

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 23RD DAY OF August, 20 12, A.D.

BY: Anna Cutler
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 7th DAY OF June, 20 13, A.D.

BY: Dmstetina
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 11th DAY OF JUNE, 20 13 A.D., AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: Sole H. Hobb
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 8th DAY OF January, 20 13, 430

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: Susan Defarian
DEPUTY

BY: Kristin Jewell
MAYOR - COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING
DIVISION

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

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: Robert P. Legg, III 5/6/13
DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 4030

BY: Richard Tornese 6/6/13
DATE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH
MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 4 DAY OF June, 20 13.

BY: W. B. Bex
DIRECTOR/DESIGNEE

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPAÑO BEACH, FLORIDA, AS SHOWN HEREON, IN AND BY RESOLUTION NO. 13-63, DULY ADOPTED BY SAID CITY COMMISSION ON THIS 13 DAY OF NOVEMBER, 20 12, A.D.

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.

IN WITNESS WHEREOF, THE SAID CITY COUNCIL HAS CAUSED THESE PRESENTS TO BE ATTESTED TO BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 22nd DAY OF November, 20 12, A.D.

BY: Mary L. Chambers
CITY CLERK, MARY L. CHAMBERS

BY: Lamar Fisher
MAYOR, LAMAR FISHER

CITY PLANNING & ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING & ZONING BOARD OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT THIS 28th DAY OF November, 20 12, A.D.

BY: Jim Beeson
CHAIR, JIM BEESON

CITY ENGINEERING DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 26 DAY OF November, 20 12.

BY: Alessandra Delfico
ALESSANDRA DELFICO, P.E., FLORIDA REGISTRATION NO. 67054
CITY ENGINEER

LANIER PLAT

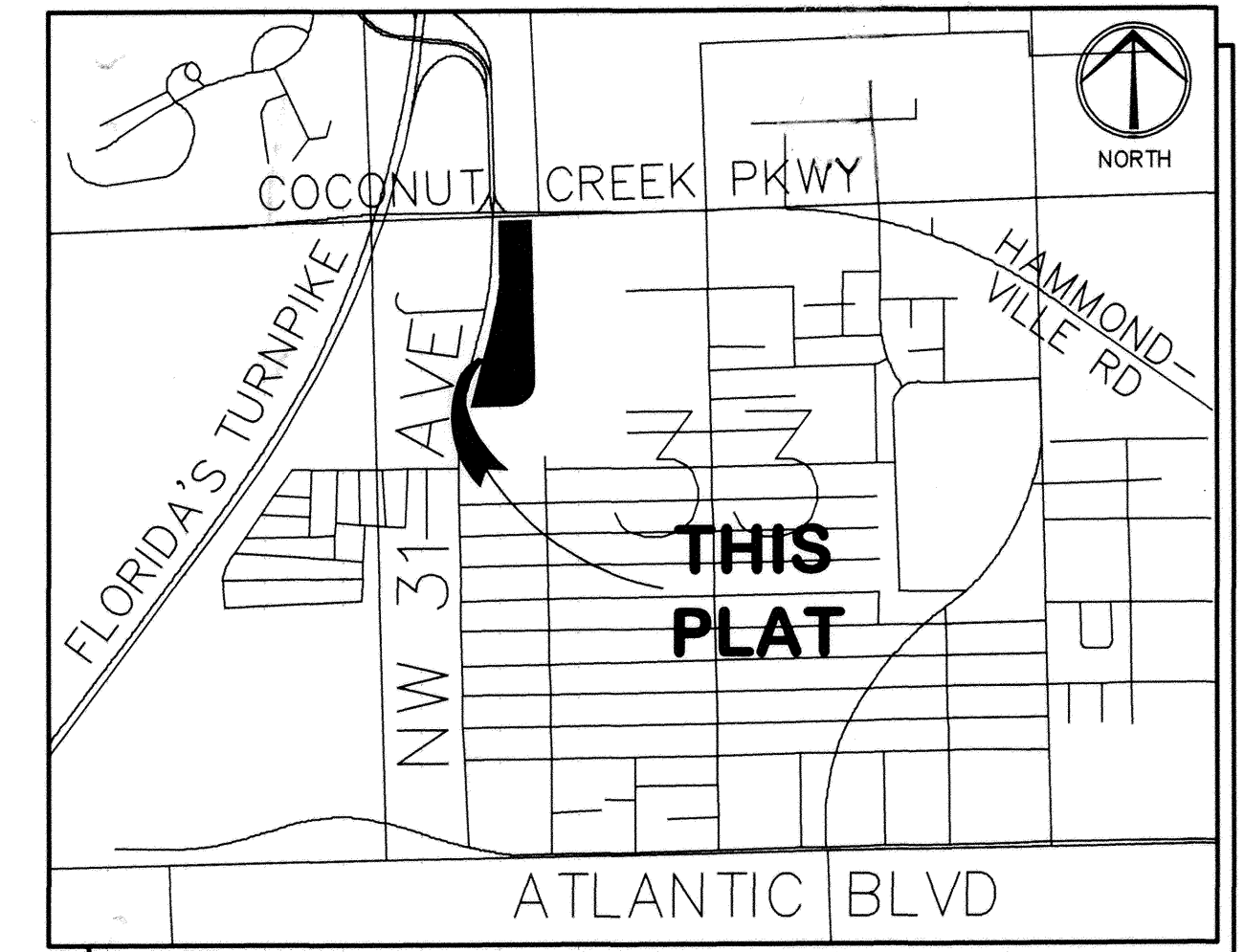
INSTR # 111595492, PLAT BOOK 180 PAGE 182

