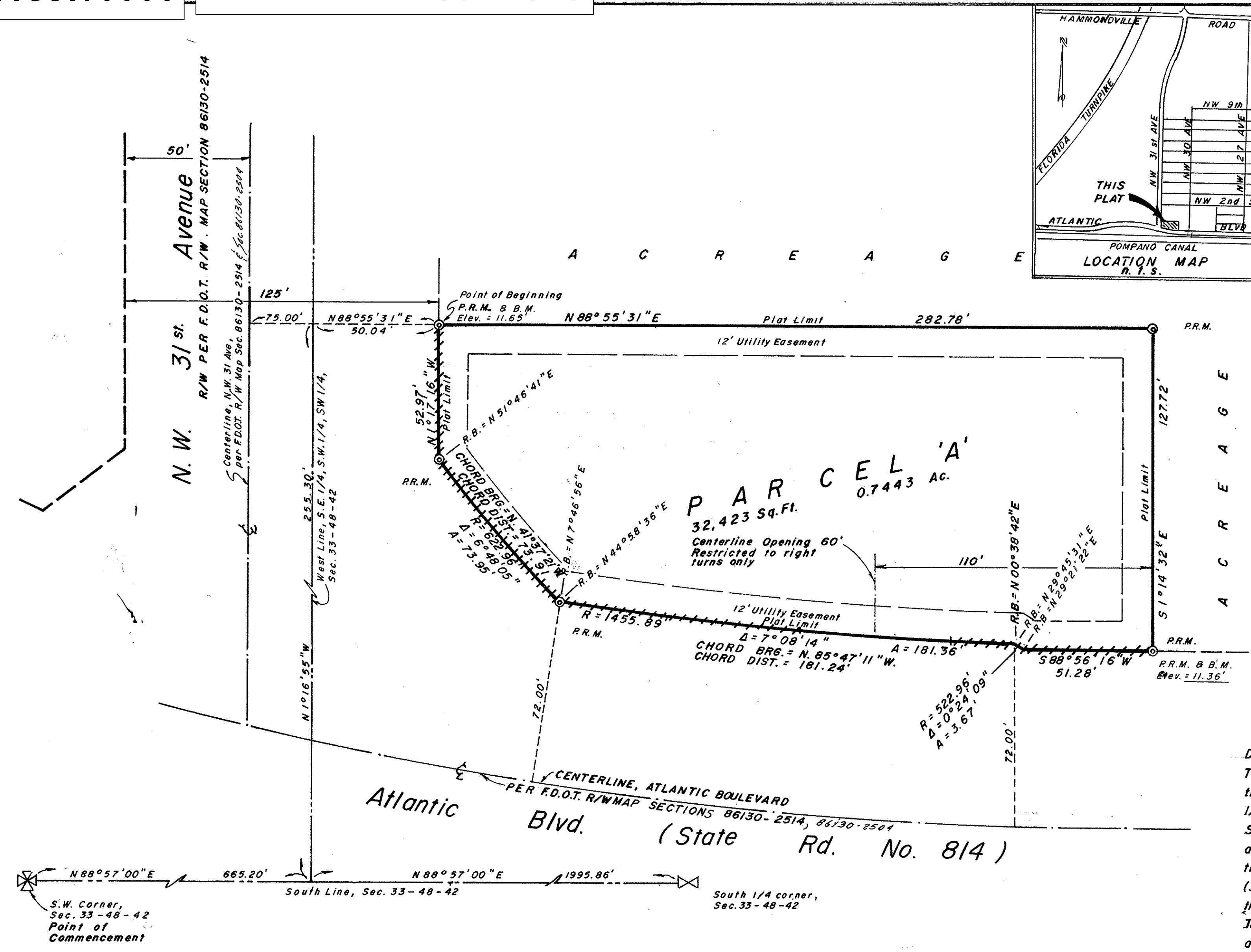


99-073347

211107
A-0643
BR 26017 Pg 189



DEDICATION
STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That TURIDO, INC., a Florida Corporation, owner of the lands described in and shown
COUNTY OF BROWARD as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be
Known as "GENCO CORNER". All easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 19 day of December, 1994.

Witness: Elizabeth L. Ledet name printed Elizabeth L. Ledet TURIDO, INC.
(AS TO BOTH)
Witness: Leigh R. Kerr name printed Leigh R. Kerr Samuel Genco: Samuel Genco President
(AS TO BOTH) Mark Genco: Mark Genco Sec/Treas.

ACKNOWLEDGEMENT
STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 19 day of December, 1994 by
COUNTY OF BROWARD SS SAMUEL GENCO and MARK GENCO, being the PRESIDENT and SECRETARY / TREASURER, respectively of
TURIDO, INC., a FLORIDA CORPORATION, on behalf of the corporation, They are personally known to me and did not take an oath.

