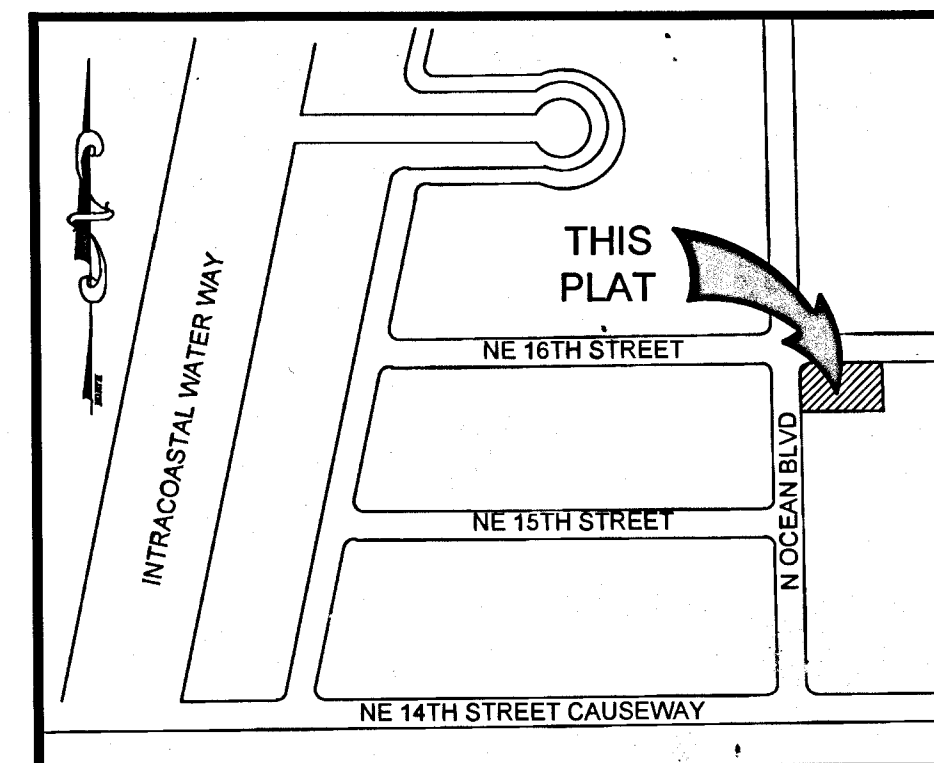


## OCEAN PARK POMPANO BEACH

PLAT BOOK 183 PAGE 604

SHEET 1 OF 3

A REPLAT OF A PORTION OF LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



LOCATION SKETCH  
NOT TO SCALE

DESCRIPTION: (SEE SHEET 2 OF 3)

## DEDICATION:

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF BROWARD } MOUNT VERNON PROPERTY HOLDINGS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS OF THE LANDS, AS  
SHOWN HEREON, BEING IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43  
EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, SHOWN  
HEREON AS OCEAN PARK POMPANO BEACH, DO HEREBY DEDICATE THE  
FOLLOWING:

THE ADDITIONAL RIGHT-OF-WAY PARCEL "B" AS SHOWN HEREON,  
ADJACENT TO NORTH OCEAN BOULEVARD (STATE ROAD NO. A-1-A) IS  
HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA  
DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF  
THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR  
CORPORATE SEALS THIS 31st DAY OF January, 2022.

WITNESS: [Signature]  
PRINT NAME: John Hammond  
WITNESS: [Signature]  
PRINT NAME: John Hammond  
BY: [Signature]  
TOMAS, SINISTERRA  
(MANAGING MEMBER)

## ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED  
COUNTY OF BROWARD } TOMAS SINISTERRA, WHO IS PERSONALLY  
KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS  
MANAGING MEMBER OF MOUNT VERNON PROPERTY HOLDINGS, LLC, A  
FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO  
AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH  
MANAGING MEMBER 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 31st DAY  
OF January, 2022.

MY COMMISSION EXPIRES: [Signature]

NOTARY PUBLIC:

[Signature]  
Michael Vander Meulen  
PRINT NAME:  
66 236 459

## 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. 2022-97 THIS 8th DAY  
OF March, A.D., 2022.

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: [Signature]  
CITY CLERK  
ASCELETA HAMMOND

BY: [Signature]  
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 23rd DAY  
OF March, A.D., 2022.

BY: [Signature]  
PLANNING AND ZONING BOARD  
CHAIR FRED STACER

## ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF MARCH, A.D.,  
2022.

BY: [Signature]  
CITY ENGINEER  
JOHN SFIROPOULOS, PE

INSTR # 118761145, Plats 183/604

Page 1 of 3

Recorded 03/29/2023 at 11:51 AM

## 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 21st DAY OF February, A.D., 2022.

BY: [Signature] DATE: 1/28/22  
CHAIRPERSON

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 28th DAY OF March, A.D., 2023.

