

"PARAMOUNT PARK"
A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 OF SECTION 27, 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
FAX NO. 954-572-1778
MARCH, 2019

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE SOUTH 25 FEET AND LESS THE EAST 50 FEET FOR ROAD RIGHT-OF-WAY PURPOSES, AND LESS THE FOLLOWING:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION; THENCE SOUTH 88°22'51" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 FOR 205.00 FEET; THENCE NORTH 01°37'09" WEST ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°37'09" WEST ALONG SAID PERPENDICULAR LINE 41.00 FEET; THENCE SOUTH 88°22'51" WEST ALONG A LINE 127.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SE 1/4 FOR 30.00 FEET; THENCE SOUTH 01°37'09" EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE 92.00 FEET TO A POINT ON A LINE LYING 10.00 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF NW 10TH STREET; THENCE NORTH 89°22'51" EAST ALONG SAID PARALLEL LINE 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 181,465 SQUARE FEET (4.1658 ACRES) MORE OR LESS.

DEDICATION:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT POMPANO EQUIPMENT REPAIR CORP., A FLORIDA CORPORATION, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PARAMOUNT PARK".

THE RIGHT-OF-WAY PARCEL AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS THEREOF: POMPANO EQUIPMENT REPAIR CORP., A FLORIDA CORP., HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 20____.

WITNESSES:	BY: POMPANO EQUIPMENT REPAIR CORP, A FLORIDA CORPORATION
WITNESS: _____	
PRINT NAME: _____	BY: _____
WITNESS: _____	PRINT NAME: _____
PRINT NAME: _____	TITLE: _____

ACKNOWLEDGMENT:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF POMPANO EQUIPMENT REPAIR CORP., A FLORIDA CORPORATION, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

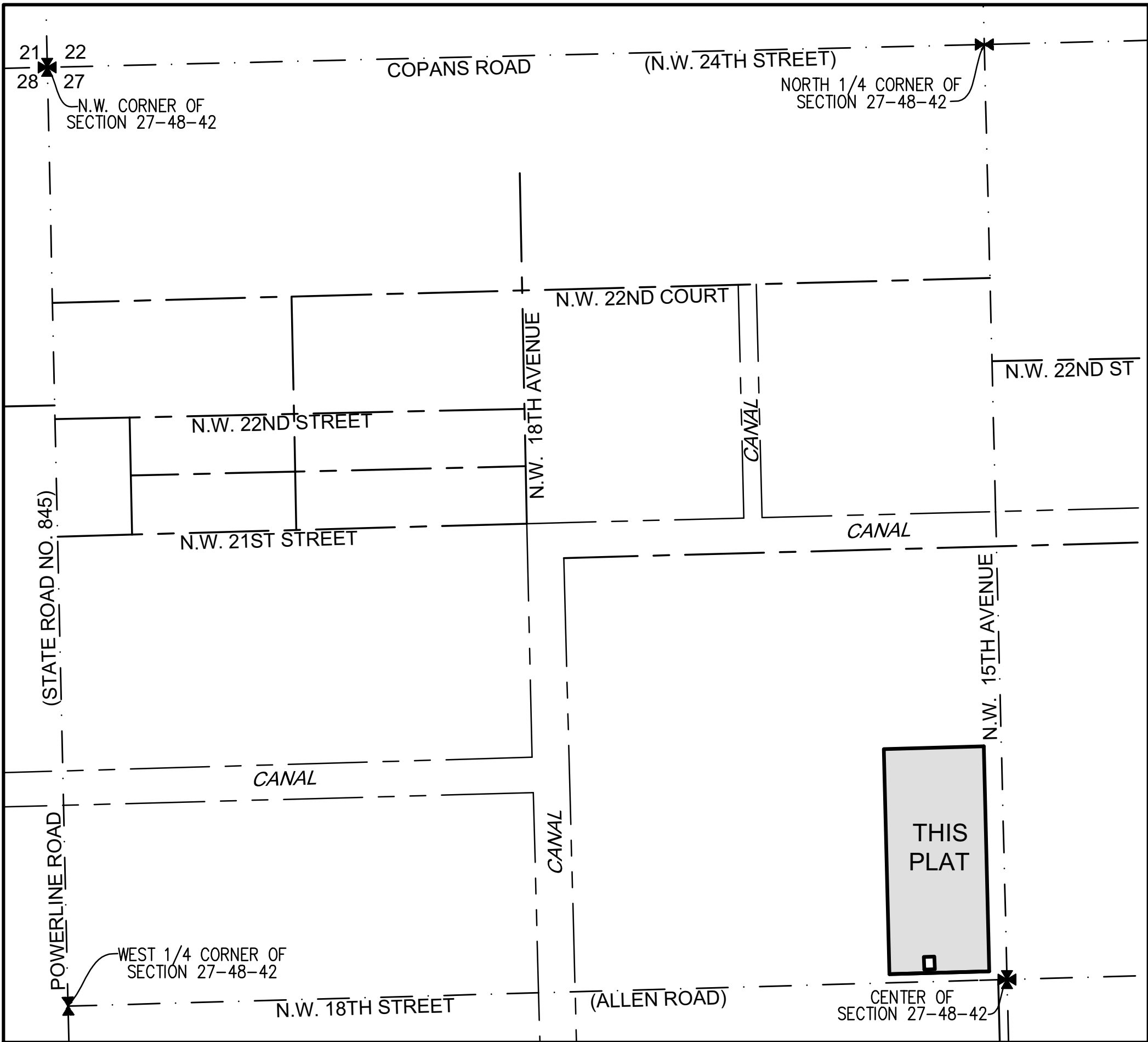
COMMISSION # _____	NOTARY PUBLIC, STATE OF _____
MY COMMISSION EXPIRES: _____	PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

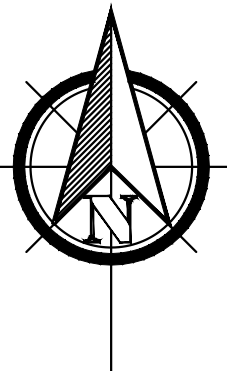
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE SET THIS _____ DAY OF _____, 20____, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33315
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE



LOCATION MAP
N.W. 1/4 OF SECTION 27-48-42
NOT TO SCALE



PLAT BOOK _____ PG _____
SHEET 1 OF 2 SHEETS

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, A.D. 20____.

BY: _____ DATE: _____
FRED STACER, CHAIRPERSON

CITY COMMISSION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA IN AND BY RESOLUTION NO. _____, ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____, A.D. 20____.

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 CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, A.D. 20____.

BY: _____ BY: _____
ASCELETA HAMMOND REX HARDEN
CITY CLERK CITY MAYOR

CITY ENGINEERING DEPARTMENT:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 20____.

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

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH
MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 20____.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 20____.

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 _____ OF _____, A.D. 20____.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
COUNTY RECORDS DIVISION:

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 _____, A.D. 20____.

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, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

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

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

PLANNING FILE NO. 2119-1400009-MP-19

06/19/19