

# GIGI'S PLAT

A PORTION OF THE NE 1/4 OF  
THE SE 1/4 OF THE SW 1/4 OF  
SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA  
(JANUARY 2022)

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 3



PREPARED BY:  
DJS SURVEYORS, INC.  
PROFESSIONAL SURVEYORS AND MAPPERS  
20283 STATE ROAD 7, SUITE 200  
BOCA RATON, FL 33498  
PH. 561.883.0470, FAX. 561.883.0480  
CERTIFICATE OF AUTHORIZATION NO. LB 7870  
www.djsurveyors.com

### DEDICATION

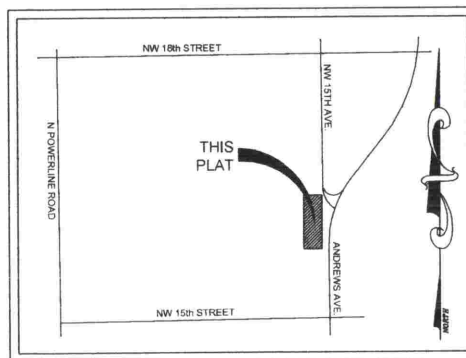
STATE OF FLORIDA }  
COUNTY OF BROWARD } SS  
KNOW ALL MEN BY THESE PRESENTS THAT AASEAB LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON. SAID PLAT TO BE KNOWN AS GIGI'S PLAT. THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN.

THE INGRESS/EGRESS EASEMENT AND RIGHT-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, WE HERELIANTO SET OUR HAND AND SEAL THIS 1st DAY OF May, 2023, A.D.

Tara-Lynn Patton  
WITNESS  
Tara-Lynn Patton  
PRINT NAME  
Javier Capiluchi  
WITNESS  
Javier Capiluchi  
PRINT NAME

AASEAB LLC  
BY  
Abraham Cherem  
ABRAHAM CHEREM, MANAGER



LOCATION MAP - NOT TO SCALE

### LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 88°28'21" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 33.33 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION; THENCE CONTINUE SOUTH 88°28'21" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 160.31 FEET TO A POINT ON A LINE LYING AND BEING 475.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 27; THENCE NORTH 01°26'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 570.03 FEET TO A POINT ON A LINE LYING AND BEING 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 27; THENCE NORTH 88°28'21" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 153.33 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ANDREWS AVENUE EXTENSION; THENCE SOUTH 02°08'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 570.17 FEET TO THE POINT OF BEGINNING.

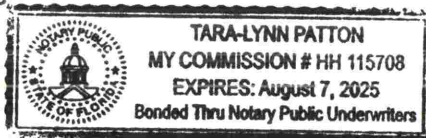
### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Broward  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ABRAHAM CHEREM, AS MANAGER OF AASEAB LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND TARA-LYNN PATTON, AS OWNER OF SAID LANDS, KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID TRUST FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF May, 2023, A.D.

Tara-Lynn Patton  
NOTARY PUBLIC - STATE OF Florida

PRINTED NAME OF ACKNOWLEDGER: T. Patton COMMISSION NUMBER: HH 115708 MY COMMISSION EXPIRES: 8-7-25



### SURVEYORS CERTIFICATION

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, AND WITH THE APPLICABLE SECTIONS OF 32-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES; THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.061 OF SAID CHAPTER 177 ON THIS 10TH DAY OF JANUARY, 2022.

Donald J. Sullivan  
DONALD J. SULLIVAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 6422  
DJS SURVEYORS, INC.  
20283 STATE ROAD 7, SUITE 200  
BOCA RATON, FLORIDA 33498  
CERTIFICATE OF AUTHORIZATION No. LB 7870

4/28/2023

Digitally signed  
by Donald  
Sullivan  
Date: 2023.04.28  
15:47:52 -04'00'

COUNTY ENGINEER	COUNTY SURVEYOR	COUNTY COMMISSION	CITY ENGINEER	CITY COMMISSION	SURVEYOR	AASEAB LLC

SEALS

014-MP-22

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THE SE 1/4 OF THE SW 1/4 OF  
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(JANUARY 2022)

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SHEET 2 OF 3



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### BROWARD COUNTY PLANNING COUNCIL

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

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 \_\_\_\_\_, 20\_\_\_\_ A.D.

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 \_\_\_\_\_, 20\_\_\_\_ A.D.

BY \_\_\_\_\_  
MAYOR/COUNTY COMMISSIONER

### 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 \_\_\_\_\_ BY \_\_\_\_\_ DATE \_\_\_\_\_  
ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4030 RICHARD TORNESE  
DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263

### BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY \_\_\_\_\_  
DIRECTOR/DESIGNEE

### CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

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

BY \_\_\_\_\_  
FRED STACER, CHAIRMAN

### CITY COMMISSION

STATE OF FLORIDA  
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 COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

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

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.

