

SUMMAN WESTERN

A REPLAT OF A PORTION OF PARCEL "G", GIBSON'S PLAT,
AS SHOWN IN PLAT BOOK 99, PAGE 45, B.C.R., TOGETHER WITH
A PORTION OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION:

PARCEL G, GIBSON'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 45 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA.

LESS NORTHERLY 170.38' OF NORTH EAST PORTION OF PARCEL G, AND LESS COMMENCE SOUTH WEST CORNER PARCEL G, NORTH 127.50' EAST 333.55' TO POINT OF BEGINNING, NORTH 84.77', EAST 255.73', SOUTH 139.83', NORTHWESTERLY 39.27', WEST 79.87', NORTH WEST 56.33', NORTH WEST 56.38', NORTH WEST 41.55' TO POINT OF BEGINNING. LESS PORTION DESCRIBED IN INSTRUMENT NUMBER 115397092 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

NORTH 1/4 OF SOUTH 1/4 OF NORTH WEST 1/4 OF SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS NORTH 60' THEREOF AND LESS EAST 75' FOR COUNTY ROAD AKA: SOUTH 67.50' OF TRACT 49 COLLIER CITY (UNRECORDED), ACCORDING TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH

NORTH 60' OF NORTH 1/4 OF SOUTH 1/4 OF NORTH WEST 1/4 OF SOUTH WEST 1/4, SOUTH WEST 1/4, SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST. LESS WEST 125' THEREFROM AND LESS EAST 75' FOR ROAD,

ALSO DESCRIBED AS:

A PORTION OF PARCEL G, GIBSON'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 45 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA AND A PORTION OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "G"; THENCE NORTH 01°23'01" WEST, ALONG THE SOUTHERN MOST WEST LINE OF SAID PARCEL "G", 127.50 FEET; THENCE NORTH 88°47'53" EAST, ALONG THE WESTERN MOST NORTH LINE OF SAID PARCEL "G", 222.32 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT (A RADIAL BEARING FROM SAID POINTS BEARS SOUTH 00°37'07" EAST); THENCE ALONG SAID CURVE HAVING A RADIUS OF 287.00 FEET, A CENTRAL ANGLE OF 09°55'09", AND AN ARC DISTANCE OF 49.69'; THENCE SOUTH 81°23'19" EAST, 139.11 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 313.00 FEET, A CENTRAL ANGLE OF 09°55'12", AND AN ARC DISTANCE OF 54.19 FEET; THENCE NORTH 88°41'29" EAST, 113.12 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT (A RADIAL BEARING FROM SAID POINTS BEARS SOUTH 26°31'30" WEST); THENCE ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 62°10'44", AND AN ARC DISTANCE OF 27.13 FEET TO A POINT OF THE EAST LINE OF SAID PARCEL "G" ALSO BEING THE WEST RIGHT OF WAY LINE OF NW 31st AVENUE; THENCE SOUTH 01°18'05" EAST, ALONG SAID EAST LINE, 72.67 FEET; THENCE NORTH 88°48'38" EAST ALONG SAID WEST RIGHT OF WAY LINE, 3.00 FEET; THENCE SOUTH 01°18'05" EAST ALONG SAID WEST RIGHT OF WAY LINE, 127.63 FEET; THENCE SOUTH 88°49'28" WEST, 591.75 FEET; THENCE NORTH 01°23'01" WEST, 67.48 FEET; THENCE NORTH 88°48'38" EAST, 125.00 FEET; THENCE NORTH 01°23'01" WEST, 60.00 FEET TO POINT ON THE SOUTH LINE OF SAID PARCEL "G"; THENCE SOUTH 88°48'38" WEST, 125.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 134,810 SQUARE FEET (3.095 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF BROWARD } SUMMAN WESTERN INVESTMENT, INC., A FLORIDA FOR PROFIT COMPANY, AS OWNERS OF THE LANDS AS SHOWN HEREON, BEING IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS SUMMAN WESTERN DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "B" IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

40' X 200' ACCESS EASEMENT IS HEREBY DEDICATED TO THE PUBLIC FOR ACCESS PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS 8th DAY OF August, 2012.

