

POMPANO PARK RACINO II

PORTIONS OF GOVERNMENT LOTS 6 & 7, OF
SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

PLAT BOOK 183 PAGE 531

SHEET 1 OF 2

INSTR # 118030300, Plats 183/531

Page 1 of 2

Recorded 03/24/2022 at 11:46 AM

DESCRIPTION:

PORTIONS OF GOVERNMENT LOT 6 AND GOVERNMENT LOT 7, SECTION 3,
TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST NORTHEAST CORNER OF TRACT B, ARVIDA
POMPANO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
BOOK 137, PAGE 33 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA,
SAID POINT OF COMMENCEMENT ALSO BEING A POINT OF INTERSECTION OF THE
SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD (S.W. 3rd STREET) AND THE
WESTERLY 100-FOOT RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST
RAILWAY (FEC); THENCE SOUTH 10°45'59" WEST, ALONG THE EASTERN MOST
EASTERLY LINE OF SAID TRACT B AND SAID WESTERLY RIGHT-OF-WAY LINE,
675.47 FEET TO THE EASTERLY MOST SOUTHEAST CORNER OF SAID TRACT B
AND POINT OF BEGINNING; THENCE, DEPARTING SAID EASTERN MOST EASTERLY
LINE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH
10°45'59" WEST, 656.16 FEET TO THE EASTERLY MOST NORTHEAST CORNER OF
PARCEL "A", "POMPANO PARK RACINO PLAT", ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27 IN THE PUBLIC
RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 87°27'29" WEST,
ALONG THE NORTHERLY LINE OF SAID PARCEL "A", 809.43 FEET TO A POINT
ON THE EASTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST,
ALONG THE EASTERLY LINE OF SAID PARCEL "A", 602.61 FEET TO A POINT OF
INTERSECTION WITH THE SOUTHERN MOST SOUTHERLY LINE OF SAID TRACT B
ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "A"; THENCE NORTH
02°30'12" WEST, ALONG THE WESTERN MOST EASTERLY LINE OF SAID TRACT B,
32.69 FEET TO A POINT ON THE NORTHERN MOST SOUTHERLY LINE OF SAID
TRACT B; THENCE NORTH 87°15'54" EAST, ALONG SAID NORTHERN MOST
SOUTHERLY LINE OF SAID TRACT B, 960.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY,
FLORIDA AND CONTAINING 563,382 SQUARE FEET (12.933 ACRES) MORE OR
LESS.

DEDICATION:

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } JONATHAN CORDISH, THE GENERAL MANAGER FOR
POMPANO PARK JV LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY
COMPANY, AS OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED
IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE
MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS POMPANO PARK RACINO
II, BEING A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

NONE

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE
SEALS THIS 14th DAY OF July, 2021.

WITNESS: Miyong Nelson
PRINT NAME: Miyong Nelson

WITNESS: Aunya Eldridge
PRINT NAME: Aunya Eldridge

POMPANO PARK JV LAND HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Jonathan Cordish
JONATHAN CORDISH
(GENERAL MANAGER)

