

DRC

PZ25-12000026
10/15/2025

ENGSTROM PLAT

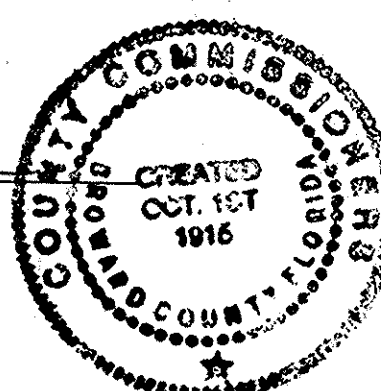
A SUBDIVISION IN SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPAÑO BEACH
BROWARD COUNTY, FLORIDA
APRIL 1989

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 21st DAY OF December A.D. 1992, AND RECORDED IN PLAT BOOK 152 AT PAGE 45, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

By Candace Doyle
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 18th DAY OF June, A.D. 1991.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

By Charles P. Hays
CHAIR
BOARD OF
COUNTY COMMISSIONERS

By William H. Hays
DEPUTY

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 THIS 26th DAY OF April, A.D. 1990.

BY Charles P. Hays 04/26/90
CHAIRPERSON DATE

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 June, 1992.

BY William H. Hays
ADMINISTRATOR OR
DESIGNEE

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY Henry P. Cook 12-18-92 DATE
HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA P.E. NO. 12506

BY Emilio V. Llufrido 12-16-92 DATE
EMILIO V. LLUFRIDO
COUNTY SURVEYOR
STATE OF FLORIDA PLS NO. 4429

CITY COMMISSION:

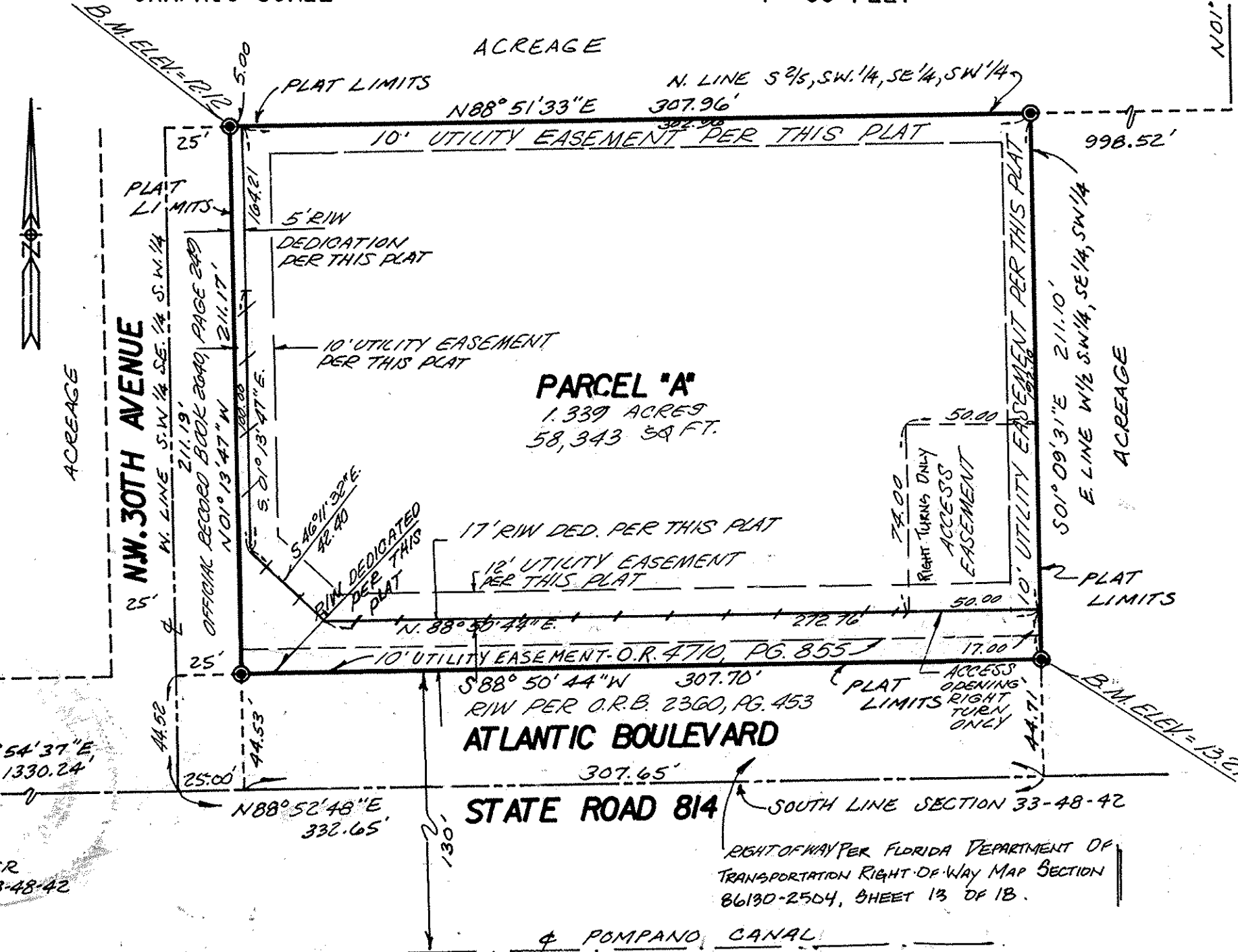
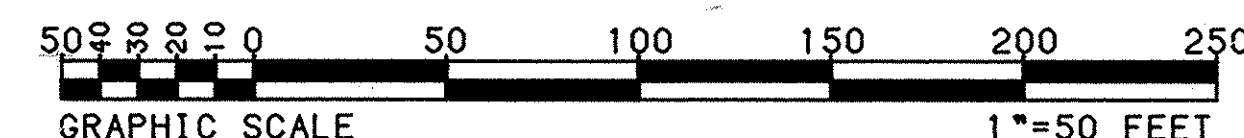
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPAÑO BEACH, FLORIDA AND PASSED BY ORDINANCE NO. 84-46 THIS 19th DAY OF September, 1989.