NOTARY PUBLIC Leigh R. Kerr STATE OF FLORIDA name of Notary printed Leigh R. Kerr

NOTES
© P.R.M. - indicates Permanent Reference Monument
B.M. Elev. - indicates Bench Mark Elevation
R.B. - indicates Radial Bearing
+++ - indicates Non-Vehicular Access Line
This plat contains 0.7443 acres.
Bearing, as shown, are referenced to Florida Department of Transportation Right-of-Way Map Section No. 86130-2514
NOTICE: There may be additional restrictions that are not shown on this plat that may be found in the public records of Broward County.
Right-of-way for ATLANTIC BOULEVARD EXTENSION per O.R. 752, Page 322, B.C.R. (NOW VACATED per O.R. 16128, Page 301, B.C.R.)

Reference Bench Mark: Broward County Water Management Bench-mark No. 537 (State Road Department Brass Disc at North End of retaining wall for control gates. East side of N.W. 31st Ave., 1/4 mile ± South of Hammondville Road) Elev. = 11.75'
This plat is restricted to 2,550 square feet of auto care center use. 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.

De Minimis Note
This plat was approved for development under the de minimis exception of Chapter 5, Article IX, of the Broward County Code of Ordinances. Such approval requires that a building permit for a principal building shall be issued on or before the 8th day of August, 1998, which date is three (3) years from the date of approval of the plat by the Broward County Board of County Commissioners. In the event no building permit is issued by the above date, the County's finding of adequacy of the regional road network shall expire and no building permit shall be issued.

CITY PLANNING AND ZONING BOARD
THIS IS TO CERTIFY: That the Planning and Zoning Board of Pompano Beach, Florida, has approved this plat, this 29th day of October, 1994.
By: Sharon R. Jan, Chairman, this 26 day of April, 1995.

CITY COMMISSION
THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the City of Pompano Beach, Florida, and passed by Resolution No. 95-117, this 21st day of March, 1995.
By: Maya X. Chant, City Clerk, this 22nd day of March, 1995.

DIRECTOR OF PUBLIC WORKS
This plat "GENCO CORNER", is approved for record, this 31 day of MARCH, 1995.
By: Stan R. Sanke, Director

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT
This plat is approved and accepted for record this 1st day of February, 1997.
By: Stan R. Sanke, Director

BROWARD COUNTY ENGINEERING DIVISION
This plat has been approved and accepted for record.
By: Emilio V. Phifer, Emilio V. Lufrio, County Surveyor, Fla. P.L.S. Reg. No. 4429, Date 1-30-97
By: Henry P. Cook, Henry P. Cook, Director of Engineering, Fla. P.E. Registration 12506, Date: 2-4-97

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 trafficways on this 22nd day of SEPTEMBER, 1994.
This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 30 day of January, 1997.
By: John J. Miller, Administrator 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 8th day of August, 1995. ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR
By: Deputy, Deputy By: Chair, Chair - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDS SECTION
This plat filed for record this 11 day of February, 1997, in BOOK 162 of PLATS, at Page 31, record 162-167-21.
ATTEST: B. JACK OSTERHOLT - COUNTY ADMINISTRATOR By: Deputy, Deputy

SURVEYOR'S CERTIFICATE
STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my
COUNTY OF BROWARD SS responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 16th day of November, 1995. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to all applicable sections of Chapter 21-MH-6, FLORIDA ADMINISTRATIVE CODE.

McLAUGHLIN ENGINEERING CO.
This plat dated at Fort Lauderdale, Florida, this 31st day of October, 1994. BY: Robert C. McLaughlin Robert C. McLaughlin
Registered Land Surveyor No 3356, State of Florida.

Description:
A portion of the Southwest one-quarter (SW1/4) of Section 33, Township 48 South, Range 42 East, Broward County, Florida, being more fully described as follows:
Commencing at the Southwest corner of said Section 33; thence North 88°57'00" East, on the South line of said Section 33, a distance of 665.20 feet; thence North 01°16'55" West, a distance of 255.30 feet; thence North 88°55'31" East, a distance of 50.04 feet to the Point of Beginning; thence continuing North 88°55'31" East, a distance of 282.78 feet; thence South 01°14'32" East, a distance of 127.72 feet; thence South 88°56'16" West, a distance of 51.28 feet to a point on a curve; thence Northwesterly on a curve to the right, whose radius point bears North 29°21'22" East, with a radius of 522.96 feet and a central angle of 00°24'09", an arc distance of 3.67 feet to a point on a curve; thence Northwesterly on a curve to the right, concentric with and 72.00 feet North of the Baseline of Survey of Atlantic Boulevard (S.R. 814) as shown on the Florida Department of Transportation Right-of-way Map 86130-2504, whose chord bears North 85°47'11" West, with a radius of 1455.89 feet and a central angle of 07°08'14", an arc distance of 181.36 feet to a point on a curve; thence Northwesterly on a curve to the right, whose chord bears North 41°37'21" West, with a radius of 622.96 feet and a central angle of 06°48'05", an arc distance of 73.95 feet; thence North 01°17'16" West, on a line 75.00 feet East of and parallel with the Baseline Extension of Survey for Northwest 31st Avenue, a distance of 52.97 feet to the Point of Beginning.
Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida, and containing 32,423 square feet or 0.7443 Acres more or less.

GENCO CORNER

A PORTION OF THE SOUTHWEST ONE-QUARTER
(S.W. 1/4), SECTION 33, TOWNSHIP-48-S., RANGE-42-E.,
POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

