

PHOENIX GOLF CAR

PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33,
TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL 'A', "GENCO CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 88°55'31" WEST ALONG THE NORTH LINE OF SAID PARCEL 'A' 282.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A', BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 31 AVENUE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: 1) NORTH 01°17'16" WEST 127.66 FEET; 2) NORTH 88°54'46" EAST 12.24 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 66°57'37" EAST; 3) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 522.96 FEET, A CENTRAL ANGLE OF 14°31'40", FOR AN ARC DISTANCE OF 132.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 2/5 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE NORTH 88°55'31" EAST ALONG SAID NORTH LINE 303.83 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE SOUTH 01°14'32" EAST ALONG SAID EAST LINE 255.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 73,219 SQUARE FEET (1.6809 ACRES) MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT BBA PROPERTY HOLDINGS, 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 "PHOENIX GOLF CAR".

IN WITNESS WHEREOF: BBA PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY CHRISTIAN SANTOS, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 23rd DAY OF June, 2023.

WITNESS: [Signature] BBA PROPERTY HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: Elizabeth Tsouroukdisian

WITNESS: [Signature]

PRINT NAME: Carolyn Sencion

BY: [Signature]
CHRISTIAN SANTOS
MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 23 DAY OF June, 2023, BY CHRISTIAN SANTOS, AS MANAGER OF BBA PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR ☒ HAS PRODUCED Driver's license AS IDENTIFICATION.

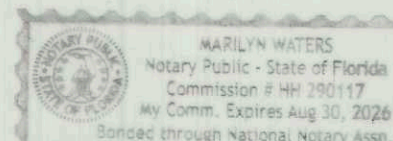
WITNESS: MY HAND AND OFFICIAL SEAL THIS 23 DAY OF June, 2023.

MY COMMISSION EXPIRES: August 30, 2026

COMMISSION NUMBER: HH290117

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: Marilyn Waters



MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT NW 31ST AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: NW 31ST AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY Jason Zeiderman, ITS Manager, IN THE PRESENCE OF THESE TWO WITNESSES THIS 24th DAY OF October, 2023.

WITNESS: [Signature]

PRINT NAME: Elizabeth Tsouroukdisian

WITNESS: [Signature]

PRINT NAME: Carolyn Sencion

NW 31ST AVENUE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]

NAME: Jason Zeiderman

TITLE: Manager

ACKNOWLEDGMENT:

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 24 DAY OF October, 2023, BY Jason Zeiderman, AS Manager OF NW 31ST AVENUE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR ☒ HAS PRODUCED Driver's license AS IDENTIFICATION.

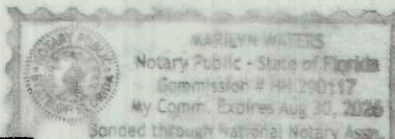
WITNESS: MY HAND AND OFFICIAL SEAL THIS 24 DAY OF October, 2023.

