

DESCRIPTION:

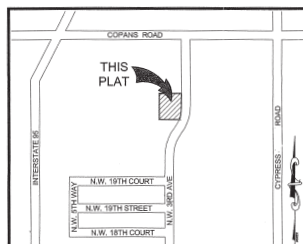
A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 970.81 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° 08' 58" EAST, ALONG THE EAST BOUNDARY OF THE AFOREMENTIONED PARCEL "A", AND ITS 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° 58' 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.

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



LOCATION SKETCH

NOT TO SCALE

INSTR # 115241178, Plats 183/203

Page 1 of 2

Recorded 08/03/2018 at 08:34 AM

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., 2017.

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: Ascleeta Hammond
CITY CLERK
ASCELETA HAMMOND

BY: Lamar Fisher
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 22nd DAY OF April, A.D., 2016.

BY: Chair Fred Stacer
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

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

BY: John Sfiropoulos
CITY ENGINEER
JOHN SFIROPOULOS

PLAT BOOK 183 PAGE 203

SHEET 1 OF 2

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DESIGNATION OF RIGHTS OF THIS 24 DAY OF March, A.D., 2016.

BY: Chairman 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 21 DAY OF July, A.D., 2018.

BY: Executive Director DATE: 1-31-18
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
DEPUTY
Suzanne Hahn
DEPUTY
Mayor-COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 24 DAY OF March, A.D., 2016, AND RECORDED IN PLAT BOOK 183 PAGE 203, 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 RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER,
REGISTRATION NO. 40263
BY: Robert P. Lee, Jr. ROBERT P. LEE, JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. 4030

DATE: 1/30/18DATE: 1/30/18BROWARD COUNTY ENVIRONMENTAL PROTECTION
AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

By Soledad 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 581, 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: 12-14 FOR THE FIRM BY: A.M. Lazowick
A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4105
STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } DENNIS BEACH, WHO IS PERSONALLY
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:



NOTARY PUBLIC:
Kristal Aaron
PRINT NAME:

DEDICATION:

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } 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 14th DAY OF December, 2016.

WITNESS: Shelley R. Badlowe CITY OF POMPANO BEACH,
PRINT NAME: Shelley R. Badlowe A MUNICIPAL CORPORATION
WITNESS: Betty J. Maes BY: Dennis Beach
PRINT NAME: Betty J. Maes DENNIS BEACH

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

002-MP-16