BY Vernadette Fuller
CITY CLERK
THIS 21st DAY OF November, 1989

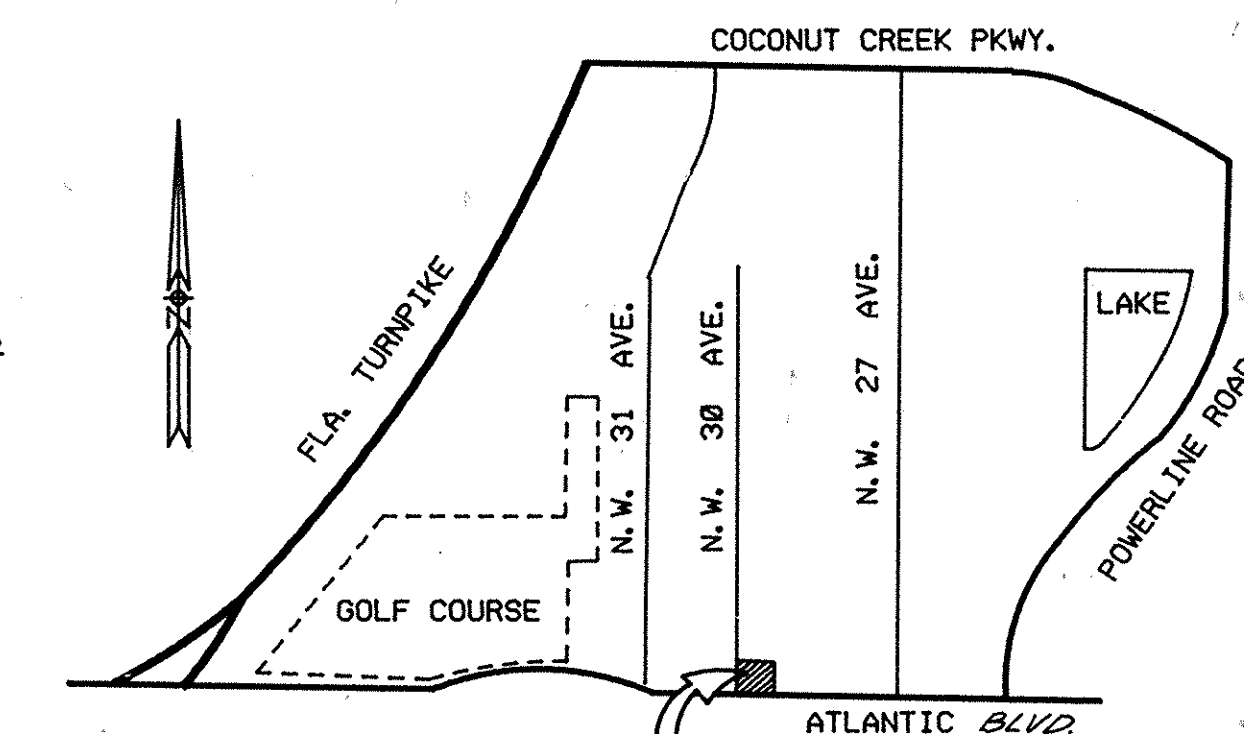
CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPAÑO BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT THIS 28th DAY OF June, 1989.

