

POMPANO PARK RACINO II

PORTIONS OF GOVERNMENT LOTS 6 & 7, OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

DESCRIPTION:
PORTIONS OF GOVERNMENT LOT 6 AND GOVERNMENT LOT 7, SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY MOST NORTHEAST CORNER OF TRACT B, ARVIDA POMPAÑO PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 33 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID POINT OF COMMENCEMENT ALSO BEING A POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RACE TRACK ROAD (S.W. 3rd STREET) AND THE WESTERLY 100-FOOT RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY (FEC); THENCE SOUTH 10°45'59" WEST, ALONG THE EASTERN MOST EASTERLY LINE OF SAID TRACT B AND SAID WESTERLY RIGHT-OF-WAY LINE, 675.47 FEET TO THE EASTERLY MOST SOUTHEAST CORNER OF SAID TRACT B AND POINT OF BEGINNING; THENCE, DEPARTING SAID EASTERN MOST EASTERLY LINE AND CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 10°45'59" WEST, 656.16 FEET TO THE EASTERLY MOST NORTHEAST CORNER OF PARCEL "A", POMPAÑO PARK RACINO PLAT; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGES 22 THROUGH 27 IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE SOUTH 87°27'29" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "A", 809.43 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL "A", 602.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERN MOST SOUTHERLY LINE OF SAID TRACT B ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "A"; THENCE NORTH 02°30'12" WEST, ALONG THE WESTERN MOST EASTERLY LINE OF SAID TRACT B, 32.69 FEET TO A POINT ON THE NORTHERN MOST SOUTHERLY LINE OF SAID TRACT B; THENCE NORTH 87°15'54" EAST, ALONG SAID NORTHERN MOST SOUTHERLY LINE OF SAID TRACT B, 960.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 563,382 SQUARE FEET (12.933 ACRES) MORE OR LESS.

DEDICATION:

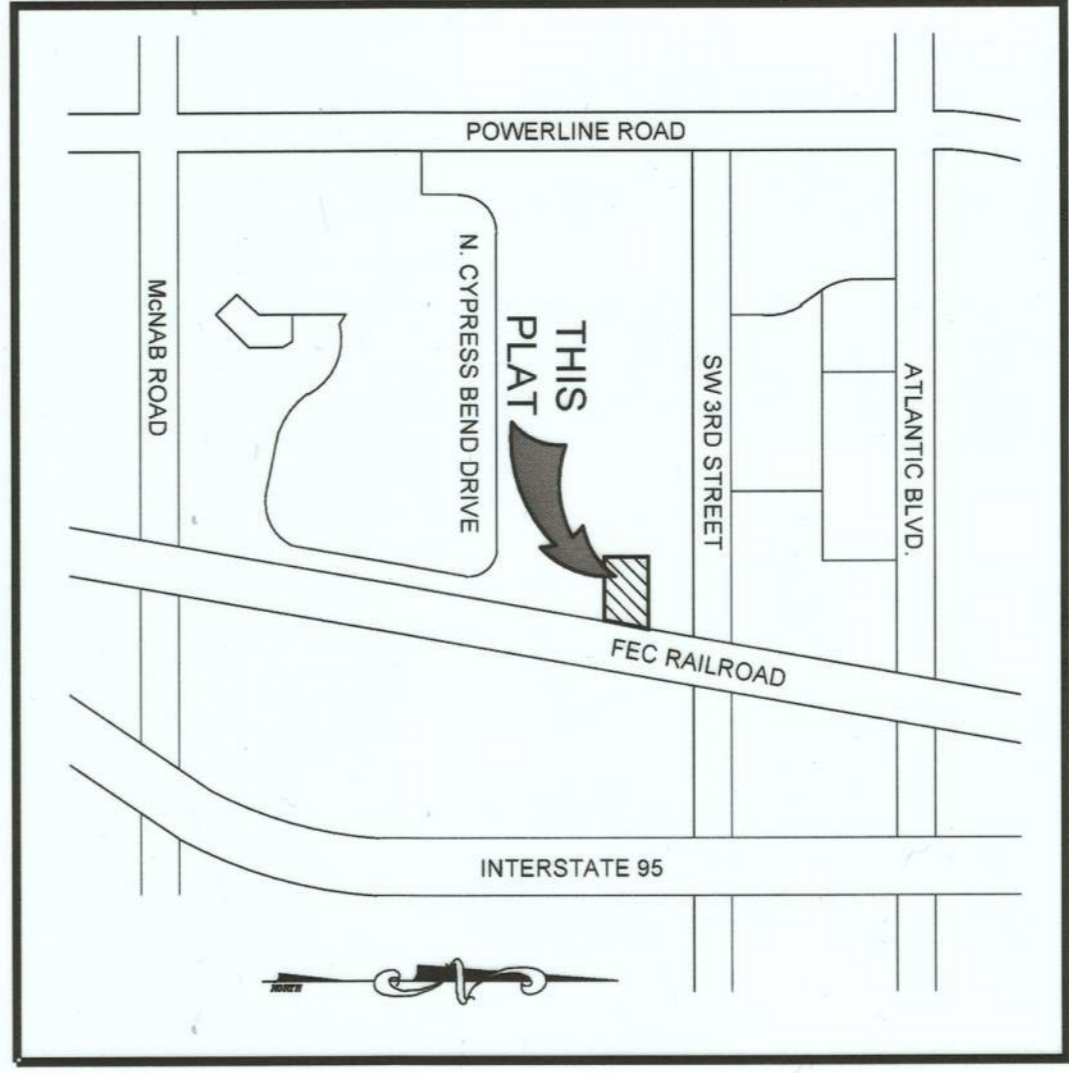
STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } JONATHAN CORDISH, THE GENERAL MANAGER FOR
POMPAÑO PARK JV LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS POMPAÑO PARK RACINO II, BEING A PORTION OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS 14th DAY OF July, 2021.

