"POMPANO AT WEST ATLANTIC"

A PLAT OF A PORTION OF THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

TRACT 1:
COMMENCE AT A POINT IN THE CENTER OF THE MAIN LINE TRACK OF THE SEABOARD AIR LINE RAILROAD COMPANY DISTANT 1,398 FEET SOUTH OF INTERSECTION OF SAID MAIN LINE AND THE CENTER LINE OF THE HAMMONDVILLE HIGHWAY; RUN THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACT, 60 FEET TO A POINT OF BEGINNING; BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE SEABOARD AIR LINE RAILROAD COMPANY BY GOLD COAST PRODUCE AND PACKING COMPANY, INCORPORATED, BY DEED DATED FEBRUARY 23, 1960, RUN THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACK AND ALONG THE SOUTHWEST LINE OF LAND OF GOLD COAST PRODUCE AND PACKING COMPANY, 156 FEET THE WESTERLY EDGE OF A PAVED ROADWAY; THENCE SOUTHERLY AND PARALLEL WITH SAID MAIN LINE TRACT, 450 FEET; THENCE WESTERLY AT A RIGHT ANGLE 156 FEET TO A POINT DISTANT 60 FEET MEASURED AT A RIGHT ANGLE FROM THE CENTER OF SEABOARD AIR LINE RAILROAD COMPANY'S MAIN TRACK, THENCE NORTHERLY PARALLEL WITH SAID MAIN TRACK 450 FEET TO THE POINT OF BEGINNING, BEING LOCATED IN THE W½ OF THE SW¼ OF THE NE¼ AND IN THE E½O OF THE SW¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
TOGETHER WITH:
TRACT 2 (PART):
A PORTION OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER, OF SOUTHEAST ¼ OF SW ¼ OF SECTION 34; THENCE NORTH 01°34'49" WEST, 638.23 FEET ALONG THE WEST LINE OF SAID SOUTHEAST ¼ FEET TO THE INTERSECTION OF THE WEST LINE OF SOUTHEAST ¼ OF SECTION 34, THENCE SOUTH 89°24'49" EAST, 125.22 FEET ALONG SAID 1/4 SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 1,852 SQUARE FEET, MORE OR LESS.