BY William H. Hays
CHAIRPERSON
THIS 10th DAY OF October, 1989.



FOUND NAIL
IN 1/2" IRON PIPE
IN RIGH ALT
CUTOUT
NE CORNER
SW 1/4 SECTION 33-48-42



THIS PLAT
LOCATION MAP: (NOT TO SCALE)

AREA TABLE

GROSS AREA: 1.400 ACRES 64,904 SQ. FT.
R/W DEDICATION: 0.153 ACRES 6,651 SQ. FT.
NET AREA: 1.339 ACRES 58,343 SQ. FT.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JULIA L. ENGSTROM, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS "ENGSTROM PLAT". ALL ROAD RIGHTS-OF-WAY ARE DEDICATED IN FEE SIMPLE TO THE PUBLIC AND THAT EASEMENTS ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF JULIA L. ENGSTROM HAS HEREUNTO SET HER HAND THIS 14th DAY OF November, 1992.

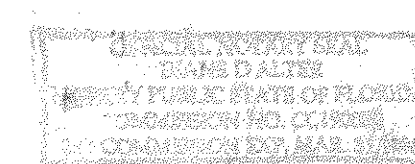
WITNESS Charles P. Hays

WITNESS Julia L. Engstrom

ACKNOWLEDGEMENT:

STATE OF FLORIDA 55 I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JULIA L. ENGSTROM, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREON EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 14th DAY OF November, 1992.



DIANE D. ALTER
NOTARY PUBLIC
PRINTED NAME: Diane D. Alter
NOTARY PUBLIC, STATE OF Florida
SERIAL NUMBER: CC 190230
MY COMMISSION EXPIRES: March 31, 1994

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA 55 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 CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS NINETEENTH DAY OF April, 1989. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: 4/19/89

BY: Dennis M. Beale
DENNIS M. BEALE
REGISTERED LAND SURVEYOR NO. 3606
STATE OF FLORIDA

DESCRIPTION:

PARCEL 1:

TRACT 30, OF COLLIER CITY LOTS, AN UNRECORDED PLAT, DESCRIBED AS:

THAT PORTION OF THE WEST ONE-HALF (1/2) OF THE SOUTH ONE-FIFTH (1/5) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD EXTENSION; LESS THE WEST 25 FEET THEREOF; DEDICATED TO BROWARD COUNTY FOR FREE PUBLIC ROAD PURPOSES, ACCORDING TO PLAT NO. S 15 W, COLLIER CITY LOTS, LYING AND BEING IN BROWARD COUNTY.

PARCEL 2:

TRACT 29, OF COLLIER CITY LOTS, AN UNRECORDED PLAT, DESCRIBED AS:

THE WEST ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE SOUTH TWO-FIFTHS (2/5) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
- 2) BOUNDARY DATA SHOWN HEREON BASED ON FIELD MONUMENTATION AND MEASUREMENTS
- 3) ⑥ DENOTES PERMANENT REFERENCE MONUMENT #3606.
- 4) - - - - - DENOTES NON-VEHICULAR ACCESS
- 5) BENCHMARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929
- 6) B.M. INDICATES BENCHMARK ELEVATION
- 7) THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER PROCEDURES FROM BENCHMARKS TO WIT:
A) BROWARD COUNTY BENCHMARK: PRM AT THE SOUTHEAST CORNER OF THE CHEETAH 111 LOUNGE ELEVATION-14.59 FEET
B) BROWARD COUNTY BENCHMARK: BRASS CAP AT THE NORTH END OF THE HEADWALL ON THE EAST SIDE OF N.W. 31ST AVENUE AT THE CANAL CROSSING NEAR THE MINATURE HORSE FARM (97-49) ELEVATION-11.70 FEET

8) THIS PLAT IS RESTRICTED TO 10,000 SQUARE FEET OF COMMERCIAL USE, NO RESTAURANTS 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.
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.

DIRECTOR OF PUBLIC WORKS:

THIS PLAT ENTITLED "ENGSTROM PLAT" IS APPROVED FOR RECORD THIS 21st DAY OF NOVEMBER, 1989

BY J.P. Samant
DIRECTOR OF PUBLIC WORKS

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY Small n. Lawless 12-17-91
DIRECTOR DATE

DRC

PZ25- 12000026
12/03/2025

CRAIG THOMPSON & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
3563 N.W. 53 ST FORT LAUDERDALE FLORIDA 33309
DATED: 4-18-89 PZ25-12000026 BY: J.C.E.D.B.

89-0024 08/20/2025 89-MP-89