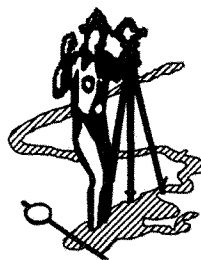


CFN #108398507,  
Page1 of 3  
Recorded 02/11/2009 at 09:28 AM



Lamia Dev.  
Corp. Seal

City's Corp.  
Seal

Helen Gray  
City Engineer's  
Seal

Robert P. Legg, Jr.  
County Surveyor's  
Seal

Richard Tornese  
Engineer's  
Seal

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That LAMIA DEVELOPMENT CORPORATION, a Florida Corporation, owner of the lands described in and included in this plat has caused said land to be subdivided and platted as shown hereon, said plat to be known as "N.W. 27 AVENUE PLAT".

The additional thoroughfare dedication is hereby dedicated to the public for roads and road-related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 7<sup>th</sup> day of JULY, 2005. LAMIA DEVELOPMENT CORPORATION, a Florida Corporation

Witness: Judy Loveshy Name of witness printed Judy Loveshy

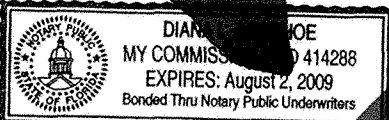
Witness: Jessica McLaughlin Name of witness printed Jessica McLaughlin Mike Soueid President, Lamia Development Corporation

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of July, 2005, COUNTY OF BROWARD SS by MIKE SOUEID, being the PRESIDENT of LAMIA DEVELOPMENT CORPORATION a Florida Corporation, on behalf of the Corporation.

He is [ ] personally known to me or [ ] has produced DRIVERS LICENSE as identification, and [ ] who did take and oath. [ ] who did not take an oath.

NOTARY PUBLIC Diana L. D'Amico STATE OF FLORIDA Name of Notary printed



**N.W. 27TH Avenue Plat**  
**A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4)**  
**SECTION 33 , TOWNSHIP 48 SOUTH, RANGE 42 EAST**  
**CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**  
**JUNE, 2005**

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida, has approved this this 22<sup>nd</sup> day of February, 2006.

By: Sergio R. Fink Chairman, this 9<sup>th</sup> day of SEPT, 2006.

CITY COMMISSION

STATE OF FLORIDA THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD SS THE CITY OF POMPANO BEACH, FLORIDA, in and by RESOLUTION no. 2006-204, adopted by the said City Commission, this 23<sup>rd</sup> day of May, 2006.

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 impact fees have been paid or are not due.

By: Mary L. Chiles City Clerk, this 7<sup>th</sup> day of August, 2006.

CITY ENGINEER'S APPROVAL

This plat is approved and accepted for record this 8<sup>th</sup> day of SEPTEMBER, 2006.

By: Helen Gray, City Engineer, Professional Engineer Registration # 57831

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this 9<sup>th</sup> day of February, 2009.

By: Patricia Gull Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Robert P. Legg, Jr. 1/29/09 (date) Robert P. Legg, Jr. Professional Surveyor and Mapper Florida Registration Number: LS4030

By: Richard Tornese 2/19/09 (date) Richard Tornese Director Professional Engineer Florida Registration Number 40263

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 22<sup>nd</sup> day of march, 2007.

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 9<sup>th</sup> day of February, 2009. By: Executive Director 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 7<sup>th</sup> day of August, 2007. ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR

By: Keith Gray Deputy By: Kite K. Mayor - Broward County, Florida.

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

This plat filed for record this 11<sup>th</sup> day of FEBRUARY, 2009, in BOOK 178 of PLATS, at Page 99, record verified.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR By: RH Brumard Deputy

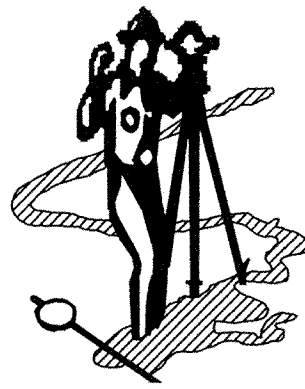
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, 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 21<sup>st</sup> day of AUGUST, 2007. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 61G17-6, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 17<sup>th</sup> day of January, 2006.

By: Jerald A. McLaughlin Registered Land Surveyor No. 5269 State of Florida. for McLAUGHLIN ENGINEERING COMPANY 400 Northeast 3rd Avenue Fort Lauderdale, Florida 33301 Certificate of Authorization Number: LB 285





CFN #108398507  
Page2 of 3DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, owner of the lands described in and included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "N.W. 27 AVENUE PLAT".

The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Pompano Beach, County of Broward, State of Florida, this 6<sup>th</sup> day of January, 2009. POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic.

Name of Officer printed: Lamar Fisher Officer [Signature] Title: Mayor City of Pompano Beach

Witness: [Signature] Name of witness printed Shelley R. Bartholomew

Witness: [Signature] Name of witness printed McLaren Chapman

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, 2009, COUNTY OF BROWARD by Lamar Fisher, being the Mayor of the City of Pompano Beach for POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic, on behalf of the public body corporate and politic.

