

LEASEFLORIDA

A REPLAT OF PORTION OF LOTS 7 AND 8, "SILVER BEACH" (P.B. 22, PG. 32, B.C.R.) AND A PORTION OF THE UNPLATTED HIATUS LYING ADJACENT THERETO, ALL IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778

LEGAL DESCRIPTION:

A PORTION OF LOTS 7 AND 8, LESS THE WEST 25 FEET, THE EAST 15 FEET, AND THE NORTH 5 FEET THEREOF, "SILVER BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE HIATUS LYING BETWEEN THE NORTH LINE OF "POMPANO BEACH", AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE SOUTH LINE OF SAID LOT 8, "SILVER BEACH", ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, "SILVER BEACH"; THENCE NORTH 88°57'54" EAST, ALONG THE NORTH LINE OF SAID LOT 7, FOR 25.00 FEET; THENCE SOUTH 00°42'06" EAST, ALONG THE EAST LINE OF THE WEST 25 FEET OF SAID LOT 7, FOR 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'54" EAST, ALONG THE SOUTH LINE OF THE NORTH 5 FEET OF SAID LOT 7, FOR 100.16 FEET; THENCE SOUTH 08°28'53" WEST, ALONG THE WEST LINE OF THE EAST 15 FEET OF SAID LOT 7 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, FOR 77.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 597.30 FEET AND A CENTRAL ANGLE OF 02°57'06", FOR AN ARC DISTANCE OF 30.77 FEET TO A POINT ON SAID NORTH LINE OF "POMPANO BEACH"; THENCE SOUTH 88°50'54" WEST, ALONG SAID NORTH LINE, 82.14 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF SAID EAST LINE OF THE WEST 25 FEET OF LOTS 7 AND 8; THENCE NORTH 00°42'06" WEST, ALONG SAID LINE, 106.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 0.224 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT 499 OCEAN BLVD LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "LEASEFLORIDA", A REPLAT.

1. THE RIGHT-OF-WAY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.
2. THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1 THROUGH 4, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES.

IN WITNESS WHEREOF: SAID 499 OCEAN BLVD LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY Mark Dubrow ITS Manager IN THE PRESENCE OF THESE TWO WITNESSES, THIS 1st DAY OF December, 2022.

WITNESS: [Signature] 499 OCEAN BLVD LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: Elizabeth Tsouroukellian

WITNESS: [Signature]
PRINT NAME: Linda Dinielli

BY: [Signature]
NAME: MARK H. DUBROW
TITLE: MANAGER

ACKNOWLEDGMENT:

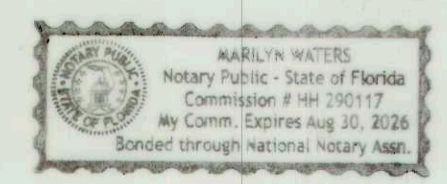
STATE OF FLORIDA
COUNTY OF Broward } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 1st DAY OF December, 2022, BY Mark H. Dubrow AS Manager OF 499 OCEAN BLVD LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 1st DAY OF December, 2022.