BY \_\_\_\_\_ BY \_\_\_\_\_  
KERVIN ALFRED, CITY CLERK REX HARDIN, MAYOR

### CITY ENGINEER

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

BY \_\_\_\_\_  
CITY ENGINEER - JOHN SPIROPOULOS, PE



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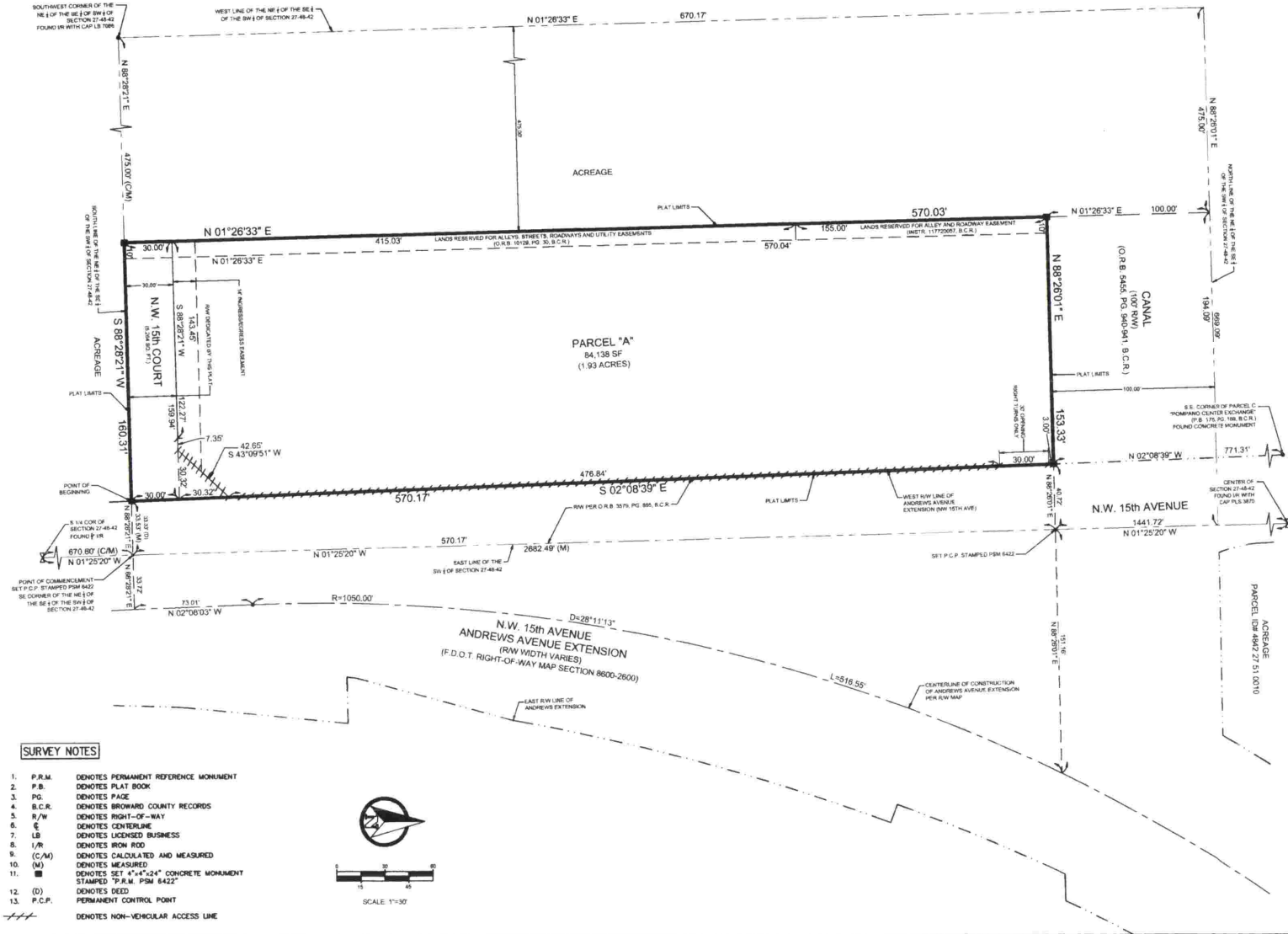
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 (JANUARY 2022)

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 SHEET 3 OF 3

### PLAT NOTES:

- NOTICE THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- GROSS AREA OF PLATTED LANDS IS 89.401 SQUARE FEET (2.05 ACRES), MORE OR LESS.
- BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE EAST LINE OF THE SOUTH-WEST ONE-QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF N 01°25'20" W.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (2), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THIS PLAT IS RESTRICTED TO 23 GARDEN APARTMENT UNITS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.11, DEVELOPMENT REVIEW REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN REGARDING HAZARDS TO AIR NAVIGATION.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE AND SIMILAR UTILITIES SHALL BE INSTALLED UNDERGROUND.



### SURVEY NOTES

- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT
- P.B. DENOTES PLAT BOOK
- PO. DENOTES PLAT
- B.C.R. DENOTES BROWARD COUNTY RECORDS
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- L.B. DENOTES LICENSED BUSINESS
- I/R DENOTES IRON ROD
- (C/M) DENOTES CALCULATED AND MEASURED
- (M) DENOTES MEASURED
- DENOTES SET 4" x 4" x 24" CONCRETE MONUMENT
- DENOTES SET 4" x 4" x 24" STAMPED "P.R.M. PSM 6422"
- (D) DENOTES DEED
- P.C.P. DENOTES PERMANENT CONTROL POINT
- DENOTES NON-VISUAL ACCESS LINE