He is

☒ personally known to me

or

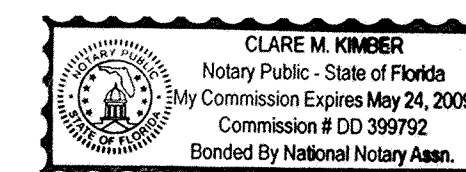
☐ has produced \_\_\_\_\_, as identification,

and

☒ who did take and oath.

☒ who did not take an oath

NOTARY PUBLIC [Signature] STATE OF FLORIDA Name of Notary printed Clare M. Kimber



SEAL

POMPANO BEACH  
COMMUNITY  
REDEVELOPMENT  
AGENCY

**N. W. 27TH Avenue Plat**  
**A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4)**  
**SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST**  
**CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**  
**JUNE, 2005**



CFN #108398507

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SURVEYOR'S NOTES:

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by the 7th day of August, 2012, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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

If Project water lines, sewer lines, drainage and the rock base for internal roads are not installed by the 7th day of August, 2012, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property 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:

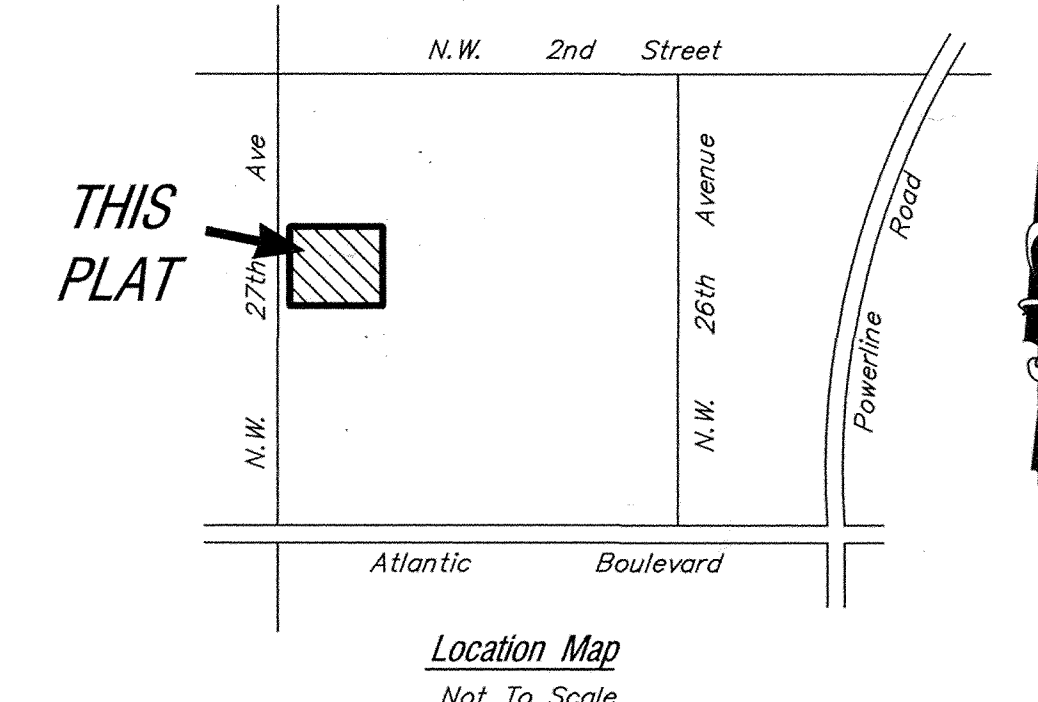
Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of 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 construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

PLAT RESTRICTION:

This plat is restricted to 28 townhouse units and 10,000 square feet of commercial use. The first floor of each building is further restricted to commercial use only. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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.

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 property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.