MY COMMISSION EXPIRES: August 30, 2026
COMMISSION NUMBER: HH290117

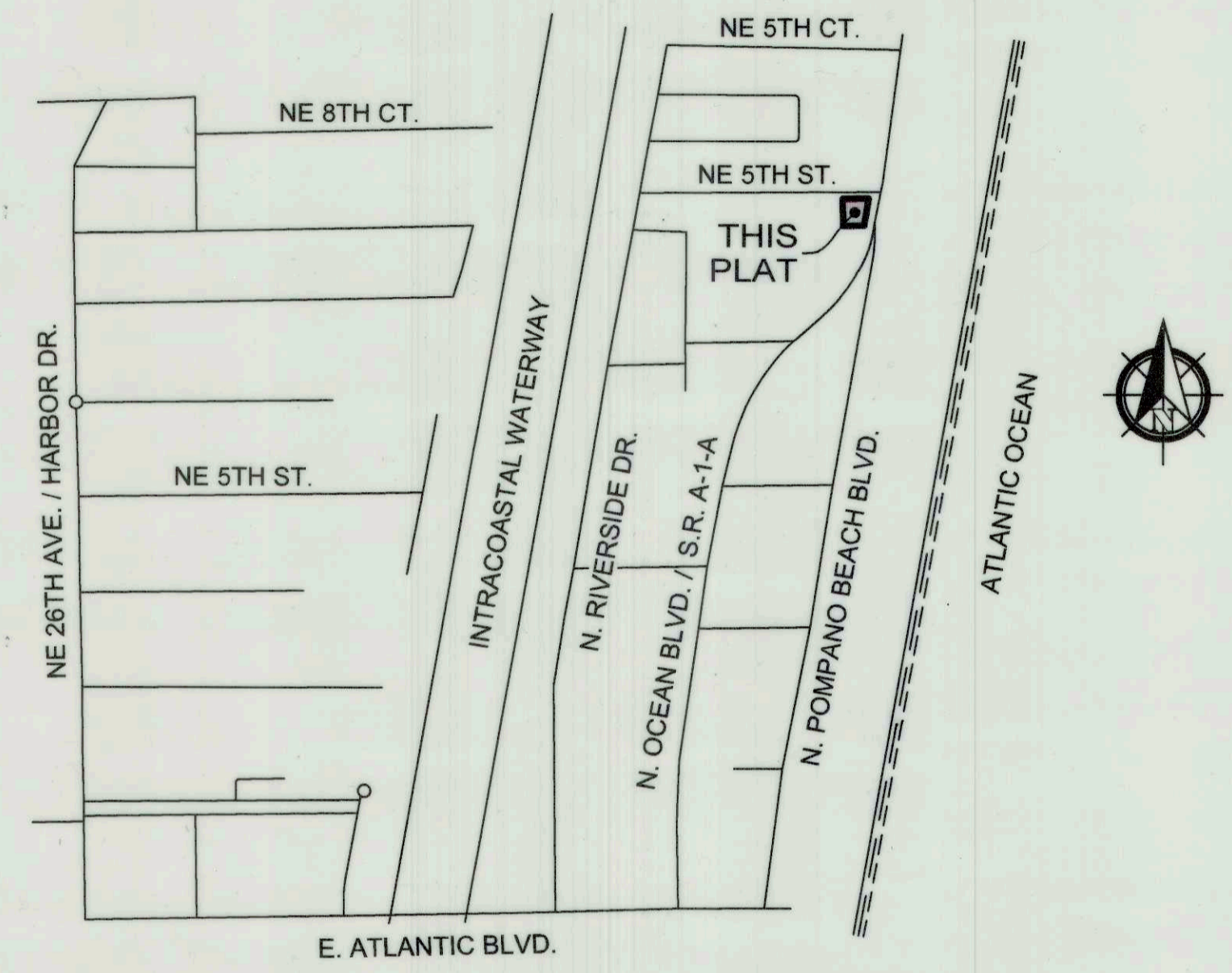
[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: Marilyn Waters



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: [Signature] 11-29-22
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870



LOCATION MAP
NOT TO SCALE

POMPANO BEACH CITY COMMISSION:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, BY RESOLUTION NO. _____ ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 202__.

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: [Signature] APPROVED: [Signature]
ASCELETA HAMMOND REX HARDIN
CITY CLERK MAYOR

POMPANO BEACH PLANNING AND ZONING BOARD:
THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 202__.

BY: _____ DATE _____
FRED STACER
CHAIRPERSON

POMPANO BEACH CITY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
JOHN SFIROPOULOS, P.E.
CITY ENGINEER

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202__.

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 _____, 202__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
ROBERTO CHAVEZ PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS7280

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

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR