

"COLLIER CITY BSO SUBSTATION PLAT"

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST
ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF
SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42, EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
MARCH, 2021

INSTR # 117931928, Plats 183/524
Page 1 of 2
Recorded 02/14/2022 at 10:23 AM

LEGAL DESCRIPTION:
THE NORTH ONE-HALF (1/2) OF THE SOUTH TWO-FIFTHS (2/5) OF THE SOUTHEAST ONE-FOURTH (1/4) OF THE NORTHEAST ONE-FOURTH (1/4) OF THE SOUTHWEST ONE-FOURTH (1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE WEST FIVE HUNDRED FIFTY FEET (550') THEREOF, AND LESS THE NORTH TWENTY-FIVE FEET (25') THEREOF, AND LESS THE EAST TWENTY-FIVE FEET (25').

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 14,536 SQUARE FEET (0.3337 ACRES), MORE OR LESS.

DEDICATION:
STATE OF FLORIDA
COUNTY OF BROWARD S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF POMPANO BEACH, A FLORIDA MUNICIPALITY, AS OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS COLLIER CITY BSO SUBSTATION PLAT. THE OWNER HAS CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN.

THE RIGHT-OF-WAY (RW) PARCEL AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE GAS LINE EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: WE HEREUNTO SET OUR HAND AND SEAL THIS 6th DAY OF May, A.D. 2021.

THE CITY OF POMPANO BEACH,
A FLORIDA MUNICIPALITY

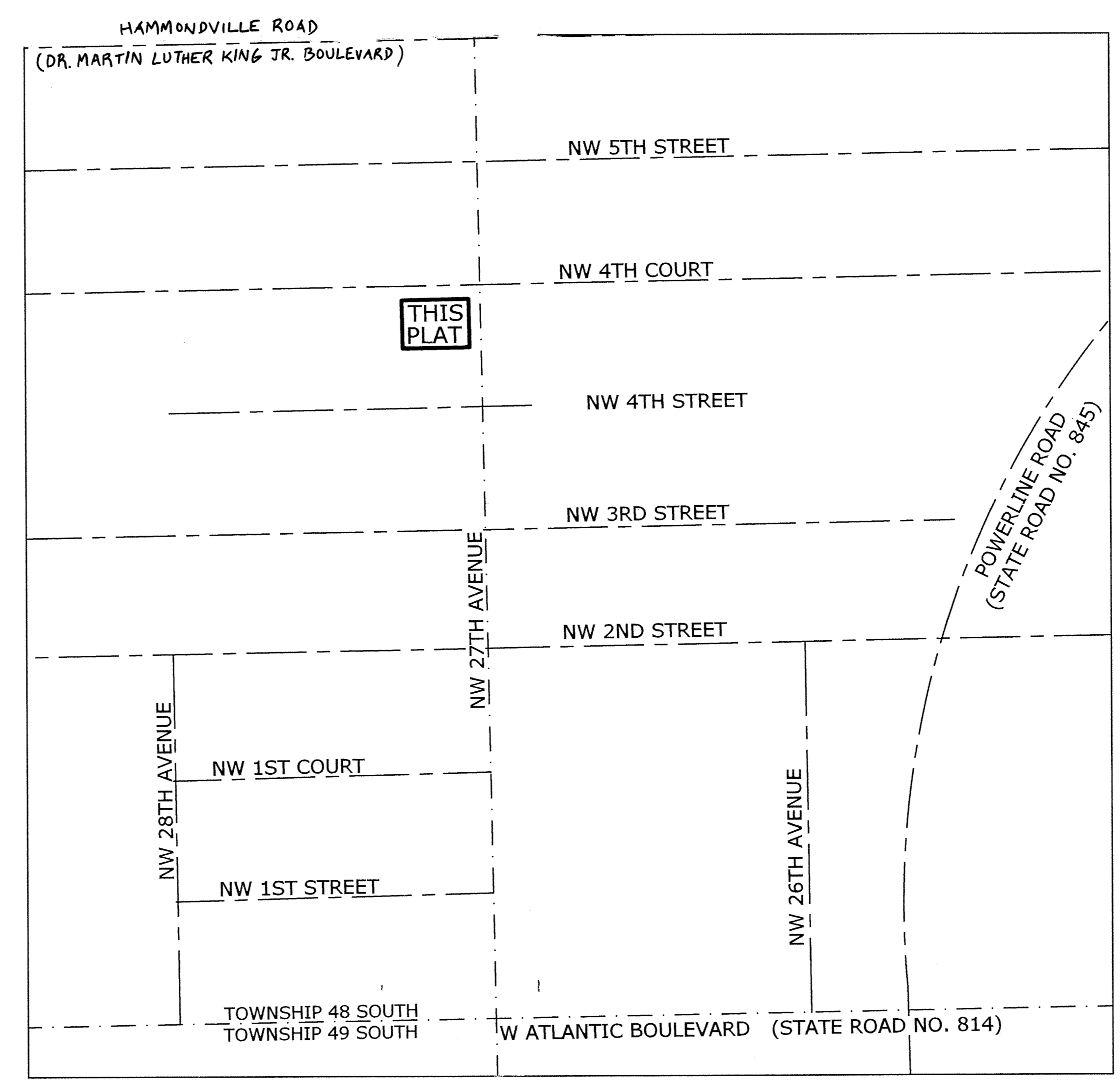
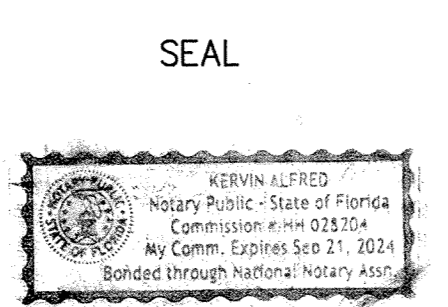
WITNESS: Shelley R. Bartholomew BY: Rex Hardin
PRINT NAME: Shelley R. Bartholomew MAYOR
WITNESS: Kianda Russ BY: Asceleta Hammond
PRINT NAME: Kianda Russ CITY CLERK

