

HUNTER'S MANOR COMMUNITY PLAT

PLAT BOOK 183 PAGE 32
SHEET 1 OF 3 SHEETS

A REPLAT OF A PORTION OF BLOCKS 9 AND 11, HUNTER'S MANOR
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
IN SECTION 34, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA
2016

INSTR # 114322117,
Page 1 of 3
Recorded 04/13/2017 at 12:42 PM

LEGAL DESCRIPTION:

LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 10, BLOCK 9, HUNTER'S MANOR, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 3 AND 8, TOGETHER WITH THE SOUTH 100 FEET OF LOTS 9 AND 10, ALL IN BLOCK 11, HUNTER'S MANOR, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 9.6171 ACRES
(418,922 SQUARE FEET), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS: THAT THE POMPAÑO BEACH COMMUNITY REDEVELOPMENT AGENCY, OWNER OF THE LANDS DESCRIBED IN AND SHOWN AS INCLUDED IN THIS PLAT, HAS
CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "HUNTER'S MANOR COMMUNITY PLAT", BEING A REPLAT OF PORTIONS OF BLOCKS 9
AND 11, HUNTER'S MANOR, (P.B. 19, PG. 27, B.C.R.). THE ADDITIONAL THOROUGHFARE DEDICATION IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: I HERETO SET MY HAND IN THE CITY OF POMPAÑO BEACH, COUNTY OF BROWARD, STATE OF FLORIDA, THIS 27th DAY OF Sept., 2016.

WITNESS
NGUYEN TRAN

PRINT NAME
NGUYEN TRAN

WITNESS
ADRIANE ESTERAN

PRINT NAME
ADRIANE ESTERAN

LAMAR FISHER
CHAIRMAN
POMPAÑO BEACH COMMUNITY
REDEVELOPMENT AGENCY

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, LAMAR FISHER, BEING THE CHAIRMAN OF THE POMPAÑO BEACH REDEVELOPMENT AGENCY, ON BEHALF OF SAID AGENCY, WHO
EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY, FOR THE PURPOSES HEREIN EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL 27th DAY OF Sept., 2016.

COMMISSION # 66020455

MY COMMISSION EXPIRES: 9/30/20

NOTARY PUBLIC Cathy Trenchle STATE OF FLORIDA

NAME OF NOTARY PRINTED CATHERINE TRENKLE

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 HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE APPLICABLE SECTION OF
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET THIS 24th DAY OF February, 2017, IN
ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE
EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY: Walter de la Rocha
WALTER DE LA ROCHA
FLORIDA SURVEYOR AND MAPPER NO. LS6081
FOR STONER & ASSOCIATES, INC. L.B. 6633

09/22/2016
DATE

CITY OF POMPAÑO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPAÑO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS 24th DAY OF
August, 2016.

BY: Fred Stacer, Chairman

CITY ENGINEER

THIS PLAT ENTITLED "HUNTER'S MANOR COMMUNITY PLAT" HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 29th DAY OF DECEMBER, 2016.

BY: John Sfiropoulos, P.E., City Engineer

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPAÑO BEACH, FLORIDA, IN AND BY RESOLUTION NO.
2017-101, ADOPTED BY SAID COMMISSION ON THIS 13th DAY OF December, 2016.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO ON THIS
16th DAY OF December, 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.

BY: Asceleta Hammond, City Clerk

BY: Lamar Fisher, Mayor

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

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD THIS 13th DAY OF April, 2017. AND RECORDED IN PLAT BOOK 183, PAGE 32-34, RECORD
VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: Clayton M. Ellis, Deputy



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

BY: Clayton M. Ellis, Deputy

BY: Mayor - County Commission

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 FOR TRAFFIC WAYS THIS 24th
DAY OF May, 2016.

BY: Chairperson

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 14th DAY OF
April, 2016.

BY: Director or Designee

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 31st DAY OF March, 2017.

