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PZ25-12000031
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PIAT Book 22 page 14

POMPANO MANOR

A SUBDIVISION IN SECTIONS 28 AND 33-TWP. 48°-RGE. 42°-BROWARD COUNTY, FLORIDA
Chas. G. Hancock Engineer Scale 1"=200'

KNOW ALL MEN BY THESE PRESENTS:

That Lillian K. Groner and William H. Groner, her husband, have caused to be made the attached plat entitled "POMPANO MANOR", the same being a subdivision of the $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Twp. 48°, Rge. 42E, subject however to deed dated July 21, 1945, from Model Land Co. to Broward Co. Fla. covering the east 33 feet thereof for Public Road purposes; the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the west $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; subject however, to deed dated April 22, 1940 from Model Land Co. to State of Florida for a right-of-way for public road purposes for Hammond Road; all of the above land being in said Section 28; also all that part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and all that part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Twp. 48°, Rge. 42E, lying northeasterly of the right-of-way of Hammond Road; subject however to a 16 $\frac{1}{2}$ foot easement given by the Model Land Co. to American Telephone and Telegraph Co. dated March 27, 1941 over said land.

The Streets, Avenues and Roads are hereby dedicated to the perpetual use of the public for proper purposes, reserving to ourselves, successors and assigns the reversion or reversions thereof whenever discontinued by law.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 9 day of July A.D. 1946.

Witnesses

Lillian K. Groner
Lillian K. Groner (SEAL)

William H. Groner
William H. Groner (SEAL)

STATE OF FLORIDA 33:
COUNTY OF DADE 53:

Before me this day personally appeared Lillian K. Groner and William H. Groner, her husband, to me well known to be the persons described in and who executed the foregoing instrument, who being duly sworn acknowledged the execution thereof to be their free and voluntary act and deed. And Lillian K. Groner, wife of the said William H. Groner, upon a private examination, separate and apart from her said husband acknowledged that she executed the said instrument freely and voluntarily and without any constraint, apprehension or fear of or from her said husband.

Witness my hand and notarial seal at Florida this 9 day of July A.D. 1946.

My commission expires
Notary Public, State of Florida at Large.
My Commission Expires October 3, 1948
Notary Public, Broward County, Fla.

Lillian K. Groner
Lillian K. Groner (SEAL)

This plat approved by Resolution passed and adopted by the Board of County Commissioners of Broward County, Florida this 9 day of July A.D. 1946.

Approved:

Attest:

Signed:

Chas. G. Hancock
COUNTY ENGINEER

Ed. G. Galt
CLERK OF CIRCUIT COURT

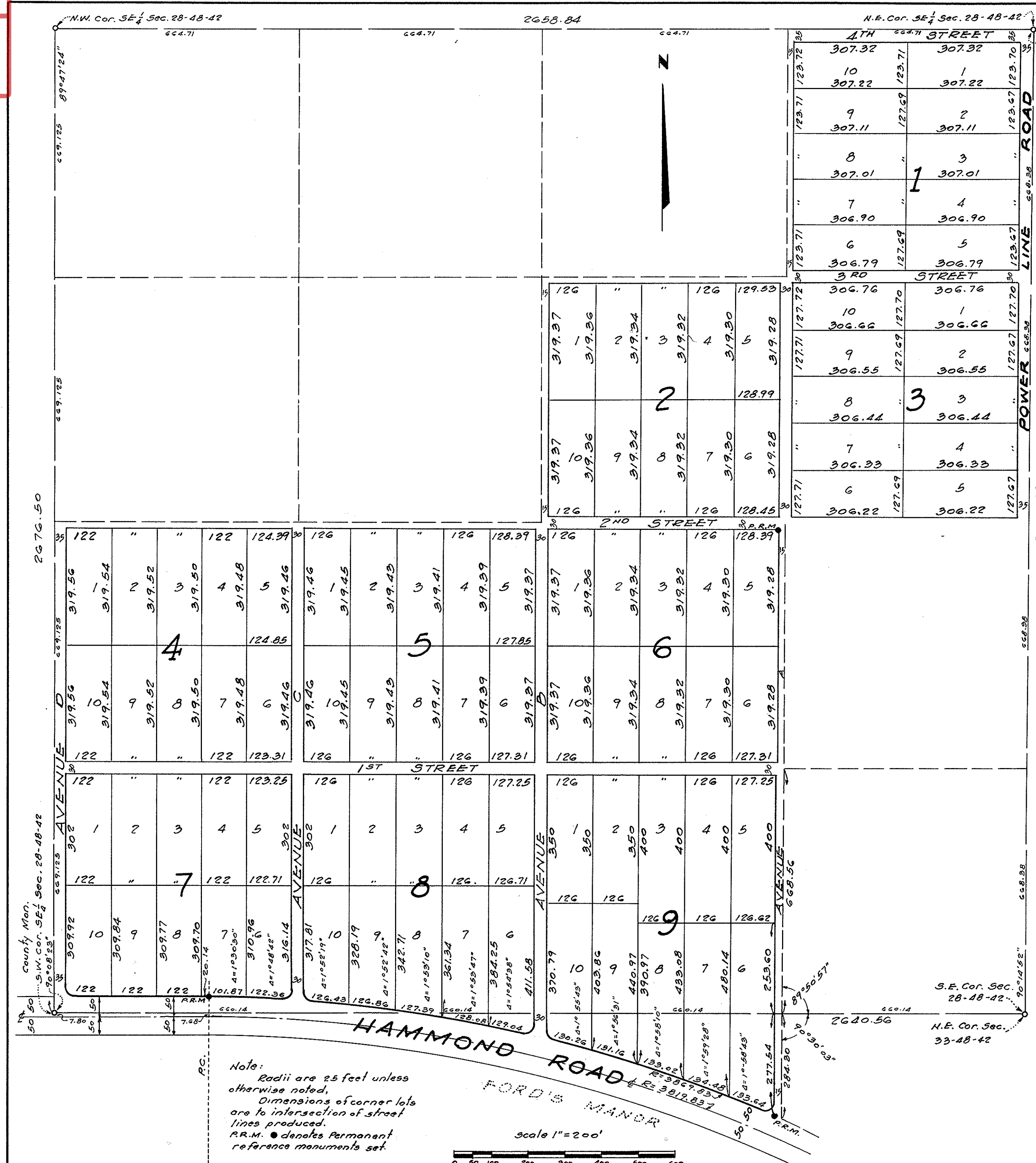
By Madeline Parkhurst, A.C.
CHAIRMAN OF BOARD

I hereby certify that the attached plat entitled "POMPANO MANOR" is a true and correct plat of such property as recently surveyed and plotted under my direction. I also certify that the Permanent Reference Monuments were set on the 23rd day of June A.D. 1946, in accordance with Sec. 7, Chapter 10275 (No. 253), Laws of the State of Florida.

Chas. G. Hancock
Registered Engineer No. 122
Registered Land Surveyor No. 119
State of Florida.

Filed for Record this 20 day of August A.D. 1946 at 10:06 A.M.
in Book 22 of Plats at Page 14 of the Public Records of Broward County, Florida. This plat complies with the provisions of Chapter No. 10275 (No. 253), Laws of the State of Florida.

Ed. G. Galt
CLERK OF CIRCUIT COURT
By Madeline Parkhurst, A.C.



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11/05/2025