

LEGAL DESCRIPTION:

PART OF THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER OF THE MAIN LINE TRACK OF THE SEABOARD AIR LINE RAILROAD COMPANY AND THE CENTER LINE OF THE HAMMONDVILLE HIGHWAY; THENCE RUNNING ALONG SAID CENTER LINE OF THE MAIN LINE TRACK SOUTH 10°37'43" WEST, 1398.00 FEET; THENCE DEPARTING SAID CENTER LINE AND RUNNING EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACK SOUTH 79°13'07" EAST, 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 79°13'07" EAST, 155.80 FEET; THENCE NORTH 10°48'54" EAST, 43.00 FEET; THENCE SOUTH 79°13'07" EAST, 351.83 FEET; THENCE SOUTH 10°48'54" WEST, 610.00 FEET; THENCE SOUTH 89°01'10" WEST, 229.73 FEET; THENCE SOUTH 10°47'28" WEST, 145.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 86130-2510; THENCE RUNNING ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 88°15'41" WEST, 118.36 FEET; THENCE SOUTH 01°00'28" EAST, 22.69 FEET; SOUTH 89°38'09" WEST, 174.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID RAILROAD ALSO BEING 60.00 FEET EASTERLY OF THE CENTERLINE OF SAID MAIN TRACK; THENCE NORTH 10°47'42" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 840.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 374,808 SQUARE FEET OR 8.604 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ALLIANCE WEST ATLANTIC LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THE LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "POMPANO AT WEST ATLANTIC."

CROSS ACCESS EASEMENT SHOWN HEREON IS DEDICATED FOR THE USE OF THE PUBLIC.

IN WITNESS WHEREOF:

THAT ALLIANCE WEST ATLANTIC LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY FRANK ZAZZERA, AUTHORIZED PERSON IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS ____ DAY OF _____, A.D. 202_.

WITNESSED BY: ALLIANCE WEST ATLANTIC LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: FRANK ZAZZERA, AUTHORIZED PERSON

WITNESSED BY:

PRINT NAME:



VICINITY MAP
SCALE: 1"=2000'

THIS INSTRUMENT WAS PREPARED BY
COLLIN WOODYARD, P.S.M.
OF

BOHLER //

•LAND SURVEYING •CIVIL ENGINEERING •PROGRAM MANAGEMENT
•PLANNING & LANDSCAPE ARCHITECTURE •SUSTAINABLE DESIGN
1900 CORPORATE BLVD., NW, SUITE 101E
BOCA RATON, FLORIDA 33431 • 561.571.0280
CERTIFICATE OF AUTHORIZATION NO. 8085

"POMPANO AT WEST ATLANTIC"

A PLAT OF A PORTION OF THE SOUTH 1/2
OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: THAT TIG ROMPSEN US MASTER MORTGAGE LP, AN EXEMPTED CAYMAN ISLANDS LIMITED PARTNERSHIP, MORTGAGEE UNDER THAT CERTAIN MORTGAGE DATED OCTOBER 4, 2022, AND RECORDED OCTOBER 10, 2022, IN INSTRUMENT #118447305, AND UCC FINANCING STATEMENT RECORDED OCTOBER 10, 2022, IN INSTRUMENT #118447306, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION.

IN WITNESS WHEREOF:

THAT SAID TIG ROMPSEN US MASTER MORTGAGE LP, AN EXEMPTED CAYMAN ISLANDS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED FOR ON ITS BEHALF BY ROMPSEN US MASTER MORTGAGE GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER BY ROMPSEN US MORTGAGE GP INC., AN ONTARIO CANADA CORPORATION, ITS SOLE MEMBER, BY _____ IT'S _____ IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS ____ DAY OF _____, A.D. 202_.

WITNESSED BY: TIG ROMPSEN US MASTER MORTGAGE LP,
AN EXEMPTED CAYMAN ISLANDS LIMITED PARTNERSHIP

BY: ROMPSEN US MASTER MORTGAGE GP LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

PRINT NAME: _____

BY: ROMPSEN US MORTGAGE GP INC.,
AN ONTARIO CANADA CORPORATION,
ITS SOLE MEMBER

BY: _____
NAME
TITLE

PRINT NAME: _____

ACKNOWLEDGMENT:

PROVINCE OF ONTARIO, CANADA SS:

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME OR BY MEANS OF AUDIO-VIDEO COMMUNICATION TECHNOLOGY, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF ROMPSEN US MORTGAGE GP INC., AN ONTARIO CANADA CORPORATION, SOLE MEMBER OF ROMPSEN US MASTER MORTGAGE GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF TIG ROMPSEN US MASTER MORTGAGE LP, AN EXEMPTED CAYMAN ISLANDS LIMITED PARTNERSHIP WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D. 202_.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____ NOTARY PUBLIC STATE OF _____

COMMISSION NUMBER _____ COMMISSION EXPIRES _____

ACKNOWLEDGMENT:

STATE OF PENNSYLVANIA SS:
COUNTY OF MONTGOMERY

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED OR APPEARED BY MEANS OF ONLINE NOTARIZATION BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, FRANK ZAZZERA, AUTHORIZED PERSON OF ALLIANCE WEST ATLANTIC LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D. 202_.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____ NOTARY PUBLIC STATE OF _____

COMMISSION NUMBER _____ COMMISSION EXPIRES _____

CITY COMMISSION:

STATE OF FLORIDA SS:
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, IN AND BY RESOLUTION NO. _____, ADOPTED BY SAID CITY COMMISSION THIS ____ DAY OF _____, A.D. 202_.

CONCURRENCY IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY AFFIXED THIS ____ DAY OF _____, A.D. 202_.

BY: _____ BY: _____
KERVIN ALFRED REX HARDIN
CITY CLERK CITY MAYOR

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS ____ DAY OF _____, A.D. 202_.

BY: _____ DATE: _____
FRED STACER, CHAIRPERSON

CITY ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, A.D. 202_.

BY: _____ DATE: _____
JOHN SFIROPOULOS, P.E.
CITY ENGINEER

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS ____ DAY OF _____, 202_.

SIGNED BY: _____

PRINT NAME: _____, 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 ____ DAY OF _____, 202_.

SIGNED BY: _____, EXECUTIVE DIRECTOR OR DESIGNEE

PRINT NAME: _____

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

BY: _____ DATE: _____
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS7280

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
PRINT NAME: RICHARD TORNESE,
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 40263

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 _____, 202_.

BY: _____ MAYOR - COUNTY COMMISSION

PRINT NAME: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 202_.

BY: _____ DIRECTOR/DESIGNEE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED POMPANO AT WEST ATLANTIC IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 28TH DAY OF SEPTEMBER A.D., 2023 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THIS PLAT CONFORMS TO ALL APPLICABLE SECTIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE. THIS PLAT DATED AT FORT LAUDERDALE, FLORIDA, THIS ____ DAY OF _____, 202_.

BY: _____ ON THE ____ DAY OF _____, A.D. 202_.
COLLIN WOODYARD, FOR THE FIRM
SURVEYOR AND MAPPER, LS7423
STATE OF FLORIDA
BOHLER, LB#8085
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: _____

P&Z