WITNESS: [Signature] Pompaño Park JV Land Holdings, LLC,
A Delaware Limited Liability Company
PRINT NAME: Jonathon Cordish BY: [Signature]
JONATHAN CORDISH
(GENERAL MANAGER)

ACKNOWLEDGEMENT:
STATE OF FLORIDA } BEFORE ME PERSONALLY APPEAR:
COUNTY OF BROWARD } JONATHAN CORDISH, WHO IS PERSONALLY
KNOWN TO ME, AND WHO EXECUTED THE
FOREGOING INSTRUMENT AS GENERAL MANAGER OF POMPAÑO PARK JV LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH GENERAL MANAGER 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 14th DAY OF July, 2021.
MY COMMISSION EXPIRES: March 2021
NOTARY PUBLIC: [Signature]
PRINT NAME: ANANDA EVANS



LOCATION SKETCH
NOT TO SCALE

CITY OF POMPAÑO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPAÑO BEACH, FLORIDA, AND BY RESOLUTION NO. _____ THIS _____ DAY OF _____ A.D., 2021.

CONCURRENCE/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: _____ BY: _____
CITY CLERK CITY MAYOR
ASCELETA HAMMOND REX HARDIN

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPAÑO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS _____ DAY OF _____ A.D., 2021.

BY: _____
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____ A.D., 2021.

BY: _____
CITY ENGINEER
JOHN SIKROPOULOS
P.E. REGISTRATION NO. 59494

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 _____ DAY OF _____ A.D., 2021.

BY: _____ DATE: _____
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 _____ DAY OF _____ A.D., 2021.

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 _____, 2021.

BY: _____
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: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263
DATE: _____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

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 50-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON March 20, 2021.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.
DATE: 7/19/21 FOR THE FIRM BY: [Signature]
MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5660
STATE OF FLORIDA

POMPAÑO PARK JV LAND HOLDINGS, LLC.	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:
							KEITH 301 EAST ATLANTIC BOULEVARD POMPAÑO BEACH, FLORIDA 33060-6643 (954) 788-3400 EMAIL: mail@keithm.com LB NO. 6860 015-MP-21