

DRC

PZ24-12000014  
09/04/2024

# WALTON SITE

**PART OF THE S.W. 1/4, OF SECTION 28,  
TOWNSHIP 48S., RANGE 42E.,  
POMPANO BEACH, BROWARD COUNTY,  
FLORIDA.**

**DESCRIPTION:**  
A portion of the West 1/2, of the Southeast 1/4, of the Southeast 1/4, of the Southwest 1/4, of Section 28, Township 48 South, Range 42 East, Broward County, Florida, more fully described as follows:  
Commencing at the Southeast corner of said West 1/2, of the Southeast 1/4, of the Southeast 1/4, of the Southwest 1/4, of Section 28; thence Westerly along the South line of said West 1/2, a distance of 110.00 feet; thence Northerly and parallel to the East line of said West 1/2, a distance of 41.31 feet to the Point of Beginning; thence continuing North along the aforesaid course, a distance of 150.00 feet; thence Westerly making an included angle of 90°07'24", a distance of 120.00 feet; thence Southerly making an included angle of 89°52'36", a distance of 150.00 feet; thence Easterly making an included angle of 90°07'24", a distance of 120.00 feet to the Point of Beginning. CONTAINING 0.413 ACRES

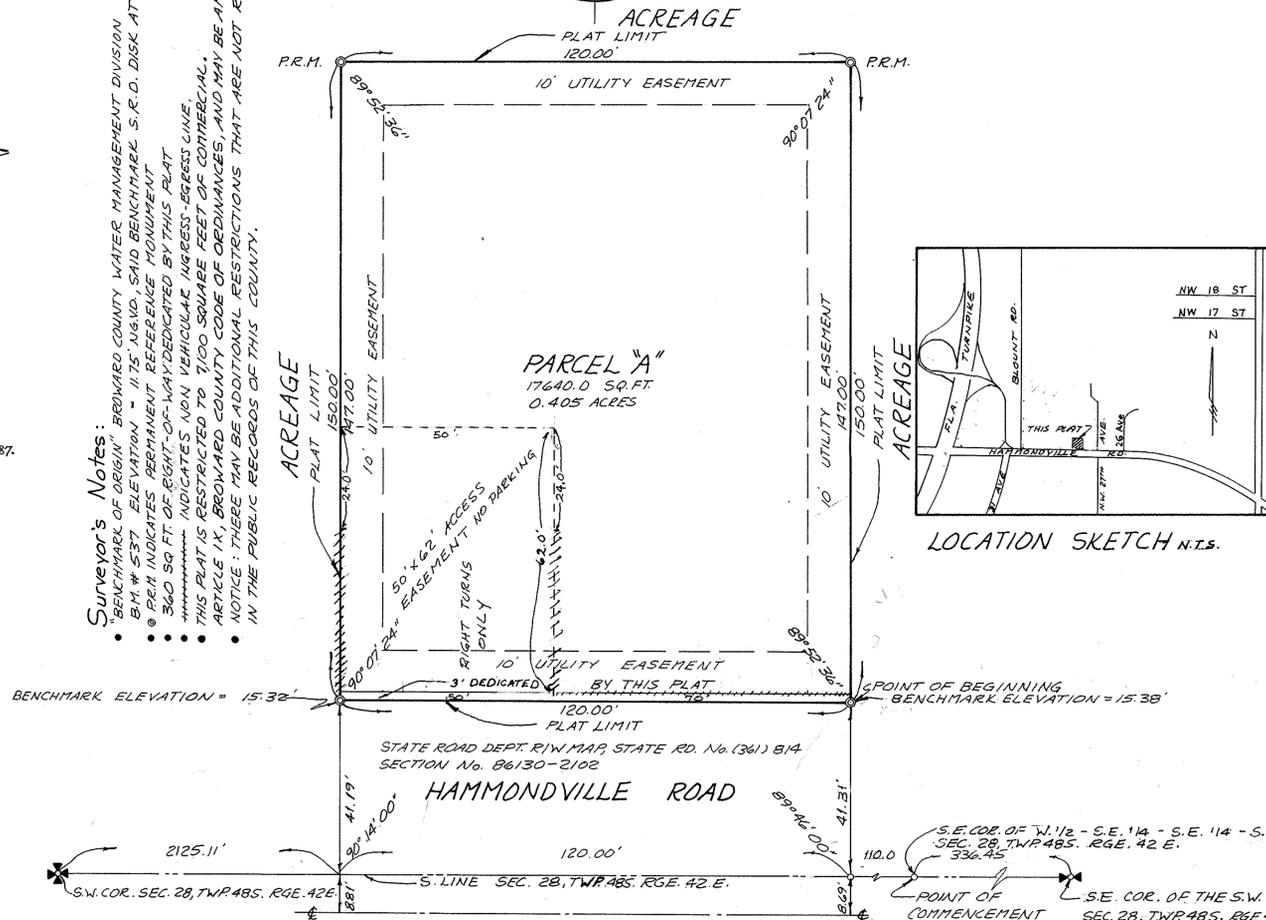
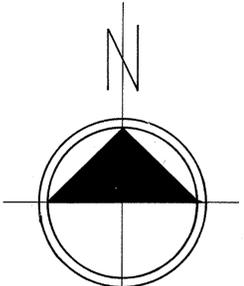
**DEDICATION:**  
STATE OF Florida  
COUNTY OF Broward S.S.  
KNOW ALL MEN BY THESE PRESENTS: THAT LEVONIA AND NINA LEE WALTON, his wife, OWNERS OF THE LANDS DESCRIBED HEREON HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER HEREON SHOWN. SAID LANDS TO BE KNOWN AS WALTON SITE.  
THE UTILITY EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.  
IN WITNESS WHEREOF: WE HEREBY SET OUR HANDS THIS 17 DAY OF February, A.D. 1987.  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