BY: Jo Serodia, Executive Director or Designee

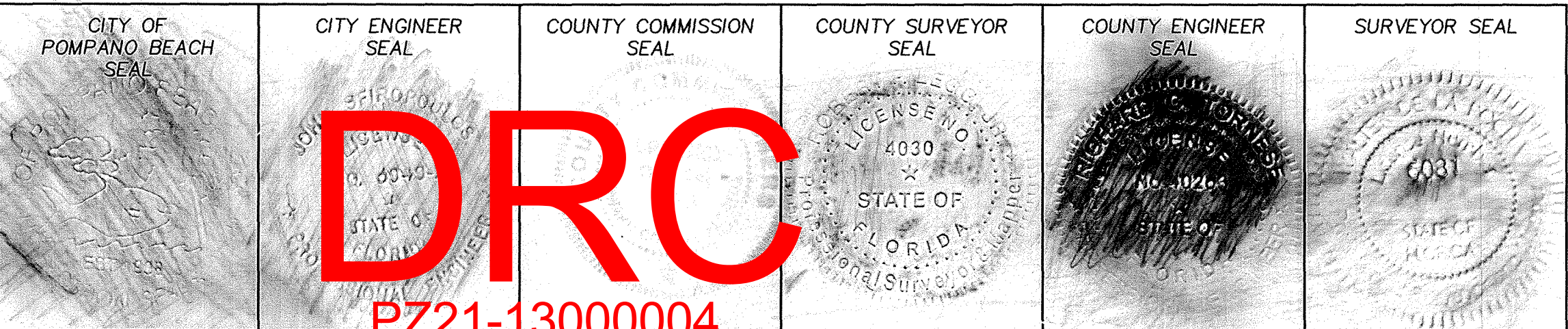
BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Robert P. Legg Jr., 3/31/17
ROBERT P. LEGG JR. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. LS4030

BY: Richard Tornese, 4/3/17
RICHARD TORNESE DATE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION No. 40263

PREPARED BY:
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PZ21-13000004
6/1/2022