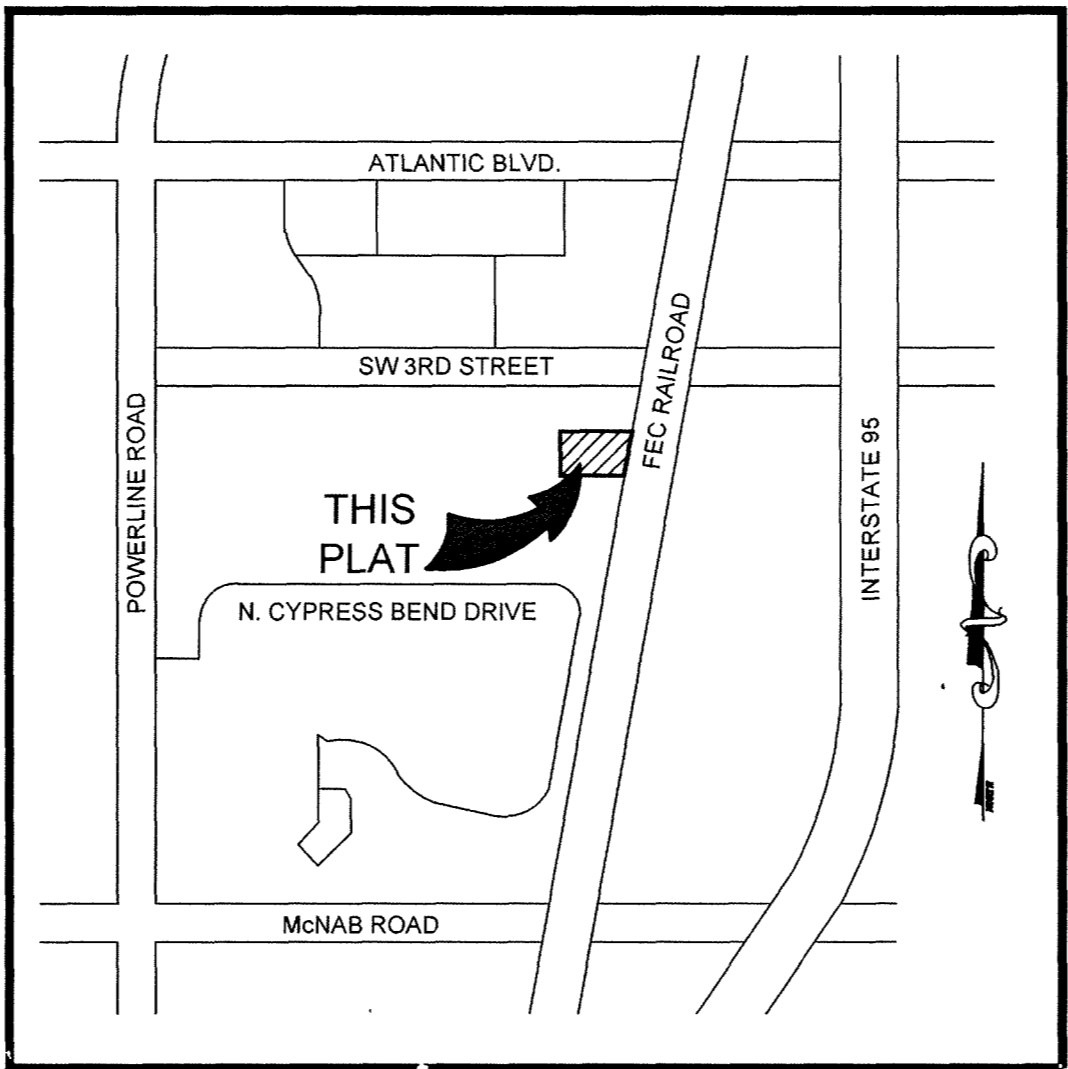
ACKNOWLEDGEMENT:

STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } JONATHAN CORDISH, WHO IS PERSONALLY
COUNTY OF BROWARD } KNOWN TO ME, AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS GENERAL MANAGER OF POMPANO PARK JV LAND
HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY
ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS
SUCH GENERAL MANAGER 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 14th DAY
OF July, 2021.

MY COMMISSION EXPIRES: March 2025

NOTARY PUBLIC:
JACINDA EVANS
PRINT NAME:



LOCATION SKETCH

NOT TO SCALE

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. 2021-295 THIS 14 DAY
OF September, A.D., 2021.

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: Ascleta Hammond
CITY CLERK
ASCELETA HAMMOND

BY: Rex Hardin
CITY MAYOR
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 16 DAY
OF September, A.D., 2021.

BY: Fred Stacer
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF September, A.D.,
2021.

BY: John Sfiropoulos
CITY ENGINEER
JOHN SFIROPOULOS
P.E. REGISTRATION NO. 59494

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 24 DAY OF JUNE, A.D., 2021.

BY: Chairperson DATE: 10/28/21

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 17 DAY OF March, A.D., 2022.

BY: Executive Director DATE: 3/17/22
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 08th DAY OF FEBRUARY, 2022.

Mayor
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: Richard Tornese
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

BY: Robert P. Legg, Jr.
ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. LS4030

