



"3100 W. ATLANTIC"
A PLAT OF A PORTION
SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
MARCH, 2023
GRAPHIC SCALE
PREPARED BY: McLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET SUITE 400 FORT LAUDERDALE FLORIDA 33309 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 21-3-067 McL JOB NO.: V-6776

SURVEYOR'S NOTES:
NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.
Bearing shown refer to an assumed datum, and assume the centerline of S.W. 26th Street, as North 89°07'23" East, as referenced by monumentation as shown hereon.
CITY OF POMPANO BEACH PLAT RESTRICTION
All facilities for the distribution of electricity, telephone and cable television shall be installed underground.
THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES:
Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

LEGAL DESCRIPTION:
A portion of Section 32, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:
Beginning at the Southeast corner of said Section 32; thence South 88°48'29" West, on the South line of said Section 32, a distance of 666.74 feet; thence North 01°20'37" West, a distance of 45.12 feet; thence South 88°55'15" West, a distance of 666.73 feet; thence South 01°19'28" East, a distance of 46.43 feet to a point on the South line of said Section 32; thence South 88°48'29" West, on said South line, a distance of 401.70 feet; thence North 02°42'34" West, on the Northerly extension of the West line of Section 4, Township 49 South, Range 42 East, a distance of 62.24 feet to a point on the South right-of-way line of West Atlantic Boulevard (State Road #814, right-of-way varies); thence Easterly on said South right-of-way line the following eight (8) courses and distances; 1) North 88°55'15" East, a distance of 50.57 feet to a point of curve; 2) thence Easterly on said curve to the left, with a radius of 2351.83 feet, a central angle of 09°34'34", an arc distance of 393.07 feet to a point of tangency; 3) thence North 81°43'56" East, a distance of 224.69 feet; 4) North 73°54'56" East, a distance of 182.75 feet; 5) North 76°39'36" East, a distance of 218.02 feet; 6) North 77°44'19" East, a distance of 264.67 feet; 7) North 88°06'27" East, a distance of 286.60 feet to a point on a curve; 8) thence Easterly on said curve to the right, whose radius point bears South 07°04'52" West, with a radius of 1467.89 feet, a central angle of 05°22'36", an arc distance of 137.75 feet to the termination of said eight (8) courses and distances and to a point on the East line of Section 32; thence South 01°21'47" East, on said South line, a distance of 242.77 feet to the Point of Beginning.

LEGEND:
● P.R.M. - Indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
N.I.C. P.R.M. - indicates nail with P.R.M. cap #285
NO. - indicates number
SQ. FT. - indicates square feet
W/McL CAP - indicates McLaughlin Engineering Company Cap #285

LEGEND CONTINUED:
L.B. - indicates Licensed Business Number
P.B. PG. - indicates Plat Book & Page
B.C.R. - indicates Broward County Records
C - indicates centerline of Right-of-way
O.R., PG., - indicates Official Record Page
R/W - indicates Right-of-way
SQ. FT. - indicates Square Feet
W/McL CAP - indicates McLaughlin Engineering Company Cap #285
FPL - indicates Florida Public Law
FDOT - indicates Florida Department of Transportation

DRC
PZ23-12000009
10/04/2023