DRC
PLANNING FILE NO. 001-MP-16
PZ21-13000004
4/10/2022

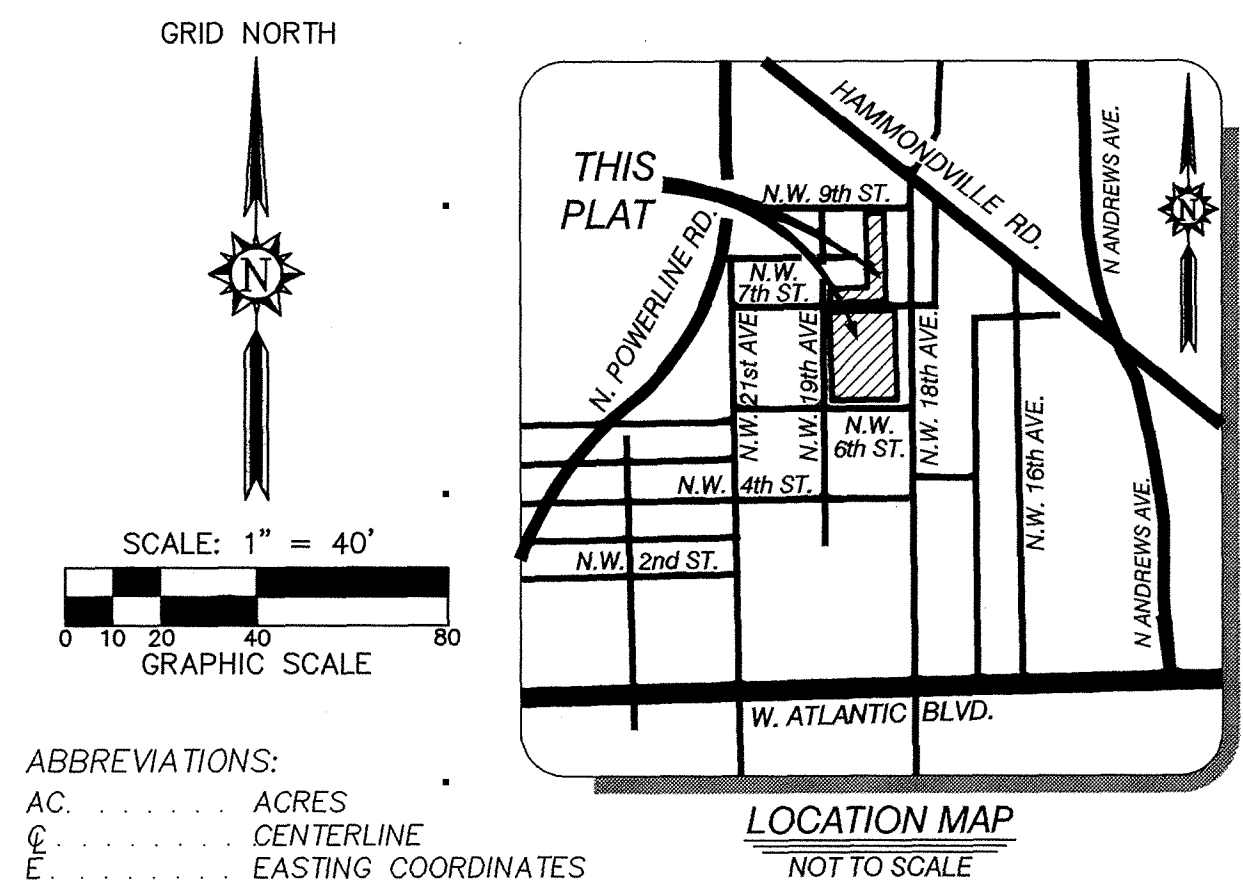
HUNTER'S MANOR COMMUNITY PLAT

PLAT BOOK 183 PAGE 33
SHEET 2 OF 3 SHEETS

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 THIS COUNTY.

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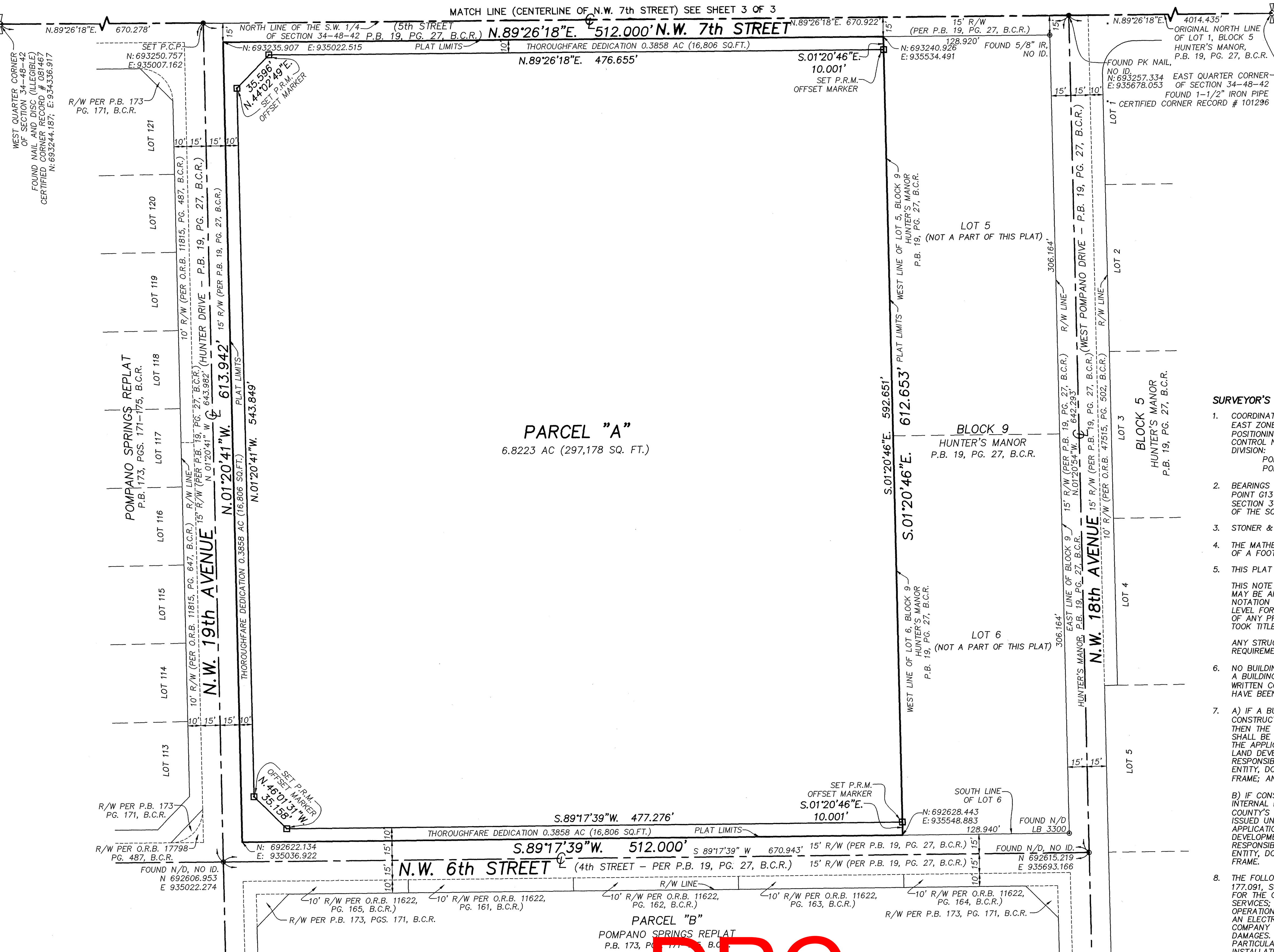