TRACT 2:
BEGIN AT A POINT IN THE CENTER OF THE MAIN LINE TRACT OF THE SEABOARD COAST LINE RAILROAD COMPANY DISTANT 1,798 FEET SOUTH OF INTERSECTION OF SAID MAIN LINE WITH THE CENTER LINE OF THE HAMMONDVILLE HIGHWAY; RUN THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACK 60 FEET TO A POINT OF BEGINNING; RUN THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACK 156 FEET TO THE WESTERLY EDGE OF A PAVED ROADWAY; THENCE SOUTHERLY AND PARALLEL WITH SAID MAIN LINE TRACK 450 FEET; THENCE WESTERLY MORE OR LESS TO THE NORTHERLY EXTENSION OF THE RIGHT OF WAY OF THE FORMER CANAL IN THE SOUTH-LIFT OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 34, 162 FEET, MORE OR LESS, TO A POINT DISTANT 60 FEET MEASURED AT A RIGHT ANGLE FROM THE CENTER OF SAID COMPANY'S MAIN TRACK; THENCE NORTHERLY AND PARALLEL WITH SAID MAIN TRACK 500 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 1.84 ACRES, MORE OR LESS, AND BEING LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W½'O' OF SW ¼A OF SE ¼A) AND IN THE EAST HALF OF THE SOUTHEAST QUARTER (E½ OF SE ¼) OF THE SOUTHWEST QUARTER (SW¼) OF SW ¼ OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SEABOARD-ALL FLORIDA RAILWAY (PREDECESSOR IN RIGHT, TITLE, INTEREST AND ESTATE OF SAID COMPANY) BY H.W. MERRILL, ET UX, BY DEED DATED DECEMBER 10, 1928, RECORDED IN DEED BOOK 323, PAGE 199, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING, HOWEVER, THAT PARCEL OF LAND HERETOFORE DEEDED TO THE CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT, RECORDED IN DEED BOOK 874, PAGE 503;
AND
THAT CERTAIN PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF SAID SECTION 34; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 1,320.00 FEET; THENCE RUN NORTHEASTERLY MEASURED AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 1,320.00 FEET TO THE SOUTHWEST QUADRANT FROM THE PRECEDING COURSE A DISTANCE OF 38 SECONDS IN THE NORTHEAST QUADRANT FROM THE PRECEDING COURSE A DISTANCE OF 138.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 1,320.00 FEET; THENCE RUN WEST MAKING AN INCLUDED ANGLE OF 90° 00' 00" A DISTANCE OF 1,320.00 FEET; THENCE RUN SOUTHWESTERLY MAKING AN INCLUDED ANGLE OF 90° 00' 00" A DISTANCE OF 20.10 FEET; THENCE RUN WEST MAKING AN INCLUDED ANGLE OF 101° 31' 37" A DISTANCE OF 46.18 FEET TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 12.54A SQUARE FEET, MORE OR LESS, AS SHOWN ON PRINT OF SURVEY DATED JULY 13, 1962, REVISED AUGUST 13, 1962, PREPARED BY MCLAUGHLIN ENGINEERING CO., AS EVIDENCED BY ATTACHED DRAWING 1 AND BEING A PORTION OF THE LAND CONVEYED TO SEABOARD-ALL FLORIDA RAILWAY (PREDECESSOR IN RIGHT, TITLE, INTEREST AND ESTATE OF SEABOARD COAST LINE RALROAD COMPANY) BY H. W. MERRILL, ET UX, BY DEED DATED DECEMBER 10, 1928, RECORDED IN DEED BOOK 323, PAGE 199, PUBLIC RECORDS OF SAID BROWARD COUNTY.
COMMENCING AT THE SE CORNER OF THE SW¼A OF SAID SECTION 34; THENCE WEST ALONG THE SOUTH LINE OF SAID SW ¼A A DISTANCE OF 5.17 FEET; THENCE NORTH WITH AN ANGLE OF 90° 00' 00" A DISTANCE OF 20.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD AND THE RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE AFORESAID COURSE A DISTANCE OF 78 FEET; THENCE EAST WITH AN INCLUDED ANGLE OF 101° 51' 37" A DISTANCE OF 128.76 FEET; THENCE SOUTH WITH AN INCLUDED ANGLE OF 78° 08' 23" A DISTANCE OF 78 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE WEST WITH AN INCLUDED ANGLE OF 101°51'37" ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 128.76 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND BEING SHOWN ON PRINT OF SURVEY DATED DECEMBER 8, 1959, PREPARED BY MCLAUGHLIN ENGINEERING COMPANY. AS EVIDENCED BY ATTACHED DRAWING 2 AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SEABOARD-ALL FLORIDA RAILWAY (PREDECESSOR IN RIGHT, TITLE, INTEREST AND ESTATE OF SAID COMPANY) BY H. W. MERRILL, ET UX, BY DEED DATED DECEMBER 10, 1928, RECORDED IN DEED BOOK 323, PAGE 199, PUBLIC RECORDS OF SAID BROWARD COUNTY.
AND
A PORTION OF THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW¼) OF SAID SECTION 34; THENCE WEST ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW¼) A DISTANCE OF 5.7 FEET; THENCE NORTHERLY ALONG A LINE THAT IS 195 FEET EAST OF (AS MEASURED AT RIGHT ANGLE) AND PARALLEL TO THE EAST LINE OF SEABOARD COAST LINE RALROAD MAKING AN ANGLE OF 79° 08' 23" IN THE NORTHEAST QUADRANT A DISTANCE OF 410.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 55.00 FEET; THENCE SOUTHEASTERLY MAKING AN INCLUDED ANGLE OF 39° 31' A DISTANCE OF 43.50 FEET; THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 234° 24' 29" A DISTANCE OF 23.15 FEET; THENCE SOUTHERLY ALONG A LINE THAT IS 283.15 FEET EAST OF (AS MEASURED AT RIGHT ANGLE) AND PARALLEL TO THE SAID EAST LINE OF SEABOARD COAST LINE RALROAD MAKING AN INCLUDED ANGLE OF 90° 00' 00" A DISTANCE OF 55.00 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 90° A DISTANCE OF 23.15 FEET TO THE POINT OF BEGINNING. CONTAINING 3030 SQUARE FEET, MORE OR LESS AND BEING SHOWN OUTLINED IN YELLOW ON PRINT OF SURVEY MADE BY MCLAUGHLIN ENGINEERING CO., DATED MAY 13, 1970.