*William A. Kreslake*      *Levonina Walton*  
WITNESS AS TO BOTH  
*Lillian O. Johnson*      *Nina Walton*  
WITNESS AS TO BOTH

**ACKNOWLEDGEMENT:**  
STATE OF Florida  
COUNTY OF Broward S.S.  
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, LEVONIA AND NINA WALTON  
TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND IT WAS ACKNOWLEDGED BEFORE ME THAT THE EXECUTION OF SAME WAS DONE SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF February, A.D. 1987.  
MY COMMISSION EXPIRES: Notary Public, State of Florida  
My Commission Expires Nov. 5, 1989

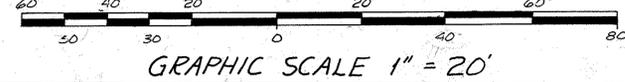
*Ann Strong*  
NOTARY PUBLIC

**Surveyor's Notes:**  
• BENCHMARK OF ORIGIN - BROWARD COUNTY WATER MANAGEMENT DIVISION  
• B.M. # 537 ELEVATION = 11.75' A.M.D., SAID BENCHMARK S.D. DISK AT NORTH END OF RETAINING WALL FOR CONTROL GATES.  
• PER INDICATES PERMANENT REFERENCE MONUMENT  
• 360 SQ. FT. OF RIGHT-OF-WAY DEDICATED BY THIS PLAT  
• INDICATES NON VEHICULAR INGRESS - ACCESS LINE  
• THIS PLAT IS RESTRICTED TO 7,000 SQUARE FEET OF COMMERCIAL, ARTICLE 14, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.  
• NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**DEDICATION:** BY MORTGAGEE  
STATE OF FLORIDA  
COUNTY OF BROWARD S.S.  
KNOW ALL MEN BY THESE PRESENTS: DENISE GROOM MERRELL, HOLDER OF A MORTGAGE ON THE LANDS CONTAINED IN THIS PLAT ENTITLED WALTON SITE, HEREBY JOIN IN THE DEDICATION OF THE RIGHT-OF-WAY AND UTILITY EASEMENTS AS SHOWN, TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.  
IN WITNESS WHEREOF: WE HEREBY SET OUR HANDS THIS 11/5/87, 1987.  
SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
*Mary M. Groom*  
WITNESS  
*Denise Groom Merrell*  
DENISE GROOM MERRELL  
*Eddie Randall*  
WITNESS

