U-HAUL-NORTH POMPANO

A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST RECORDED IN PLAT BOOK B PAGE 164 DADE COUNTY FLORIDA PUBLIC RECORDS

PLAT BOOK _____, PAGE_____

SHEET 1 OF 2 SHEETS

LAND DESCRIPTION: (RECORD)

A PORTION OF TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS SITUATE AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89°59'55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00°36'05"W, 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°36'05" W, 295.76 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 1; THENCE RUN "WEST 278.65 FEET ALONG SAID SOUTH BOUNDARY; THENCE RUN N15°39'33"E, 98.66 FEET ALONG A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD TO A POINT; THENCE RUN EAST 135.00 FEET ALONG A LINE 95 FEET NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY OF TRACT 1, TO A POINT; THENCE RUN N07°06'36"E, 202.30 FEET TO A POINT THAT IS 35 FEET SOUTH OF SAID NORTH BOUNDARY OF TRACT 1; THENCE RUN S89°59'55"E, 95.08 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1, THENCE RUN ON AN ASSUMED BEARING OF N89°59'55"W, 1013.96 FEET ALONG THE NORTH LINE OF SAID TRACT 1 TO A POINT; THENCE RUN S00°36'05"W, 35.00 FEET TO A POINT; THENCE RUN N89°59'55"W, 95.08 FEET ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF TRACT 1 TO THE POINT OF BEGINNING; THENCE CONTINUE N89°59'55"W, 103.77 FEET ALONG SAID LINE TO A POINT; THENCE RUN S15°39'33"W, 208.49 FEET ALONG A LINE 80.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD TO A POINT; THENCE RUN EAST 135.00 FEET TO A POINT; THENCE RUN N07°06'36"E, 202.30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 988, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND SUBJECT TO THAT CERTAIN EASEMENT RECORDED 5/24/73, IN OFFICIAL RECORDS BOOK 5297, PAGE 991, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LAND DESCRIPTION: (AS-SURVEYED PERIMETER DESCRIPTION)

A PARCEL OF LAND LOCATED IN TRACT 1 OF THE SUBDIVISION OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK "B", PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS BEING AND LYING IN BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE SOUTH 88°19'17" WEST, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1013.78 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 01°08'51" EAST, A DISTANCE OF 35.00 FEET TO A 5/8" REBAR & CAP (LB 6860) ON THE SOUTH RIGHT-OF-WAY LINE OF N.E. 48TH STREET (70 FOOT WIDE RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°08'51" EAST, A DISTANCE OF 295.88 FEET TO A 5/8" REBAR & CAP (PRM 121) ON THE SOUTH LINE OF SAID TRACT 1; THENCE SOUTH 88°22'09" WEST, ALONG SAID SOUTH LINE, 278.60 FEET TO A 5/8" REBAR & CAP (PRM 121); THENCE, LEAVING SAID SOUTH LINE, NORTH 13°55'55" EAST, A DISTANCE OF 306.77 FEET TO A NAIL & DISK (LB 6860) ON THE SOUTH RIGHT-OF-WAY LINE OF SAID N.E. 48TH STREET; THENCE NORTH 88°16'07" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 198.79 FEET TO THE POINT OF BEGINNING. CONTAINING 70,575.54 SQUARE FEET (1.62 ACRES), MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF _____, A _____ CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT 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 _____ 2021.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC:

_____
PRINT NAME:

DEDICATION:

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT THE _____, AS _____ CORPORATION, AS OWNERS OF PARCEL "A", AS SHOWN HEREON. BEING IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, SHOWN HEREON AS SW 12 AVENUE U-HAUL, DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "B" AND PARCEL "D' AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

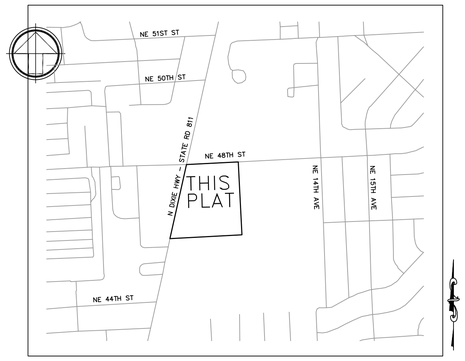
IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____DAY OF _____, 2018.

WITNESS:_____ U-HAUL COMPANY, INC

PRINT NAME: _____ BY: _____

WITNESS:_____ (PRESIDENT)

PRINT NAME: _____



LOCATION MAP
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., 2021

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 COMFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ BY:_____
CITY CLERK CITY MAJOR
ASCELETA HAMMOND REX HARDIN, MAYOR

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., 2021

BY:_____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D., 2021.

BY:_____
CITY ENGINEER
JOHN SFIROPOULOS, P.E. CITY ENGINEER

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., 2018

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., 2018.

BY:_____ DATE:_____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION:

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., 2018

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., 2018.

BY: _____ DATE:_____
EXECUTIVE DIRECTOR OR DESIGNEE

_____
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

DATE: _____

BY:_____
ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. 4030

DATE: _____

BROWARD COUNTY ENVIROMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

_____
DIRECTOR OR DESIGNEE DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, 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 _____, 2021. THE BENCHMARKS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. SHAH DROTOS AND ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6456.

DATE:_____ FOR THE FIRM BY _____
MICHAEL D. SARVER
FLORIDA PROFESSIONAL SURVEYOR AND
MAPPER NO. 4174

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR

PREPARED BY:

SDA SHAH DROTOS & ASSOCIATES | ENGINEERING SURVEYING PLANNING
3410 N. ANDREWS AVE., EXT
POMPANO BEACH, FL. 33064
PH: 954-943-9433 FAX: 954-943-4734

JULY 26, 2021
SURVEYOR'S PROJECT NO. 1085.06

AAC
P221-12000027
10/6/2021

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