TRACT 3:
A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE SOUTHEAST (S.E.1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTERLINE OF HAMMONDVILLE ROAD, AND THE CENTERLINE OF THE MAIN TRACK OF THE S.A.L. RALROAD 1,398.78 FEET SOUTH OF THE INTERSECTION OF SAID CENTERLINE OF HAMMONDVILLE ROAD, AND THE CENTERLINE OF THE MAIN TRACK OF THE S.A.L. RALROAD; THENCE RUN EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACK, 155.85 FEET; THENCE SOUTH 10°45'54" EAST, 43.00 FEET; THENCE SOUTH 10°45'54" EAST, 381.83 FEET; THENCE SOUTH 10°45'54" WEST, 61.00 FEET; THENCE SOUTH 89°51'10" WEST, 228.73 FEET; THENCE SOUTH 10°47'28" WEST, 146.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 89°51'47" WEST, 119.38 FEET; THENCE PER P.D.O.T. MAP SECTION 86130.2510, THENCE RUNNING ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID BOULEVARD ALSO BEING 60.00 FEET EASTERLY OF THE SOUTH 01°00'28" EAST, 22.60 FEET; SOUTH 89°39'06" WEST, 174.08 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID BOULEVARD AND THE CENTERLINE OF SAID MAIN TRACK; THENCE NORTH 10°47'42" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 840.56 FEET TO THE POINT OF BEGINNING LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

CONTAINING 37,828 SQUARE FEET OR 8.68A ACRES, MORE OR LESS.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT ALLIANCE WEST ATLANTIC LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THE LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "POMPANO AT WEST ATLANTIC;"

CROSS ACCESS EASEMENT SHOWN HEREON IS DEDICATED FOR THE USE OF THE PUBLIC.

IN WITNESS WHEREOF,
THAT ALLIANCE WEST ATLANTIC LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY FRANK ZAZZERA, AUTHORIZED PERSON IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS 26TH DAY OF MARCH A.D. 2021

WITNESSED BY:
Jessica Kioss
PRINT NAME: JESSICA KIOSS

WITNESSED BY:
Jacob Malburado
PRINT NAME: Jacob Malburado

ALLIANCE WEST ATLANTIC LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Frank Zazzera
FRANK ZAZZERA/AUTHORIZED PERSON

MORTGAGEE:
KNOW ALL MEN BY THESE PRESENTS: THAT TCG ROMPSEN US MASTER MORTGAGE LP, AN EXEMPTED CAYMAN ISLANDS LIMITED PARTNERSHIP, MORTGAGEE UNDER THAT CERTAIN MORTGAGE DATED OCTOBER 4, 2022, AND RECORDED OCTOBER 10, 2022, IN INSTRUMENT #114647300, AND UCC FINANCING STATEMENT RECORDED OCTOBER 10, 2022, IN INSTRUMENT #114647308, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION.

IN WITNESS WHEREOF:
THAT SAID TCG ROMPSEN US MASTER MORTGAGE LP, AN EXEMPTED CAYMAN ISLANDS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED FOR ON ITS BEHALF BY ROMPSEN US MASTER MORTGAGE GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY ROMPSEN US MASTER MORTGAGE GP INC, AN ONTARIO CANADA CORPORATION, ITS SOLE MEMBER, BY JOEL MICKELSON AS A DULY AUTHORIZED PERSON IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS 25TH DAY OF MARCH A.D. 2021

WITNESSED BY:
Vivek Kroke
PRINT NAME: Vivek Kroke
Rose Marie Reece
PRINT NAME: ROSE MARIE REECE

TCG ROMPSEN US MASTER MORTGAGE LP,
AN EXEMPTED CAYMAN ISLANDS LIMITED PARTNERSHIP

BY: ROMPSEN US MASTER MORTGAGE GP LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: ROMPSEN US MORTGAGE GP INC.,
AN ONTARIO CANADA CORPORATION,
ITS SOLE MEMBER

BY: _____
NAME: JOEL MICKELSON
TITLE: A.S.O.