**ACKNOWLEDGEMENT:** BY MORTGAGEE  
STATE OF FLORIDA  
COUNTY OF BROWARD S.S.  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS DENISE GROOM MERRELL TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF NOVEMBER, 1987.  
MY COMMISSION EXPIRES: 2/23/88  
*Jacqueline B. Davis*  
NOTARY PUBLIC



**BROWARD COUNTY OFFICE OF PLANNING:**  
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD  
THIS 17 DAY OF May, 1987.  
BY *Donald L. Vanecko* DATE: 5-1-87

CITY OF POMPANO BEACH  
CITY COMMISSION:  
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPANO BEACH, FLORIDA, AND PASSED BY ORDINANCE NO. 88-33 THIS 22 DAY OF February, 1988.  
BY *Vernadette Hewitt* DATE: 5-19-88  
CITY CLERK

CITY PLANNING AND ZONING BOARD:  
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT THIS 19 DAY OF May, 1987.  
BY *William J. Whitman* DATE: 2/26/88  
CHAIRMAN  
THIS 26 DAY OF FEBRUARY, 1988.

**DIRECTOR OF PUBLIC WORKS, CITY OF POMPANO BEACH:**  
THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD.  
DATE: 5-17-88 BY *Jack F. Umbart*  
JACK F. UMBART, DIRECTOR.  
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES  
DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:  
THIS INSTRUMENT WAS FILED FOR RECORD THIS 11th DAY OF May, 1987 AND RECORDED IN PLAT BOOK 138 PAGE 42 RECORD VERIFIED.

ATTEST: *Carole C. Doyle*  
COUNTY ADMINISTRATOR DEPUTY

**BROWARD COUNTY PLANNING COUNCIL:**  
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT-OF-WAY FOR TRAFFIC WAYS BY RESOLUTION DULY ADOPTED THIS DAY OF MAY, A.D. 1988.  
BY *Dean Cook* CHAIRPERSON DATE: 7/28/88  
BROWARD COUNTY ENGINEERING DIVISION:  
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

*Henry P. Cook* DATE: 5-1-89  
HENRY P. COOK, P.E.  
DIRECTOR  
FLORIDA P.E. REG. NO. 12506  
"CONTINUUED"  
THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 25th DAY OF May, 1987.  
BY *Richard S. Hunkeler*  
ADMINISTRATOR 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 5th DAY OF July, 1988.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR  
BY *Chyllis J. Flanagan* DEPUTY  
BY *Nick E. Gussman* CHAIRPERSON  
COUNTY COMMISSION

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY: THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET WHERE INDICATED; THAT THE ELEVATIONS SHOWN ON INDICATED BENCHMARKS ARE WITHIN THIRD ORDER STANDARD OF THE NATIONAL OCEAN SURVEY, AND ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM; THAT THE SURVEY AND SURVEY DATA COMPLY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE CHAPTERS OF 21 HR-6, FLA. ADMINISTRATIVE CODE, SAID P.R.M.'S WERE SET THIS 19th DAY OF JANUARY, 1987.  
Jan. 19, 1987.  
DATE  
*Hugh R. Davis*  
HUGH R. DAVIS  
REGISTERED LAND SURVEYOR #978  
STATE OF FLORIDA.

**DAVIS ASSOCIATES, INC.**  
Consulting Civil and Environmental Engineers Land Surveyors Land Development Consultants Planners  
1634 E. ATLANTIC BOULEVARD - POMPANO BEACH, FLA. 33060  
phone: (305) 782-9447

DRC

PZ24-12000014  
10/16/2024

P.R. 16430 Pg. 436