DATE: 3/10/2022

DATE: 3/9/2022

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD

Jo Sesodia 3/16/2022
DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

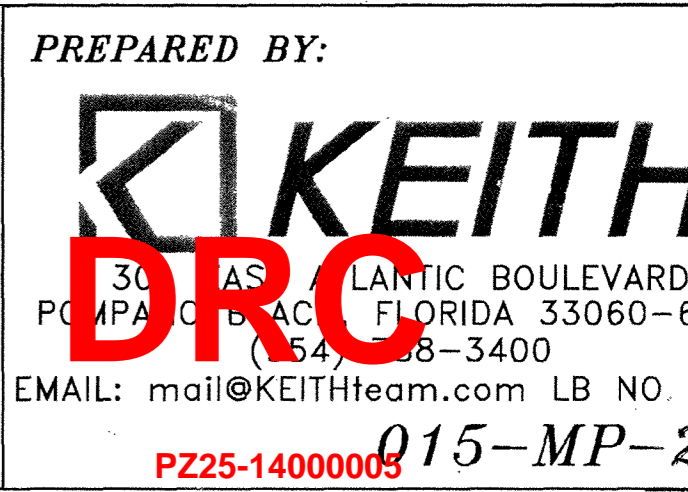
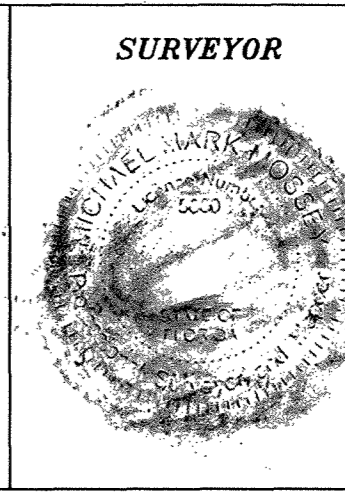
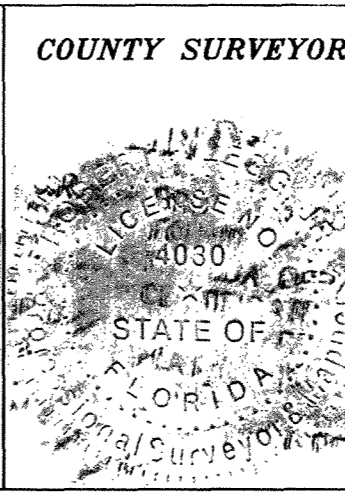
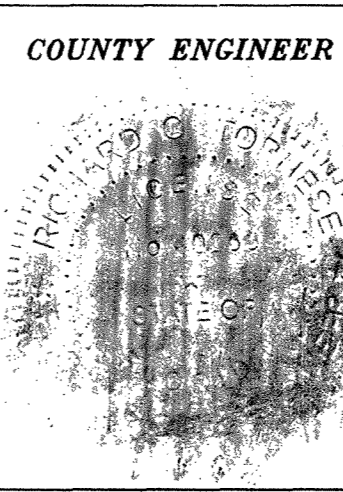
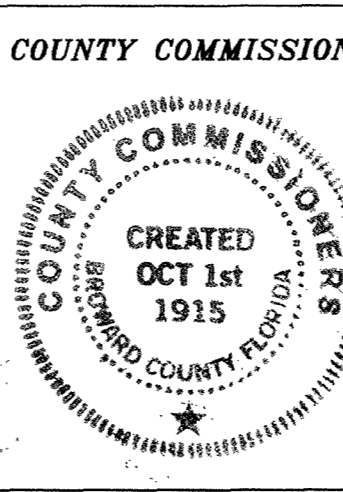
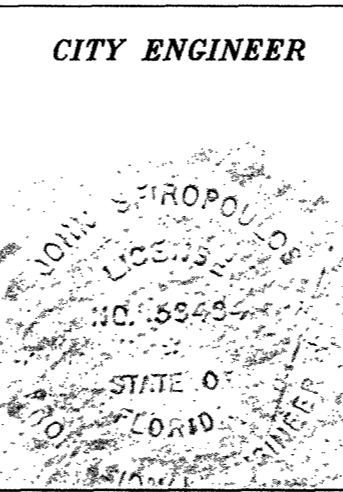
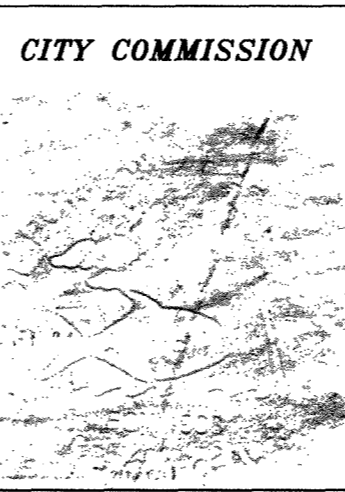
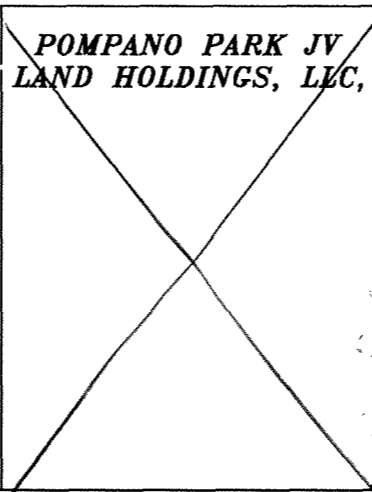
I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT
REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND
PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE
SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF
CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE
MONUMENTS (P.R.M.'S) WERE SET ON MARCH 26, 2021.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: 7/19/21

FOR THE FIRM BY: Michael M. Mossey

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5660
STATE OF FLORIDA



PZ25-14000005 015-MP-21