

BW ANDREWS

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
LYING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK 183 PAGE 382

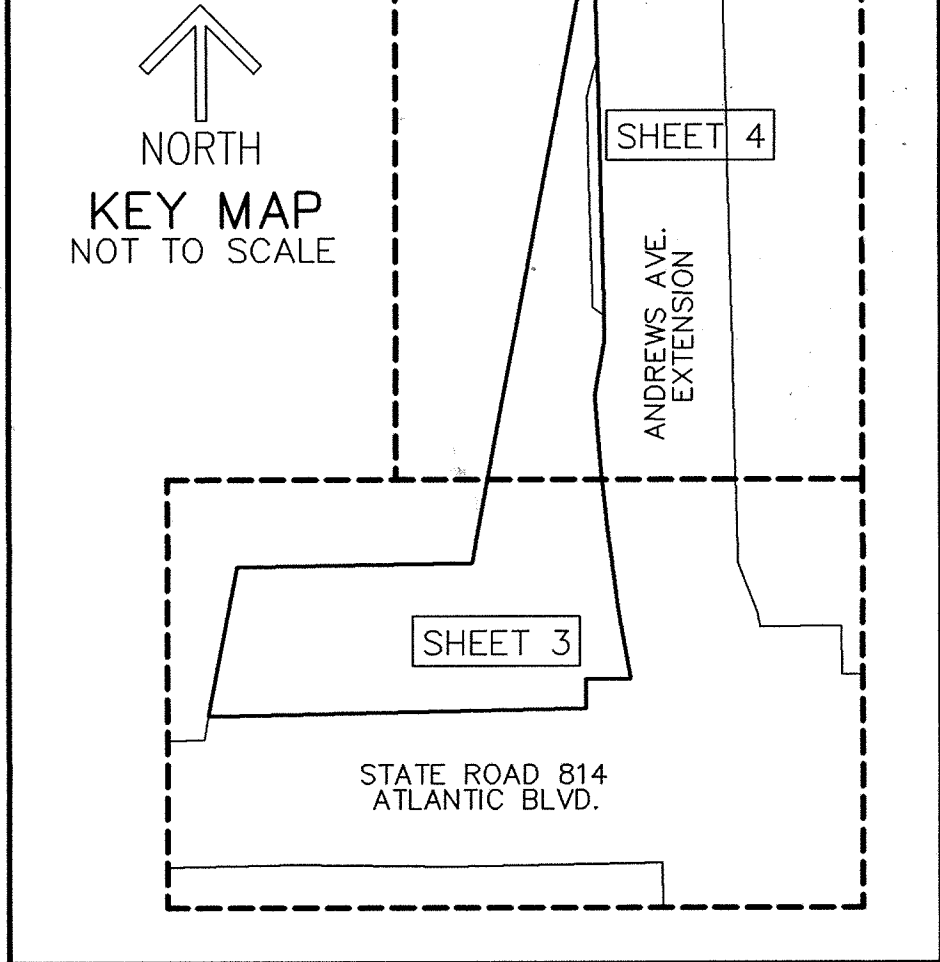
SHEET 1 OF 4

INSTR # 116457455,Plats 183/382

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THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
OFFICE (561)392-1991 FAX (561)750-1452
CERTIFICATE OF AUTHORIZATION NO. LB 3591



DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 34;
THENCE N.89°01'23"E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 609.15 FEET TO A POINT ON
THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION, AS RECORDED IN ROAD PLAT BOOK 14,
PAGE 94 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.01°25'51"W, ALONG SAID
BASELINE OF SURVEY, A DISTANCE OF 141.38 FEET; THENCE S.88°34'09"W, A DISTANCE OF 47.70 FEET
TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ANDREWS AVENUE
EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 41828, PAGE 330 OF SAID PUBLIC RECORDS AND
THE POINT OF BEGINNING; THENCE S.89°01'23"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE
ROAD 814 (ATLANTIC BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 5444, PAGE 206 OF SAID
PUBLIC RECORDS, A DISTANCE OF 44.13 FEET; THENCE S.00°58'37"E, ALONG SAID NORTH RIGHT-OF-WAY
LINE, A DISTANCE OF 28.19 FEET; THENCE S.88°50'28"W, ALONG THE NORTH RIGHT-OF-WAY OF SAID
STATE ROAD 814 (ATLANTIC BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 12285, PAGE 668
OF SAID PUBLIC RECORDS, A DISTANCE OF 369.07 FEET; THENCE N.10°47'39"E, A DISTANCE OF 146.45
FEET; THENCE N.89°01'24"E, A DISTANCE OF 229.83 FEET; THENCE N.10°47'39"E, A DISTANCE OF 610.00
FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ANDREWS AVENUE
EXTENSION; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND
DISTANCES: S.79°12'21"E, A DISTANCE OF 6.69 FEET; THENCE S.01°25'55"E, A DISTANCE OF 382.44
FEET; THENCE S.10°06'13"W, A DISTANCE OF 54.43 FEET TO THE POINT OF CURVATURE OF A NON
TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.86°40'16"E, A RADIAL DISTANCE OF
2,035.50 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 07°45'49", A
DISTANCE OF 275.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 95,756 SQUARE FEET OR 2.1983 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

KNOW ALL MEN BY THESE PRESENTS THAT BW ATLANTIC ANDREWS, LLC, A FLORIDA LIMITED LIABILITY
COMPANY, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE
SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS BW ANDREWS, AND DOES
HEREBY DEDICATE AS FOLLOWS:

THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER
PURPOSES.