ABBREVIATIONS:
AC. ACRES
C. CENTERLINE
E. EASTING COORDINATES
ID. IDENTIFICATION
IRC. IRON ROD AND CAP
L.B. LICENSED BUSINESS
MAINT. MAINTENANCE
M.B. MAP BOOK
N. NORTHING COORDINATES
N/D. NAIL AND DISC
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
P.C.P. PERMANENT CONTROL POINT IDENTIFIED BY A NAIL AND DISC STAMPED "STONER&ASSOC. LB 6633"
PG(S). PAGE(S)
PK. PARKER-KAYLON
P.R.M. PERMANENT REFERENCE MARKER - 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "PRM LB 6633"
R/W. RIGHT OF WAY
SQ. FT. SQUARE FEET
✓ BREAK IN SCALE

AREA TABULATION TABLE	
PARCEL "A"	6.8223 ACRES (297,178 SQUARE FEET)
PARCEL "B"	2.2638 ACRES (98,613 SQUARE FEET)
THOROUGHFARE DEDICATION	0.5310 ACRES (23,131 SQUARE FEET)
TOTAL	9.6171 ACRES (418,922 SQUARE FEET)
TOTAL NET	9.0861 ACRES (395,791 SQUARE FEET)

SURVEYOR'S NOTES:

- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/90 AND ARE REFERENCED TO THE FOLLOWING GLOBAL POSITIONING SYSTEM (GPS) HORIZONTAL CONTROL POINTS FROM THE EASTERN BROWARD HORIZONTAL CONTROL NETWORK ESTABLISHED BY BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
POINT G13: NORTHING 693244.187, EASTING 934336.917 (CERTIFIED CORNER RECORD # 81467)
POINT I13: NORTHING 693296.686, EASTING 939692.295 (CERTIFIED CORNER RECORD # 101296)
- BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF N.89°26'18"E. ESTABLISHED BETWEEN POINT G13 (WEST ONE-QUARTER OF SECTION 34-48-42) AND POINT I13 (EAST ONE-QUARTER OF SECTION 34-48-42) THE LINE BETWEEN THESE TWO POINTS BEING COINCIDENT WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
- STONER & ASSOCIATES, INC. PROJECT NO. 10-7555.
- THE MATHEMATICAL CLOSURE OF THE PLAT BOUNDARY DOES NOT EXCEED THREE HUNDREDTHS (0.03) OF A FOOT.
- THIS PLAT IS RESTRICTED TO 65 SINGLE FAMILY DETACHED UNITS.
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 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.
A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 14, 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 14, 2022, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 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 EASEMENTS, INCLUDING INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
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DRC
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6/1/2022

PLANNING FILE NO. 101-MF-16
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PLAT BOOK 183 PAGE 34
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