Page 1 of 2

SHEET 1 OF 2 SHEETS

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A PLAT OF A PORTION OF THE NW 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST &
A REPLAT OF TRACT A, McDONALDS HAMMONDVILLE, PLAT BOOK 113, PAGE 21, BROWARD COUNTY RECORDS, FLORIDA
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA
APRIL, 2012



LOCATION MAP
NOT TO SCALE

DESCRIPTION:

PORTIONS OF THE NORTH THREE-QUARTERS (N 3/4) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING EAST OF ATLANTIC BOULEVARD EXTENSION, SOUTH OF HAMMONDVILLE ROAD AND WEST AND NORTH OF THAT CERTAIN CANAL PARCEL 204, PURSUANT TO ORDER OF TAKING NO. 72-46, IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA; TOGETHER WITH TRACT A, McDONALDS HAMMONDVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF SAID ATLANTIC BOULEVARD EXTENSION, PURSUANT TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 759, PAGE 468, OF SAID PUBLIC RECORDS, WITH THE NORTH RIGHT OF WAY OF SAID CANAL; THENCE NORTH 14°32'17" EAST, A DISTANCE OF 456.69 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 5°51'06", FOR AN ARC DISTANCE OF 200.16 FEET; THENCE NORTH 88°16'09" EAST, A DISTANCE OF 5.08 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 81°20'26" WEST, FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1964.86 FEET, A CENTRAL ANGLE OF 5°53'03", FOR AN ARC DISTANCE OF 201.79 FEET; THENCE SOUTH 88°16'09" WEST, ALONG A NON-TANGENT LINE, A DISTANCE OF 5.02 FEET; TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 87°12'48" WEST, FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 4°07'26", FOR AN ARC DISTANCE OF 141.06 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°20'14" WEST, A DISTANCE OF 191.10 FEET, THE LAST SEVEN (7) DESCRIBED COURSES BEING COINCIDENT WITH THE EAST RIGHT OF WAY OF SAID ATLANTIC BOULEVARD EXTENSION; THENCE NORTH 88°16'09" EAST, ALONG THE SOUTH RIGHT OF WAY OF SAID HAMMONDVILLE ROAD, A DISTANCE OF 209.87 FEET; THENCE SOUTH 01°13'47" EAST, A DISTANCE OF 1017.63 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 89°45'51", FOR AN ARC LENGTH OF 235.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°32'04" WEST, A DISTANCE OF 257.97 FEET TO THE POINT OF BEGINNING. THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE WEST AND NORTH RIGHT OF WAYS OF SAID CANAL.

SAID LANDS SITUATE IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 311,231 SQUARE FEET OR 7.144 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT AND SURVEY DATA SHOWN CONFORMS TO ALL THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I, ON THIS 10TH DAY OF SEPTEMBER, 2012. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NVD) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER VERTICAL CONTROL.

BY: Douglas M. Davie DATE: 9/13/12
DOUGLAS M. DAVIE
PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NUMBER 4343
CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LICENSE BUSINESS 271

DEDICATION

STATE OF FLORIDA }
COUNTY OF OKEECHOBEE } SS

KNOW ALL MEN BY THESE PRESENTS, THAT THE ESTATE OF CLAUDE LANIER, OWNER OF THE LANDS AS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREIN, SAID PLAT TO BE KNOWN AS LANIER PLAT, A PORTION BEING A REPLAT.

THE RIGHTS-OF-WAY AND EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED ESTATE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PERSONAL REPRESENTATIVE, THIS 13 DAY OF September, 2012.

Elsie M. Lanier
ELSIE M. LANIER,

PERSONAL REPRESENTATIVE OF THE ESTATE OF CLAUDE LANIER

Claude Lanier Jr.
WITNESS

CLAUDE LANIER JR.
WITNESS PRINT NAME:

Patricia Inmon
WITNESS

PATRICIA INMON
WITNESS PRINT NAME:

ACKNOWLEDGEMENT

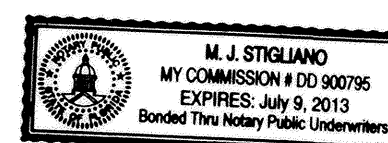
STATE OF FLORIDA }
COUNTY OF OKEECHOBEE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE PERSON(S) KNOWN TO ME AND DESCRIBED WITHIN, OR WHO HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS PERSONAL REPRESENTATIVE OF SAID ESTATE, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ESTATE.