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF BROWARD S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, OFFICERS DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS; REX HARDIN AND ASCELETA HAMMOND, MAYOR AND CITY CLERK, RESPECTIVELY, OF THE CITY OF POMPANO BEACH, THAT THE INDIVIDUALS ARE PERSONALLY KNOWN TO ME, AND THAT THEY EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICERS OF SAID TRUST FOR THE PURPOSES HEREON EXPRESSED AND DID NOT TAKE OATHS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF May, 2021, A.D.

Kevin Alfred
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Kevin Alfred
COMMISSION # HH029204
MY COMMISSION EXPIRES: Sept. 21, 2024



LOCATION MAP
NOT TO SCALE

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:
THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 5th DAY OF May, A.D. 2021.

BY: Fred Stacer DATE: 5/5/21
FRED STACER, CHAIRPERSON

CITY COMMISSION:
STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, IN AND BY RESOLUTION NO. 2021-164, ADOPTED BY SAID CITY COMMISSION THIS 27th DAY OF April, A.D. 2021.

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: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED THIS 6th DAY OF May, A.D. 2021.

BY: Asceleta Hammond BY: Rex Hardin
ASCELETA HAMMOND CITY CLERK REX HARDIN CITY MAYOR

CITY ENGINEERING DEPARTMENT:
THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 5 DAY OF May, A.D. 2021.

BY: John Sfiropoulos DATE: 5/5/2021
JOHN SFIROPOULOS, P.E. CITY ENGINEER

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 4th DAY OF February, A.D. 2022.

BY: Jo Seandie
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 28 DAY OF JANUARY, A.D. 2021.

BY: [Signature]
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 8th DAY OF February, A.D. 2022.

BY: DVM Stalina
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 24th DAY OF AUGUST, A.D. 2021.

BY: [Signature]
MAYOR, COUNTY COMMISSION

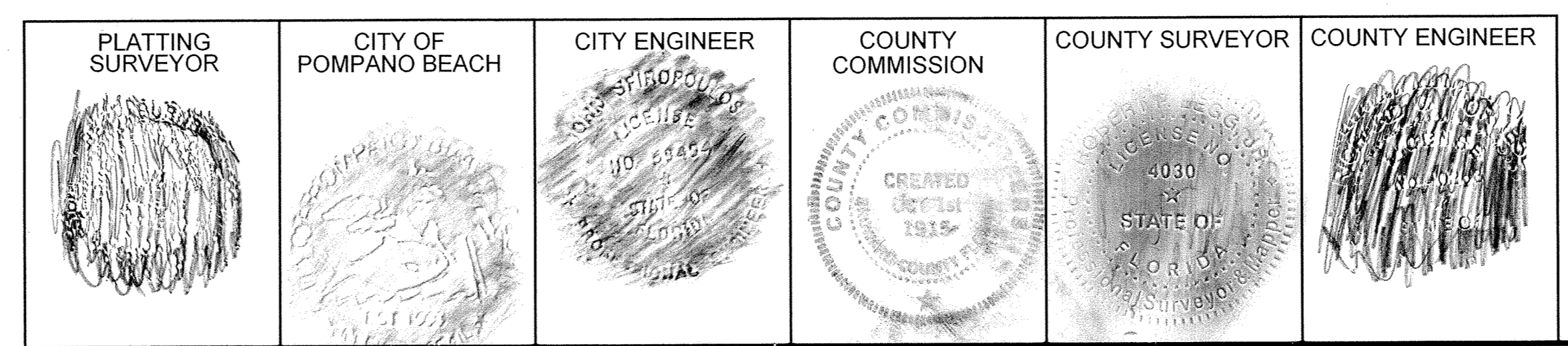
BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORDATION.

