

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 DEGREES 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 DEGREES 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 DEGREES 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 DEGREES 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 DEGREES 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 DEGREES 05' 31" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 17 DEGREES 54' 20", AN ARC DISTANCE OF 300.01 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 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.

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS 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 _____ DAY OF _____ 201__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME:

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS 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:

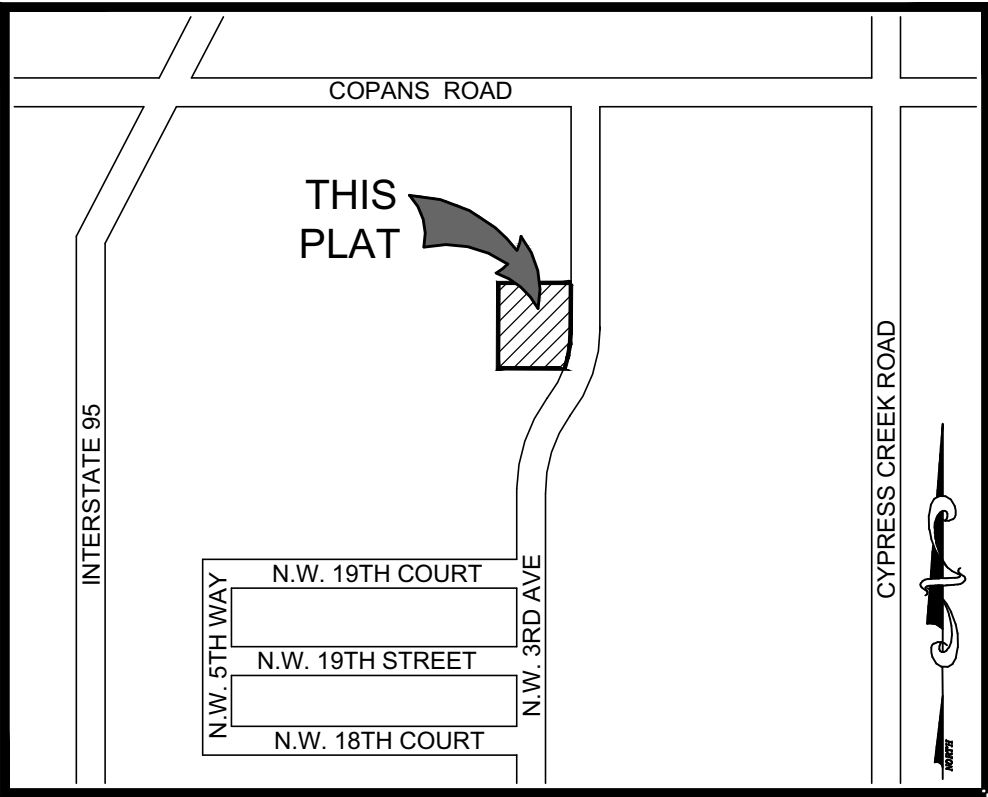
NONE

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 201__.

WITNESS: _____ CITY OF POMPANO BEACH,
PRINT NAME: A MUNICIPAL CORPORATION
WITNESS: _____ BY: _____
PRINT NAME DENNIS BEACH

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

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., 201__.

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: _____
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 _____ DAY OF _____ A.D., 201__.

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D., 201__.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS

PLAT BOOK _____ PAGE _____

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 DEDICATION OF RIGHTS OF WAY THIS _____ DAY OF _____, A.D., 201__.

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., 201__.

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 _____, 201__.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR 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: _____ BY: _____
RICHARD TORNESE ROBERT P. LEGG, JR.
DIRECTOR FLORIDA PROFESSIONAL SURVEYOR
FLORIDA PROFESSIONAL ENGINEER, AND MAPPER
REGISTRATION NO. 40263 REGISTRATION NO. 4030

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, 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 XXXXX XXX, 201X. 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: _____ 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

PREPARED BY:
KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS
1101 N. BOULEVARD
POMEREO BEACH, FLORIDA 33061-643
(954) 3400-1400 FAX (954) 751-3500
EMAIL: K@KEITH-AND-ASSOCIATES.COM INFO 6860

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