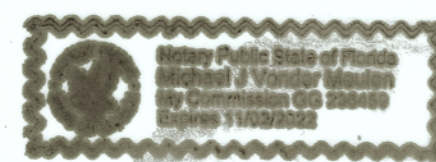
WITNESS: Kathryn Diawelmy SUMMAN WESTERN INVESTMENT, INC.,
PRINT NAME: Kathryn Diawelmy A FLORIDA FOR PROFIT COMPANY
WITNESS: Jones Kahn BY: Harry T. Hurley
PRINT NAME: Jones Kahn HARRY T. HURLEY
PRESIDENT

ACKNOWLEDGEMENT:

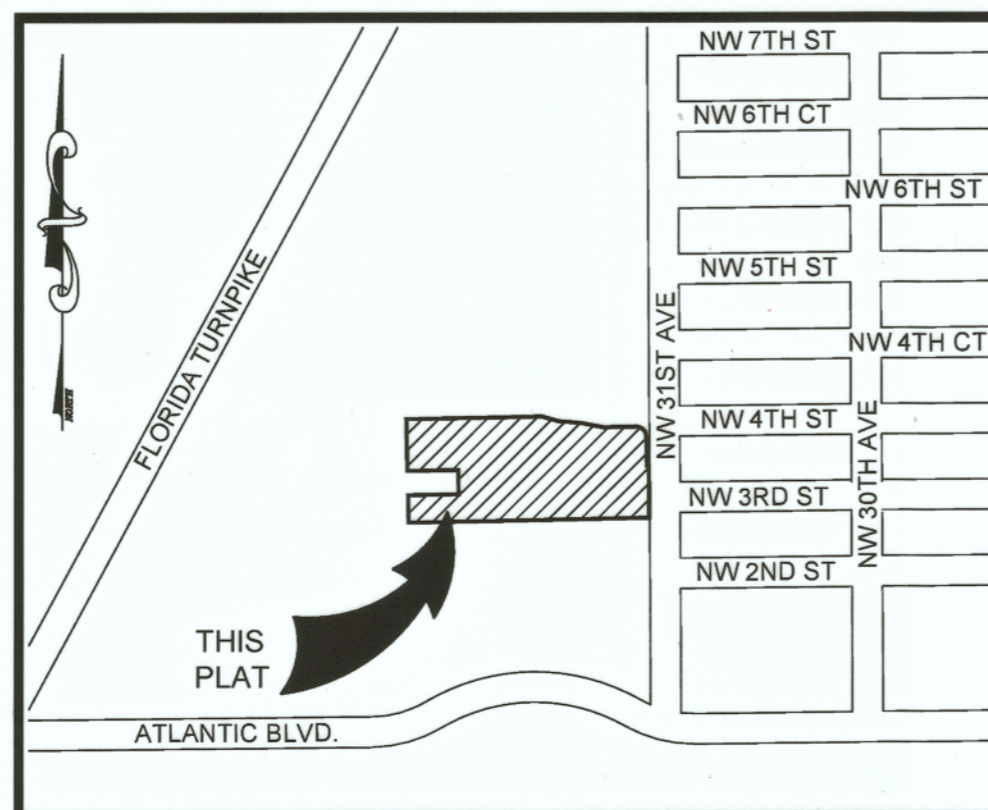
STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED HARRY T. COUNTY OF BROWARD } HURLEY, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF THE SUMMAN WESTERN INVESTMENT, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OF 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 8th DAY OF August 2012.

MY COMMISSION EXPIRES:



NOTARY PUBLIC:
Michael Vendor Meiden
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., 2012.

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.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ BY: _____
CITY CLERK CITY MAYOR
ASCELETA HAMMOND 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., 2012.

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D., 2012.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS

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., 2012.

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., 2012.

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 _____, 2012.

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: _____ BY: _____
RICHARD TORNESE ROBERT P. LEGG, JR.
DIRECTOR FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. 40263 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 JULY 12, 2019.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: 08/08/19 FOR THE FIRM BY: Lee Powers

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. LS6805
STATE OF FLORIDA

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR
					301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: MAIL@KEITHTEAM.COM LB NO. 6860