ACKNOWLEDGEMENT:
PROVINCE OF ONTARIO, CANADA. SS:

I HEREBY CERTIFY: ON THIS DAY PERSONALLY APPEARED BEFORE ME OR BY MEANS OF AUDIO-VIDEO COMMUNICATION TECHNOLOGY, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOEL MICKELSON OF ROMPSEN US MASTER MORTGAGE GP INC., AN ONTARIO CANADA CORPORATION, SOLE MEMBER OF ROMPSEN US MASTER MORTGAGE GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF TCG ROMPSEN US MASTER MORTGAGE LP, AN EXEMPTED CAYMAN ISLANDS LIMITED PARTNERSHIP WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF MARCH A.D. 2021

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC: Richard Thomas Vincent Berry
NOTARY PUBLIC STATE OF: Ontario
COMMISSION NUMBER: N/A
COMMISSION EXPIRES: N/A

RICHARD THOMAS VINCENT BERRY NOTARY PUBLIC ONTARIO

ACKNOWLEDGEMENT:
STATE OF PENNSYLVANIA: SS.
COUNTY OF MONTGOMERY:

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED OR APPEARED BY MEANS OF ONLINE NOTARIZATION BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, FRANK ZAZZERA, AUTHORIZED PERSON OF ALLIANCE WEST ATLANTIC LLC, A DELAWARE LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF March A.D. 2021

Stephanie Tedesco
NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC: Stephanie Tedesco
NOTARY PUBLIC STATE OF: Pennsylvania
COMMISSION NUMBER: 1435160
COMMISSION EXPIRES: May 26, 2021

Commonwealth of Pennsylvania - Notary Seal
Stephanie Tedesco, Notary Public
Montgomery County
My commission expires May 26, 2021
Commission number 1435160

CITY COMMISSION:
STATE OF FLORIDA SS:
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. _____ ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____ A.D. 202_.

CONCURRENCY IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE DUE AND 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 _____ DAY OF _____ A.D. 202_.

BY: _____ BY: _____
KERWIN ALFRED — REX HARDIN
CITY CLERK — CITY MAYOR

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY OF POMPANO BEACH PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____ A.D. 202_.

BY: _____ DATE: _____
FRED STAGER, CHAIRPERSON

CITY ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ A.D. 202_.

BY: _____ DATE: _____
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 RIGHT-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____ 202_.

SIGNED BY: _____
PRINT NAME: _____ 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 _____ 202_.

SIGNED BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE
PRINT NAME: _____

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

BY: _____ DATE: _____
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS7280

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
PRINT NAME: RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 42383

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_.

BY: _____ MAYOR - COUNTY COMMISSION

PRINT NAME: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 202_.

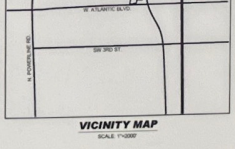
BY: _____ DIRECTOR/DESIGNEE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED POMPANO AT WEST ATLANTIC IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH CHAPTER 177 FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 28TH DAY OF SEPTEMBER A.D., 2020 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THIS PLAT CONFORMS TO ALL APPLICABLE SECTIONS OF CHAPTER 5J-17 (B), FLORIDA ADMINISTRATIVE CODE. THIS PLAT DATED AT FORT LAUDERDALE, FLORIDA, THIS 15TH DAY OF MARCH A.D. 2021

BY: _____ ON THE 15TH DAY OF MARCH A.D. 2021
COLLIN WOODWARD, FOR THE FIRM
SURVEYOR AND MAPPER, LS7423
STATE OF FLORIDA
BOHLER, LB8000
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7423

COLLIN WOODWARD LS7423 STATE OF FLORIDA Professional Surveyor and Mapper



VICINITY MAP
SCALE 1"=2000'

COUNTY ENGINEER	PLATTING SURVEYOR	CITY OF POMPANO BEACH	CITY ENGINEER	COUNTY SURVEYOR

BOHLER //

PREPARED BY: BOHLER ENGINEERING FL, LLC • 1900 N.W. CORPORATE BOULEVARD, SUITE 101E • BOCA RATON • FLORIDA • 33431 • TEL. (561) 571-0280 • BOHLERENGINEERING.COM • BOHLER PROJ. NO. FLB220043 • SURVEY FILE NO. FLB220043PLT.DWG