

DEDICATION

STATE OF FLORIDA      SS      KNOW ALL MEN BY THESE PRESENTS: That FLORIDA INDOOR TENNIS, LLC, a Florida corporation,  
COUNTY OF BROWARD      owner of the lands described in and shown as included in this plat, has caused said  
   lands to be subdivided and platted as shown hereon, said plat to be known as "3100 W. ATLANTIC"  
being a plat of a portion of Section 32, Township 48 South, Range 42 East, City of Pompano Beach, Broward County, Florida.

The Florida Power and Light Company (FPL) Easement is hereby dedicated to FPL for proper purposes.  
The Utility Easement shown hereon is hereby dedicated to the public for utilities and utility related purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Parkland, County of Broward, State of Florida,  
this \_\_\_\_\_ day of \_\_\_\_\_, 202.

FLORIDA INDOOR TENNIS, LLC  
a Florida corporation

Officer: \_\_\_\_\_ Name of officer printed: Neal Feinberg Title: Authorized Representative

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF FLORIDA      SS      The foregoing instrument was acknowledged before me by means of physical presence \_\_\_\_ or online  
COUNTY OF BROWARD      notarization \_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 202, by Neal Feinberg being the Authorized  
Representative of FLORIDA INDOOR TENNIS, LLC a Florida Profit Company, to be the person described in and who acknowledged  
before me that he executed the same freely and voluntarily for the uses and purposes therein expressed, on behalf of the  
company and did not take an oath.  
He/She is  
[    ] personally known to me or  
[    ] has produced \_\_\_\_\_, as identification,  
and  
[    ] did take and oath.  
[    ] did not take an oath.

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

Name of Notary printed \_\_\_\_\_

My Commission # \_\_\_\_\_ Expires: \_\_\_\_\_

NOTARY SEAL

DEDICATION

STATE OF FLORIDA      SS      KNOW ALL MEN BY THESE PRESENTS: That 3100 WEST ATLANTIC, INC., a Florida limited liability company,  
COUNTY OF BROWARD      owner of the lands described in and shown as included in this plat, has caused said  
   lands to be subdivided and platted as shown hereon, said plat to be known as "3100 W. ATLANTIC"  
being a plat of a portion of Section 32, Township 48 South, Range 42 East, City of Pompano Beach, Broward County, Florida.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Pompano Beach, County of Broward, State of Florida,  
this \_\_\_\_\_ day of \_\_\_\_\_, 202.

3100 WEST ATLANTIC, INC.  
a Florida limited liability company

Officer: \_\_\_\_\_ Name of officer printed: Ghulam H. Usman Title: Manager

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF FLORIDA      SS      The foregoing instrument was acknowledged before me by means of physical presence \_\_\_\_ or online  
COUNTY OF BROWARD      notarization \_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 202, by Ghulam H. Usman being the  
Manager of 3100 WEST ATLANTIC, INC., a Florida Profit Corporation, to be the person described in and who acknowledged before  
me that he executed the same freely and voluntarily for the uses and purposes therein expressed, on behalf of the corporation  
and did not take an oath.  
He/She is  
[    ] personally known to me or  
[    ] has produced \_\_\_\_\_, as identification,  
and  
[    ] did take and oath.  
[    ] did not take an oath.

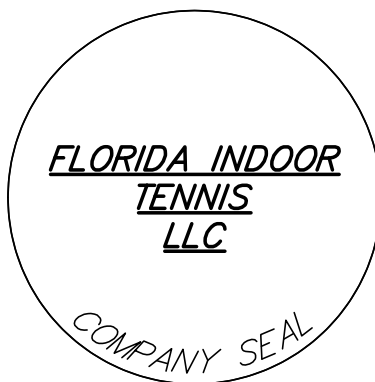
NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

Name of Notary printed \_\_\_\_\_

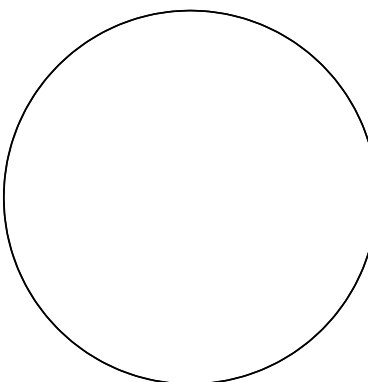
My Commission # \_\_\_\_\_ Expires: \_\_\_\_\_

