTY OF BROWARD }SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, LAMAR FISHER, BEING THE MAYOR OF POMPANO BEACH, ON BEHALF OF SAID CITY, WHO EXECUTED THE FOREGOING INSTRUMENT  
FREELY AND VOLUNTARILY, FOR THE PURPOSES HEREIN EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_, DAY OF \_\_\_\_\_, 2016.

COMMISSION # \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

NAME OF NOTARY PRINTED \_\_\_\_\_

SURVEYOR’S CERTIFICATE

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND WITH THE  
APPLICABLE SECTIONS OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016. THE  
BENCHMARKS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD  
ORDER CONTROL STANDARDS.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
WALTER DE LA ROCHA  
FLORIDA SURVEYOR AND MAPPER NO. 6081  
FOR STONER & ASSOCIATES, INC. L.B. 6633

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
FRED STACER, CHAIRMAN

CITY ENGINEER

THIS PLAT ENTITLED "HUNTER’S MANOR COMMUNITY PLAT" HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
JOHN SFIROPOULOS, P.E., CITY ENGINEER

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, IN AND BY RESOLUTION NO.  
\_\_\_\_\_, ADOPTED BY SAID COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO ON THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS  
MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
ASCELETA HAMMOND, CITY CLERK LAMAR FISHER, MAYOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT. COUNTY RECORDS DIVISION – RECORDING SECTION

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016. AND RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, RECORD  
VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: \_\_\_\_\_  
DEPUTY

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 \_\_\_\_\_, 2016.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY MAYOR – COUNTY COMMISSION

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 FOR TRAFFIC WAYS THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_ DATE \_\_\_\_\_ BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ROBERT P. LEGG JR. PROFESSIONAL SURVEYOR AND MAPPER RICHARD TORNESE  
FLORIDA REGISTRATION No. LS4030 DIRECTOR  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION No. 40263

CITY OF POMPANO BEACH SEAL	CITY ENGINEER SEAL	COUNTY COMMISSION SEAL	COUNTY SURVEYOR SEAL	COUNTY ENGINEER SEAL	SURVEYOR SEAL
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PREPARED BY:  
**STONER & ASSOCIATES, Inc.**  
**SURVEYORS - MAPPERS**  
Florida Licensed Surveying  
and Mapping Business No. 6633  
TEL (954) 585-0997 www.stonersurveyors.com  
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314