DRC
PZ25-12000041
12/17/2025

FIRE STATION 61

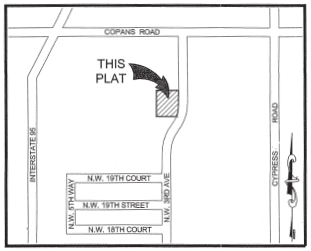
A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER Of NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THENCE SOUTH 00° 59' 50" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE AFOREMENTIONED SECTION 26, A DISTANCE OF 970.61 FEET; THENCE SOUTH 88° 26' 44" WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON WEST RIGHT OF WAY LINE OF NORTHWEST 3RD AVENUE; THENCE CONTINUE SOUTH 88° 26' 44" WEST, ALONG THE SOUTH BOUNDARY OF PARCEL "A" OF COPANS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE 37, BROWARD COUNTY, FLORIDA, A DISTANCE OF 589.77 FEET TO A POINT OF INTERSECTION OF THE AFOREMENTIONED PARCEL "A"; THENCE SOUTH 01° 09' 58" EAST, ALONG THE EAST BOUNDARY OF THE AFOREMENTIONED PARCEL "A", AND IT'S SOUTHERLY EXTENSION, A DISTANCE OF 692.82 FEET TO THE NORTHWEST CORNER OF PARCEL "A" OF NORTH COUNTY MULTIPURPOSE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88° 50' 03" EAST, ALONG THE NORTH LINE OF THE AFOREMENTIONED PARCEL "A", A DISTANCE OF 541.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED NORTHWEST 3RD AVENUE, SAID POINT BEING A POINT ON A 960 FOOT RADIUS OF A NONTANGENT CURVE CONCAVE NORTHWESTERLY, A RADIAL BEARING TO SAID POINT BEARS SOUTH 73° 05' 31" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17° 54' 20", AN ARC DISTANCE OF 300.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 00° 59' 50" WEST, ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE A DISTANCE OF 401.81 FEET TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 404,529 SQUARE FEET (9.287 ACRES) MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE

INSTR # 115241178,Plats 183/203
Page 1 of 2
Recorded 08/03/2018 at 08:34 AM

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

BEFORE ME PERSONALLY APPEARED DENNIS BEACH, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY MANAGER OF THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CITY MANAGER 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 19th DAY OF December 2016.

MY COMMISSION EXPIRES:

KRYSTAL AARON Notary Public - State of Florida Commission # GG 040410 My Comm. Expires Feb 14, 2021 Bonded through National Notary Assn.

NOTARY PUBLIC: Krystal Aaron
PRINT NAME:

DEDICATION:

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION, AS OWNERS OF PARCEL "A", AS SHOWN HEREON, BEING IN SECTION 26, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS FIRE STATION 61, DO HEREBY DEDICATE THE FOLLOWING:

NONE

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS 19th DAY OF December, 2016.

WITNESS: Shelley R. Bartholomew
PRINT NAME: Shelley R. Bartholomew
WITNESS: Betty J. Maaes
PRINT NAME Betty J. Maaes

CITY OF POMPANO BEACH,
A MUNICIPAL CORPORATION
BY: Dennis W. Beach
DENNIS BEACH

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. 2017-52 THIS 15th DAY OF December, A.D., 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.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: Asceleta Hammond
CITY CLERK
ASCELETA HAMMOND

BY:
CITY MAYOR
LAMAR FISHER

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 27th DAY OF April A.D., 2016.

BY:
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF DECEMBER A.D., 2016.

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 24 DAY OF March, A.D., 2016.

BY: CHAIRPERSON DATE: 1/26/17

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 31 DAY OF July, A.D., 2018.

BY: DATE: 7-31-18
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 14th DAY OF February, 2017.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BOARD OF COUNTY COMMISSIONERS CREATED OCT 1st 1915 BROWARD COUNTY, FLORIDA

DEPUTY

MAYOR-COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS _____ DAY OF _____ A.D., 201_ AND RECORDED IN PLAT BOOK _____ PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

DEPUTY

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: 7/30/18

BY:
ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4030
DATE: 7/24/18

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

Jo Sesodia 7/23/2018
~~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, 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 SEPTEMBER 8, 2016. ~~THE BENCH MARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.~~

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

DATE: 12-12-16 FOR THE FIRM BY:
A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4105
STATE OF FLORIDA

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR
	JOHN SFIROPOULOS LICENSE NO. 67147 STATE OF FLORIDA		STATE OF FLORIDA	4030 STATE OF FLORIDA	A.M. LAZOWICK LICENSE NO. 4105 STATE OF FLORIDA

PREPARED BY:
KEITH ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
P(954) 788-3400 FAX(954) 788-3500
EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860

002-MP-16