MY COMMISSION EXPIRES: August 30, 2026

COMMISSION NUMBER: HH290117

NOTARY PUBLIC - STATE OF FLORIDA

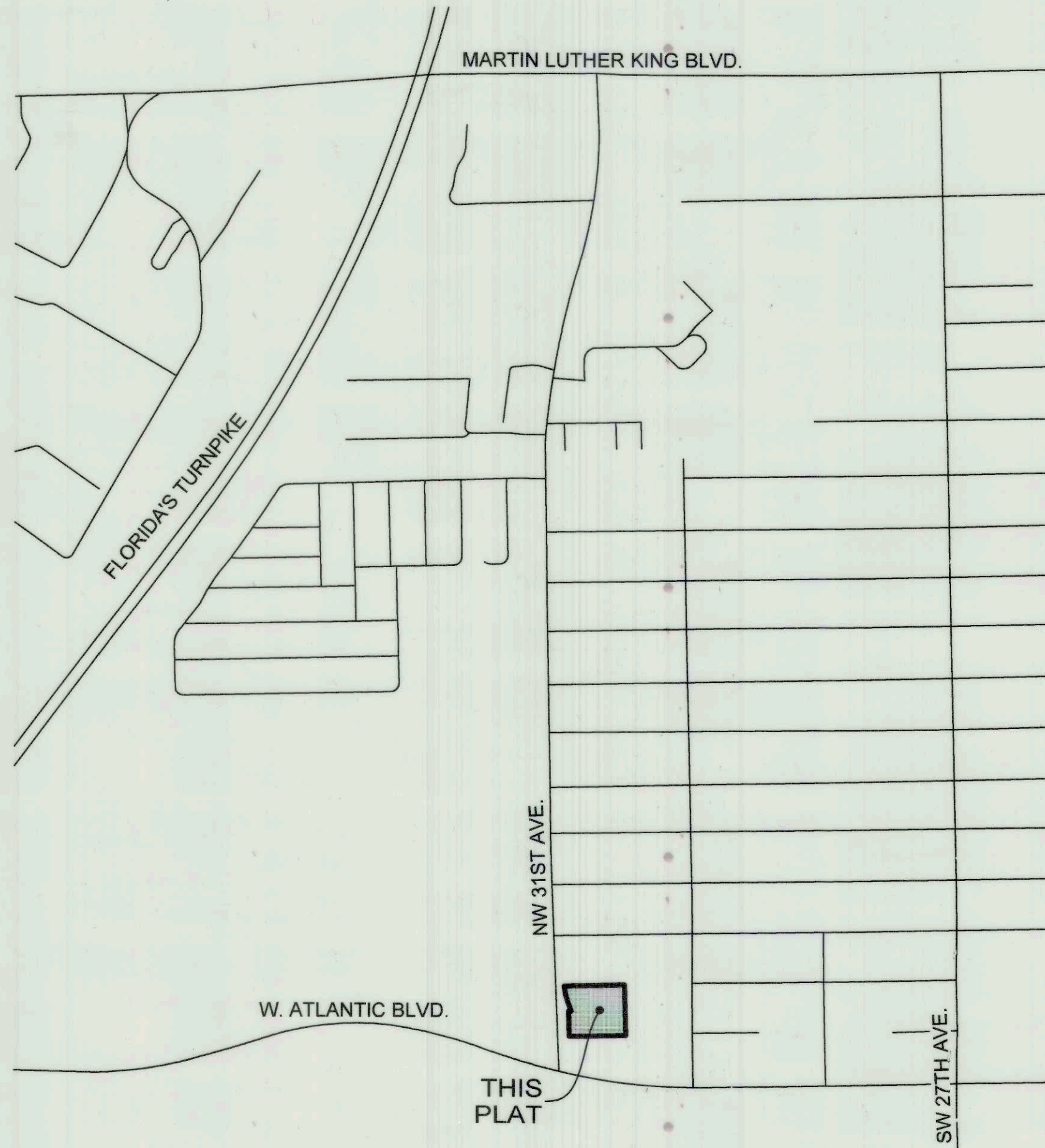
PRINT NAME: Marilyn Waters



PREPARED BY PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

PHONE: 954-572-1777



LOCATION MAP
NOT TO SCALE

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 COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: [Signature] 6-23-23
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

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. _____ ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 2023.

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: _____ APPROVED: _____
KERVIN ALFRED CITY CLERK REX HARDIN 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 _____, 2023.

BY: _____ DATE _____
FRED STACER CHAIRPERSON

POMPANO BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 2023.

BY: _____
JOHN SFIROPOULOS, P.E. CITY ENGINEER

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

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 TRAFFICWAYS THIS _____ DAY OF _____, 2023.

BY: _____
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 _____ DAY OF _____, 2023.

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 _____ DAY OF _____, 2023.

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: _____ DATE _____
ROBERTO CHAVEZ PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7280

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