BY: Robert P. Legg, Jr. DATE: 1/31/2022
ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: LS4030

BY: Richard Tornese DATE: 1/31/2022
RICHARD TORNESE DIRECTOR FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 40263

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL OF THE APPLICABLE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH SAID CHAPTER 177.

Beth Burns APRIL 22, 2021
DATE
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870



"COLLIER CITY BSO SUBSTATION PLAT"

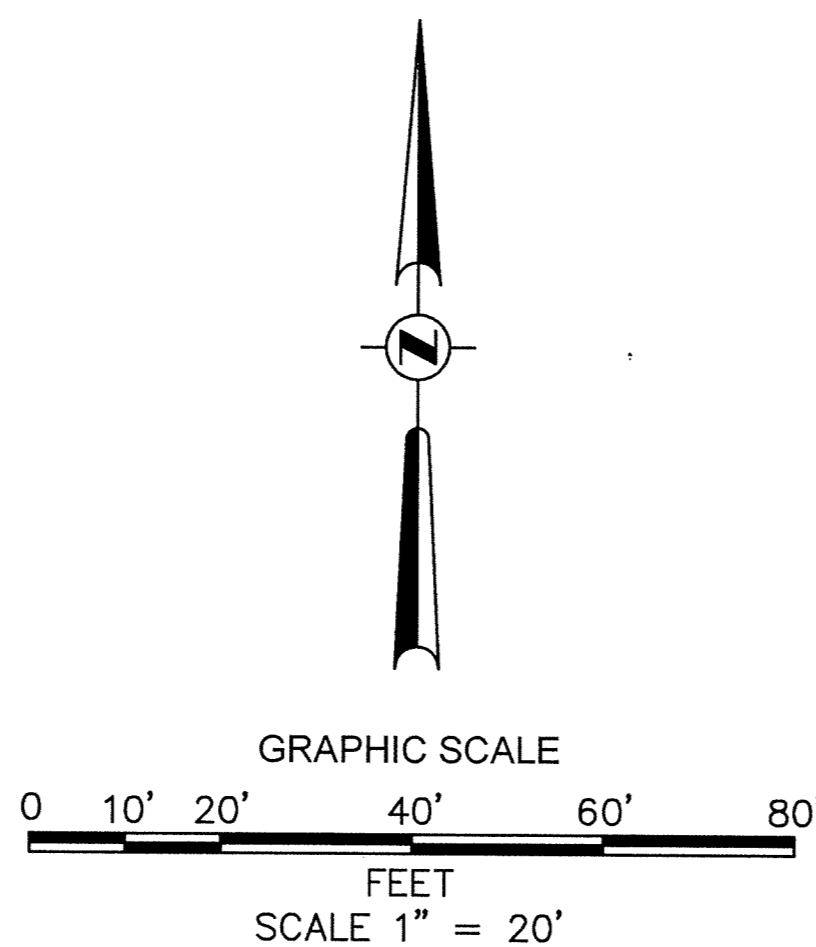
A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42, EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK 183 PAGE 525
SHEET 2 OF 2 SHEETS

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LEGEND:

