

VILLAGE OF POMPANO BEACH

A REPLAT OF A PORTION OF TRACT 5, "GEO. O. BUTLER SUBDIVISION", (P.B. B, PG. 76, D.C.R.)
IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

APRIL 2025

LEGAL DESCRIPTION:

A PORTION OF TRACT 5, "GEO. O. BUTLER SUBDIVISION", SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 76, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 07°00'00" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 190.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 07°00'00" WEST ALONG SAID WEST LINE 145.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 87°55'45" EAST ALONG SAID NORTH LINE 144.66 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF N.W. 8TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 758, PAGE 011 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 07°00'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 120.31 FEET; THENCE NORTH 87°55'45" EAST 146.2 FEET; THENCE SOUTH 07°00'00" EAST 45.66 FEET TO A POINT ON THE NORTH LINE OF PARCELS "A", "M", "C" AND "D" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 25 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°55'45" WEST ALONG SAID NORTH LINE 143.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 13,587 SQUARE FEET (0.3142 ACRES), MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CSH PLANNING LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "VILLAGE OF POMPANO BEACH".

1. PARCEL RW AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: SAID CSH PLANNING LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY JUAN PABLO CHIRROS, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____
PRINT NAME: _____
WITNESS: _____
PRINT NAME: _____
BY: JUAN PABLO CHIRROS
MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF _____)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY JUAN PABLO CHIRROS, AS MANAGER OF CSH PLANNING LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS () PERSONALLY KNOWN TO ME OR () HAS PRODUCED _____ AS IDENTIFICATION.

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

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: JOHN T. PULICE
PROFESSIONAL SURVEYOR AND MAPPER NO. L53870
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL. 33351
CERTIFICATE OF AUTHORIZATION NO. L53870

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

POMPANO BEACH CITY COMMISSION:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, BY RESOLUTION NO. _____, 202__, ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 202__.

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.

ATTEST: KERNIN ALBERT
CITY CLERK
APPROVED: REK VANDER
MAYOR

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

BY: _____
DATE: _____
FRED STACER
CHAIRPERSON

POMPANO BEACH CITY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: JOHN SPROPOULOS, P.E.
CITY ENGINEER

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____
DIRECTOR/DESIGNEE: _____ DATE: _____

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAVELWAYS THIS _____ DAY OF _____, 202__.

BY: _____
CHAIRPERSON
THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT COMPLES 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__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L57280
DATE: _____
BY: RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40083
DATE: _____

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

PLAT NO.: ____-MP-25

DRC

PZ25-14000009

09/03/2025