BY: [Signature] DATE: 3/28/23  
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 24th DAY OF May, 2022.

[Signature]  
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: [Signature]  
RICHARD TORNESE  
DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER,  
REGISTRATION NO. 40263

DATE: 3/10/2023

BY: [Signature]  
ROBERTO CHAVEZ  
PROFESSIONAL SURVEYOR  
AND MAPPER FLORIDA  
REGISTRATION NO. LS7280

DATE: 03/09/2023

## BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

[Signature] 3/16/23  
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 JANUARY 17, 2022.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND  
PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: 1-30-22 FOR THE FIRM BY: [Signature]

TIMOTHY H. GRAY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 6604  
STATE OF FLORIDA

MOUNT VERNON PROPERTY HOLDINGS, LLC	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>		<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<b>KEITH</b> 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 EMAIL: mail@KEITHteam.com LB NO. 6860 035-MP-21



OCEAN PARK POMPANO BEACH

PLAT BOOK 183 PAGE 608  
SHEET 2 OF 3

A REPLAT OF A PORTION OF LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

INSTR #118761145  
Plats 183/604  
Page 2 of 3

DESCRIPTION:

THE WEST 300 FEET OF LOT 20, OF THE EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST.

LESS THE FOLLOWING

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29; THENCE ON AN ASSUMED BEARING, SOUTH 00°01'26" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 29, A DISTANCE OF 700.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°01'26" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 100.00 FEET THENCE NORTH 89°37' 56" EAST A DISTANCE OF 29.84 FEET; THENCE NORTH 00°20'27" WEST 99.99 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 20, SAID LINE ALSO BEING THE EXISTING SOUTH R/W LINE OF N.E. 16TH STREET; THENCE SOUTH 89°37'19" WEST A DISTANCE OF 29.20 TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA, AND CONTAINING 27,049 SQUARE FEET OR 0.621 ACRES MORE OR LESS.

PREPARED BY:



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400

EMAIL: mail@KEITHteam.com LB NO. 6860

035-MP-21



# OCEAN PARK POMPANO BEACH

**A REPLAT OF A PORTION OF LOT 20, EAST COAST FINANCE CORPORATION'S SUBDIVISION OF GOVERNMENT LOT 3, ACCORDING TO PLAT BOOK 1, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST,  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA**

**INSTR #118761145**  
**Plats 183/604**  
**Page 3 of 3**

**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.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 00°42'53" EAST ALONG THE WEST LINE OF SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), 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 NOTE 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.




ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

THIS PLAT IS RESTRICTED TO 28 HIGH-RISE UNITS AND 4,000 SQUARE FEET OF COMMERCIAL USE. NO MORE THAN 50% OF THE FLOOR AREA WILL BE USED FOR RETAIL USE.

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 NOTATIONAL AND ANY AMENDMENTS THERETO 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.

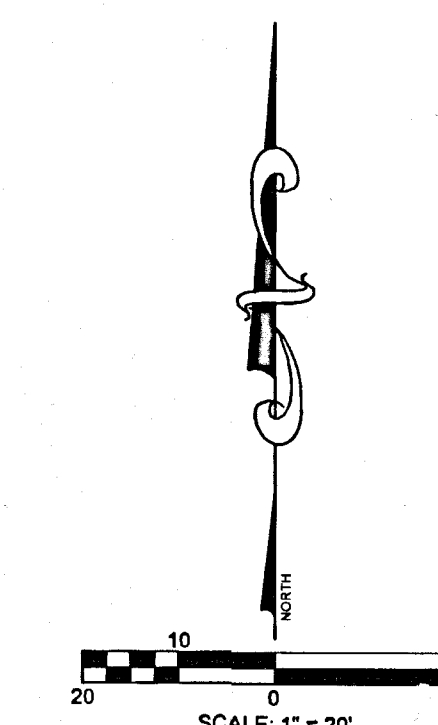
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F.,  
DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE  
PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
(F)	PER FIELD MEASUREMENT
FND.	FOUND
L.B.	FLORIDA POWER & LIGHT COMPANY
	FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER
	SERVICES CERTIFICATE OF AGRICULTURE LICENSED
	BUSINESS DESIGNATION
M.M.B.	MISCELLANEOUS MAP BOOK
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
(R)	PER RECORD DEED (INSTRUMENT NO. 112881161, B.C.R.)
	NON VEHICULAR ACCESS LINE
	SECTION CORNER
	QUARTER SECTION CORNER

AREA TABULATION TABLE:

<u>PARCEL NAME</u>	<u>SQUARE FOOTAGE</u>	<u>ACREAGE</u>
PARCEL "A"	25,551	0.587
PARCEL "B"	1,498	0.034
TOTAL	27,049	0.621



**PREPARED BY:**



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
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