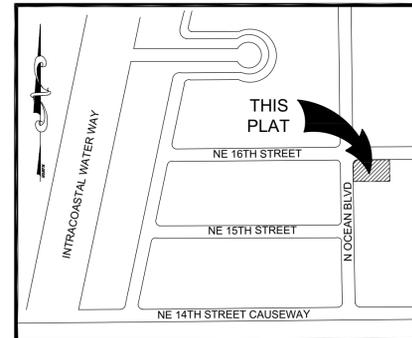


OCEAN PARK POMPANO BEACH

A REPLAT OF A PORTION OF LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE

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 THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
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 _____ DAY OF _____, 202__.

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ DATE: _____
RICHARD TORNESE DIRECTOR FLORIDA PROFESSIONAL ENGINEER, REGISTRATION NO. 40263

BY: _____ DATE: _____
ROBERT P. LEGG, JR. FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. LS4030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

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 THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____, 202__.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6604
STATE OF FLORIDA

DESCRIPTION: (SEE SHEET 2 OF 3)

DEDICATION:

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } SS MOUNT VERNON PROPERTY HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS OCEAN PARK POMPANO BEACH, DO HEREBY DEDICATE THE FOLLOWING:

THE ADDITIONAL RIGHT-OF-WAY PARCEL "B" AS SHOWN HEREON, ADJACENT TO NORTH OCEAN BOULEVARD (STATE ROAD NO. A-1-A) IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 202__.

MOUNT VERNON PROPERTY HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME:

WITNESS: _____ BY: _____
PRINT NAME TOMAS, SINISTERRA
(MANAGING MEMBER)

ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } SS TOMAS SINISTERRA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF MOUNT VERNON PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC:

PRINT NAME:

CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. _____ THIS _____ DAY OF _____, A.D., 202__.

ALL APPLICABLE 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 SAID CITY COMMISSION

ATTEST: _____ BY: _____
CITY CLERK CITY MAYOR
ASCELETA HAMMOND REX HARDIN

PLANNING AND ZONING BOARD:

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

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: _____
CITY ENGINEER
JOHN SFIROPOULOS, PE

MOUNT VERNON PROPERTY HOLDINGS, LLC	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY: KEITH & ASSOCIATES, INC. 1 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33069-6643 (954) 788-1100 EMAIL: mail@KEITH&ASSOCIATES.COM LB NO 6860
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