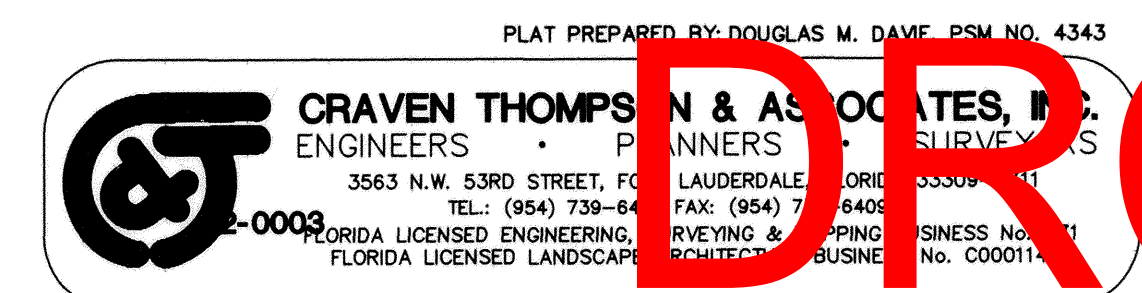
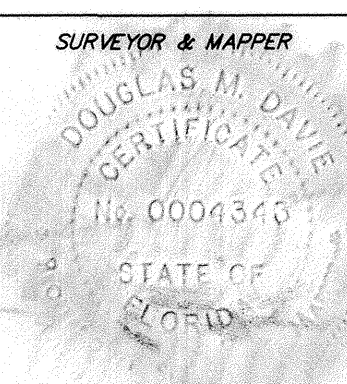
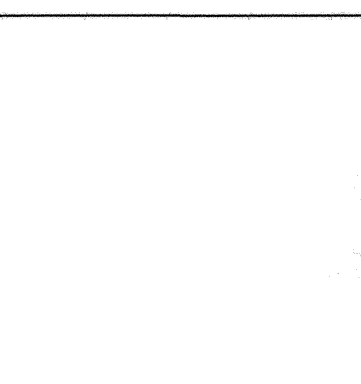
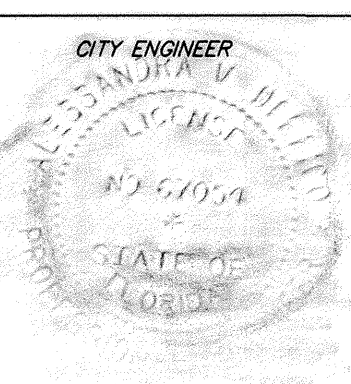
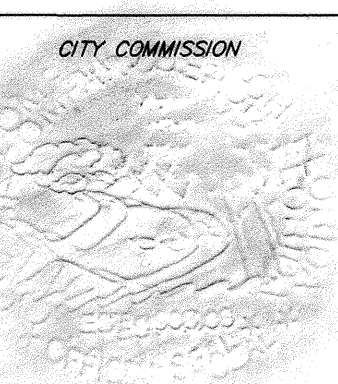
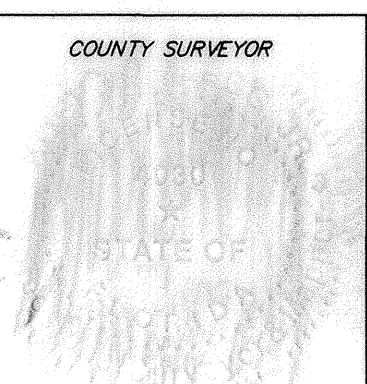
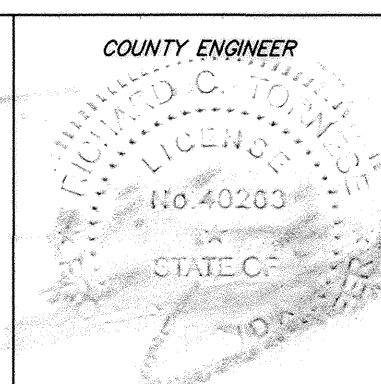
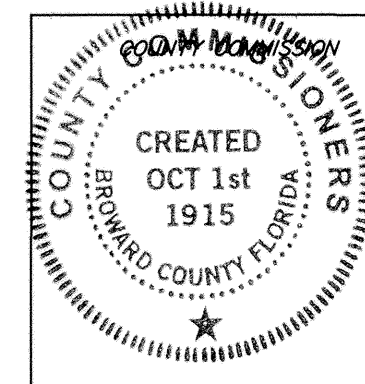
WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 13 DAY OF September, 2012.

MY COMMISSION EXPIRES: 7/9/2013 MY COMMISSION NUMBER: DD 900765

SEAL



M. J. Stigliano
NOTARY PUBLIC - STATE OF FLORIDA



PZ23-0509006
06/21/2023