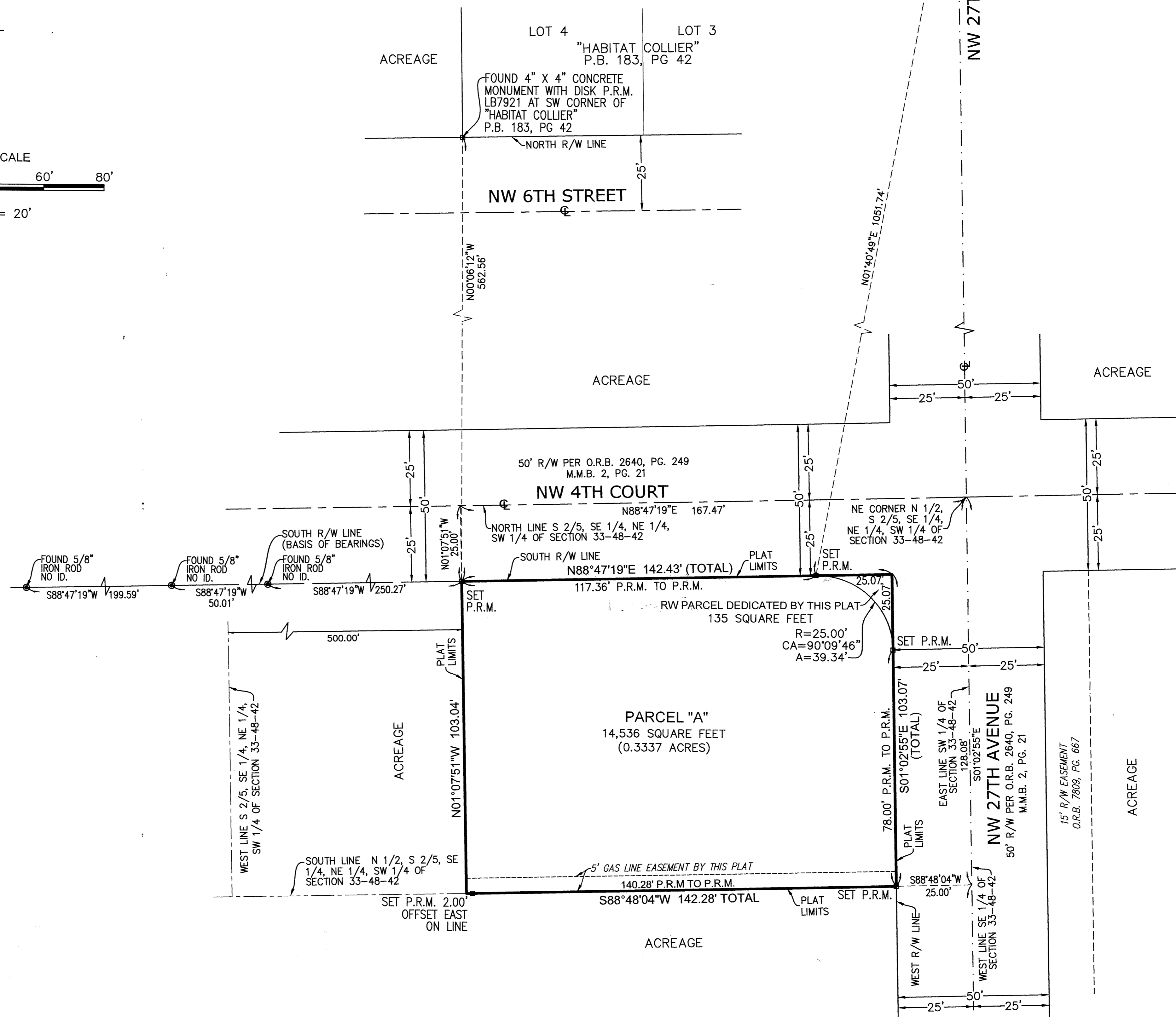
- A= = ARC LENGTH
- CL = CENTERLINE
- CA= = CENTRAL ANGLE
- LB = LICENSED BUSINESS
- NO ID. = NO IDENTIFICATION
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.R.M. □ = PERMANENT REFERENCE MONUMENT (SET 4" X 4" X 24" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "PRM LB3870")
- R= = RADIUS
- R/W - RW = RIGHT-OF-WAY
- ⊕ = QUARTER SECTION CORNER
- ⊙ = 5/8" IRON ROD



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FEBRUARY 24, 2021

SOUTH LINE NW 1/4 OF SECTION 33-48-42
NORTH LINE SW 1/4 OF SECTION 33-48-42
NW 7TH STREET
SOUTH LINE NE 1/4 OF SECTION 33-48-42
NORTH LINE SE 1/4 OF SECTION 33-48-42
FOUND 5/8" IRON ROD NO IDENTIFICATION CENTER OF SECTION 33-42-42



SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 6,500 SQUARE FEET OF POLICE SUBSTATION.
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- 2) ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 3) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF NW 4TH COURT, AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF S88°47'19"W.
- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 5) THE FOLLOWING NOTE IS REQUIRED BY THE CITY OF POMPANO BEACH. "ALL FACILITIES FOR THE DISTRIBUTION OF UTILITIES OF ELECTRICITY, TELEPHONE, CABLE AND SIMILAR UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 7) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.