THE BUS EASEMENT AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
THE BUSSEMENT EASEMENT AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
PARCEL A AS SHOWN HEREON IS HEREBY RESERVED BY THE PRESENT OWNERS, THEIR HEIRS,
SUCCESSORS, AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES CONSISTENT WITH THE ZONING
REGULATIONS OF THE CITY OF POMPAÑO BEACH, FLORIDA.

THE CROSS ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE INGRESS AND
EGRESS PURPOSES OF ADJOINING PROPERTIES.

IN WITNESS WHEREOF, THE ABOVE NAMED BW ATLANTIC ANDREWS, LLC, A FLORIDA LIMITED LIABILITY
COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL
TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY
OF October, 2019.

BW ATLANTIC ANDREWS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: BRIGHTWORK REAL ESTATE, INC.
A FLORIDA CORPORATION
ITS MANAGER

BY: BRADFORD G. DOUGLAS
PRESIDENT

WITNESS: ASB
Ashley Rutherford
PRINT NAME

WITNESS: Wright Barris
Wright Barris
PRINT NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME PERSONALLY APPEARED BRADFORD G. DOUGLAS, WHO IS PERSONALLY KNOWN TO ME OR
HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING
INSTRUMENT AS PRESIDENT OF BRIGHTWORK REAL ESTATE, INC., A FLORIDA CORPORATION, MANAGER
OF BW ATLANTIC ANDREWS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED
TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT
THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS
AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS
THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 31st DAY OF October, 2019.

MY COMMISSION EXPIRES: 3-8-21

COMMISSION NUMBER: GG080791

NOTARY PUBLIC

Ashley Rutherford
PRINT NAME

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

KNOW ALL MEN BY THESE PRESENTS THAT VALLEY NATIONAL BANK, A NATIONAL BANKING
ASSOCIATION, THE HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 17, 2018 AND
RECORDED IN INSTRUMENT NUMBER 114834860 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD THE
ATTACHED "BW ANDREWS", AND TO THE DEDICATION AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID VALLEY NATIONAL BANK HAS CAUSED THESE PRESENTS TO
BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND
WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF
November, 2019.

VALLEY NATIONAL BANK
A NATIONAL BANKING ASSOCIATION

BY: VINCENT M. CHILLURA
SENIOR VICE PRESIDENT

WITNESS: Allison Abad

WITNESS: Evelyn Reese

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME PERSONALLY APPEARED VINCENT M. CHILLURA, WHO IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF VALLEY NATIONAL BANK, A NATIONAL
BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED
SUCH INSTRUMENT AS SENIOR VICE PRESIDENT OF SAID BANK, AND THAT THE SEAL AFFIXED TO
THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID
INSTRUMENT BY DUE AND REGULAR BANKING AUTHORITY, AND THAT SAID INSTRUMENT IS THE
FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November, 2019.

MY COMMISSION EXPIRES:

3-8-21

COMMISSION NUMBER:

GG080791

NOTARY PUBLIC

Ashley Rutherford
PRINT NAME

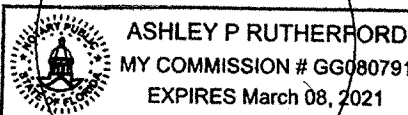
BRIGHTWORK REAL ESTATE INC.

BRIGHTWORK REAL ESTATE INC.
NOTARY

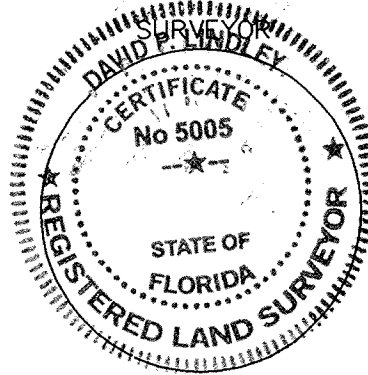
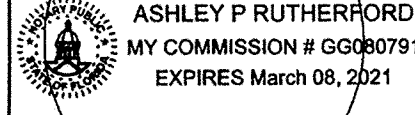
VALLEY NATIONAL BANK

VALLEY NATIONAL BANK
NOTARY

SEAL



SEAL



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