NOTARY SEAL

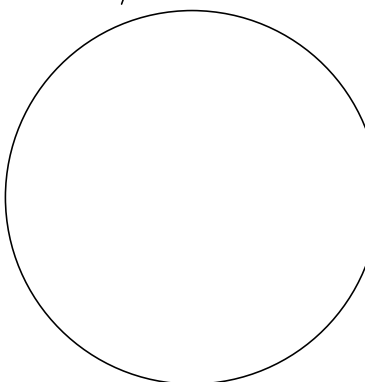
**"3100 W. ATLANTIC"**  
**A PLAT OF A PORTION SECTION 32,**  
**TOWNSHIP 48 SOUTH, RANGE 42 EAST,**  
**CITY OF POMPAÑO BEACH,**  
**BROWARD COUNTY, FLORIDA**  
**MARCH, 2023**



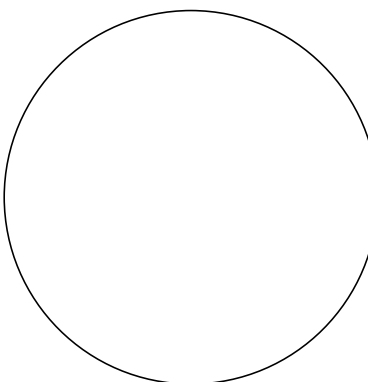
City  
Engineers Seal



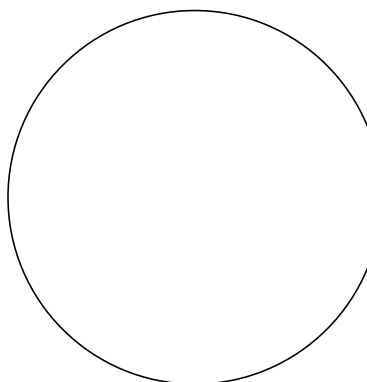
City of  
Pompano Beach  
Corporate Seal



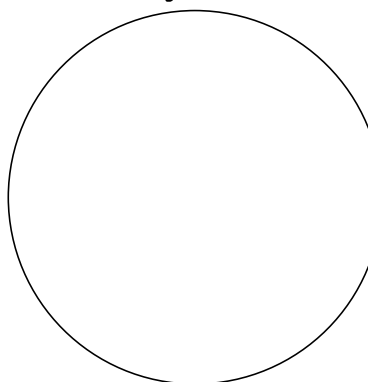
Roberto Chavez  
Surveyor's Seal



Richard Tornese  
Engineer's Seal



James M.  
McLaughlin Jr.  
Surveyor's Seal



By: \_\_\_\_\_

James M. McLaughlin, Jr.  
Registered Land Surveyor No. LS4497  
State of Florida.  
for McLAUGHLIN ENGINEERING COMPANY  
1700 N.W. 64th STREET, SUITE 400  
FORT LAUDERDALE, FLORIDA 33309  
Certificate of Authorization Number: LB 285

CITY OF POMPAÑO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida, has hereby approved and accepted  
this plat \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. (City of Pompano Beach Planning #23-

By: \_\_\_\_\_ Fred Stacer, Chairman, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

CITY COMMISSION

STATE OF FLORIDA      SS      THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF  
COUNTY OF BROWARD      THE CITY OF POMPAÑO BEACH, FLORIDA, in and by RESOLUTION No. \_\_\_\_\_, adopted by the said City  
Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

All applicable 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: \_\_\_\_\_ Asceleta Hammond, City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_.

By: \_\_\_\_\_ Rex Hardin, Mayor, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_\_.

By: \_\_\_\_\_ John Sfiropoulos, P.E., City Engineer, Florida P.E. Registration No. 59494

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: \_\_\_\_\_ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity  
with Chapter 177, Florida Statutes.

This plat has been approved and accepted for record.

By: \_\_\_\_\_

Roberto Chavez      (date)  
Professional Surveyor and Mapper  
Florida Registration Number: LS7280

By: \_\_\_\_\_

Richard Tornese      (date)  
Director  
Florida Professional Engineer  
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way

for trafficways this \_\_\_\_\_ day of \_\_\_\_\_, 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 \_\_\_\_\_ 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 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 \_\_\_\_.

By: \_\_\_\_\_ Mayor – County Commission

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA      SS      I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed,  
COUNTY OF BROWARD      subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the  
applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in  
accordance with Section 177.091 of said Chapter 177, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This plat conforms to all applicable  
sections of Chapter 5J–17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 20th day of March, 2023.

**DRC**  
PZ23-12000009  
01/17/2024