Location Map  
Not To Scale

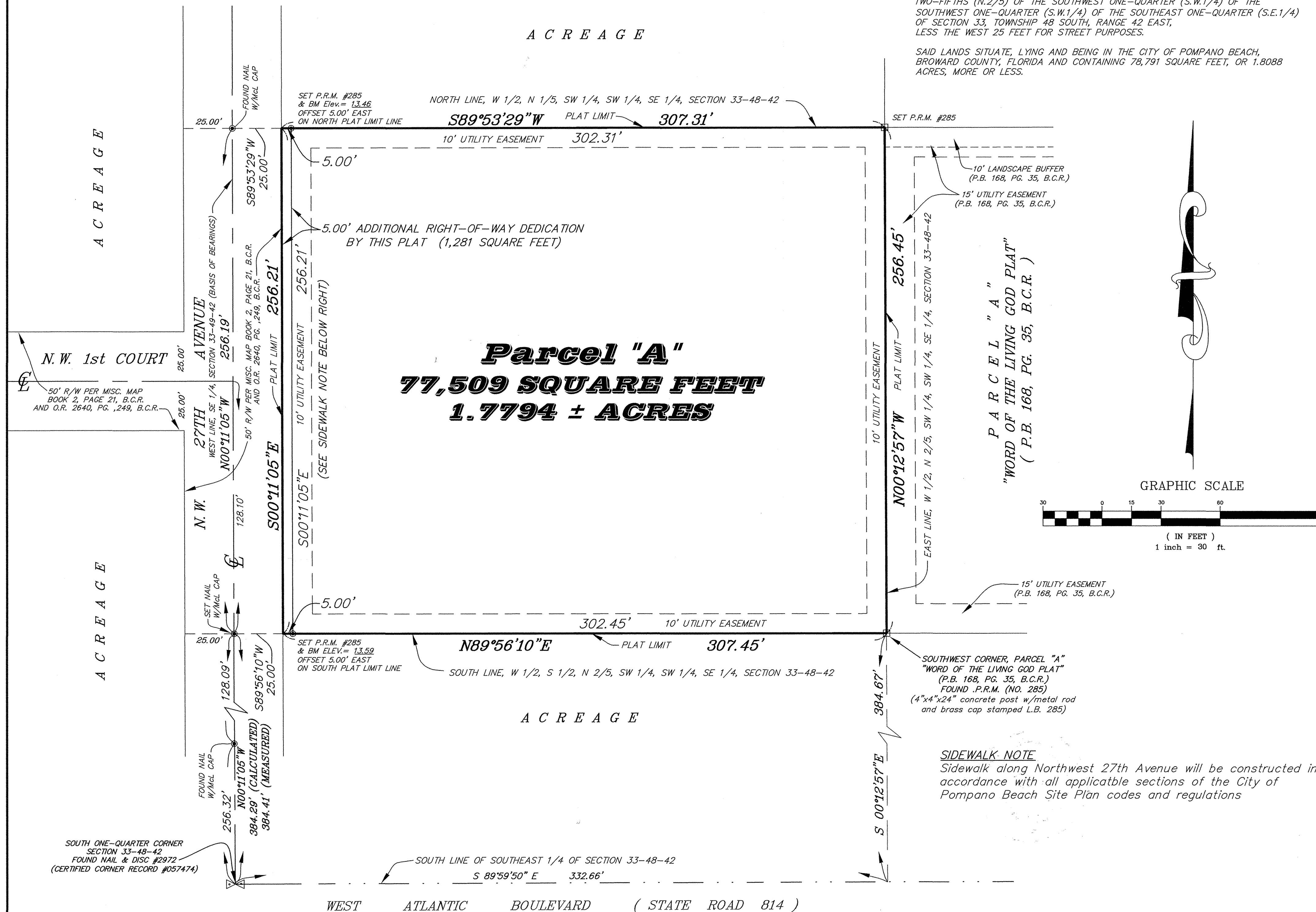
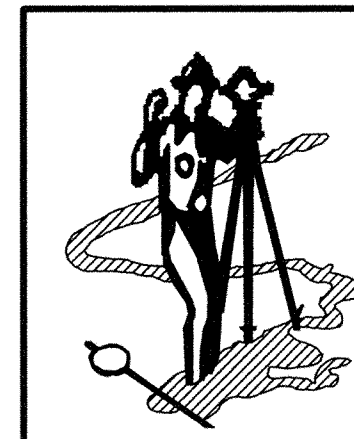
LEGAL DESCRIPTION

THE WEST ONE-HALF (W.1/2) OF THE NORTH ONE-FIFTH (N.1/5) OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE WEST 25.00 FEET FOR STREET PURPOSES.

TOGETHER WITH:

THE WEST ONE-HALF (W.1/2) OF THE SOUTH ONE-HALF (S.1/2) OF THE NORTH TWO-FIFTHS (N.2/5) OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE WEST 25 FEET FOR STREET PURPOSES.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 78,791 SQUARE FEET, OR 1.8088 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

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 Broward County, Florida.

Reference Bench Mark: Broward County Benchmark No. 1262 ("X" Cut on South rim of southern Bell manhole at Northeast corner of Northwest 31st Ave and Northwest 2nd street) Elevation= 14.270 feet, National Geodetic Vertical Datum(N.G.V.D.) 1929.

Bearings shown hereon, are based on an assumed meridian and reference the West line of the Southeast one-quarter (SE 1/4) as N 00°11'05" W (field monumented as shown hereon).

LEGEND:

- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285)
- NO. - indicates number

B.M. ELEV. - indicates Bench Mark Elevation  
L.B. - indicates Licensed Business Number

P.B. PG. - indicates Plat Book & Page  
B.C.R. - indicates Broward County Records  
℄ - indicates centerline of Right - of - way  
O.R., PG., - indicates Official Record, Page  
MISC. - indicates miscellaneous  
NAIL W/McL CAP - indicates 16 penny nail with McLaughlin Engineering Cap

PREPARED BY: McLAUGHLIN ENGINEERING CO.

400 N.E. 3rd AVENUE

FORT LAUDERDALE

FLORIDA 33601

TEL. (954) 763-7611

FAX (954) 763-7615

SURVEY FILE NO. 05-3-077

McL JOB NO. U-0845